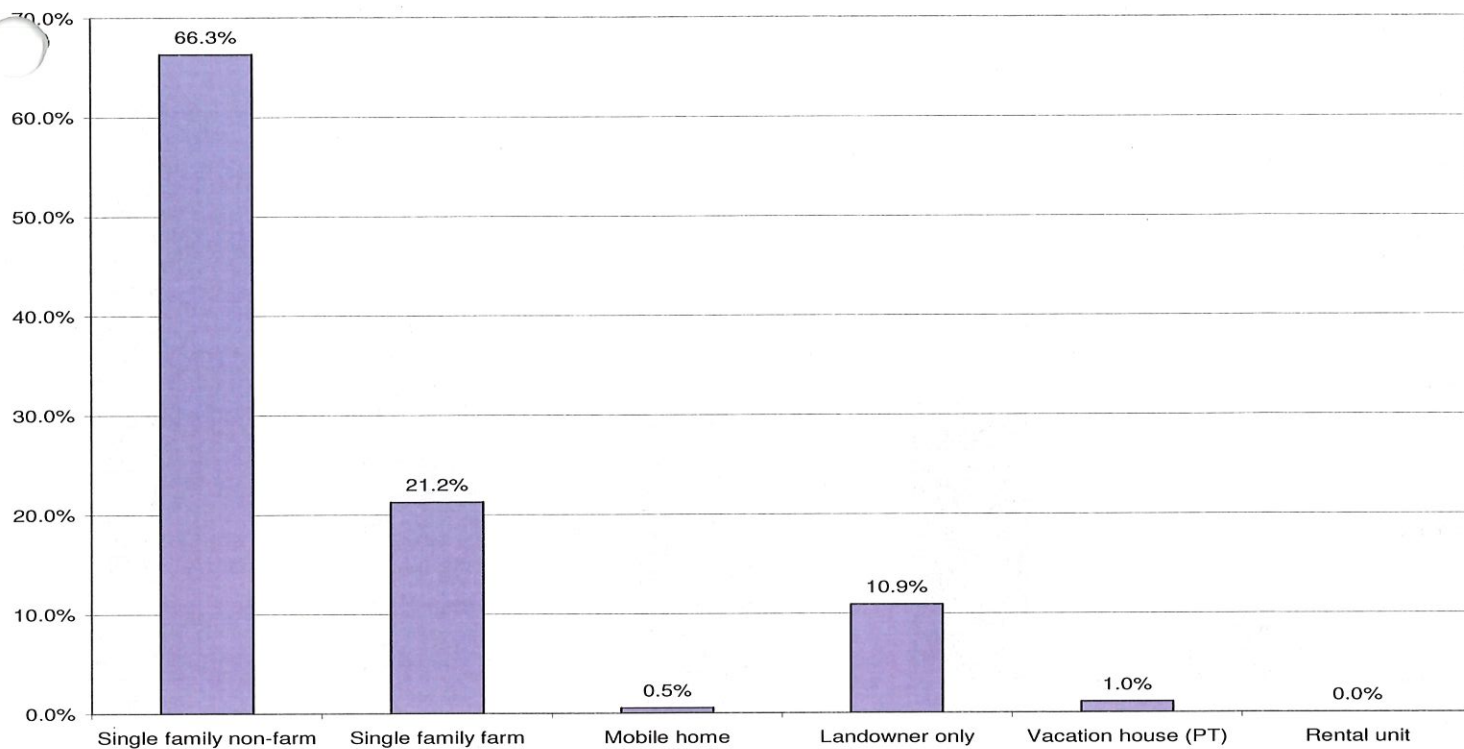


# **Appendix A:**

## **Community Survey & Results**

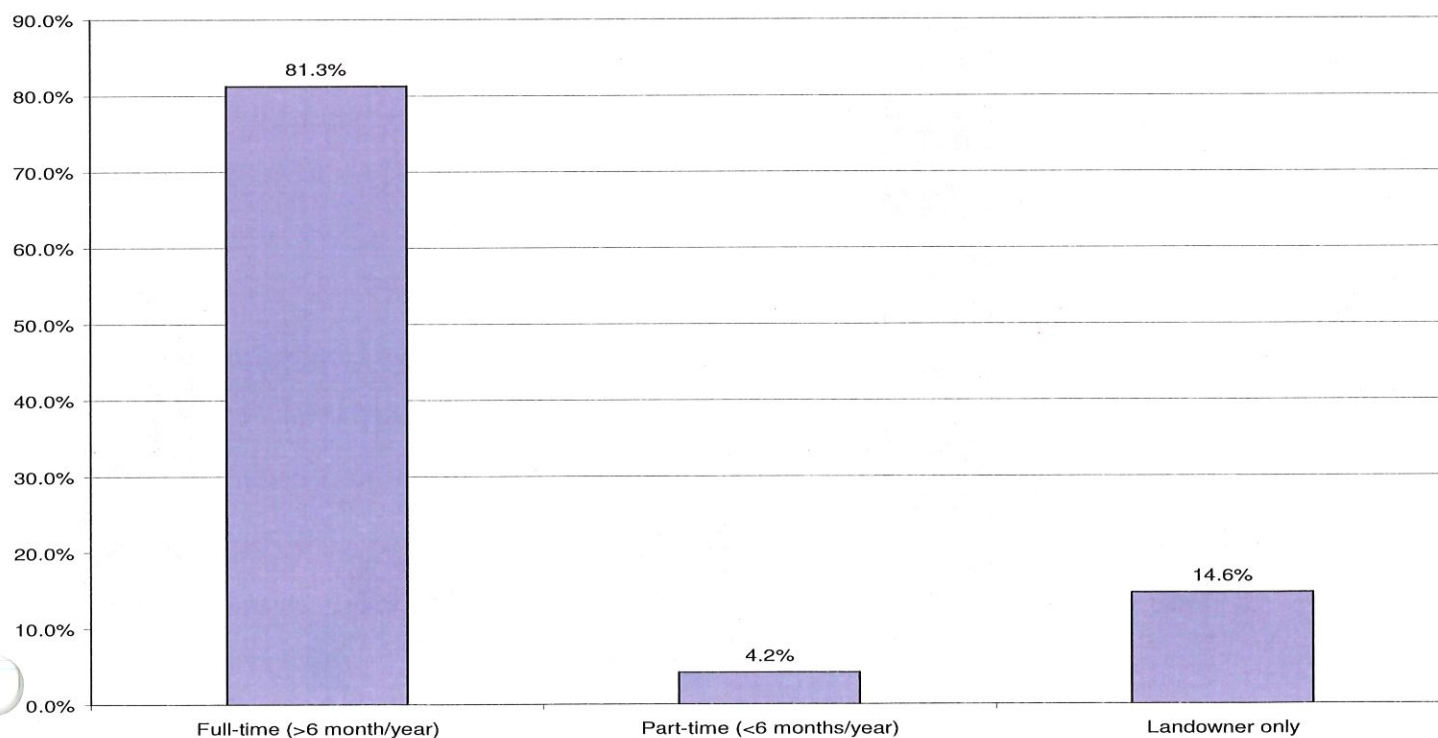
1

## “Type of residence”



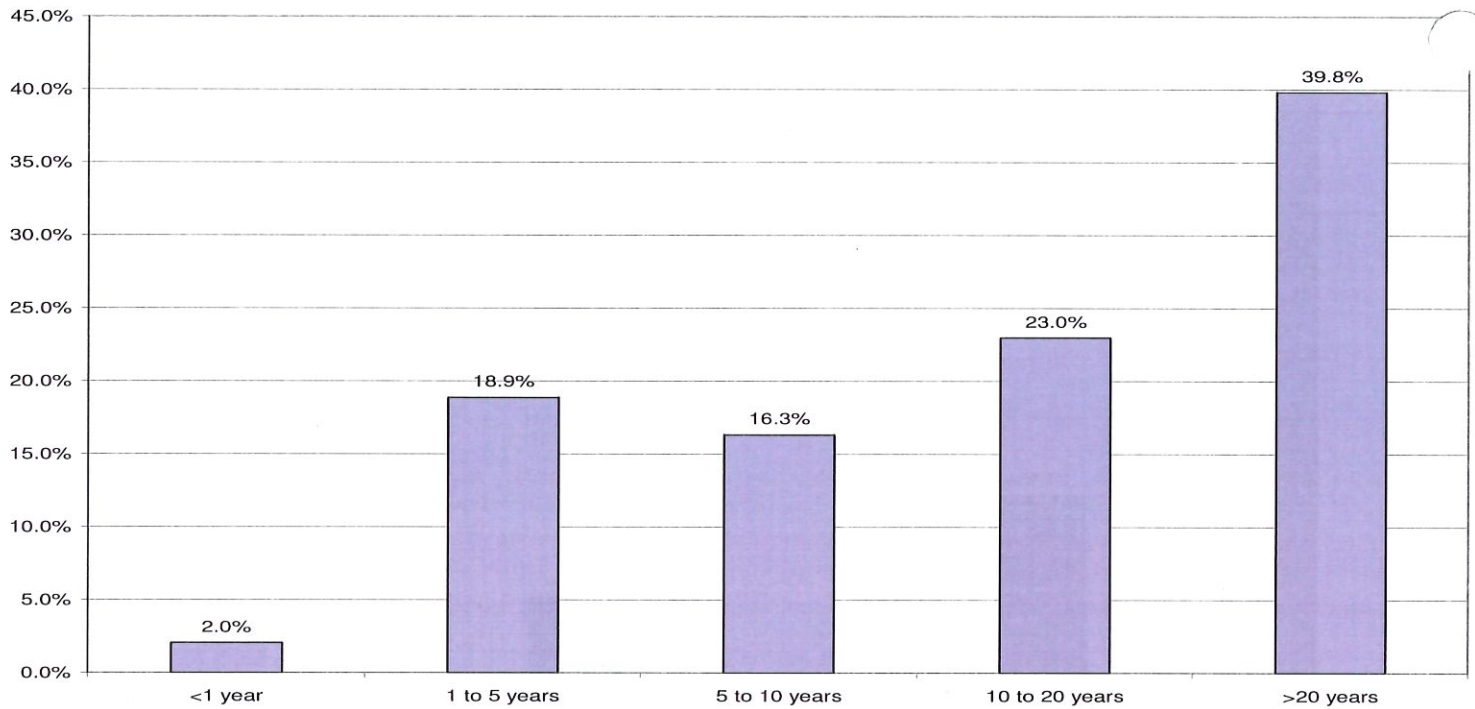
2

## “Type of resident”



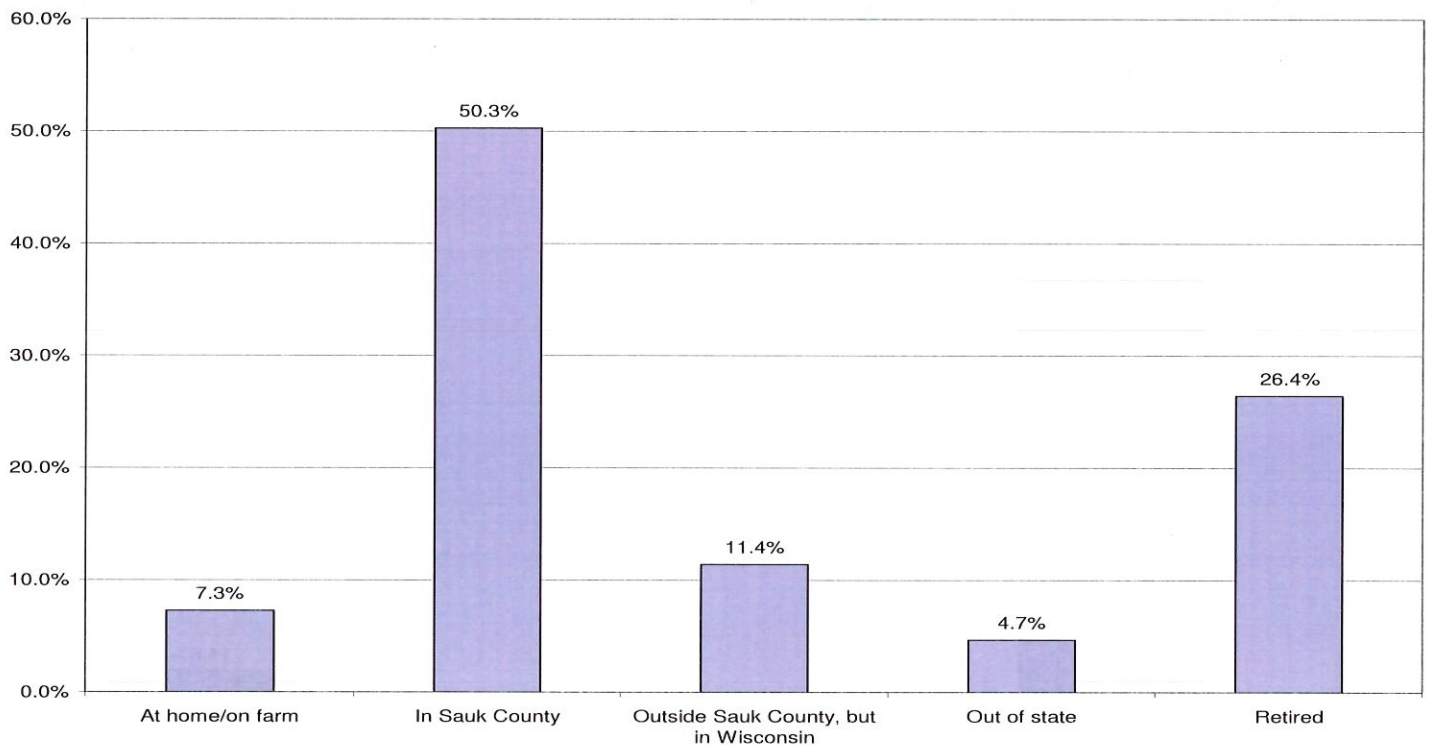
3

### “Number of years owned or rented property”

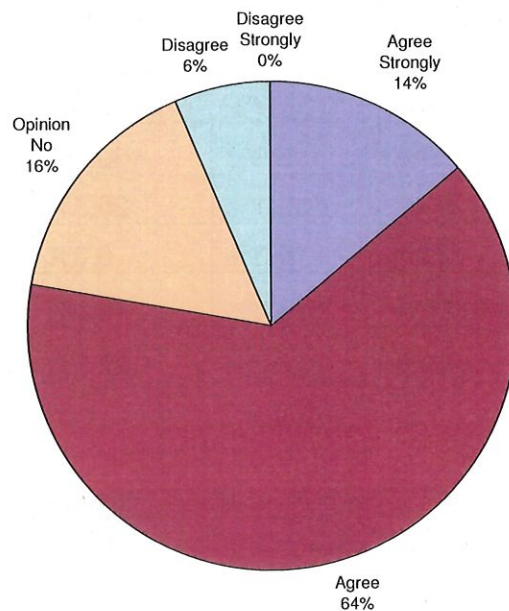


4

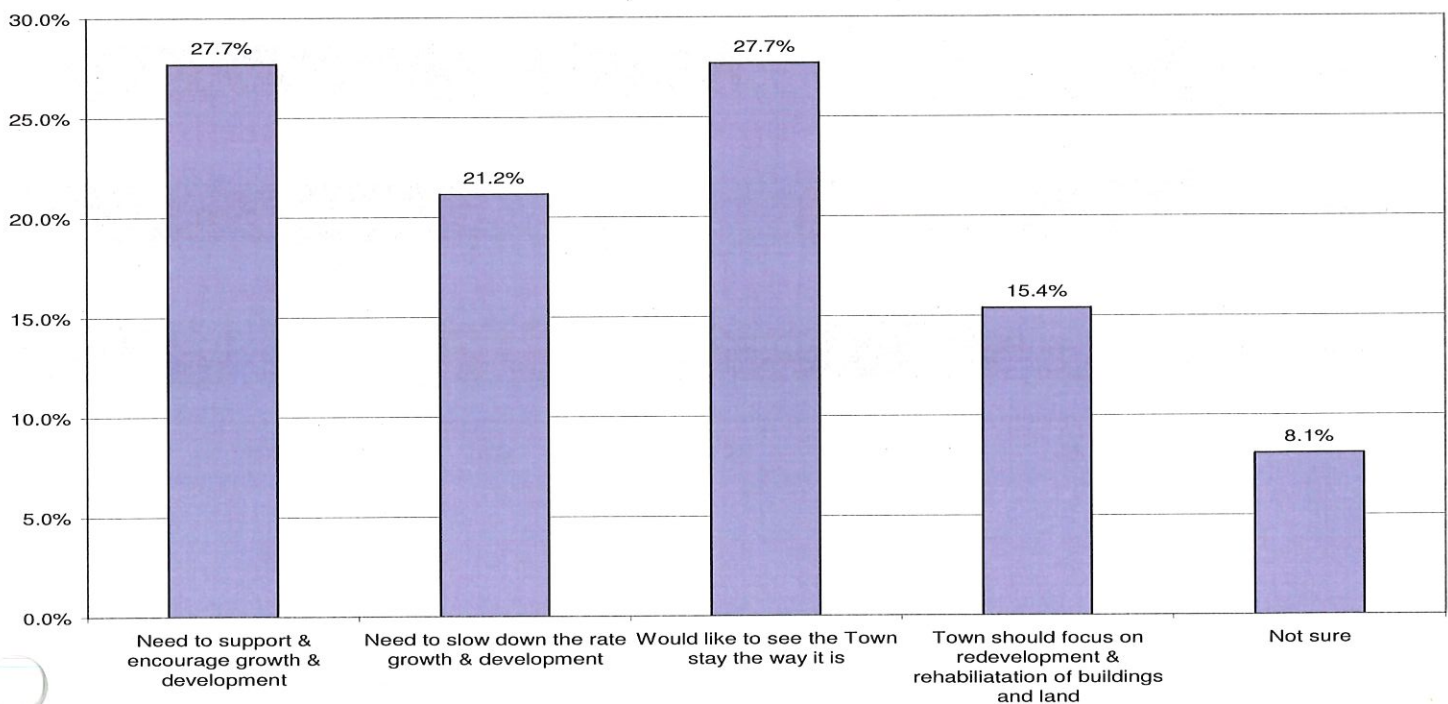
### “Primary place of work”



## “The quality of life is excellent.”



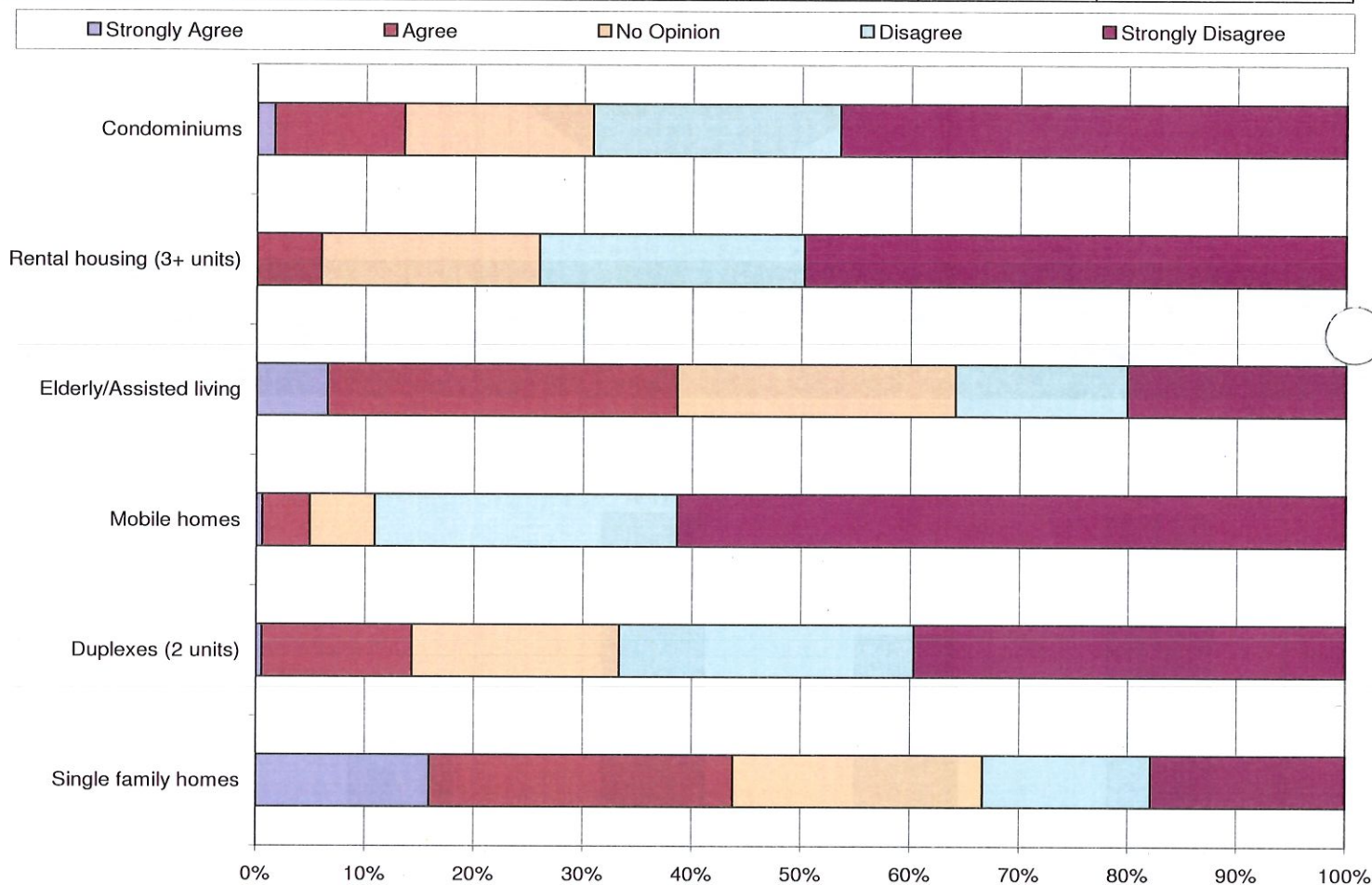
## “My opinion of future growth and development in the township.”





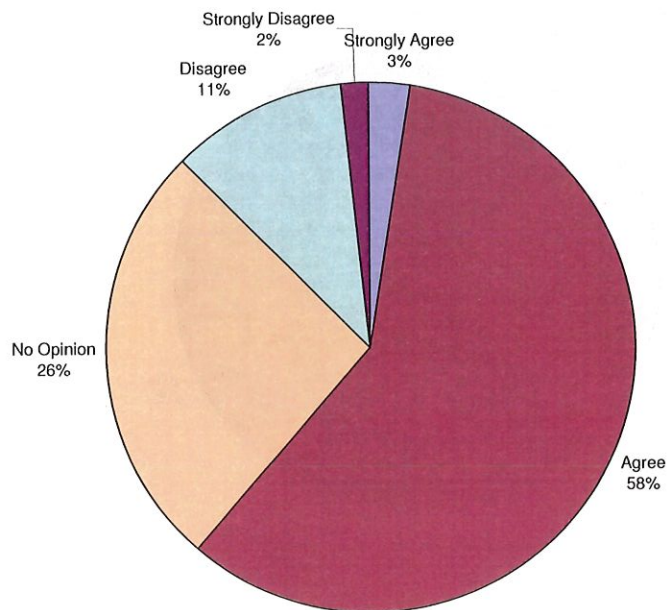
## “Types of housing needed in the township”

Types of Housing	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
<b>Condominiums</b>	1.6%	11.9%	17.3%	22.7%	46.5%
<b>Rental housing (3+ units)</b>	0.0%	5.9%	20.0%	24.3%	49.7%
<b>Elderly/Assisted living</b>	6.5%	32.1%	25.5%	15.8%	20.1%
<b>Mobile homes</b>	0.5%	4.3%	6.0%	27.7%	61.4%
<b>Duplexes (2 units)</b>	0.5%	13.8%	19.0%	27.0%	39.7%
<b>Single Family Homes</b>	15.9%	27.9%	22.9%	15.4%	17.9%



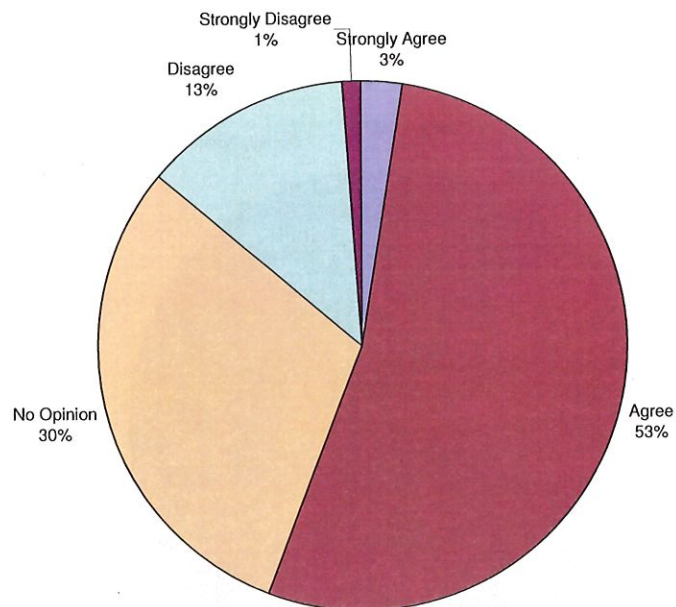
9

**“Housing is generally affordable in the township.”**



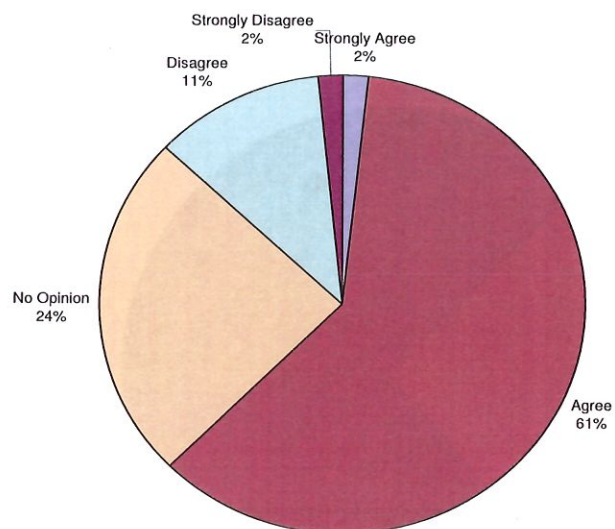
10

**“Existing housing provides a wide variety of choices for people of all incomes and needs.”**

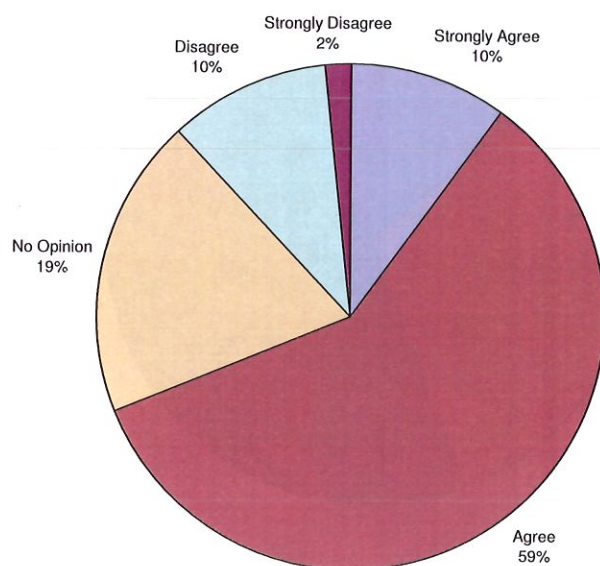


11

“The physical condition of housing adequate in the township.”

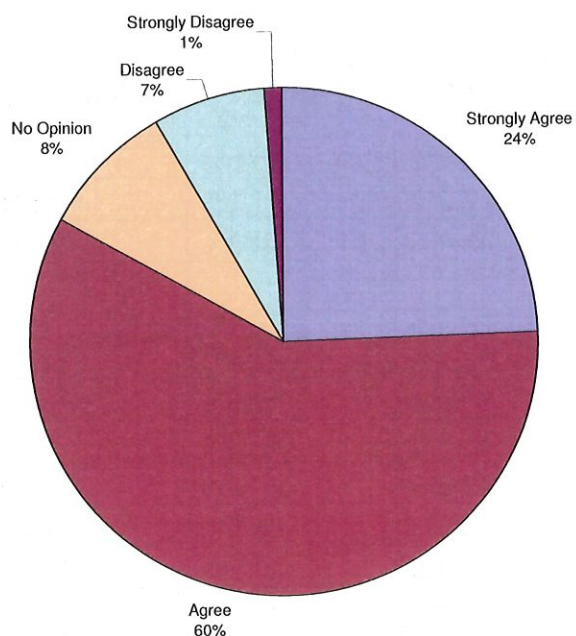


12



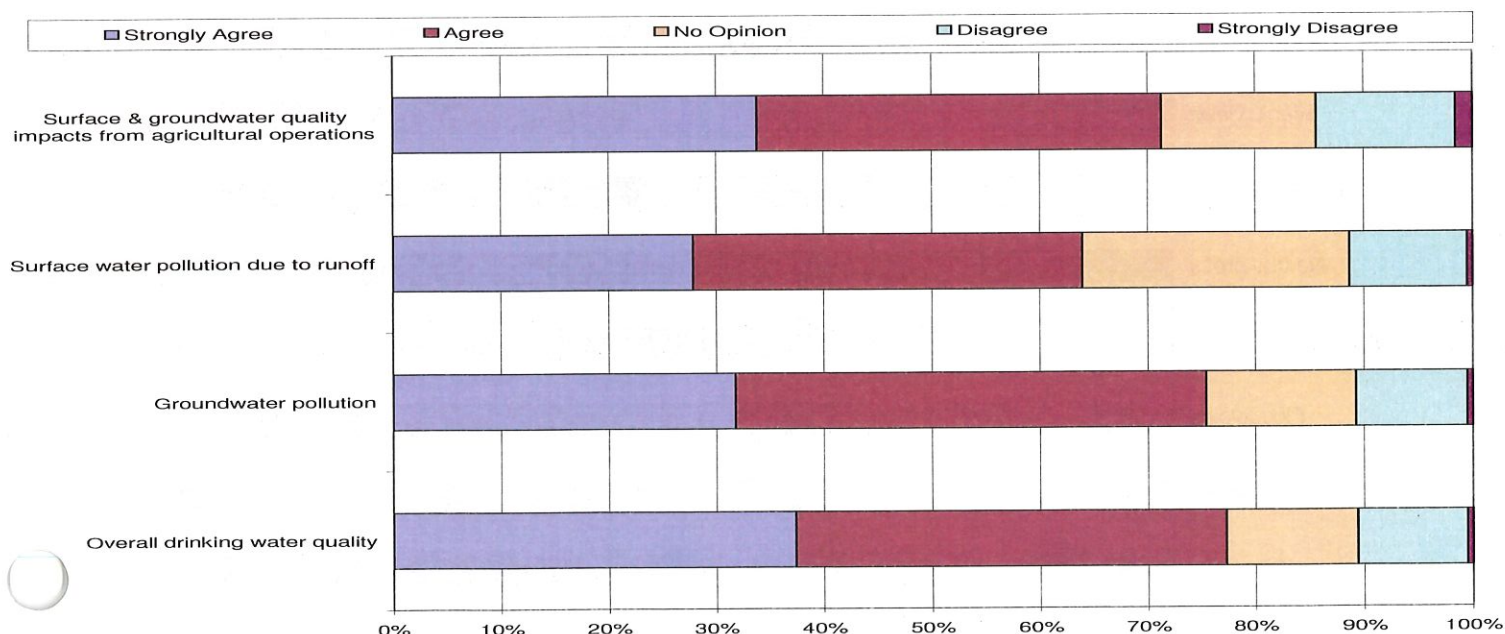


# 13 “The township should protect and promote buildings, sites and artifacts of historical importance.”



# 14 “The water quality issues that are of concern are...”

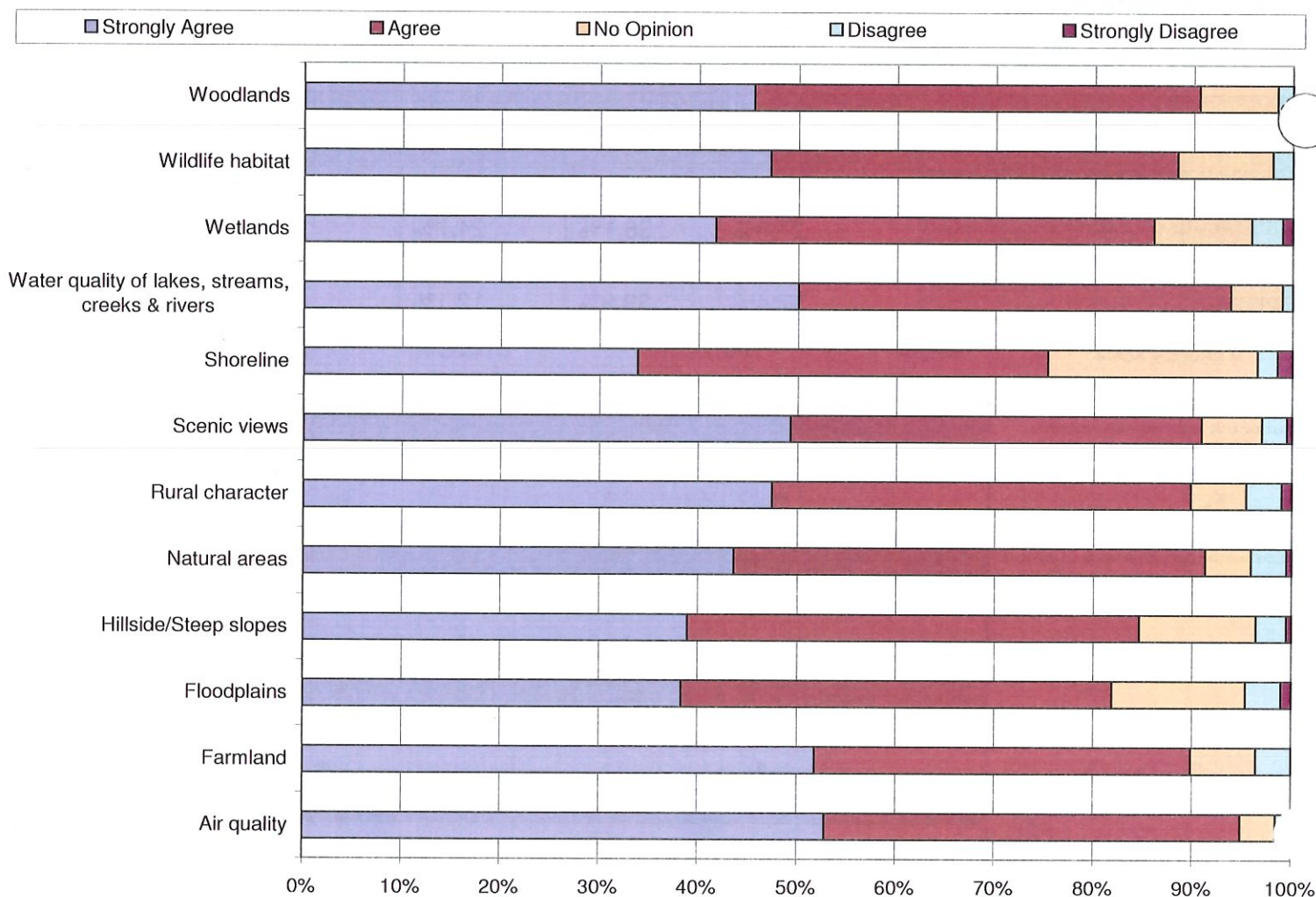
Water Quality Issue	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
Impacts from ag operations	33.8%	37.4%	14.4%	12.8%	1.5%
Pollution due to runoff	27.8%	36.1%	24.7%	10.8%	0.5%
Groundwater pollution	31.8%	43.6%	13.8%	10.3%	0.5%
Drinking water quality	37.4%	39.9%	12.1%	10.1%	0.5%



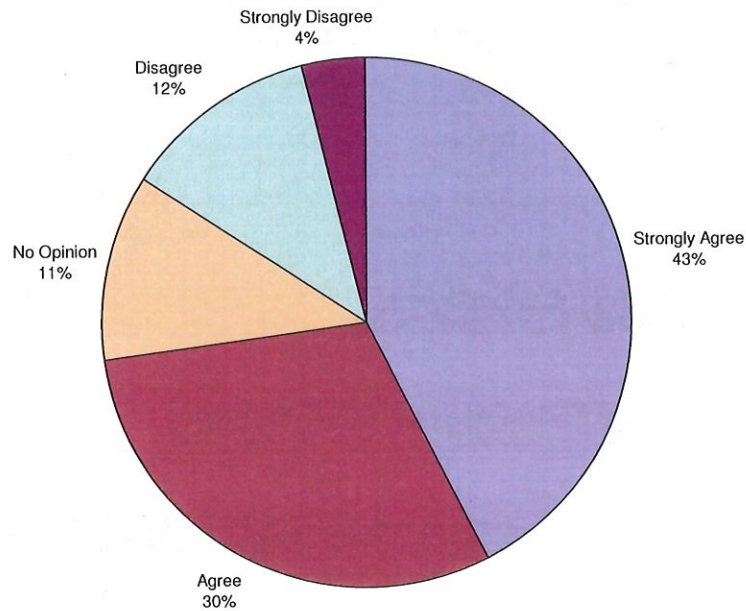


# 15 “The natural resources that are important to protect are...”

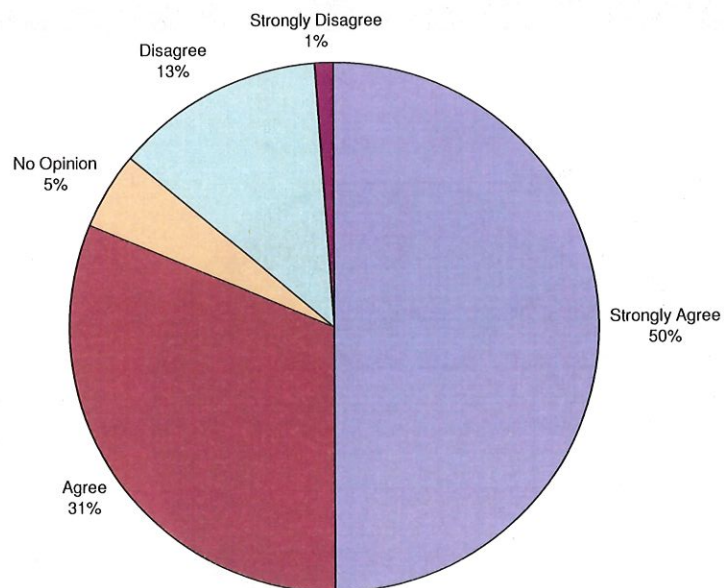
Types of Housing	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
Woodlands	45.5%	45.0%	7.9%	1.6%	0.0%
Wildlife habitat	47.2%	41.1%	9.6%	2.0%	0.0%
Wetlands	41.7%	44.3%	9.9%	3.1%	1.0%
Water quality of lakes, streams, creeks and rivers	50.0%	43.8%	5.2%	1.0%	0.0%
Shoreline	33.8%	41.4%	21.2%	2.0%	1.5%
Scenic views	49.2%	41.6%	6.1%	2.5%	0.5%
Rural Character	47.4%	42.3%	5.6%	3.6%	1.0%
Natural areas	43.6%	47.7%	4.6%	3.6%	0.5%
Hillside/Steep slopes	39.0%	45.6%	11.8%	3.1%	0.5%
Floodplains	38.3%	43.5%	13.5%	3.6%	1.0%
Farmland	51.8%	38.1%	6.6%	3.6%	0.0%
Air quality	52.8%	42.1%	3.6%	1.5%	0.0%



16 “Large livestock operations should be confined to certain areas of the township.”



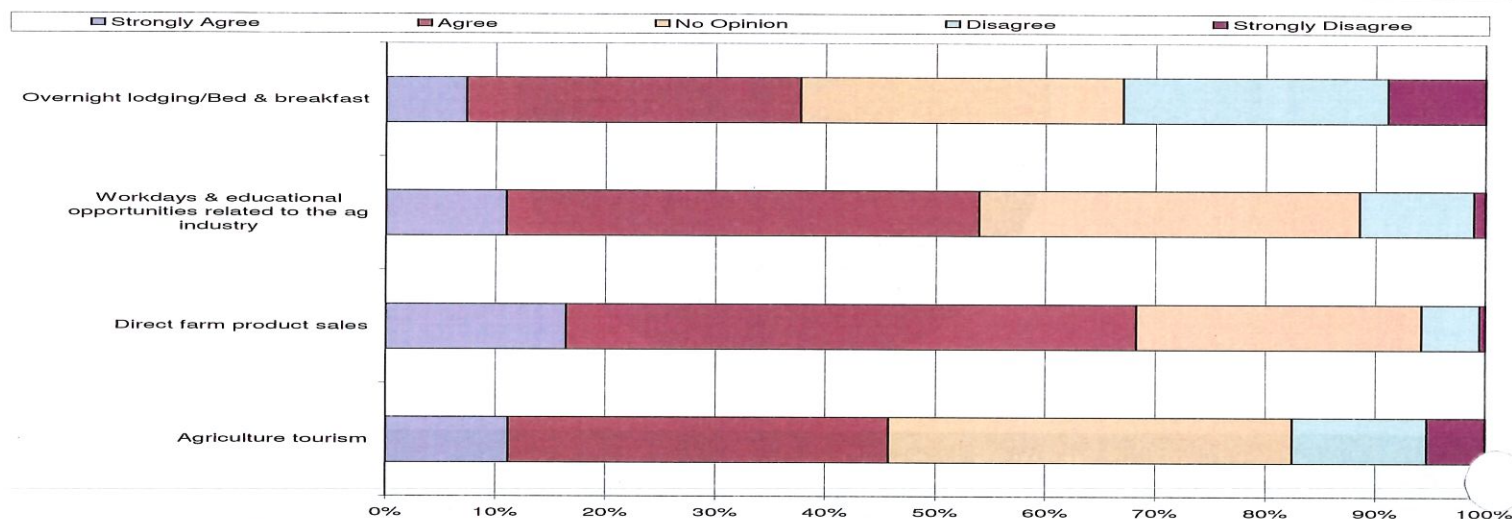
7 “Protecting farmland from development is important.”



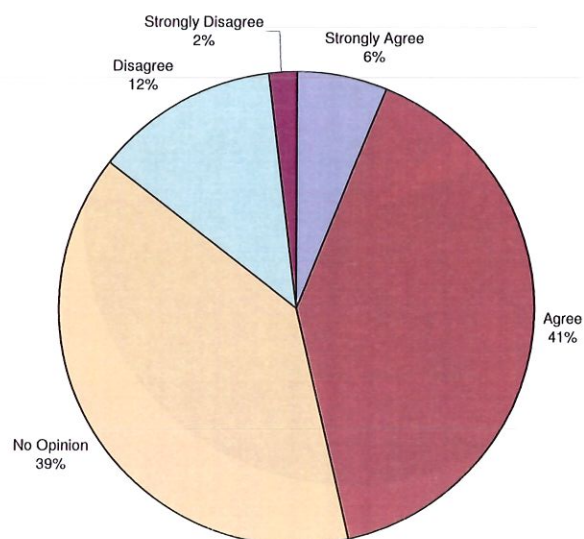


## 18 “In my opinion, the areas that the township would benefit from are...”

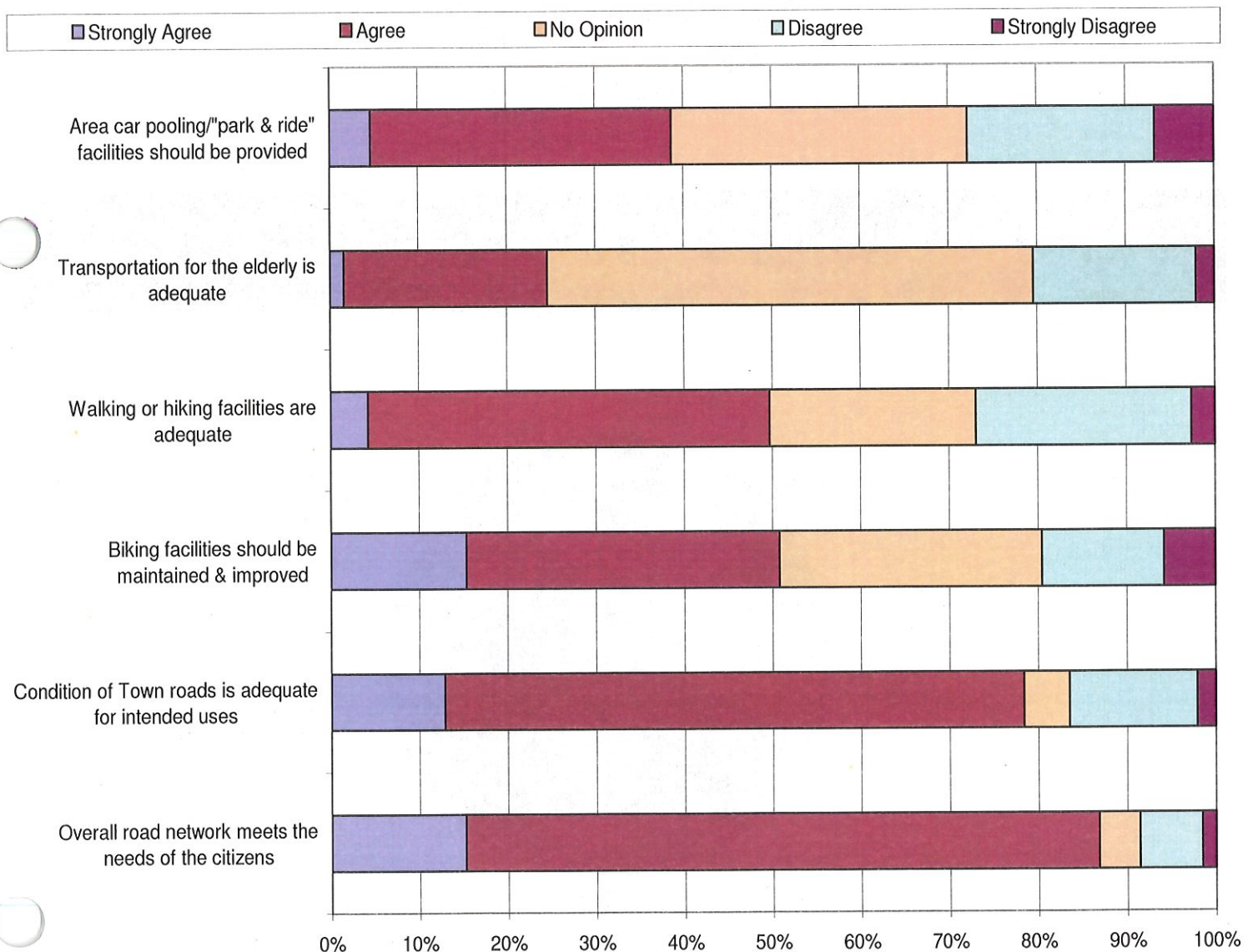
Township Benefits	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
Overnight lodging	7.3%	30.4%	29.3%	24.1%	8.9%
Educational opportunities	11.0%	42.9%	34.6%	10.5%	1.0%
Direct farm product sales	16.4%	51.9%	25.9%	5.3%	0.5%
Agricultural tourism	11.2%	34.6%	36.7%	12.2%	5.3%



## 19 “There are adequate agricultural support and complementary services to keep ag operations viable.”

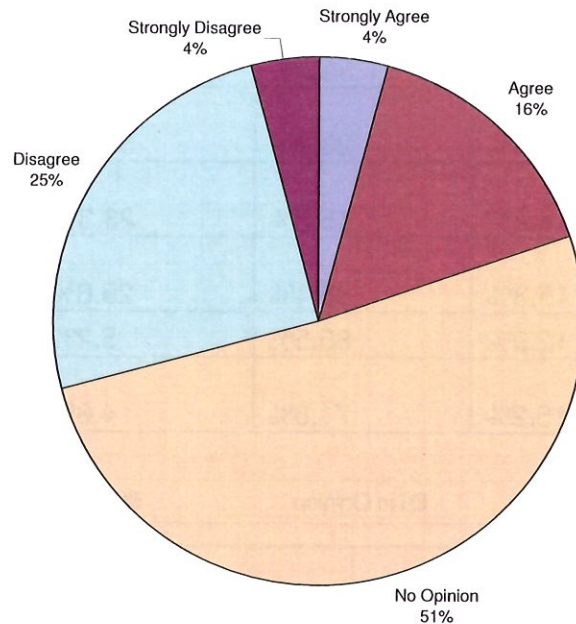


Transportation Facilities	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
Car pooling facilities should be provided	4.6%	34.0%	33.5%	21.1%	6.7%
Transportation for the elderly is adequate	1.6%	23.0%	55.0%	18.3%	2.1%
Walking or hiking facilities are adequate	4.2%	45.5%	23.3%	24.3%	2.6%
Biking facilities should be maintained or improved	15.3%	35.4%	29.6%	13.8%	5.8%
Adequate for intended use	12.9%	65.5%	5.2%	14.4%	2.1%
Road network meets needs of citizens	15.2%	71.6%	4.6%	7.1%	1.5%

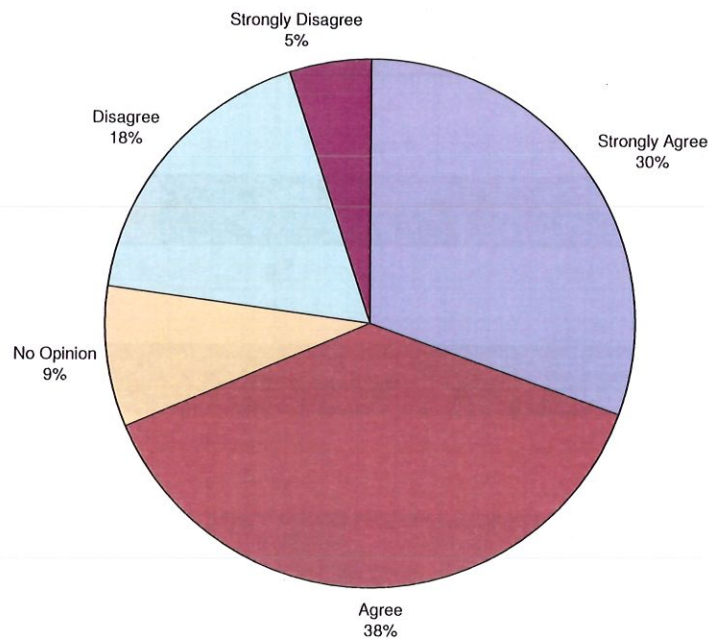




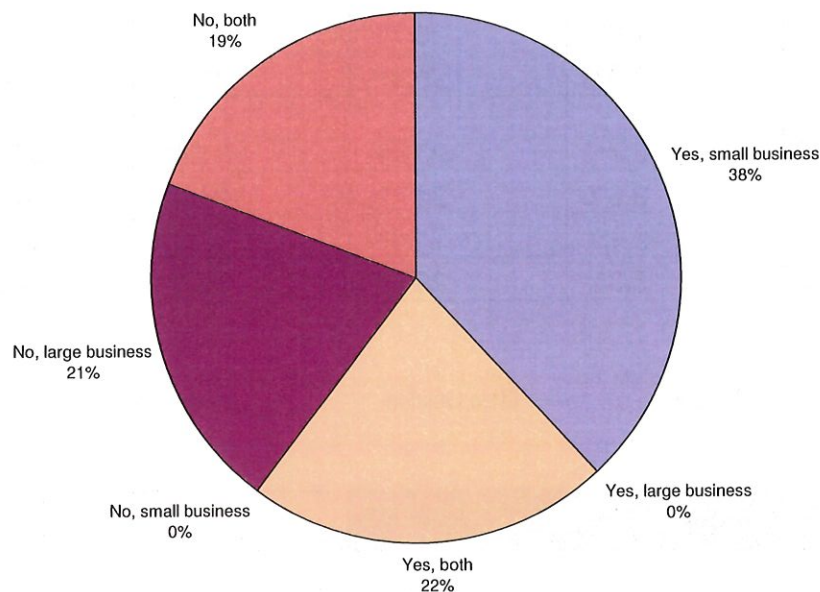
21 “There are transportation facility needs or problems in the township that need to be addressed.”



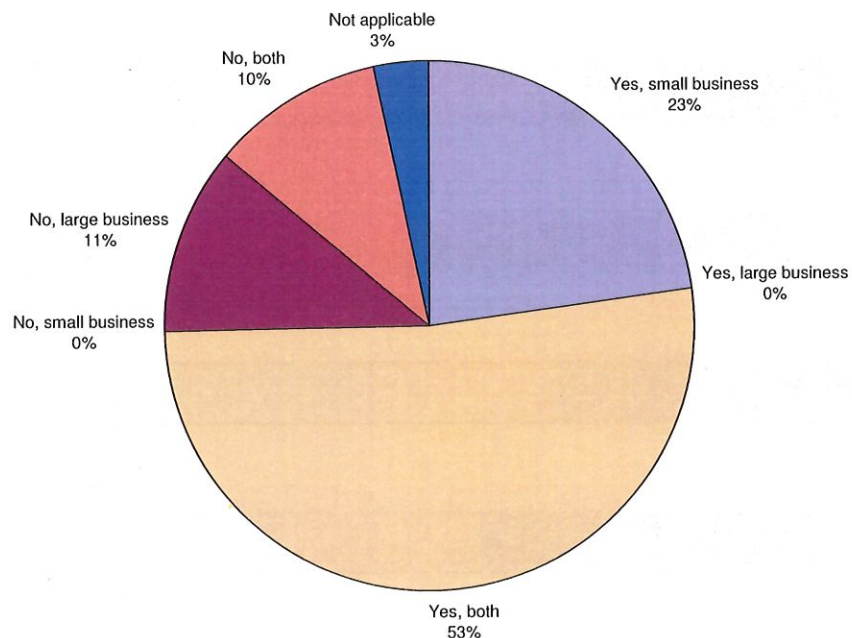
22 “Residents of new development should pay impact fees to offset cost of upgrading existing roads.”



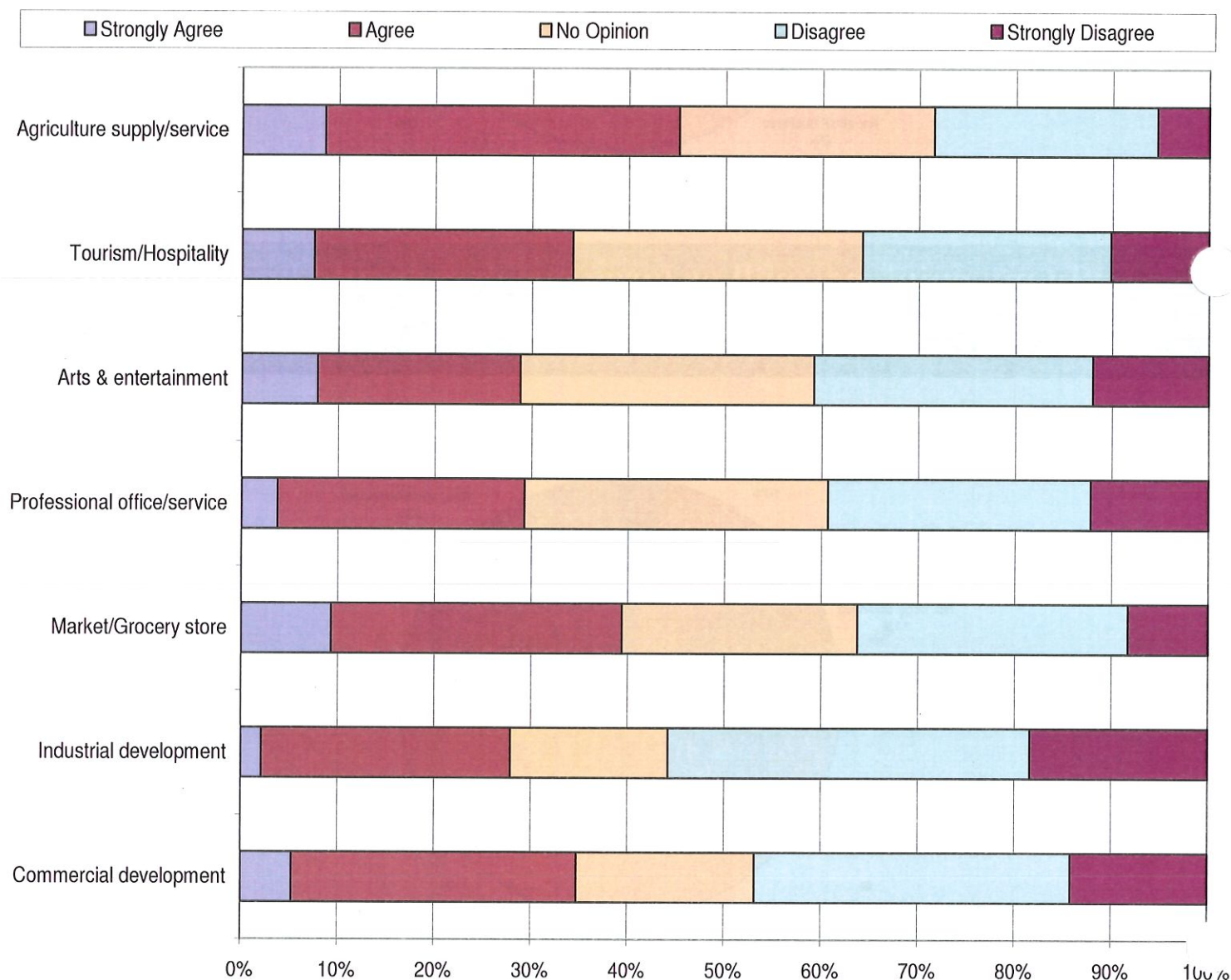
**“In my opinion, small or large business should be permitted in rural areas.”**



**“In my opinion, small or large business should be permitted adjoining a village.”**



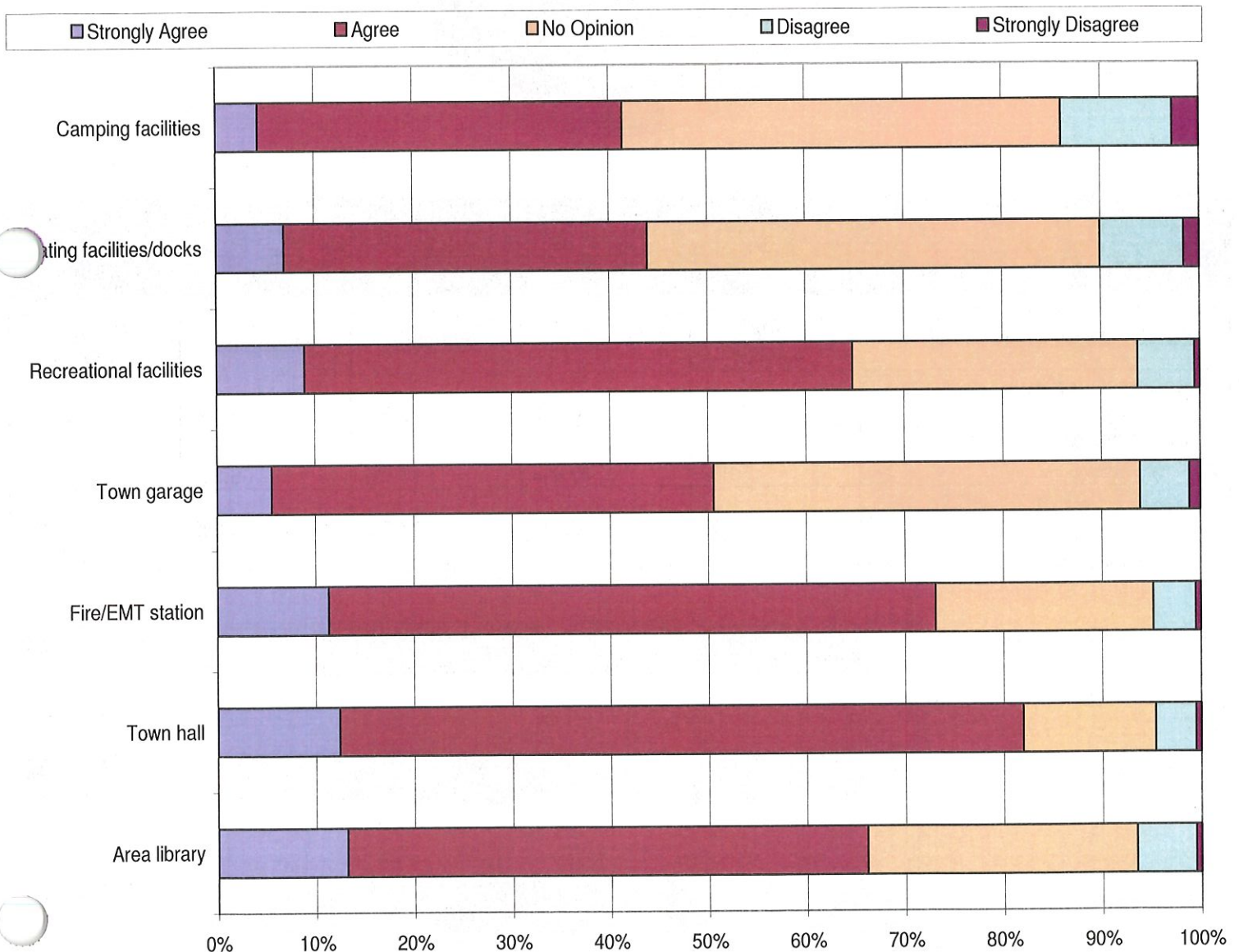
Businesses	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
Agriculture supply/service	8.6%	36.6%	26.3%	23.1%	5.4%
Tourism/Hospitality industry	7.5%	26.7%	29.9%	25.7%	10.2%
Arts & Entertainment	7.9%	20.9%	30.4%	28.8%	12.0%
Professional office or service	3.7%	25.5%	31.4%	27.1%	12.2%
Market or grocery store	9.3%	30.1%	24.4%	28.0%	8.3%
Industrial development	2.1%	25.8%	16.3%	37.4%	18.4%
Commercial development	5.3%	29.5%	18.4%	32.6%	14.2%





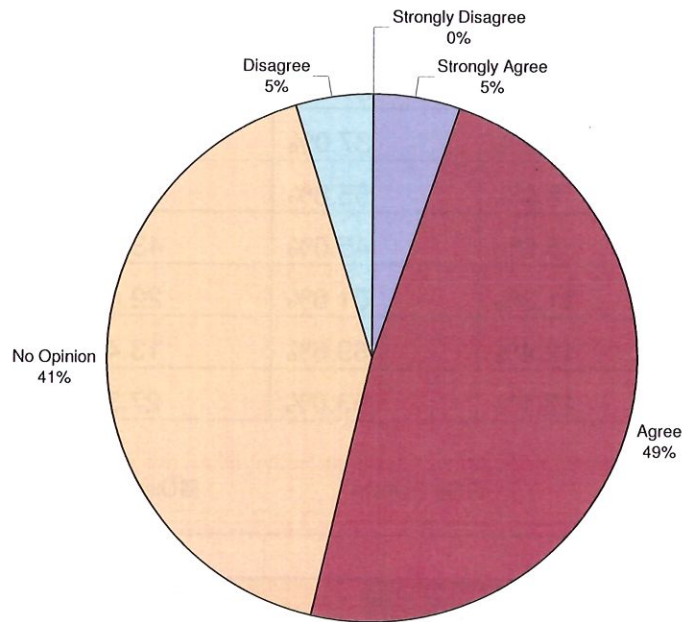
## 27 “In my opinion, the following community facilities are adequate in the township.”

Facilities	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
Camping	4.3%	37.1%	44.6%	11.3%	2.7%
Boating/Docks	6.9%	37.0%	46.0%	8.5%	1.6%
Recreational	8.9%	55.8%	28.9%	5.8%	0.5%
Town Garage	5.6%	45.0%	43.3%	5.0%	1.1%
Fire/EMT Station	11.3%	61.8%	22.0%	4.3%	0.5%
Town Hall	12.4%	69.6%	13.4%	4.1%	0.5%
Area Library	13.1%	53.0%	27.3%	6.0%	0.5%



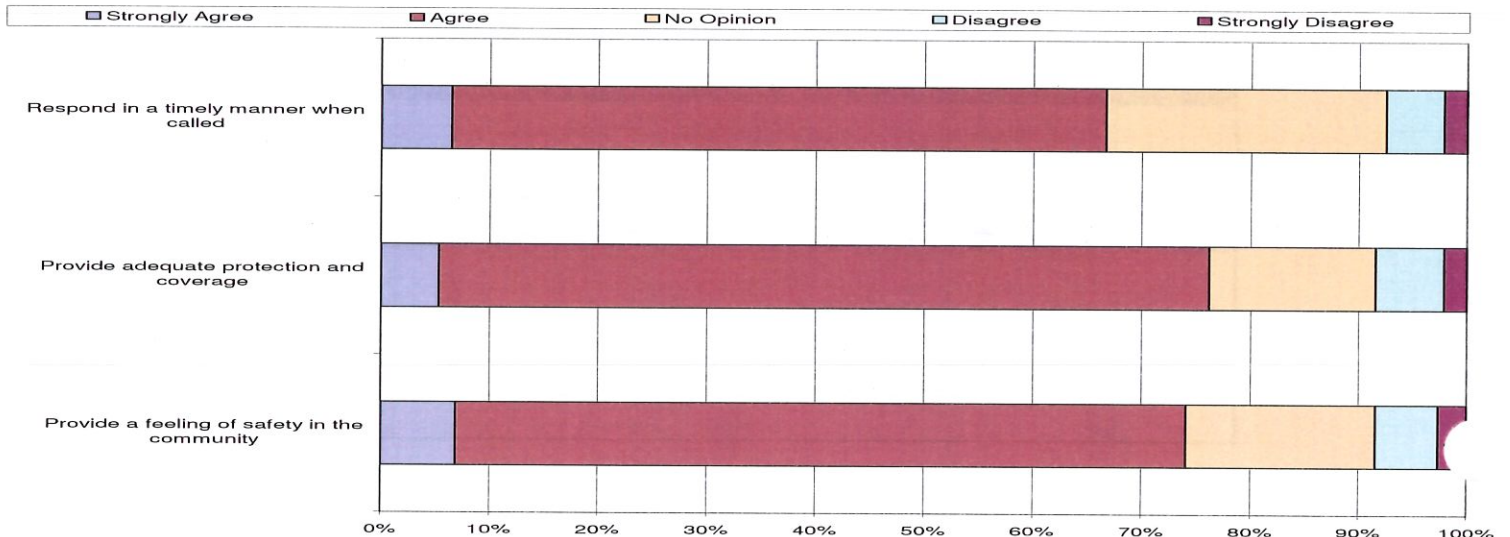


## 28 “Township community facilities have adequate provisions for handicapped accessibility.”



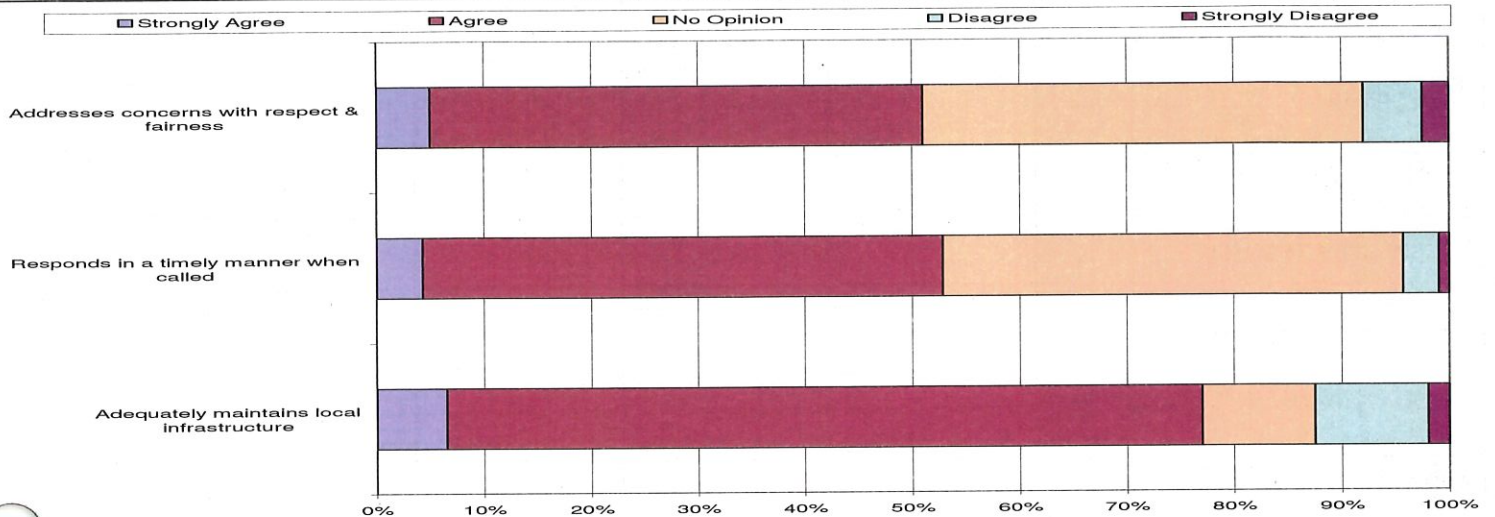
## 29 “In my opinion, law enforcement services in the township...”

Law Enforcement Services	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
Respond in a timely manner	6.5%	60.2%	25.8%	5.4%	2.2%
Provide adequate protection and coverage	5.3%	70.9%	15.3%	6.3%	2.1%
Provide a feeling of safety	6.9%	67.2%	17.5%	5.8%	2.6%



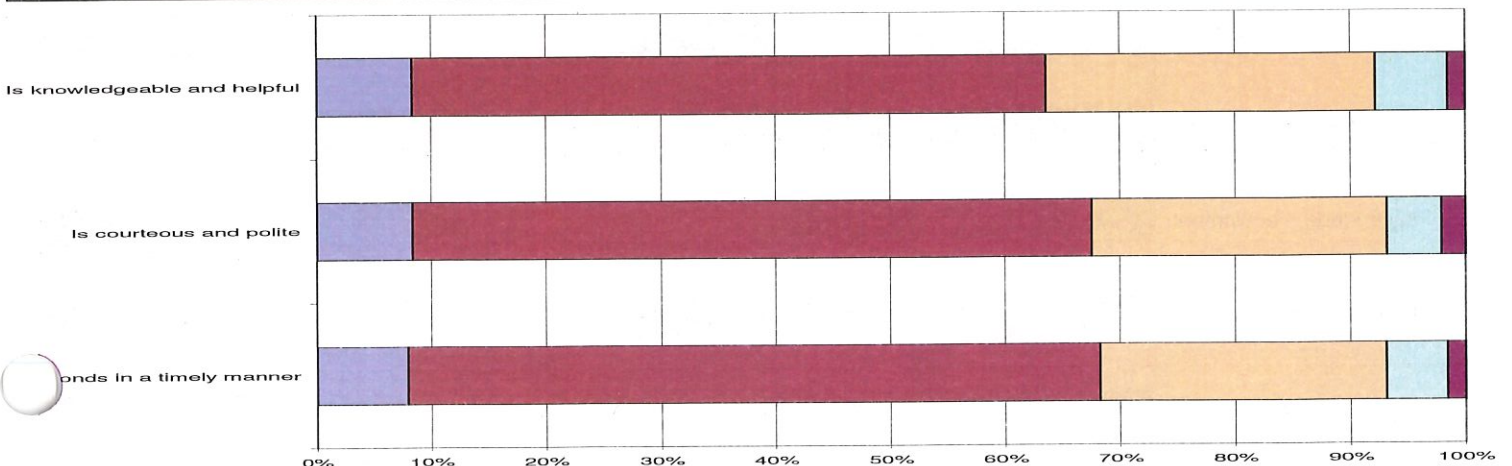
## 30 “In my opinion, the township’s road maintenance crew...”

Road Maintenance Crew	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
Addresses concerns with respect and fairness	5.0%	46.0%	41.0%	5.5%	2.5%
Responds in a timely manner when called	4.3%	48.6%	42.9%	3.3%	1.0%
Adequately maintains local infrastructure	6.5%	70.5%	10.5%	10.5%	2.0%



## 31 “In my opinion, the township’s administrative staff...”

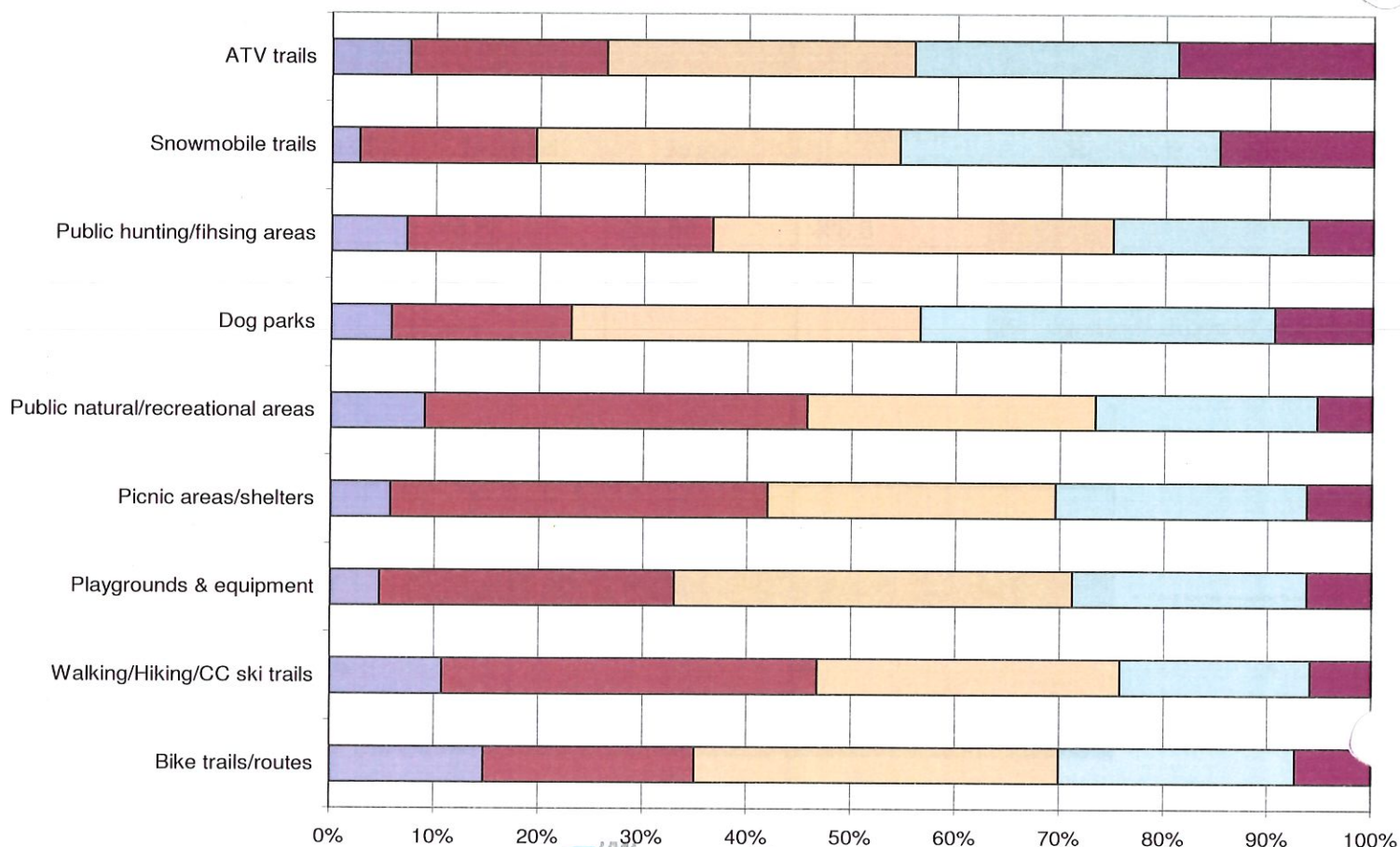
Administrative Staff	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
Knowledgeable and helpful	8.3%	55.2%	28.6%	6.3%	1.6%
Courteous and polite	8.4%	59.2%	25.7%	4.7%	2.1%
Responds to requests in a timely manner	8.3%	55.2%	28.6%	6.3%	1.6%





Amenities	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
ATV trails	7.5%	18.8%	29.6%	25.3%	18.8%
Snowmobile trails	2.6%	16.9%	34.9%	30.7%	14.8%
Public hunting/fishing areas	7.2%	29.3%	38.5%	18.8%	6.3%
Dog parks	5.8%	17.3%	33.5%	34.0%	9.4%
Public natural/recreational areas	9.0%	36.7%	27.7%	21.3%	5.3%
Picnic areas/shelters	5.7%	36.2%	27.6%	24.1%	6.3%
Playgrounds & equipment	4.7%	28.3%	38.2%	22.5%	6.3%
Walking/hiking/CC ski trails	10.8%	36.0%	29.0%	18.3%	5.9%
Bike trails/routes					

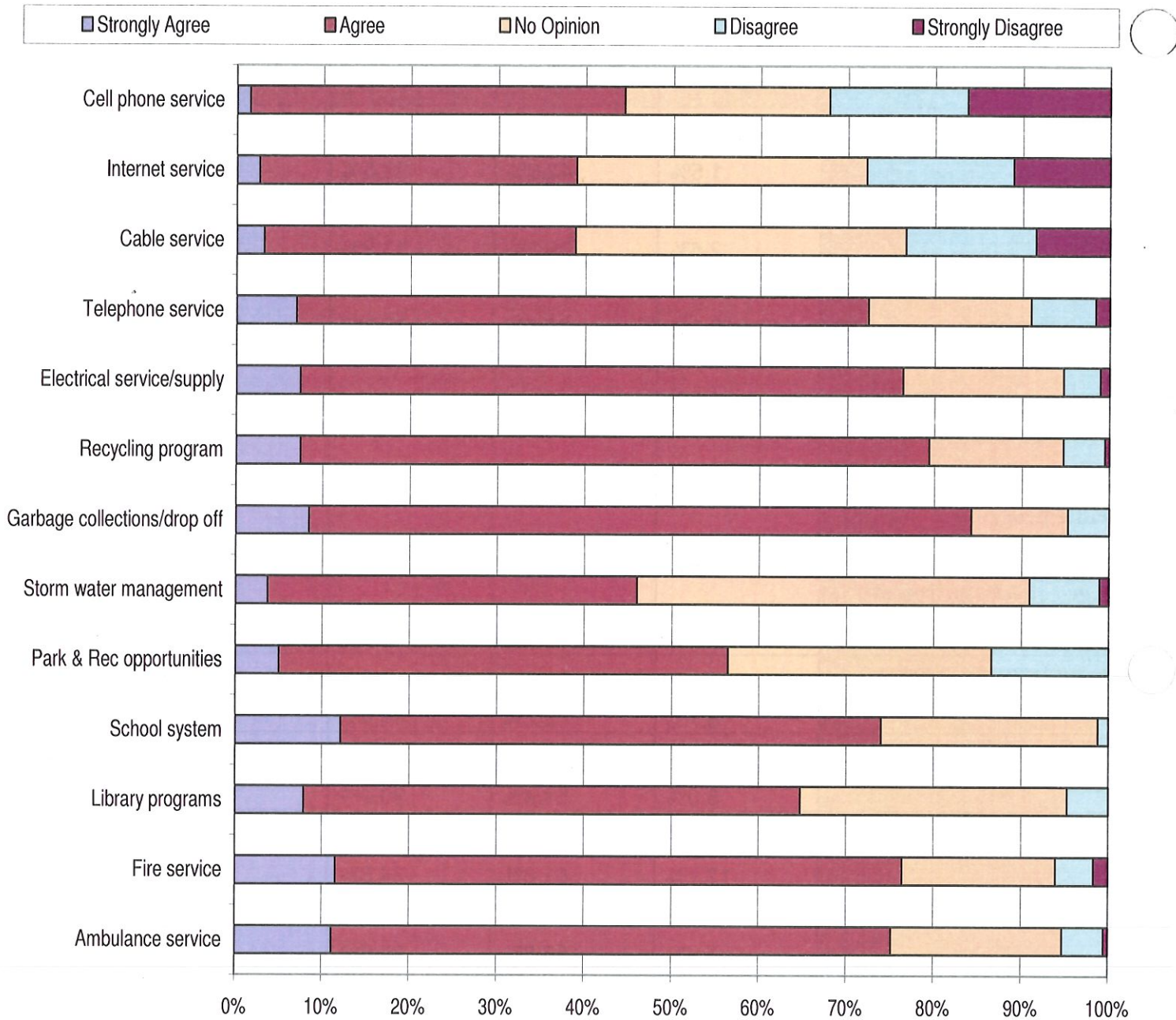
Strongly Agree
Agree
No Opinion
Disagree
Strongly Disagree



**“In my opinion, the following services are adequate in the township.”**

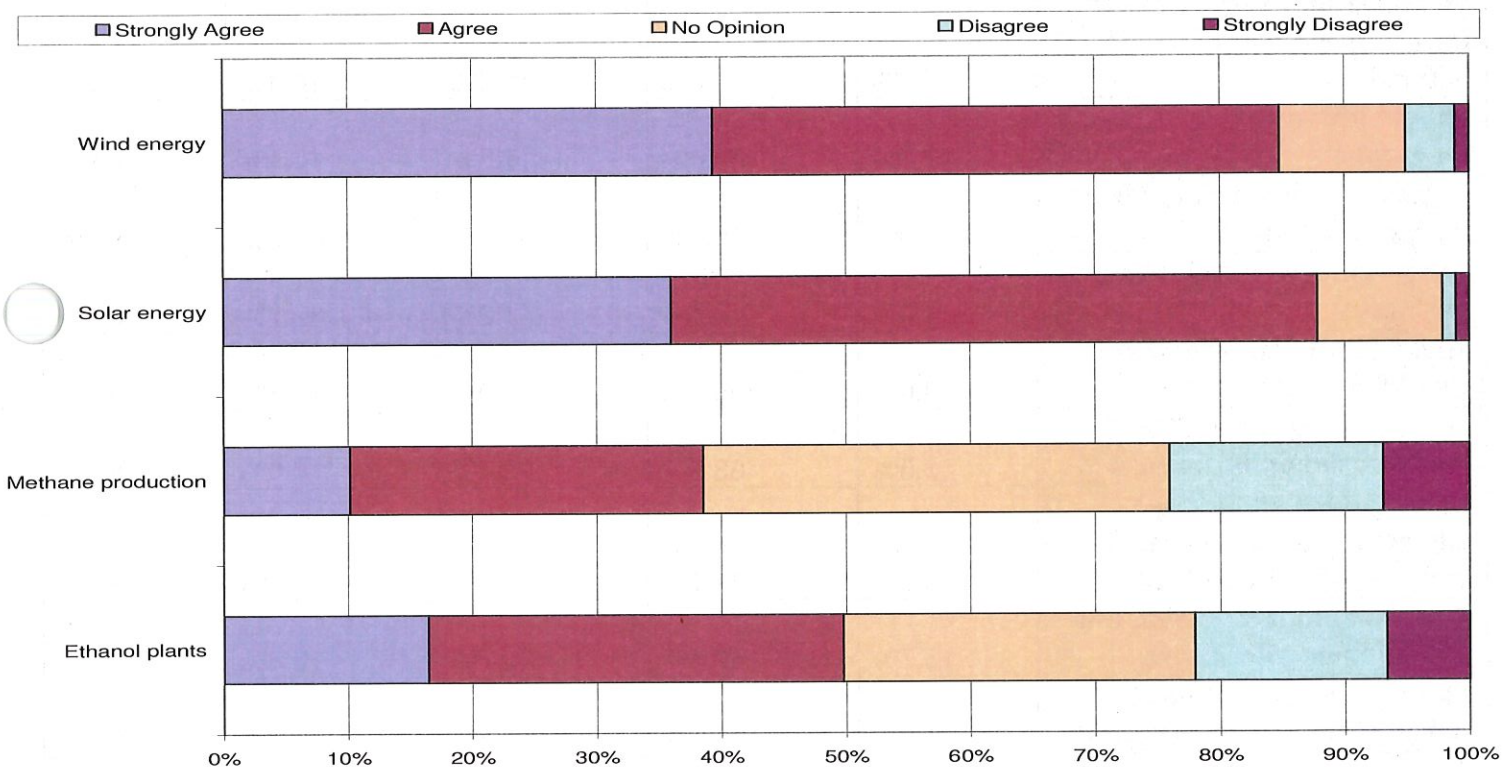
Services	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
Cell phone service	1.5%	42.9%	23.5%	15.8%	16.3%
Internet service	2.6%	36.3%	33.2%	16.8%	11.1%
Cable service	3.2%	35.6%	37.8%	14.9%	8.5%
Telephone service	6.9%	65.4%	18.6%	7.4%	1.6%
Electrical service/supply	7.4%	68.9%	18.4%	4.2%	1.1%
Recycling program	7.4%	72.0%	15.3%	4.8%	0.5%
Garbage collection/drop off	8.4%	75.8%	11.1%	4.7%	0.0%
Storm water management	3.7%	42.2%	44.9%	8.0%	1.1%
Park & Recreation opportunities	5.0%	51.4%	30.2%	13.4%	0.0%
School system	12.1%	61.8%	24.8%	1.2%	0.0%
Library programs	7.9%	56.8%	30.5%	4.7%	0.0%
Fire service	11.5%	64.8%	17.6%	4.4%	1.6%
Ambulance service	11.1%	64.0%	19.6%	4.8%	0.5%





# “In my opinion, the township needs the following alternative energy sources.”

Alternative Energy Sources	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
Wind energy	39.3%	45.5%	10.1%	3.9%	1.1%
Solar energy	36.0%	51.9%	10.1%	1.1%	1.1%
Methane production	10.2%	28.3%	37.4%	17.1%	7.0%
Ethanol plants	16.4%	33.3%	28.2%	15.4%	6.7%

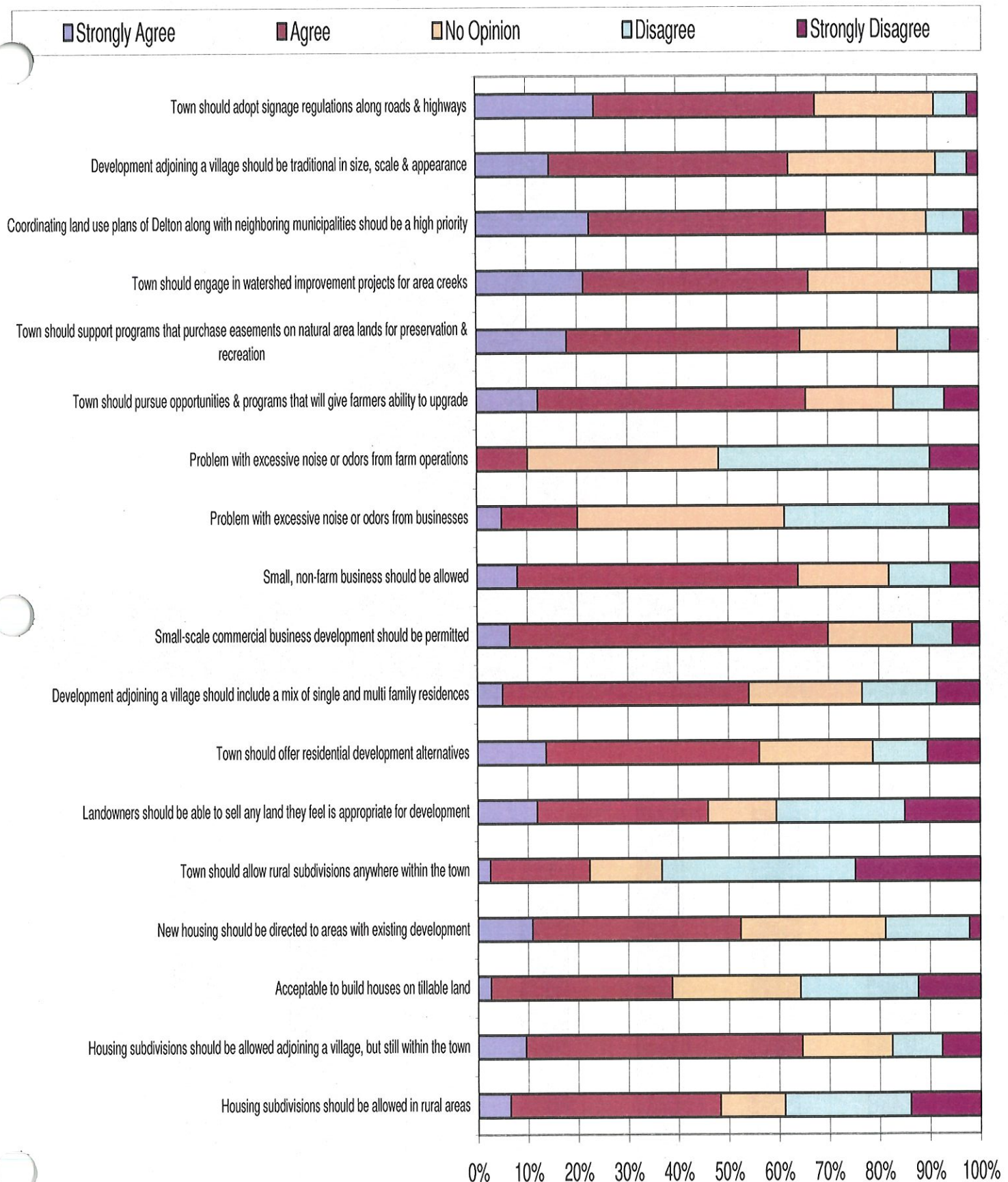




## 35 “In my opinion, potential future land use in the township should include...”

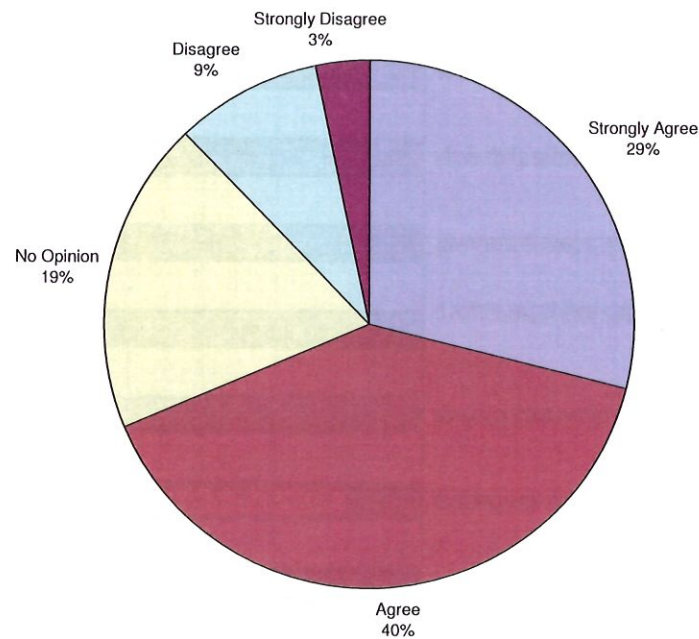
Potential Land Uses	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
Should adopt signage regulations along roads and highways	23.6%	44.0%	23.6%	6.5%	2.2%
Development adjoining a village should be traditional	14.7%	47.6%	29.3%	6.2%	2.2%
Coordinate land use plans with neighboring municipalities	22.5%	47.2%	19.9%	7.4%	3.0%
Should engage in watershed improvement projects	21.4%	44.8%	24.6%	5.3%	3.9%
Should support programs that purchase easements on natural areas	17.9%	46.6%	19.4%	10.4%	5.7%
Should pursue opportunities for farmers to upgrade	12.2%	53.4%	17.5%	10.1%	6.9%
Excessive noise or odors from farm operations	0.0%	10.1%	38.0%	42.0%	9.8%
Excessive noise or odors from businesses	4.9%	15.1%	41.2%	32.7%	6.0%
Small, non-farm business should be allowed	8.0%	55.9%	18.0%	12.3%	5.7%
Small-scale commercial business should be permitted	6.5%	63.4%	16.7%	8.0%	5.4%
Development adjoining a village should include single and multi-family residences	5.0%	49.1%	22.6%	14.7%	8.6%
Town should offer residential development alternatives	13.7%	42.4%	22.7%	10.8%	10.4%
Landowners should be able to sell any land for development	11.8%	34.1%	13.6%	25.4%	15.1%
Town should allow rural subdivisions anywhere	2.5%	19.8%	14.4%	38.5%	24.8%
New housing should be directed to areas with existing development	10.9%	41.5%	28.8%	16.6%	2.2%
Acceptable to build houses on tillable land	2.6%	36.1%	25.5%	23.4%	12.4%
Housing subdivisions should be allowed adjoining a village	9.5%	55.1%	17.9%	9.9%	7.7%
Housing subdivisions should be allowed in rural areas	6.4%	41.8%	12.9%	25.0%	13.9%



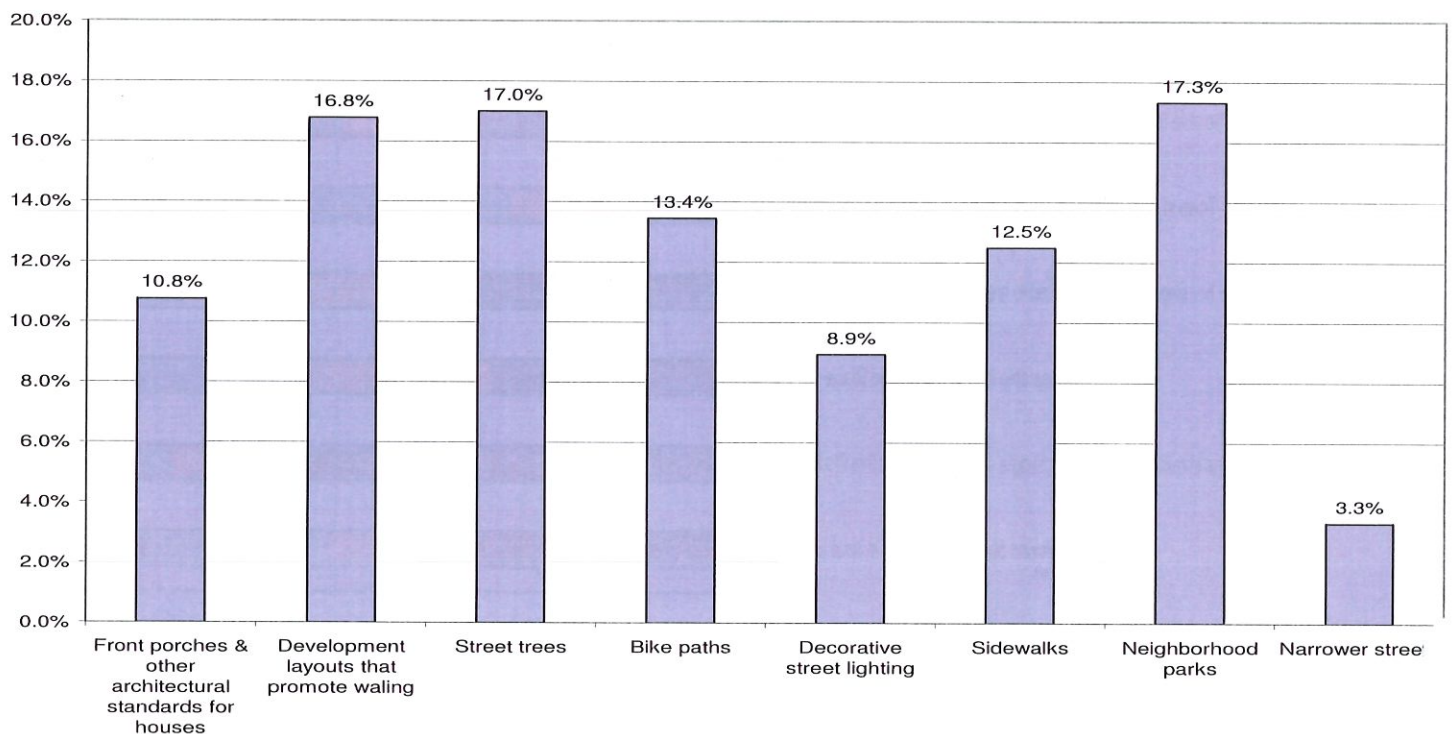


See end of document for results to question 35A

### 36 “In my opinion, the town should apply aesthetic guidelines or development standards to new construction.”

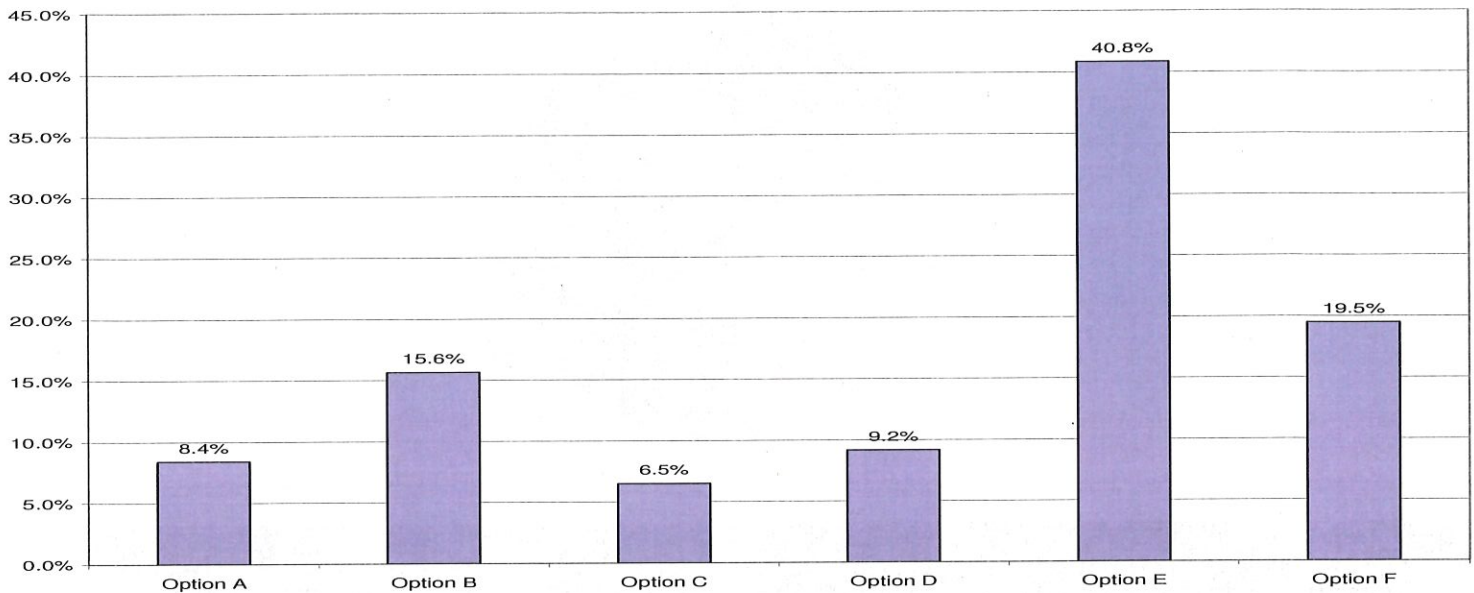


### 37 “In my opinion, the design features for new residential neighborhoods that I support are...”

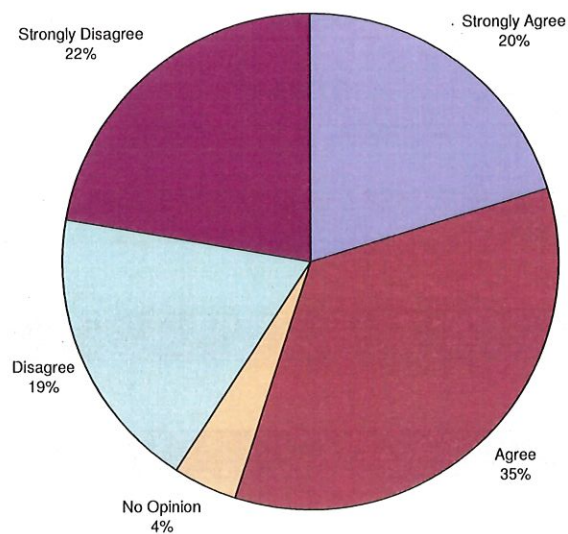




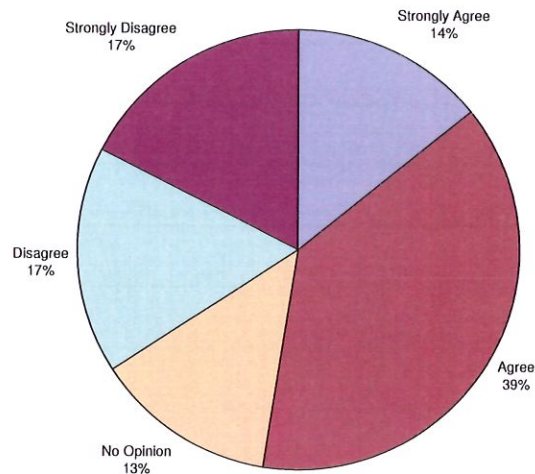
**38** “In my opinion, new residential development should most resemble...”



**39** “In my opinion, the town minimum lot size requirement should remain the same.”

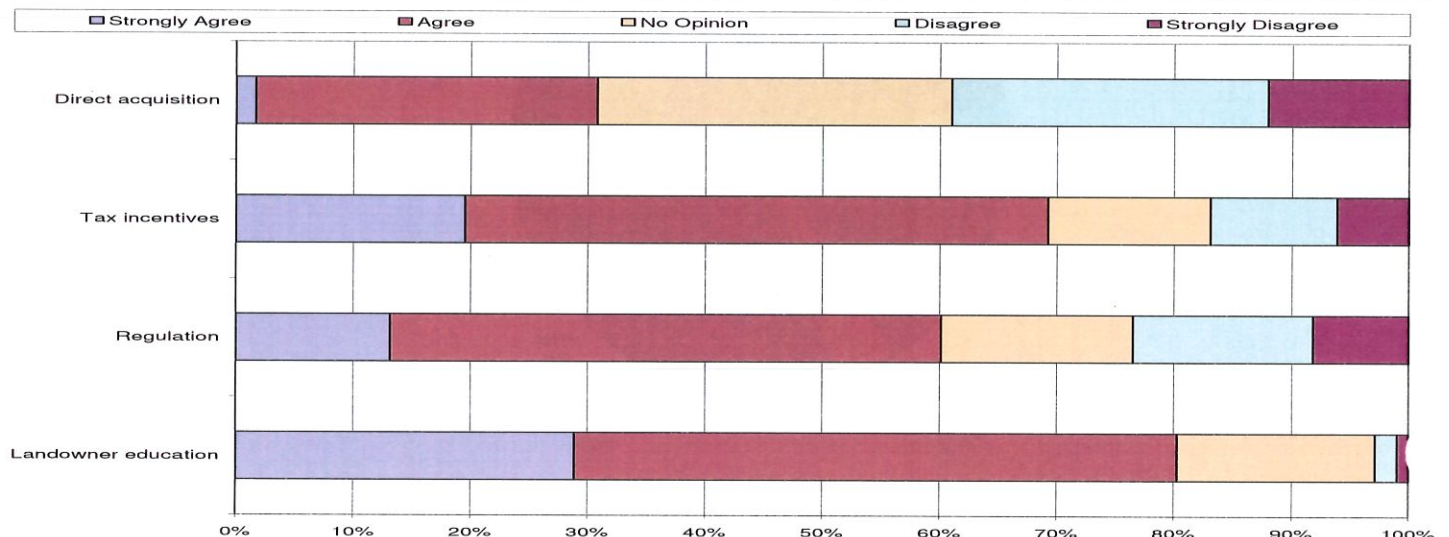


## “In my opinion, the town’s density policy should be formalized.”



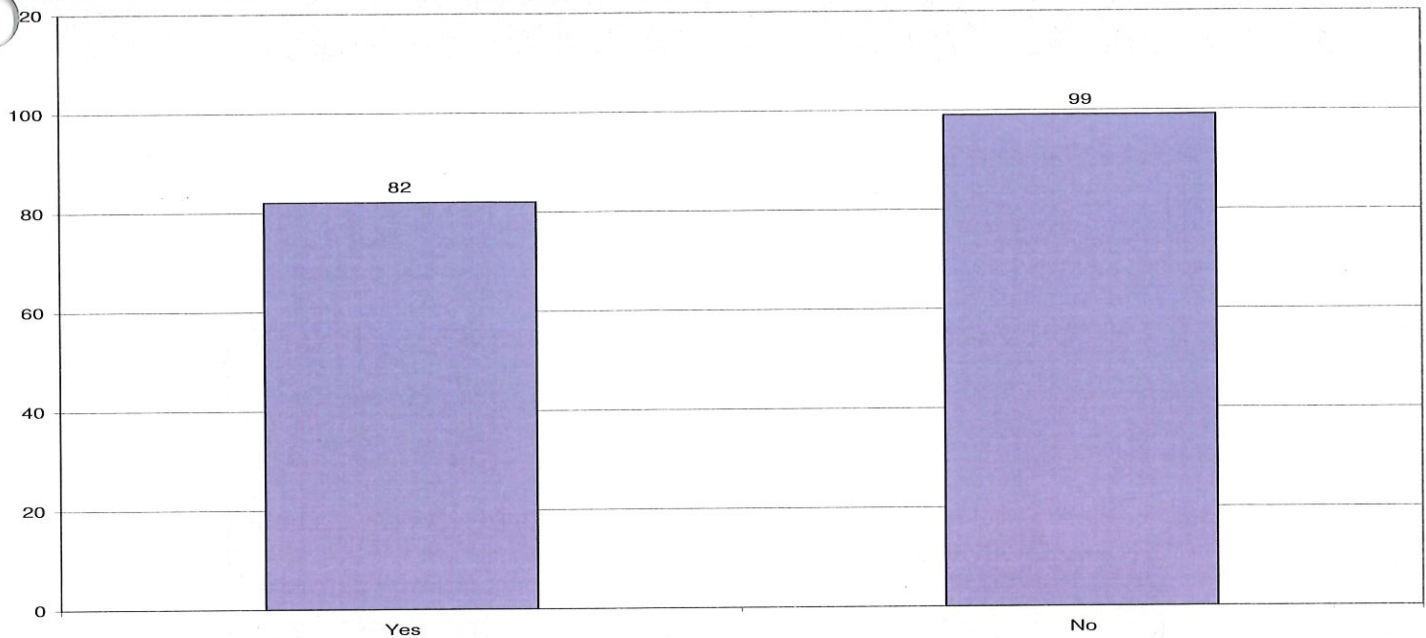
## 42 “In my opinion, the following should be used to achieve the goals of ag land and natural resources.”

Methods to achieve goals of ag land and natural resources	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
Direct acquisition	1.6%	29.1%	30.2%	26.9%	12.1%
Tax incentives	19.5%	49.7%	13.8%	10.8%	6.2%
Regulation	13.1%	47.0%	16.4%	15.3%	8.2%
Landowner education	28.8%	51.4%	16.8%	1.9%	1.0%

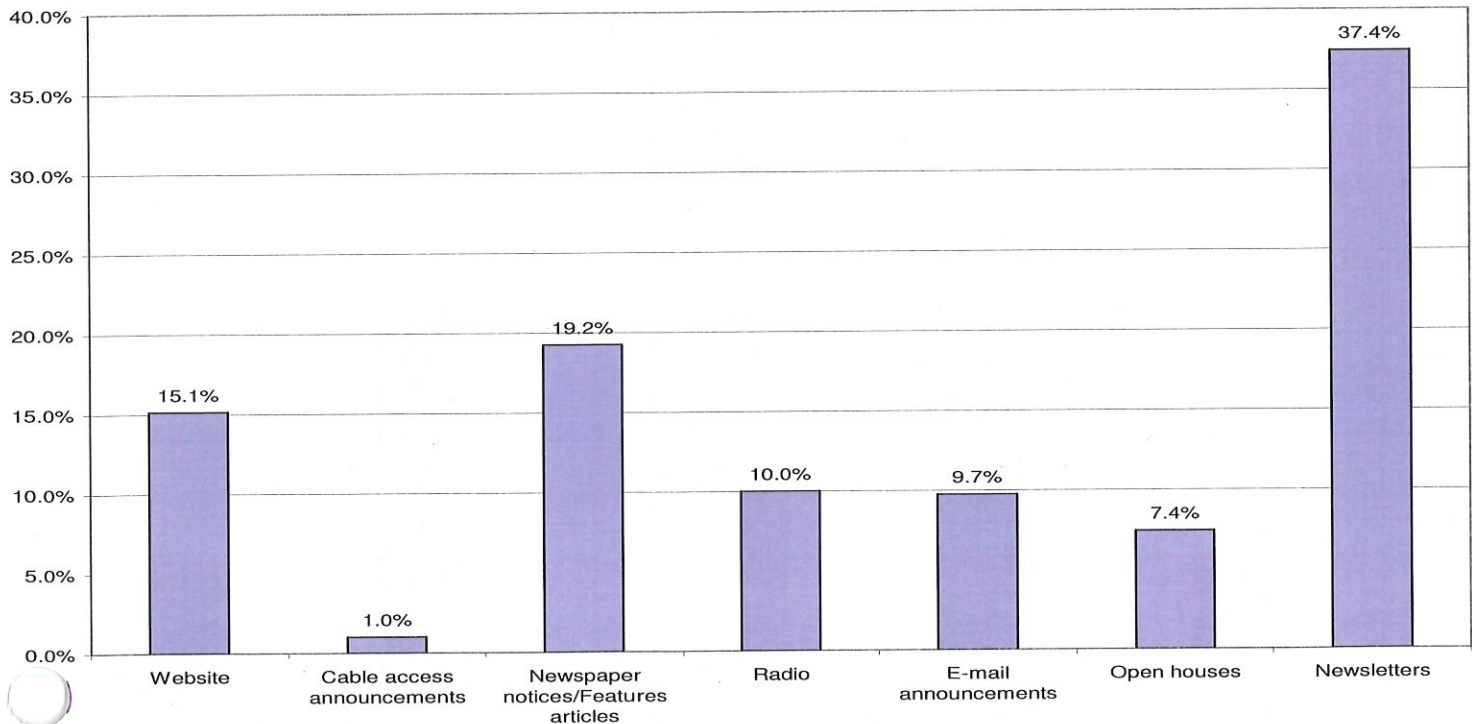




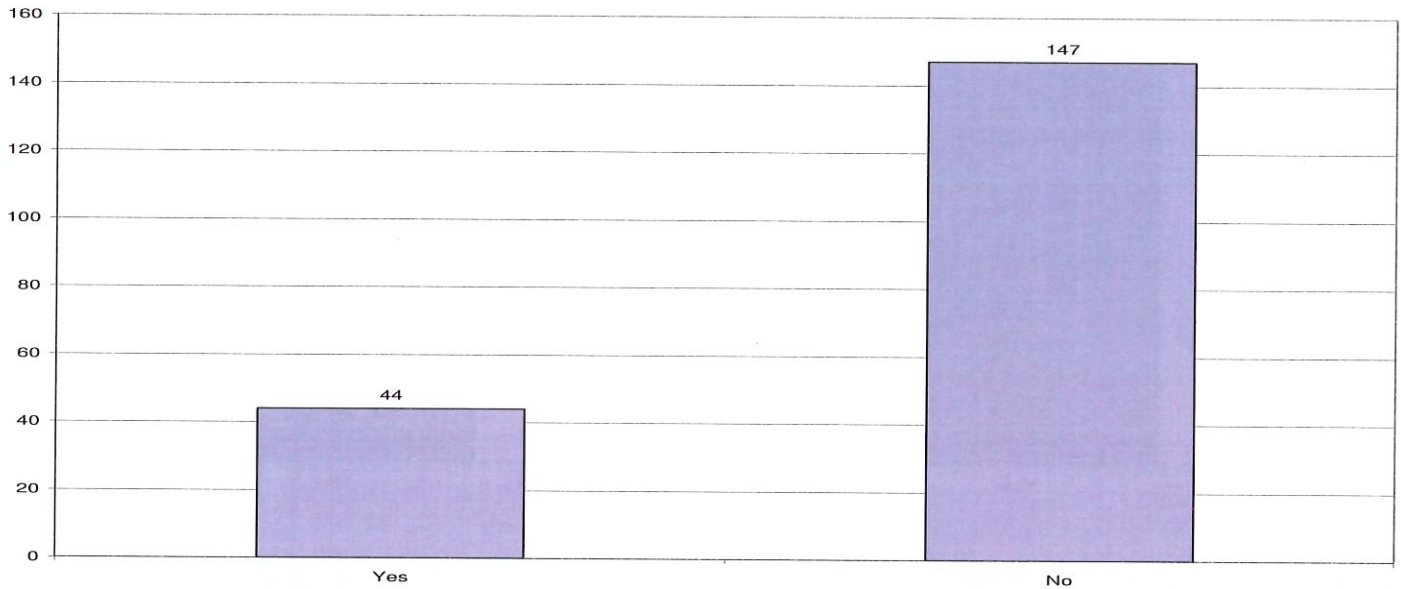
**43** “In my opinion, the Town Board and staff communicate adequately with residents.”



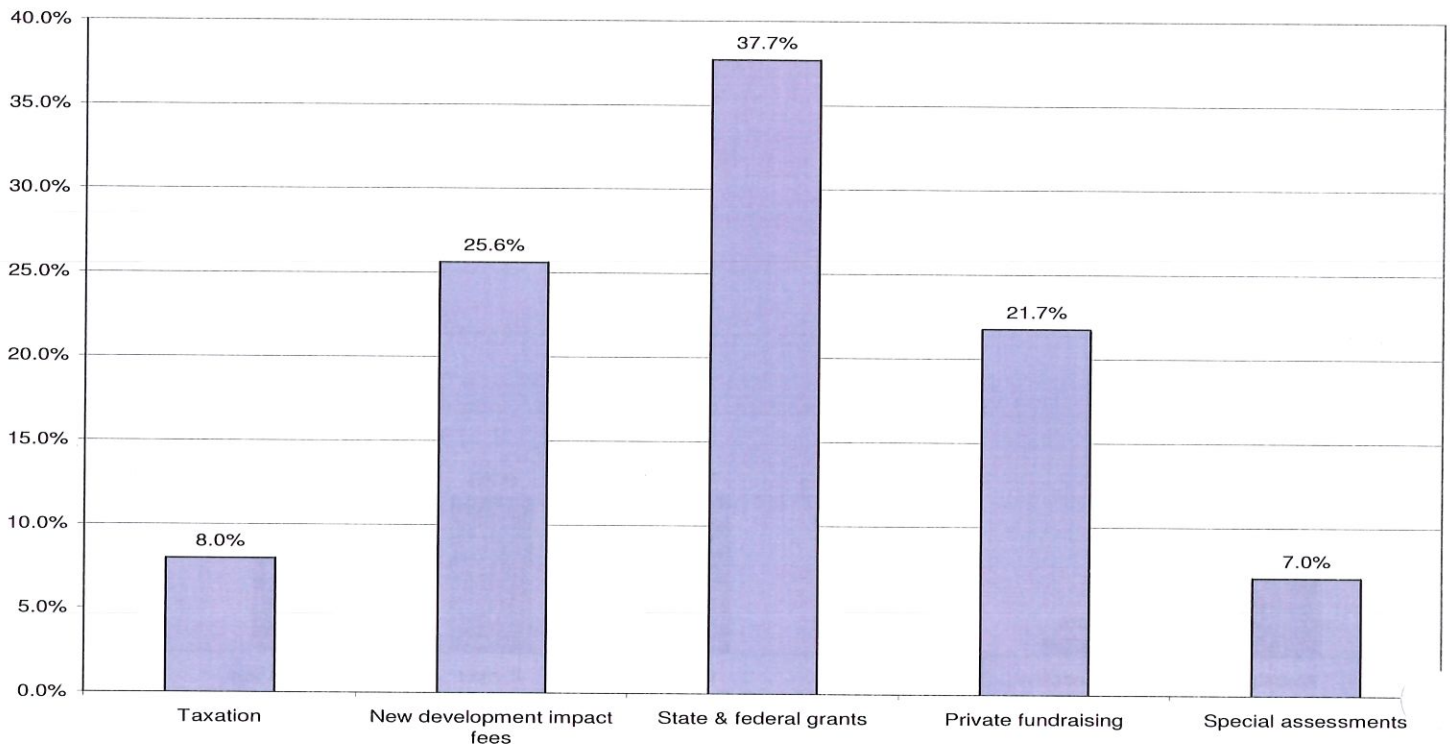
**43A** “In my opinion, the following methods of communication should be used more.”



#### 44 “Have you volunteered in any town activities in the last 5 years?”



#### 45 “In my opinion, the town should consider financing future needs for public facilities in the following ways.”





**35A****“How should the landfill property be used?”**

35a. How should the landfill property be used?					
	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
A. Natural Area	42	107	31	9	2
B. Park/Recreation	28	75	38	35	7
C. Industrial	6	49	46	47	39
D. Residential		11	50	70	63
E. Other	4				

# Town of Excelsior Community Survey

## BACKGROUND

1. In what type of residence do you live?
 

☐ Single-family house, **non-farm** residence

☐ Mobile home

☐ Part-time/Vacation house

☐ Single-family house, **farm** residence

☐ Landowner only

☐ Rental unit

☐ Other (please describe) \_\_\_\_\_
  
1. a) What is the total number of people living in your household, including yourself, and what are their ages?
 

☐ One \_\_\_\_\_

☐ Two \_\_\_\_\_

☐ Three \_\_\_\_\_

☐ Four \_\_\_\_\_

☐ Five or more \_\_\_\_\_
  
2. What type of resident are you in the Town of Excelsior?
 

☐ Full-time (6 months+/year)
 ☐ Part-time/seasonal (<6 months/year)
 ☐ Landowner only
  
3. How long have you owned or rented property in the Town of Excelsior?
 

☐ Less than one year
 ☐ 1 to 5 years
 ☐ 5 to 10 years
 ☐ 10 to 20 years
 ☐ More than 20 years
  
4. Where is your primary place of work?
 

☐ At home/on farm
 ☐ In Sauk County
 ☐ Outside Sauk County (but in WI)
 ☐ Out of State
 ☐ Retired

## ISSUES AND OPPORTUNITIES

5. The quality of life in the Town of Excelsior is excellent.
 

☐ Strongly Agree
 ☐ Agree
 ☐ No Opinion
 ☐ Disagree
 ☐ Strongly Disagree
  
6. What are the three most important reasons for you and your family to live in the Town? (i.e., cost of living, near family, employment)
  
7. How would you describe your thoughts towards future growth and development (commercial, recreational, housing, etc.) in the Town of Excelsior? (please choose one)
 

☐ We need to support and encourage growth and development.
 ☐ We need to slow down the rate of growth and development in the Town.
 ☐ I would like to see the Town stay the way it is.
 ☐ The Town should focus on redevelopment and rehabilitation of existing buildings and land.
 ☐ Not sure.

## HOUSING

8. The Town of Excelsior needs more.... (please check one box in each category)

	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
A. Single Family Homes					
B. Duplexes (2 units)					
C. Mobile Homes					
D. Elderly/ Assisted Living					
E. Rental Housing (3 or more units)					
F. Condominiums					
G. Other: _____					



9. Housing is generally affordable in the Town of Excelsior.  
☐ Strongly Agree ☐ Agree ☐ No Opinion ☐ Disagree ☐ Strongly Disagree
10. The existing housing stock in the Town provides a wide variety of choices for people of all incomes and needs.  
☐ Strongly Agree ☐ Agree ☐ No Opinion ☐ Disagree ☐ Strongly Disagree
- If you disagree or strongly disagree, what type of housing is needed? \_\_\_\_\_
11. The physical condition of the housing stock in the Town is adequate.  
☐ Strongly Agree ☐ Agree ☐ No Opinion ☐ Disagree ☐ Strongly Disagree
12. The Town should pursue programs/grants that focus on maintaining existing housing quality.  
☐ Strongly Agree ☐ Agree ☐ No Opinion ☐ Disagree ☐ Strongly Disagree

## **CULTURAL AND NATURAL RESOURCES**

13. The Town of Excelsior should protect and promote buildings, sites, and artifacts of historical importance.  
☐ Strongly Agree ☐ Agree ☐ No Opinion ☐ Disagree ☐ Strongly Disagree
14. The water quality issues listed below are of concern in the Town of Excelsior.

	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
A. Overall drinking water quality					
B. Groundwater pollution					
C. Surface water pollution due to runoff from roads, homes, cabins, resorts and other development during construction					
D. Surface and ground water quality impacts from agricultural operations					

15. The natural resources listed below are important to protect in the Town of Excelsior.

Resources	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
A. Air Quality					
B. Farmland					
C. Floodplains					
D. Hillsides/Steep Slopes					
E. Natural Areas					
F. Rural Character					
G. Scenic Views					
H. Shoreline					
I. Water quality of lakes, streams, creeks and rivers					
J. Wetlands					
K. Wildlife Habitat					
L. Woodlands					
M. Other: _____					

## **AGRICULTURAL RESOURCES**

16. The siting and expansion of large livestock operations (eg, 300 dairy cows, 1000 hogs, 3000 sheep, or 50,000 chickens) should be confined to certain areas of the Town.  
☐ Strongly Agree ☐ Agree ☐ No Opinion ☐ Disagree ☐ Strongly Disagree

17. Protecting farmland in the community from development is important.  
☐ Strongly Agree ☐ Agree ☐ No Opinion ☐ Disagree ☐ Strongly Disagree

18. The Town of Excelsior would benefit from the following:

	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
Agriculture Tourism					
Direct Farm Product Sales					
Workdays and Educational Opportunities Related to the Agriculture Industry					
Overnight Lodging/Bed and Breakfast					
Other:					

19. There are adequate agricultural support and complementary services to keep agricultural operations in the Town economically viable.

☐ Strongly Agree ☐ Agree ☐ No Opinion ☐ Disagree ☐ Strongly Disagree

If you disagree or strongly disagree, what services do you feel are needed?

---



---

## **TRANSPORTATION**

20. Please provide an opinion relating to the following statements on transportation facilities.

	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
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 facilities should be maintained & improved as an alternative mode of transportation in the Town					
D. Facilities that support walking or hiking are adequate within the Town.					
E. Transportation services for the elderly are adequate within the Town.					
F. Area car pooling/"park and ride" facilities should be provided in the Town					
G. Other:					

21. There are transportation facility needs or problems in the Town of Excelsior that need to be addressed.

☐ Strongly Agree ☐ Agree ☐ No Opinion ☐ Disagree ☐ Strongly Disagree

If you strongly agree or agree, explain which locations and why.

---



---



---

22. Residents of new development should pay impact fees to offset the cost of upgrading existing roads to improve safety and accommodate additional traffic.

☐ Strongly Agree ☐ Agree ☐ No Opinion ☐ Disagree ☐ Strongly Disagree

## **ECONOMIC DEVELOPMENT**

23. In the Town of Excelsior, should small or large business development be permitted in rural areas? (A small business is defined as having an average year-round equivalent of 10 or fewer full-time employees.)

☐ Yes, small business    ☐ Yes, large business    ☐ Yes, both  
☐ No, small business    ☐ No, large business    ☐ No, both



24. Should small or large business development be permitted if it is adjoining the Villages of North Freedom and Rock Springs and the City of Reedsburg?

☐ Yes, small business    ☐ Yes, large business    ☐ Yes, both    ☐ Not Applicable  
☐ No, small business    ☐ No, large business    ☐ No, both

25. Please indicate whether you feel the following types of business are needed in the Town.

	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
A. Commercial Development					
B. Industrial Development					
C. Market/Grocery Store					
D. Professional Office/Service					
E. Arts & Entertainment					
F. Tourism/Hospitality					
G. Agriculture Supply/Service					
H. Other:					

26. If you responded as "Strongly Agree" or "Agree" to any of the choices in Question 25, what suggestions do you have?

---



---

## **COMMUNITY UTILITIES AND FACILITIES**

27. Please indicate whether you feel the following types of community facilities are adequate in the Town.

	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
A. Area Library (Location: _____)					
B. Town Hall					
C. Fire / EMT Station (if applicable)					
D. Town Garage					
E. Recreational Facilities (e.g., ball fields)					
F. Boating Facilities/Docks					
G. Camping Facilities					
H. Other:					

28. The Town of Excelsior's community facilities have adequate provisions for differently abled (i.e., handicapped) accessibility.

☐ Strongly Agree    ☐ Agree    ☐ No Opinion    ☐ Disagree    ☐ Strongly Disagree

If you disagree or strongly disagree, explain which locations do not and why:

---

29. In general, law enforcement services for the Town of Excelsior...

	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
A. Provide a feeling of safety in the community					
B. Provide adequate protection and coverage					
C. Respond in a timely manner when called					
D. Other:					

30. In general, the Town of Excelsior's road crew...

	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
A. Adequately maintains local infrastructure (roads, utilities)					
B. Responds in a timely manner when called					
C. Addresses concerns with respect and fairness					
D. Other:					

31. In general, the Town of Excelsior's Administrative Staff (i.e., clerk, treasurer)...

	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
A. Responds to requests in a timely manner					
B. Is courteous and polite					
C. Is knowledgeable and helpful					
D. Other: _____					

32. The Town of Excelsior has a need for the following amenities:

	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
A. Bike Trails/Routes					
B. Walking / Hiking / C.C. Ski Trails					
C. Playgrounds and Equipment					
D. Picnic Areas/Shelters					
E. Public Natural/Recreational Areas					
F. Dog Parks					
G. Public Hunting/Fishing Areas					
H. Snowmobile Trails					
I. ATV Trails					
J. Other: _____					

33. The following services are adequate in the Town of Excelsior.

	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
A. Ambulance Service					
B. Fire Service					
C. Library Programs					
D. School System					
E. Park and Recreational Opportunities					
F. Storm Water Management					
G. Garbage Collection/Drop-off					
H. Recycling Program					
I. Electrical Service/Supply					
J. Telephone Service					
K. Cable Service					
L. Internet Service					
M. Cell Phone Service					
N. Other: _____					

34. The Town of Excelsior should allow landowners to pursue the following alternative energy sources as a form of economic development or self-sustainability. For the following energy alternatives, indicate your opinion.

Facility	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
A. Ethanol Plants					
B. Methane Production					
C. Solar Energy					
D. Wind Energy					
E. Other: _____					



## LAND USE

35. The following are several statements about potential future land uses for the Town of Excelsior. Indicate your opinion by each statement.

	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
A. In the Town of Excelsior, housing subdivisions should be allowed in rural areas.					
B. Housing subdivisions should be allowed adjoining the Villages of North Freedom and Rock Springs and the City of Reedsburg, but still within the Town. (if applicable)					
C. It is acceptable to build houses on tillable land.					
D. New housing should be directed to areas with existing development.					
E. The Town should allow rural subdivisions anywhere within the Town.					
F. Landowners should be able to sell any land they feel is appropriate for development.					
G. The Town should offer residential development alternatives such as new home clustering in exchange for natural area preservation.					
H. Development adjoining the Villages of North Freedom and Rock Springs and the City of Reedsburg should include a mix of single-family and multi-family residential. (if applicable)					
I. Small-scale commercial business development should be permitted in the Town.					
J. Small, non-farm businesses should be allowed in the Town as accessory uses to residential development.					
K. There is a problem with excessive noise or odors from businesses in the Town.					
L. There is a problem with excessive noise or odors from farm operations in the Town.					
M. The Town should pursue opportunities and programs that will give farmers the ability to upgrade their farming operations.					
N. The Town should support programs that purchase easements on natural area lands, such as wetlands, floodplains, woodlands, and farmland for preservation and recreation purposes.					
O. The Town should engage in watershed improvement projects for area creeks--for trout population protection and habitat restoration.					
P. Coordinating the land use plans of Excelsior along with neighboring municipalities should be a high priority.					
Q. Development adjoining the Villages of North Freedom and Rock Springs and the City of Reedsburg should be traditional in size, scale, and appearance. (if applicable)					
R. The Town should adopt signage regulations along roads and highways.					
S. Other: _____					

35. a) Please provide an opinion as to how the Sauk County landfill property should be used in the future.

	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
A. Natural Area					
B. Park/Recreation Area					
C. Industrial Development					
D. Residential Development					
E. Other: _____					

36. The Town of Excelsior should apply aesthetic guidelines or development standards to new construction.

☐ Strongly Agree ☐ Agree ☐ No Opinion ☐ Disagree ☐ Strongly Disagree

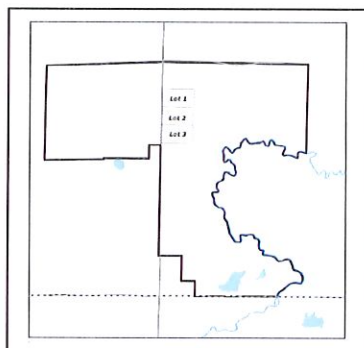
37. Which of the following design features for new residential neighborhoods do you support for the Towns?

☐ Front porches and other architectural standards for houses      ☐ Decorative street lighting  
☐ Development layouts that promote walking      ☐ Sidewalks  
☐ Street trees      ☐ Neighborhood parks  
☐ Bike paths      ☐ Narrower streets

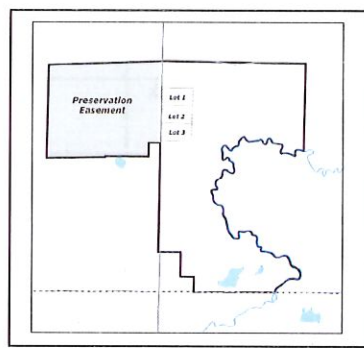
38. Based on the illustrations provided below, new residential development should most resemble:

- Option A ☐ One house per lot not to exceed 3 lots per landowner in a 5-year period;  
 Option B ☐ One house per lot not to exceed 3 lots per landowner in a 5-year period, with an agreement that certain lands are preserved;  
 Option C ☐ Conventional subdivision development with no limitation on the number or size of lots;  
 Option D ☐ Conventional subdivision development requiring large lots with no limitation on the number of lots;  
 Option E ☐ Conservation subdivision development designating areas for development and preservation;  
 Option F ☐ No new development.

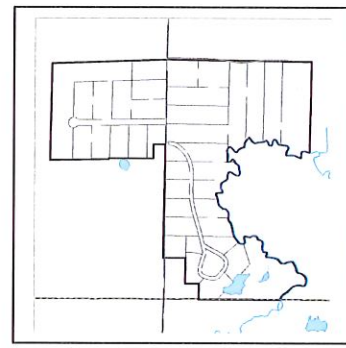
Option A



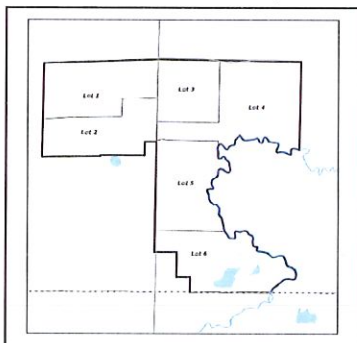
Option B



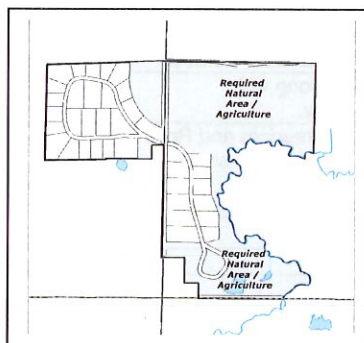
Option C



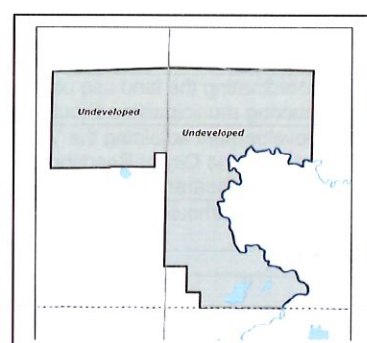
Option D



Option E



Option F



39. The Town of Excelsior's current minimum lot size is 5 acres, per the Sauk County ordinance. This minimum lot size requirement should remain the same.

- ☐ Strongly Agree ☐ Agree ☐ No Opinion ☐ Disagree ☐ Strongly Disagree

If you disagree or strongly disagree, what do you feel it should be? \_\_\_\_\_

40. The Town of Excelsior's current minimum lot size requirement of 1 house / 5 acres could be considered the Town's density policy. The Town should formalize this policy.

- ☐ Strongly Agree ☐ Agree ☐ No Opinion ☐ Disagree ☐ Strongly Disagree



41. In your opinion, what are the three most important land use issues in the Town of Excelsior?

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

### **PLAN IMPLEMENTATION**

42. The following means should be used to achieve the goals of agricultural land and natural resource protection.

Means	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
Landowner education					
Regulation					
Tax incentives					
Direct acquisition					

43. Do you feel that the Town Board and staff communicate adequately with residents?

☐ Yes ☐ No

Please check the method(s) of communication that you would like to see used more:

- ☐ Website ☐ E-mail Announcements  
☐ Cable Access Announcements ☐ Open Houses  
☐ Newspaper notices/ Features Articles ☐ Newsletters  
☐ Radio  
☐ Other (please specify) \_\_\_\_\_

44. Have you volunteered in any Town activities in the past five years?

☐ Yes ☐ No

Would you be interested in future opportunities?

☐ Yes ☐ No

45. The Town of Excelsior should consider the following ways of financing future needs for public facilities, parks, utilities, and roads: (check all that apply)

- ☐ Taxation ☐ State and Federal grants ☐ Special Assessments  
☐ New Development Impact Fees ☐ Private fundraising ☐ Other: \_\_\_\_\_

### **GENERAL OPINION**

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

47. What do you want the Town of Excelsior to look like in 20 years?

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

48. How do you envision your property being used in 10 years? 20 years?

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_





## Written Responses to Excelsior Survey

### Question #1: Other responses:

Landowner only.

Own farm also, don't live in house at present time.

Plan on building.

Have farm buildings with a house in the village.

### Question #1a Ages

1—59- 46- 94- 62- 56- 79- 58- 79- 52- 74- 65- 91- 67- 70- (1)- 47- (1)-

2—62,70- (2)- 50,51- 51,58- 61,72- 68,69-(2)- 56,54- 72,75- (2)- 75,83-70,66-63,71- 25,28,  
58,55- (2)- 56,57- 54,51- 45,46- 56,60- 60,55- 65,64- 72,74, 71,71- 69,45-50,54-70's- (2)- (2)-  
74,77- 64,48 59,55- 70's- 71,70- 64,46- 50,52- 79,79- 44,51- 57,58- 64,58- 50's- 68,79- 71,73-  
60,65- (2)- 53,45- 52,55- 60's- (2)- 52,52- 75,78- (2)- 42,81- 74,67- 58,58- 61,38- 61,60- (2)-  
64,67- 49,47- 70's- (2)- 47,48- 47,47- 55,65- 63,64- 58,59- 47,44- (2)- 60,61- 59,47-68,65-  
59,54- 56,52- 62,72- 46,46- 61,55- 58,69- 72,66- 80,86- (2)- 59,61- (2) 57,58- 62,66- (2) 48,59-

3—46,44,18 – 54,18,16- 46,46,17- 60,66,30- 48,47,17- 44,41,13- 47,41,10- 79,83,50- 37,38,15-  
32,39, 4 mos- 35,34,2-51,48,22- 48,46,17- 32,28,1- 44,66,66- 10,44,42- (3)- 65,39,14- (3)-  
42,41,11- 50,47,13- 63,62,15- (3)- 31,33- 72,73,43- 55,53,28- 30,28,1- 50,45

4—56, 58,31,29- 60,55,26,25- 49,48,22,20- 57,55,34,7- (4)- 44,43,15,17- 29,26,3,1- 54,49,11,14-  
29,28,3,1- 34,38,5,1- 45,41,12,11- 54,50,21,21- 50,49,19,16- 40,31,6,4- 61,47,16,14- 40,40,5,5-  
56,45,12,10- 49,46,15,12- 49,48,16,14-

5 om—(5)- (5)- 30,30,11,7,3 mos-53,48,21,19,17- (5) – 8,13,16,35,38

### Question #6: What are the most important reasons to live in the Township?

Close to Reedsburg.

Close to employment.

Not in town.

Rural-woodland environment.

Beauty of landscape.

Low population density.

Our farm has been in the family for three generations.

My husband could not imagine living anywhere else.

We have great neighbors.

Privacy.

Country living.

Near family.

Stay on family farm.

Rural farm environment.

Cost of living.

Friendly and slower pace of life.

Former employment.

Rural living.

There are no longer any reasons to live in Excelsior thanks to Republican sponsored suburban sprawl.

Desire to live rurally.

Close to amenities.

34 years ago 'country' living.

Location – close to larger towns.

Small town.

Great schools.

Access to Madison.

Landowner only.

Family farm.

Sentimental.

Environment.

Because our home is here.

When we moved here we were in the school district we wanted.

We like the area.

Wanted to live in the country but also have easy access into town.

Close to Madison airport.

Tax base.

Price of our farm years ago.

Economics.

Our rural setting minus asshole neighbors.

The appearance, quaintness, and cleanliness—everything about it is appealing.

Rural-undeveloped.

Lived here all my life—why should I for Planning & Zoning.

Home choice.

Location to family.

Like climate in spring and summer, we go south in the winter.

Enjoy being at/on our farm property when we can.

Out of town.

Being able to build on reasonable size acreage.

Neighbor distance apart.

Out of city.

Golf course.

People.

Grandchildren.

Less polluted (dirty air).

No traffic.

“Was” a nice place to live.

Bought the land cheap.

It was like living in the country until all of the growth.

Not big city pollution.

Like the place I have.

Own property.

Central location to Reedsburg and Baraboo.

Like the area and away from Madison.

Because when I bought this farm it was cheap in 1961.

Near good schools and stores – Reedsburg.

Love environment of SW Wisconsin, Baraboo Hills etc.

Retirement home while close to Madison and family.

Near family and friends.

Golf course.  
Found the best house deal.  
Reedsburg Country Club.  
Affordability of our home.  
We love our home.  
Had vacation house – sold to daughter.  
Hunting-fishing-trapping.  
Location, location, location.  
Scenic.  
Less government.  
All of the above.  
Good water.  
Location, courthouse, shopping etc.  
Baraboo School District.  
Close to relatives.  
Land parcel size of 5 acres.  
Where we made our home.  
I like the lay of the land 36 years ago when I bought it I was living in Rockford Illinois.  
Have horses-dog and see wildlife.  
Close to churches and shopping.  
Nice area for getaway.  
Lower taxes than in cities.  
Nearness to job/Interstate.  
Land prices were reasonable.  
Used to be employed in Reedsburg, now call Reedsburg area home.  
Safe for kids.  
Cheap farmhouse.  
Nice view.  
Just right distance from large town (Madison).  
Horses.  
Wanted out of Madison—like this area much better.  
Family heritage- 100-year farm.  
Could not live in a city – too crowded.  
Quality of farming and rural life.  
Bought property—have put down roots—continue to improve property and thus improve quality of life.

Question #8G: Other responses (housing):

Small subdivision 5 or 6 houses on 10-15 acres.  
Affordable housing or apartments for the younger (25-40yr) people to get a start  
SA new subdivisions.

Question #10: What type of housing is needed?

Elderly.  
Low and medium income.  
2-family dwellings not allowed.  
Affordable.  
First time buyer.  
High end (not needed, but not a wide variety out there).



Non-ranch style homes.  
Less than 150,000 1 acre lot.  
Middle 100,000-150,000.  
Single-family homes under 200,000.  
Less land requirement.  
Single-family middle income.

Question #15M: Other responses (natural resources):

SA not allowing a business to build at the landfill.  
SA underground water.  
A class 'A' farmland only.  
SA managing junk left on private land.

Question #18: Other responses (township would benefit from):

Residential development on marginal lands.

Question #19: What services do you feel are needed?

Costs of staying in farming (for younger generation) require one family member to take an off farm job.  
I'm not sure what's being done in this field.  
Need non-farm residents to understand fencing-odor and farm related issues to them.  
Stop over regulating.  
More education between farmers and non-farmers.  
Government has no business subsidizing farming or anything else.  
More assistance (financial) for farming—higher prices for farm products to compensate our work.  
Perhaps from county or state—town does little if anything—purchase of development rights warranted; a planned approach to rural housing development; emphasis on plotted housing areas over individual sites.  
You have to go out of town to get anything—feed, tools etc.  
If this was the case my neighbor might not have sold his car.  
More financial help for smaller farmers.  
A way for young people to get into agriculture.  
Protect the farms and farmers from subdivisions and landowners and renters.  
Stronger price supports.  
Small farm cultivation not economically feasible, but beef and livestock Sauk County #6 in State.  
Wider roads would be nice, as machinery is getting bigger.  
Reducing financial and regulatory burden on small or family owned farming—economics is what drives most small farms into oblivion.  
Promote farmers market/coop to bolster the little farmer  
2 sides to argument—fewer resources are becoming available from UW Extension, coops or private industry.  
Agriculture always needs support—it's a tough business.  
Save farms we need them for food- someday we will all starve to death.  
Laws guaranteeing right to farm.

Question 20G: Other responses (transportation facilities):

SA overkill plowing/salting.

SA Don't need items C&D.

SA Hike and bike trails should increase.

Road bans on Class Bi highway are impractical and anti-development.

Question 21: Which locations need to have problems addressed?

Taxi service or mini bus for seniors.

Need more for elderly- affordable!

Concerns regarding conditions of roads—many town roads need work, especially with poor surfaces and almost complete lack of shoulder space.

Because of the number of people moving or building in the town most 2-lane roads are inadequate for traffic that they carry and have no shoulders.

Roads are not wide enough or have shoulders, no turning lanes off main highways.

Highway 136.

The road sides should be getting cut of grass and weeds and brush a lot better than it has been—no cutting with county brush machine.

Lower speed limits on town roads and enforce them.

Removal of unlicensed vehicles on private property-codes should be enforced.

Cutting grass along roadways and road signage along roads needs to be greatly improved.

Mowing for sight distance at intersections.

Grass/weeds need to be cut earlier in the season and pot holes need to be fixed before they get too large—most people don't obey the 45 MPH speed limit on Reedsburg Road—it not safe to walk or ride a bicycle on the road.

Transportation in a rural area needs to be addressed by the homeowner, not feasible to provide rural transportation.

There needs to be accommodations for people that can't/don't drive.

Graders should stop digging roadside—speeders on town roads should be controlled.

Some roads are tough to travel with large farm machinery—the biggest problem being non-farm drivers who don't have respect for the size of the equipment and are always in too much of a hurry.

Reedsburg road has too many speeders.

Overall road conditions are ok—but some should be widened.

Question 25H: Other responses (business development):

SD cottage industry.

Question 26: What suggestions do you have to location of business development?

Gas station.

Whatever comes along and pays the employees well.

Lure high paid professionals from Madison and increase tax base and educational level.

Hardware.

Coop country partners needs to meet farmers' needs more.

A fair priced grocery store, hardware store, a dime store (general merchandise).

Needs company with good pay.

Need more competition in spraying and supplies purchased to keep costs down.

Organic agriculture.

Large business should be confined to city limits or extrajurisdictional areas.

Folks in Rock Springs and North Freedom spend a lot of money for gas to get to larger grocery stores.

Arts and crafts/bed and breakfasts.  
 No specific recommendations—small-scale efforts preferred i.e. more opportunity for farmers markets, special zoned areas, offer tax incentives.  
 With as many tourists that come to Sauk County, it would be great if some of the tourist money ended up in the Town of Excelsior.  
 Need more farm education and keep farmers going.  
 Supply feed and fertilizer.  
 Small grocery store- small business such as AFH, CBRF's, car repair, body shop etc.  
 Businesses, which compliment the Dells expansion.  
 Have tourism info at the town hall, allow for convenience stores near Lake Virginia.  
 Something like Farm & Fleet only good prices for farmers.  
 Since this is our major "product" it should be promoted, i.e. feed mill, dairy supply  
 Mom & pop type grocery—not chains like Rock Spring agriculture store so area farmers don't have to travel to Loganville.  
 Ethanol plant/oil refinery.  
 A good comprehensive plan.  
 Low cost start up development.  
 Construction and service jobs important to area economy.  
 Reasonably priced convenience/grocery.  
 Take care of agriculture and farmers.  
 Promote quality of life to attract younger, affluent families.  
 Rock Springs needs a grocery/produce/bakery & needs to upgrade existing buildings.  
 Professional services will bring a high-income level and better tax base—technology related industries.  
 Employment of people main objective.  
 Support and encourage commercial development to meet all existing regulations and community needs (jobs, income)- yet not aggressive development run rough-shod over sound development guidelines.  
 Arts/craft store (in-home type), antique stores, Bed & Breakfast, working farm.  
 I don't have any at this time, but any development that would help cut taxes.  
 Development off large scale should be in cities or towns.  
 A hospital would be nice; entertainment would be a draw for tourism.  
 We need a Wal-Mart or Sam's Club.  
 Community center/library.  
 Farm supply store what they can use on farms to keep them in operation.  
 Development of business along 33 to Belter Road should be permitted.  
 Niches and destination places.  
 Anything to add some good jobs.  
 Medical services.  
 Wind and photovoltaic generated electricity for area residents.

Question 27H: Other responses (community facilities):

Fishing.  
 Convert quarry to a public swimming beach/lake.  
 Swim pools.

Question 28: Which community facilities do not have adequate handicapped accessibility?

Bathrooms, doors, landings in front of door larger.  
 You can always improve.



Blacktop driveway for wheelchair use.

Getting in the town hall is way to hard when someone is on a wheel chair.

Town hall of Excelsior is very difficult to access in a wheelchair during rainy or snowy days.

Question 29D: Other responses (law enforcement services):

Friendly-concerned.

Good fire department coverage from Reedsburg.

Need more law enforcement.

Question 30D: Other responses (road maintenance):

Need to do what is right—not what someone else claims.

SA could mow along road side better – last time there were 2 tractors with mowers- but only the first one mowed—second one just followed—at 3.09 a gal this is a waste of gas.

The snowplow dug up soil and grass on Fairway Drive in winter 05-06—this needs to change—also less sand on the road in winter—it creates a mess.

Road on Burnamwood Street is horrible—its paved with black gravel.

Takes too long to plow our street when it snows.

Question 31D: Other responses (administrative)

SA Bob Cassity is (can't read rest) ?

Question 32J: Other responses (need for amenities):

Swim pools.

Question 33N: Other responses (services):

SD First Responders.

SD landfill.

Question 34E: Other responses (alternative energy sources):

Natural energy.

SA whatever.

SA Biofouls processing.

SD wood burning whole house heaters.

Photovoltaic.

Question 35: Other responses (land uses):

SA- Keep developments in existing communities North Freedom, Rock Springs, Reedsburg.

Just get Planning & Zoning the hell out of our business.

Question 35a: Other responses (landfill)

Wildlife.

Question 39: What do you feel the minimum lot size requirement should be?

Size reduced.

2 acres (6).

35 acres (3).

Less.

No new development unless agriculture related.

Less for family members only.

2 to 3 acres (2).

1 acre (12).

½ or 1 acre (3).

I just want to make sure you're not going to make it in 30-acre plots.

1 to 3.

2 ½ acres.

Build subdivisions—keep development together like Buckhorn.

20 acres (3).

Less than 2 acres.

Should make lot size as big as 30 acres or more (2).

30 acres (2).

Up to developer.

10 acres (6).

1 or 2 acres (3).

Much less.

30-40 acres.

¾ to 1 acre.

40 acres (2).

1 acre with soil test for septic.

Minimum 2 acres.

15-20 acres.

Could be larger- many have a 30-40 acre minimum?

2.5 or so to maintain area for septic, easement, terrain etc.

Need to keep 5-acre lot size.

1 ½ to 2 acres.

Increased if anything.

½ acre (3).

25 acres.

If you agree there will be a need for new housing, a plan like option E preserves the most agriculture land—larger lots just take more land out of production.

Question 41: What are the most important land use issues facing the township?

Growth.

Residential development in farm areas.

Too much land owned by the State.

Too many regulations.

Agriculture.

Natural areas- woodland, wetland etc.

Fragmentation due to development.

Protecting the natural beauty of our woodlands.

Preventing the building of “grand” homes in the wooded bluffs.

Saving agricultural lands.

Commercial development.

Industrial development.

Should not have to have 5 acres to build, should be able to put 2 houses on that.

Any rural property should be able to be used for farmland.

Water.

Air.

Land.

Water runoff.

Stop subdivisions.

35-acre minimum per home.

Water pollution.

Lot size.

Personal.

Park.

Farming.

Trees.

Sprawl—loss of agriculture land and other open space/woodlands.

Sprawl—increases services/taxes.

Sprawl—competition for biggest most hideous house.

Water table.

Noise-quarry blasts.

When you changed from 35 acres to 5 acres without the consent of the residents. you opened up a can of worms—now go fish with it.

Rural atmosphere preserved.

Educate the public on environmental issues and solutions.

Recreation land.

Rural land preservation.

Wildlife conservation.

Develop landfill for park and business.

Create nice park/picnic area.

Let the landowner control his land—he is buying it, he's paying for it, he is paying taxes, you are not.

Neighbors keep their nose in their own backyard.

Democracy.

Limit or eliminate trailer housing.

Loss of single/family farmland.

Too many small lots (5 acres) being developed.

Loss of rural/natural beauty/big habitat.

Random scattered new housing.

Lack of long-range strategic plan.

That you should be able to sell ½ acre or more.

To have town ok all land sellers.

To have Planning & Zoning stay in Baraboo.

5 or 40 acres.

Kept this small town.

Lower taxes.

Control subdivisions.

Reduce size of lot from 5 to 1.5 ac.

Enforce weed control.

Development-controlling.



Heavy-handed regulations being forced on Township.  
Forced zoning of property.  
Outside interests i.e. this survey.  
Uncontrolled urbanization.  
Accessibility (roads).  
Water quality (former landfill).  
Do not develop wetlands.  
Watershed programs.  
Large corporate farms next to established developments.  
Keeping the land scenic and rural.  
Small bus or cab service.  
Street signs and reflection.  
Protecting our town natural look.  
Protecting farmland.  
Keeping businesses in industrial areas where they belong.  
Town growth smartly.  
RC-5.  
Subdivisions should adjoin current subdivision.  
Development standards.  
Continue composition of residential/agriculture.  
Good planning & zoning.  
Non-native animals on farmland.  
5 acres per home waste of good farmland.  
Land use ordinances stifle population and tax growth.  
The current land use plan was not voted on by towns' people  
5 acres is too large a lot.  
Agricultural pollution.  
Condition of Narrows Creek and Baraboo River.  
Unplanned and uncontrolled residential development.  
Excessively low taxes for agriculturally used land.  
Housing density.  
Growth with a plan.  
Preserve bluff areas.  
Preserve prime farmland.  
Protect groundwater and streams.  
Control development to subdivisions or non-tilled land.  
Plan growth.  
Orderly development of subdivision.  
Rural subdivisions.  
Keep the quality of the land as it is today.  
Preventing over-development.  
Preserve hunting/fishing/trapping opportunities.  
Preserve natural resources.  
Preserving conservation lands yet supporting growth.  
Non-motorized recreation areas.  
Affordable hosing on 1-acre lots.  
Saving class 'A' as determined by NRCS land conservation office.  
Too many regulations by town board.  
Keep excelsior rural.  
Support farmers.  
Keep building away from steep slopes and wet areas.

Control large commercial business and farms.  
Prevent scattered development.  
Controlling junk/unsightly properties.  
Waste/agriculture/water runoff/pollution.  
Risk of overdevelopment or poor development.  
Developers should pay total cost—not taxpayers.  
Preserve natural space-large wooded tracts.  
Protecting rural areas- minimizing development not adjacent to cities.  
Allowing existing owners ability to sustain their livelihood.  
Foster and encourage well-planned economic development.  
Make wise use of existing parks, trails and other natural/scenic resources.  
Control urban encroachment—designate areas for business and limit growth to that area.  
Number of developments wanted.  
No trailer houses.  
Some of the town is becoming a junkyard.  
Create more housing.  
Allow landowner rights for development.  
Control toxic development.  
Properly controlling- promoting growth.  
Ability of landowner to do what they want with their land.  
Zoning requirements.  
Low-income development.  
Houses not being put on foundations.  
Build more parcels not suited for farming.  
It seems we have a war between private action and the beauty of the land—this area is very beautiful but when you stickup a house you destroy its beauty.  
Soil conservation.  
Freedom.  
Property rights.  
Inadequate or no septic systems on older properties.  
Outdoor wood furnaces.  
5 acres minimum—keep it that way.  
Keeping condo development out.  
Keep subdivision development to a minimum.  
Keep small or large businesses to the city.  
Limiting the building of new houses and upgrading.  
Most people are here because of the rural space.  
Disallow any building sites on productive cropland.  
Homes being too close together.  
Use of rough land.  
Preservation of rural atmosphere.  
Development from Highway 12 moving into Excelsior.  
It's my property—don't tell me what to do with it.

Question 43: Other responses (methods of communication):

US mail.  
What difference does it make, they do what they want.  
Use both Baraboo and Reedsburg papers.  
Hold town meetings at an hour that is convenient to the residents-farmers.  
Direct contact.

Monthly meeting agenda posted 5 days before town meeting.  
Mail—we don't live there.  
Would like to see meeting agendas and minutes on website or e-mail.

Question 46: What do you feel is the biggest issues facing the township over the next several years?

Growth.

Too many mandates and regulations required by the State, this is an example  
Continued fragmentation of the natural landscape and farmland outside of previously developed areas is ruining the reasons we moved here 9 years ago.  
The continued expansion of housing development from surrounding towns, especially Reedsburg.  
The City of Reedsburg.  
Should not have to have 5 acres to build a house, should be 2 acres—dynamiting should be stopped.

Control of development.

Development.

Too much development.

The dump- landfill.

Subdivisions.

Sprawl with all the associated problems like noise, pollution, traffic, police & fire, schools, roads i.e., sprawl costs us all.

The push for single-family residences is on and when you changed from 35 acres to 5 acres against the wishes of the survey you doomed agriculture in the township in favor of development.  
Planning & Zoning and DNR.

We love the township the way it is and are not aware of any problems.

Loosing farmland to big housing developers.

Upkeep of roads- zoning not consistent at times but also needs some common sense flexibility.

Too much growth and water problems from sewage contamination

Keeping small villages going.

Pig headed board.

Property taxes are too high.

5-acre lots are too small.

Adequate planning and safeguard for new residential housing.

I would like for one thing that Planning & Zoning get the hell off our face because I pay the taxes they didn't pay.

If the Town of Excelsior were smart they would quit the land use plan and tell Brian & others at Planning & Zoning to stick it.

High taxes-people involvement and too much expansion.

Control of developments and land use to keep township a rural community.

Maintaining 5-acre lot size—limiting subdivisions.

Forced regulations and improvement that tax our resources.

Uncontrolled urbanization and road service to current residents.

Growing too fast.

Drinking water.

New residents pushing for new development.

Tax breaks for improvement of property.

Staying rural-small and friendly.

Potential growth and development.

Keeping our land as free from housing as possible.



Higher taxes, illegal immigration--- turning the township into a shit hole like Madison—high taxes, inclusionary zoning, smoking bans and other stupid programs that kill business.

Comprehensive plan.

Interference from Sauk County Planning & Zoning / Land Conservation.

Short on state aid.

Leadership—the town lacks credibility in its ability to represent all members of the community fairly—they need to listen and respond more openly and not just stifle opinions that they don't want to hear or disagree with.

Broaden tax base to allow for existing road improvements.

Land division and development.

Broaden tax base by allowing more homes to be built to be able to improve roads etc.

Continued growth of subdivisions.

Too much growth affecting our groundwater quality.

Crime.

Increasing population.

Encouraging growth in an environmentally responsible manner.

Affordable housing < 150,000- jobs.

Declining population – declining infrastructure.

How the growth of Baraboo, Reedsburg, Dells is going to impact development on the township.

Balancing individual property rights vs. controlling new development

Using tillable land for housing developments.

You have to let landowners do things with their own land with common sense

School closing.

Creating a vision for the future—land use, lot size, beautification, rehabilitation of existing historical structures.

Overdevelopment and/or poor development.

What to do with the rock quarry.

Excelsior is close and accessible enough to Madison and even greater Chicago to be directly impacted by development pressure—I feel this will be unavoidable—the challenge will be to manage this pressure against competing goals of existing landowners, farmers, naturalists.

Help support Lake Virginia—its good for the township.

Providing individual education/involvement—education John/Jane Q. public on issues and how they affect me.

Loosing small family farms.

Too much farmland taken for residences.

Develop a comprehensive plan to control residential development and preserve farmland and natural areas.

Growth and development while maintaining rural charm of the area

Disposition of misused areas (landfill, quarry).

Have an intelligent and active town board—you can't have fence riders

Quality housing.

Balancing township income while attempting to facilitate balanced growth

New home construction—we don't need another Earnstmeyer subdivision here

Appropriate 5 to 10 year strategic land use plan.

I understand your 5-acre policy is to promote smart growth—I see it taking away farmland 5 acres at a time.

Responsible growth and parks.

Land use development- a neighbor was offered \$600,000 for his beautiful 80 acres—he said no I want to give it to my kids.

Big developers using farmland.

Big government.

Too much development without thought of future impact.  
Subdivision popping up everywhere.  
Unchecked growth—land use.  
New homes being built too close together.

Question 47: What do you want the township to look like in 20 years?

Sustained growth.  
Somewhat like present.  
Undeveloped natural and agricultural area—I would prefer the roadsides especially in woodland areas to go un-maintained like an official rustic road—the mowing of road shoulders and especially the tree mangler leave awful looking results.  
Basically the charming rural countryside that it is today.  
The same as it is now.  
Less residences and more operating farms.  
I would like pink lady used for gravel along the roads to beautify them since the quarry is in Rock Springs and is a natural beauty asset to the area.  
Not any more house building.  
Like it looked in 1970.  
I no longer care.  
Up and coming community.  
A little more progressive but not lose the rural atmosphere.  
Tillable farmland—housing allowed on land not usable for agriculture.  
Would like it to stay where it is and no more subdivisions.  
Some controlled housing and industrial development.  
New common sense board.  
Some guidelines for sensible growth, cluster of neighborhoods.  
Fewer houses in country.  
Still retain rural atmosphere, new housing primarily clustered.  
I don't want it look a big city.  
Keep this a town and farmland not a city of subdivision.  
Similar to the way it is now, but more available to new people.  
Rural America—family farms, good roads, concentrated housing developments  
Like it is right now—leave the Country to Country!—if you want to live in town but a house in town.  
A good place to live without over regulation i.e. permits to burn, to build, to till, private needs etc.  
Limited residential (single family) growth while keeping current agriculture use lands.  
Progressive.  
Preserve the wildlife and ecosystem of the land—free from development.  
The good old country setting I moved here for.  
Like there was a good plan in place to manage and control growth.  
Preserve woods, slopes, and agricultural land, develop near existing city etc.  
Bike paths, parks, recreational facilities for all residents to use.  
A vibrant strong community with plenty of jobs for legal Americans.  
Better.  
A place where nature and people live together.  
Beautiful farm—residential area- diversity in population and land use that conserves farm but also promotes population growth.  
Let everyone mind their own business, keeping their noses in their own lot and let's be surprised in 20 years.  
Rural character – tidy properties- park and recreational facilities.



A well maintained area with a more equal mix of residential and farming areas—some small commercial development along the main highways.

Maintain rural setting with areas of residential.

More pockets of residential use but maintaining the agriculture to keep the quality rural setting it is.

Well managed town on administration and services—have a consistent policy on growth of new homes—provide good road maintenance and increase mowing along busy intersections.

Hopefully no more rural subdivision—keep the rural town it is today.

Similar to now—maybe with limited new homes and small business (large business ok in Rock Springs, N. Freedom, Reedsburg).

An educated growing town with land set aside for wildlife and natural recreation

Gate community.

Town of Delton low tax rate—steady development—minimum government regulation.

Thriving family community.

Large residential development.

Rural character and scenic views protected, strong agriculture industry

I'd like to see it basically as it is today—no more housing developments—use what we have—it's a farm area lets keep our farms.

To allow some growth but try to keep the township clean!—By clean I mean not junk all over or laws and acreage mowed.

Clean streams/rivers/lakes -- watch out for agriculture—no quarry—be park in place of.

Flourishing town versus aging and shrinking.

Mostly rural, small commercial and farming, scattered subdivisions, terrain will limit a lot of housing development.

Clean river, farm land, controlled compact home development.

A few new homes with farms still operating.

More building and expanding development.

Hopefully similar to today—primarily rural with low density development and areas preserved for nature and wildlife.

A rural area that people enjoy living without the city feeling- good roads- water-recreation.

Plenty of agriculture with nice farms and good Christian people, not scum.

A balance of low impact industry/housing—affordable housing with agriculture operations.

Low key—quiet small town- shopping-natural activities and outdoor country charm—no large tourist attraction like the Dells.

I hope it will remain close to what it is now with most residential development in the current rural subdivisions in existence.

Not a bedroom community.

Quality housing areas.

Similar to today with balanced growth—more residences on large plots of land (less than 5 acres in some areas) with some reduction in certain agricultural traits.

Similar to today except there will be more single-family homes/farmettes.

A quiet beautiful area away from industry, commercial buildings and excess houses.

Similar with structured growth of land use and tourism possibilities.

It is inevitable that it will grow.

I visited an area in S Wis several years ago instead of development it was rustic.

Still rural community—new housing areas need to have large lots or acreage.

A community that had a plan.

A community.

The same or with more agricultural growth.

Much the same as far as building density, but with some properties rehabilitated or cleaned up.

I want to be here.



A nice rural area with farms and a lot of green space so people can engage in farming operations.  
Growth from North Freedom- Rock Springs.  
Similar to what it looks like today with defined area for residential development.

Question 48: How do you envision your property being used in 10 years? 20 years?

Unsure.

Single-family housing.

Woodland preserve with one house surrounded by more woodlands.

I have been told that developers consider our wooded bluff and farmland most desirable property for building new homes etc.—If farming isn't profitable for our son & his family, I expect they'll be selling the land after we're gone.

Single-family homes.

Stay as today-farming.

Single-family beautiful dwelling.

Family home.

Wildlife habitat, agriculture and forestry.

Hopefully the same enjoyable residence it is now.

No change.

For the farm to be workable farmland and our lake residence to have a country setting.

As is.

Probably subdivision due to taxes that continue to rise.

No change.

IN 10 years the same as now, in 20 years it is anyone's guess.

I would like it to stay a farm.

Want it to stay the same, small and no people moving to close.

Stay as farm property with option to sell seasonal?

Wooded hunting land.

We will live here full time—raising beef and cattle—living on a farm where neighbors can't see in our home windows.

10 yr City of Reedsburg moving out 20 yr more of the same.

The same as it has been for the last 30 years.

A natural animal habitat.

I don't think I will be here in 20 years, but I hope my children will keep this place.

Hunting with my sons and not being overrun by city people wanting to make the country like the city.

Hobby farm.

Staying the way it is—no additional homes being built.

Hobby farm.

Just what we are using it for now.

Residential and small home business.

I will let you know in 10 yrs and 20 yrs from now.

Same as now- 75 acres of forest land (managed)- cleaner stream- one single family home.

Hopefully a house will be built; otherwise it will stay the same as today.

Residential development.

Home development.

Single residence on RCC.

Landfill.

Hobby farm livestock and single family residential- Sauk Co. 6<sup>th</sup> largest county in state for # of livestock growers—49% of beef farms <40 head.

Some development (possibly) with large lots only—restoration of depleted land with trees.

Still some agricultural but moving to residential & recreational.

Single home—quiet lifestyle—small scale organic gardening.

A home to enjoy—a place to welcome friends and guests—to nurture our family—to sustain our livelihood.

I would like to see it remain a family farm, but because of economic I would not feel bad if it were developed.

Staying like it is with no housing development around me.

Residential—own 6 acres—may be interested in splitting—sell existing house with 1+ acre, build new home on 4-5 acres.

Ag land 50 ac. 2 houses, 1 per 5 acre.

Planned on retiring there and being there until the end.

Home- recreation.

Be developed into commercial uses.

Maintain rural character and resource for my children.

Building strong good looking community.

Hopefully we will build a retirement cabin on it—at least something to use on vacations.

In 10 years our farm will be very much the same with perhaps a cabin or two to be rented for agriculture tourism to supplement the farm income. Same for 20 yrs.

½ farming ½ housing.

44 acres 2 houses 1 on 2 ac 1 on 42 ac.

Developed as I am 1 mile east of Reedsburg.

We need to study European ways—they have been through these problems—people say Europe is still beautiful—I hope my place is bought by someone who loves seclusion and natural beauty.

Woodland- one house.

Still acreage with a home on it.

The same but with more adult trees for privacy.

The same as now, a rural homestead with room for gardening and areas for native flora and fauna—a place of peace.

Same as it is now- preserved.

Personal residence with possible small business.





# **Appendix B:**

# **Public Participation Plan**

# **Citizen Participation Plan**

## **Town of Excelsior Comprehensive Planning Process**

### **PURPOSE**

In order for the Town of Excelsior to operate effectively, and to address the needs of the citizens of the Town, the entire population must be kept informed through the Comprehensive Planning process. The decision-making process must be open and consistent with State regulations and local policy. To accomplish this, the following plan will be followed:

### **PROGRAM OVERSIGHT**

1. The Town Plan Commission shall be responsible for implementation of the Citizen Participation Plan, as well as overseeing the Town Plan Commission update process.
2. To ensure responsiveness to the needs of its citizens, the Town Plan Commission shall provide for and encourage citizen participation.

### **NOTICE OF HEARINGS**

1. Official notice of hearings will be by public notice in the Reedsburg Independent, official newspaper for the Town of Excelsior, at least thirty (30) days prior to the hearing via a Class I Notice. In addition, the public notice shall be posted at the Town Hall. These notices will include time, place and date of meetings, as well as a brief agenda.
2. All notifications of meetings and available assistance will be worded in such a way as to encourage citizen participation. In addition, all meeting announcements shall include, where and during what hours, information and records relating to the proposed and actual Comprehensive Plan amendments may be found.
3. All persons or entities affected by a proposed amendment such as those having a leasehold interest in property with nonmetallic mineral resources or in which an allowable use or intensity, if changed, shall be notified by mail at least 30 days prior to any public hearing in which the amendment is discussed.

### **PUBLIC MEETINGS**

Public meetings shall be held to obtain citizen views and to enable them to respond to proposals at all stages of the Comprehensive Planning process, including the development of needs, the review of proposed activities and the review of program performance. Meetings shall be held after adequate notice, at times and locations convenient to potential or actual beneficiaries and with accommodations for the handicapped, and if needed, for non-English speaking persons.

1. Meetings shall be held at the Town of Excelsior Town Hall located at 100 East Broadway Street, Rock Springs, WI 53961.
2. All meeting agendas shall be posted at least 24 hours in advance on the Town of Excelsior's website and at the Town Hall. Each agenda will list the specific sections of the plan to be discussed at that meeting.
3. Meetings shall be held the last Wednesday of the month at 6:30 p.m. All meetings will be open to the public and allow for a period of public comment.
4. All meeting minutes will be posted on the Town's website following Plan Commission approval.

## PROGRAM INFORMATION/FILES/ASSISTANCE

1. Assistance will be provided to any citizen who requests information about the planning process or proposed amendments. Assistance will be provided by the Town Clerk or any member of the Town Plan Commission as designated by the Chair. Citizens may contact the clerk via email, phone, or in person at Plan Commission meetings.
2. The Town will maintain, in the Clerk's office, a record of all citizen participation efforts including minutes of meetings, newspaper clippings, and copies of notices and citizen communications.
3. Citizens will be invited to make comments, suggestions or questions on the planning process or proposed plan amendments. Inquiries submitted in writing, will have a written response submitted within 15 days. Every effort will be made to respond to all inquiries prior to the final action on the subject. All written inquiries will also be addressed at meetings of the Town Plan Commission.
4. All proposed amendments to the Comprehensive Plan shall be posted on the Town's website and copies will be available for viewing at the Town Hall.

## COMPLAINTS

The Town Clerk should be the first contact for complaints. The clerk will handle citizen complaints about the planning process in a timely manner and will respond in writing to all written letters of complaint within 15 days after receipt of the complaint. The nature and disposition of verbal complaints will be reported in a complaint log.



# **Appendix C:**

# **Adoption Resolutions & Ordinances**

**ORDINANCE NO. 05.08.24**

**AN ORDINANCE AMENDING THE TOWN OF EXCELSIOR  
COMPREHENSIVE PLAN**


*Pursuant to Section 66.1001 of the Wisconsin Statutes, all units of government that enact or amend zoning, subdivision, or official mapping ordinances on or after January 1, 2010, must adopt a Comprehensive Plan. The Town of Excelsior adopted a Comprehensive Plan under the authority of and procedures established by Section 66.1001 of the Wisconsin Statutes on March 31<sup>st</sup>, 2009 Wisconsin Statute allows that the town may amend the comprehensive plan from time to time and at a minimum of once every ten years. The Town of Excelsior Town Board is authorized to amend the comprehensive plan. Based upon recommended updates, from the Plan Commission in resolution 04-24-24 recommended changes to update demographic data, agricultural statistics, economic data, maps and projections throughout the plan, along with updates to plan objectives and the Land Use Map which will direct development throughout the Town of Excelsior.*

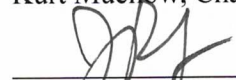
**NOW, THEREFORE, BE IT ORDAINED**, by the Town of Excelsior Town Board, met in regular session, approves the revised Town of Excelsior Comprehensive Plan attached hereto as Appendix A.

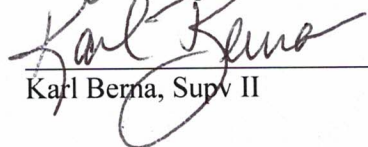
Approved by the Town of Excelsior Board on May 8<sup>th</sup>, 2024


Respectfully submitted,

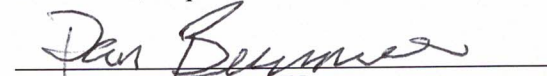
**TOWN OF EXCELSIOR TOWN BOARD**

  
Kurt Muchow, Chair

  
Jim Gavin, Supv I

  
Karl Berna, Supv II

  
Pat Weber, Supv III

  
Dan Biermeier, Supv IV

**RESOLUTION NO. 04-24-24**

**A RESOLUTION AMENDING THE TOWN OF EXCELSIOR  
COMPREHENSIVE PLAN**

*Pursuant to Section 66.1001 of the Wisconsin Statutes, all units of government that enact or amend zoning, subdivision, or official mapping ordinances on or after January 1, 2010, must adopt a Comprehensive Plan. The Town of Excelsior adopted a Comprehensive Plan under the authority of and procedures established by Section 66.1001 of the Wisconsin Statutes on March 25, 2009. Wisconsin Statute allows that the town may amend the comprehensive plan from time to time and are required to do an update at a minimum of once every ten years. The Town of Excelsior Plan Commission may recommend adoption of an amendment of the comprehensive plan to the Excelsior Town Board. The Town Plan Commission reviewed the plan over a 9-month period at regular public monthly meetings and recommends the following updates to the plan: demographic data, agricultural statistics, economic data, maps and projections throughout the plan, along with updates to plan objectives and the Land Use Map which will direct development throughout the Town of Excelsior.*

**NOW, THEREFORE, BE IT RESOLVED**, by the Town of Excelsior Plan Commission, met in regular session, recommends approval of the revised Town of Excelsior Comprehensive Plan attached hereto as Appendix A.

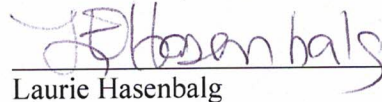
Approved by the Town of Excelsior Plan Commission on April 24<sup>th</sup>, 2024.

For consideration by the Town of Excelsior Town Board on May 8<sup>th</sup>, 2024.

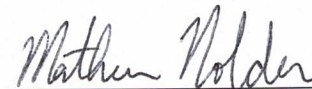
Respectfully submitted,

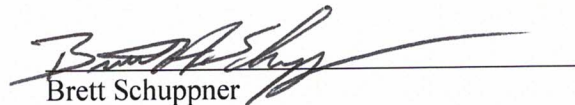
**TOWN OF EXCELSIOR PLAN COMMISSION**

\_\_\_\_\_  
Kurt Muchow, Chair

  
\_\_\_\_\_  
Laurie Hasenbalg

\_\_\_\_\_  
Pat Weber

  
\_\_\_\_\_  
Mathew Nolden

  
\_\_\_\_\_  
Brett Schuppner



# **Appendix D:**

# **Sources of Information**

## Sources of Information

### Publications:

Lange Kenneth I. A County Called Sauk: A Human History of Sauk County, Wisconsin. Worzalla Publishing Company, Stevens Point Wisconsin for the Sauk County Historical Society.

O'Brien, Dean. 2001. Looking Into History, The Sauk County Area. The Sauk County Historical Society Baraboo, Wisconsin.

Sauk County Land Resources and Environment Department, 2009. Positioning Sauk County for the Future – A Sauk County Comprehensive Plan. Sauk County, WI.

Sauk County, 2000. Baraboo Range Protection Program. Sauk County, WI

Sauk County 1979, 2006. Sauk County Agricultural Preservation Plan. Sauk County, WI

Sauk County, October 2003. Highway 12 Corridor Growth Management Plan. Sauk County, WI

UW Extension, The Wisconsin County Agriculture Trend in the 1990's, UW Program On Agriculture Technology Studies, 2001.

Vandewalle and Associates 2002. DRAFT - Sauk County Highway 12 Corridor Growth Management Plan. Vandewalle and Associates, Madison, WI

### Websites:

Baraboo School District, <http://www.baraboo.k12.wi.us>, 2023

Edgewood College . <http://www.edgewood.edu>, 2023

Madison Area Technical College – Madison <http://matcmadison.edu/matc/about/about.shtm>, 2023

Madison Area Technical College – Reedsburg.  
<http://matcmadison.edu/matc/campuses/reedsburg>, 2023

Rural Development (USDA) <http://www.rurdev.usda.gov>, 2023

Sauk County Historical Society <http://www.saukcounty.com/schs/>

United States Census Bureau 1970-2020. <http://census.gov>, 2023

University of Wisconsin – Platteville Baraboo Sauk County <https://www.uwplatt.edu/baraboo>, 2023

University of Wisconsin – Madison . <http://www.wisc.edu/> 2023

USDA Census on Agriculture 1974-2022, <https://www.nass.usda.gov/AgCensus/> , 2023

U.S. Department of Housing and Urban Development (HUD)  
<http://www.nationalhomeless.org>, 2023

Wisconsin Department of Administration (DOA) <http://www.doa.state.wi.us>, 2023

Wisconsin Housing and Economic Development Authority (WHEDA)  
<http://www.wheda.com/programs>, 2023

Wisconsin Department of Tourism, <http://agency.travelwisconsin.com> , 2023

Wisconsin Office of Outdoor Recreation, <https://outdoorrecreation.wi.gov/Pages/home.aspx> , 2023