

COMPREHENSIVE PLAN 2024

TOWN OF HONEY CREEK



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TOWN OF HONEY CREEK PLAN COMMISSION (February 13, 2024)

TOWN OF HONEY CREEK BOARD (February 13, 2024)

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1.0 Background

The Comprehensive Plan for the Town of Honey Creek is the culmination of fourteen months of work on the part of an 18-member Comprehensive Planning Committee from 2003-2004. Input from numerous other citizens of the Town, and knowledgeable people from throughout Sauk County contributed. The Plan was then updated in 2023 through the work of an 8-member Comprehensive Planning Committee and some dedicated citizens. The Plan itself is composed of nine primary elements including issues and opportunities, housing, agriculture resources, utilities and community resources, transportation, economic development, natural resources, intergovernmental cooperation, and land use. As part of each of these elements, a description is provided under the purpose statement along with a primary goal, objectives and identified policies. Each element has been accompanied with a series of charts, tables, and maps to fully illustrate both background information and the intent of the identified goals, objectives and policies.

In conjunction with each identified goal, objective and policy, the planning process developed an overall Vision of how the Town should look and feel like in the future. The input to the development of the Town's Vision was gathered through a 'Visioning Session' as well as through feedback from the Comprehensive Planning Committee. Overall, the Vision aided planning participants with the development of the Plan's goals, objectives and policies and is meant to assist the Town with the actual implementation of the Plan through the years. Most importantly, however, is an understanding that the Vision has a primary purpose, which is to serve as a grounding point for future decisions. This grounding point effectively and broadly addresses the needs, desires, and thoughts of residents and landowners in Honey Creek.

With the recognition that this process has developed goals, objectives, policies and maps for each of the nine elements and has fully achieved the 14 stated goals of Wisconsin's Comprehensive Planning Legislation, and that this process included an extensive public participation component, the Town of Honey Creek is pleased to recognize that the Town of Honey Creek Comprehensive Plan meets and, in many instances, exceeds the minimum requirements expressed under Wis. Stat. 66.1001.

1.1 Description of Goals, Objectives and Policies

As stated earlier, each element in the Comprehensive Plan incorporates stated goals, objectives and policies. A definition of each follows:

- **Goals** are broad, advisory statements that express general public priorities about how the Town should approach preservation and development issues. These goals are based on key issues, opportunities and problems that affect the Town and are derived from the future Vision of a Town.
- **Objectives** suggest future directions in a way that is more specific than goals. The accomplishment of an objective contributes to the fulfillment of the goal. While achievement of an objective is often not easily measured, objectives are usually attainable through policies and specific implementation activities.

- **Policies** are rules, courses of action, or programs used to ensure Plan implementation and to accomplish the goals and objectives. Town decision makers should use policies, including any “housing density policy,” on a day-to-day basis. Success in achieving policies is usually measurable.

1.2 Planning History

➤ **Town of Honey Creek Development Plan (1987)**

The Town of Honey Creek has a long and progressive history with regard to planning, primarily related to land use. The Town undertook its first planning process in 1987, when it adopted town-wide Exclusive Agriculture Zoning under the Sauk County Zoning Ordinance. The stated goal of the 1987 Development Plan, adopted concurrently with Exclusive Agriculture Zoning, was to, “Preserve agricultural land and protect farm operations as well as environmentally sensitive areas.” By that standard, the 1987 Development Plan appears to have been largely successful. Today, agriculture remains the dominant land use in the Town, and its natural resources remain visibly intact. Since 1987 residential development in the Town has continued, but at a manageable pace. The slow growth can be partly attributed to large lot size restrictions required under Exclusive Agriculture Zoning. One notable flaw with the 1987 Plan includes a lack of siting criteria for both new lots and for new housing placement. This plan, in part, did not take into account the protection of farming operations (i.e. productive fields, farmyards etc.) as well as significant natural resources (i.e. Baraboo Range area, contiguous forest canopies, water quality protection, viewscape etc.). This Comprehensive Plan, in part, corrects this flaw.¹

➤ **Town of Honey Creek Land Use Plan (1999)**

In recognition of shortcomings in the 1987 Development Plan coupled with an increase of housing and corresponding population, the Town embarked on a second planning process ten years later in 1997. This process resulted in the adoption of an updated Land Use Plan in the fall of 1999, entitled the ‘Town of Honey Creek Land Use Plan.’ The planning process included with the development of this later plan was significantly different from the original in that it relied on gathering input, ideas and creativity from the residents in the Town to produce a plan which balanced property owner needs with the good of the overall community.

To achieve this balance, a seven-member Land Use Planning Committee was formed. This Committee was representative of residents with different views and backgrounds. Once formed, the Committee administered and reviewed a town-wide survey, and then the Town contracted with an independent Planning Consultant to facilitate the planning process. As a result, the Committee met thirty times and were often joined by members of the community. Invited guests representing Sauk County government agencies, other local planning committees and private land conservation organizations also participated in this Committee’s discussions. The objective of the Land Use Committee was to provide the citizens of Honey Creek with a Plan that would guide local land use decisions over the coming decade, that reflected the preferences

¹ Honey Creek LU Plan, 1999

generally expressed in the Land Use Survey, and that acknowledges landowners' constitutional rights.

Following an initial information gathering segment, the Committee began the process of developing a Vision for the future of Honey Creek. Incorporating input from numerous sources in and out of the Town, the Committee generated a list of "must-have" elements of a vital agricultural economy, a healthy natural resource base, and a manageable development situation. These lists were discussed at length, edited, and finally expressed as Vision Statements for agriculture, natural resources and residential development as part of the 1999 Plan document.

Using the elements of the vision statements the Committee drafted a series of goals and objectives relating to agriculture, natural resources, and residential development. These categories were chosen because they clearly represent the primary land use issues in the township, and because they correspond to the elements noted in Sauk County's 20/20 Development Plan. The next step in this planning process was the development of specific Land Use Policies, designed to facilitate implementation of the goals of the plan by identifying particular concerns and recommending the means to address them. Policies were written in language that can be readily converted into ordinances, but as part of this plan they do not in themselves carry the force of law. (Note: the policies in the Town of Honey Creek 2003 Comprehensive Plan have been adopted by Ordinance and therefore may carry with them the force of law).

➤ **Town of Honey Creek Comprehensive Plan (2004 & 2024)**

As part of the State of Wisconsin's 1999-2000 biennial budget, Governor Thompson signed into law one of the State's most comprehensive pieces of land-use legislation (Wis Stats s. 66.1001). This legislation, often referred to as "Smart Growth," was intended to provide local governmental units with the tools to create comprehensive plans, to promote more informed land-use decisions and to encourage state agencies to create more balanced land-use rules and policies. This "Smart Growth" legislation included a substantive definition of a comprehensive plan and provides an essential framework for local land-use decision making. It also was intended to assist local officials in determining the likely impacts of their decisions by ensuring that they consider all aspects of community life.

In the spring of 2003, Sauk County announced that its 21 municipalities were awarded a 2003 Comprehensive Planning grant in the amount of \$288,000. Out of the total award, Honey Creek's share was \$10,000. The Town was required by the provisions of the grant, to match the grant award of \$10,000. In an effort to reduce this local match, Sauk County agreed to provide \$5,000 of in-kind mapping assistance bringing the total Town match to not more than \$5,000.

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

Town well over the next 20 years. Therefore, when reviewing the plan for update in 2022-2023 the Town decided to keep the same vision, goals, and many of the policies. Instead, the 2024 plan amendment concentrated on updating the plan demographic data, maps and addressing any land use issues that have arisen since the plan was originally adopted. This includes policies that mitigate the loss of family farms, promote farm diversification, and address advances in technology and renewable energy.

1.3 Primary Objectives of Previous Honey Creek Plans

➤ Honey Creek Development Plan (1987)

While the 1987 Honey Creek document was called a “Development Plan,” the 1999 Land Use Plan is more accurately described as a resource protection plan. As stated earlier, the 1987 Development Plan placed a strong emphasis on protecting agricultural lands and operations and provided the basis for Town adoption of Exclusive Agriculture Zoning. This zoning district and Plan included three objectives aimed at agriculture preservation. First, the plan and zoning district identified the Town as an exclusive agriculture area effectively giving farmers the right to farm without interference from complaints relative to odors, noise, and general farming operations. Secondly, the Plan and Exclusive Agriculture Zoning allowed farmers an opportunity to apply for the farmland tax preservation tax credit. Lastly, the district required that in order to build a new non-farm residence, the minimum lot size must be 35 acres. Combined, these three objectives have been successful in preserving farmland and the agricultural way of life for Honey Creek. Recently, however, the Exclusive Agriculture program has been coming under intense criticism by farmers, elected officials and planners alike. This Comprehensive Plan attempts to address these criticisms and pose solutions that effectively find a balance between agriculture and other compatible land uses. Likewise, this Comprehensive Plan continues the goals, objectives and policies noted the 1987 Plan so as to maintain Exclusive Agriculture Zoning and the benefits it brings with it for farmers and the continuance of farming operations.

➤ Honey Creek Land Use Plan (1999)

While the 1987 Development Plan primarily addressed the preservation of Agriculture, the 1999 Land Use Plan took the Town many steps beyond agriculture preservation by also addressing the protection of natural resources, identifying residential development policies, and examining overall land use goals and objectives. Specifically, the Land Use Plan identified goals and objectives relative to the establishment of Agricultural Protection District and a Baraboo Bluffs Protection District where special attention and development of careful regulatory and land conservation tools were developed to ensure the integrity, character and productivity of the land.

At the time of the development of the 1999 Plan, it was not expected that the Town would encounter an overwhelming demand for new housing over the coming decade. As such, the Land Use Planning Committee involved in developing the 1999 Plan had explicitly relegated residential and commercial development to a subordinate role in which residential proposals would subject to a “case-by-case” analysis of the potential impacts of each proposal.

Such an individualized approach established a need for a clear set of guidelines with the aim of both preserving agriculture and protecting natural resources. These guidelines would in turn give clear direction to the decision-making process. The 1999 Plan includes such a set of guidelines that are designed to protect its special array of natural and agricultural resources. This Comprehensive Plan used these same guidelines as a foundation to the development of the Comprehensive Plan policies. In many cases, the Comprehensive Plan Policies mimic these original Land Use Plan guidelines by borrowing language, expanding upon the language to offer greater clarity, or by amending the language to reflect the current needs and desires of the Town's citizens and landowners. Moreover, this Plan also carried forward all policies developed as part of the 1999 Plan.

1.4 Regional Context

Map 1-1 Regional Context shows the relationship of the Town of Honey Creek to neighboring communities. The Town is located in the south-central part of Sauk County and is about 6 miles southwest of the City of Baraboo. The Town is also located about 5 miles west of the Villages of Prairie du Sac and Sauk City with the Towns of Westfield and Freedom to its north, Towns of Prairie du Sac and Sumpter to the east, Town of Franklin to the west and the Town of Troy to the south. The unincorporated Villages of Leland and Denzer are centrally located within the Town.

County Roads C & PF are the primary transportation routes in the Town which effectively connects the Town to USH 12 providing a direct route to the Cities of Madison and Middleton as well as the I-94 corridor.

1.5 Jurisdictional Boundaries

A result of the 2020 Federal Census population data required Sauk County to redistrict its supervisory district boundaries to achieve new districts of equal population. As a result of this effort, the Town of Honey Creek was split into three supervisory districts. Supervisory District 26 covers the majority of the Town (southern 2/3), and includes parts of the Towns of Sumpter, and Prairie du Sac, and also incorporates all of the Town of Troy. **Map 1-2 Jurisdictional Map** depicts boundaries of Supervisory Districts 25, 26, and 21 located within the Town.

The Town of Honey Creek is split into the School Districts of Reedsburg, Sauk Prairie and River Valley. **Map 1-2 Jurisdictional Map** also depicts the locations of these boundaries.

The Town of Honey Creek is served by three different emergency service districts. The western half of the Town is served by the Plain ambulance and fire emergency services. The eastern half of the Town is served by the Sauk City Fire Department and the Sauk Prairie emergency services. **Map 1-3 Emergency Services Map** depicts the locations of these boundaries.

In terms of land use related issues, the entire Town of Honey Creek is governed by the following Chapters of the Sauk County Code or Ordinances:

Administered by Sauk County Clerk

- Chapter 1 Supervisory District Plan

Administered by the Sauk County Land Resources and Environment

- Chapter 7 Zoning Ordinance
- Chapter 8 Shoreland Protection Ordinance
- Chapter 9 Floodplain Zoning Ordinance
- Chapter 18 Rural Identification System
- Chapter 22 Land Division and Subdivision Regulations Ordinance
- Chapter 24 Nonmetallic Mining Reclamation Ordinance
- Chapter 25 Private Sewage System Ordinance
- Chapter 26 Animal Waste Management Ordinance
- Chapter 51 Erosion Control and Stormwater Management Ordinance

Administered by the Sauk County Sheriff

- Chapter 27 Animal Control Ordinance

1.6 Planning Area

The Planning area covers all lands within the Town of Honey Creek including the two unincorporated Villages of Leland and Denzer. As a point of reference, *Map 1-4 Aerial Photography/Parcel Boundaries* shows an overlay of tax parcels on a 2020 air photo.

1.7 Purpose of the Plan

The Town of Honey Creek Comprehensive Plan is intended to update and replace the Town's Comprehensive Plan adopted in 2004. The updated plan will allow the Town to continue to guide future growth, development, preservation, and includes precise guidelines for plan implementation, future review, amendments and direction relative to further policy development. The purposes of the Comprehensive Plan are many, however for the Town of Honey Creek, the highlighted purposes include the following:

- Identify those areas appropriate for development and preservation through established guidelines.
- Preserve farming as a primary way of life and ensure its future viability by incorporating innovative farming, land division and housing placement practices.
- Preserve the overall view of the Town made up of wooded hillsides, farmsteads, fields and prairie through innovative guidelines.
- Ensure the continuance of Honey Creek's overall community atmosphere.
- Being innovative with the development and use of cluster development, density policy, new lot and home siting standards, and achieving a balance between proposed development and the preservation of the make up and future of Honey Creek.

- Provide detailed strategies and a timeline for the implementation of the Plan and continue to work closely with Sauk County.

This Comprehensive Plan has been prepared under the State of Wisconsin's Comprehensive Planning Legislation, adopted in 1999 and contained in §66.1001, Wisconsin Statutes. This plan meets all of the statutory elements and requirements of the law and further meets all 14 goals of the Comprehensive Planning Legislation.

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

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

2.0 Purpose

The 2003 Town of Honey Creek Comprehensive Plan Committee, comprised of one Town Board member, the Town's Plan Commission and area residents, took part in several efforts aimed at identifying issues and opportunities facing the Town of Honey Creek. These issues and opportunities culminated into the Town's Vision as well as its goals, objectives and policies. These efforts included a community-wide survey, community visioning session, numerous press releases and media articles, focus group work, an intergovernmental forum, formal consensus process to determine density, an open house to view the draft Comprehensive Plan and public hearing on the final Comprehensive Plan.

The 2023 Town of Honey Creek Comprehensive Plan Committee comprised the Town Board Members, the Town's Plan Commission members, and area residents. It was identified early on in the update process that issues and opportunities that the Town faced were relatively unchanged, and that the Town's Vision and associated goals, objectives, and policies were still serving the Town well after 20 years. The Committee took part in numerous meetings to review each chapter of the plan for any necessary changes or language updates.

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 original 2003 planning process, the Comprehensive Planning Committee developed and administered a community wide survey. The survey questions were developed to ascertain the views of residents and landowners regarding what they perceive as the issues and opportunities relative to each of the 9 elements of this Comprehensive Plan.

During June of 2003, 379 surveys were mailed to landowners and rental residents. The mailing addresses were obtained through the Sauk County Treasurer's office, and from the Town of Honey Creek. These lists were cross-checked for duplicate of addresses. Of the 379 surveys mailed 110, or 29%, were returned (19 were from Leland and Denzer, 91 from rural areas). A copy of the cover letter to the survey as well as a tally of responses is located in Appendix A. A summary of the more significant results of the survey can be seen below. The results of this survey influenced many of the themes seen in this plan. As there has been success in utilizing the plan over the past 20 years and a lack of land use issues, the survey was not redone during the amendment.

➤ Quality of Life

Defining and maintaining a high-level quality of life in Honey Creek is perhaps the utmost important common denominator shared by all residents and visitors to Honey Creek. A way to define quality of life is to find out why people choose to live where they do and more importantly why they choose to continue to live there. To better define quality of life, survey participants were asked what their three most important reasons were for both themselves and their families to live in Honey Creek. Notably, 72 % of respondents chose natural beauty and

35% chose agriculture. The third top reason, being near family and friends tied, at 30% with small town atmosphere. Either directly or indirectly, the response to this survey question reappears in the Town's Vision as well as other components of this plan through its goals, objectives and policies.

➤ **Housing**

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

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

➤ **Agriculture Resources**

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

➤ **Economic Development**

Agriculture is the primary form of economic activity in the Town; however, alternative forms of economic development were considered in the survey as well. In terms of sustaining agriculture, survey respondents were asked if they felt there were adequate agriculture support and complementary services such as cooperatives, agronomists, implement dealers, haulers, etc. in southern Sauk County to keep agriculture viable in the Town. Of the total response from residents who are presumably farmers, 46% indicated that there were adequate support services while 11% indicated otherwise.

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

➤ **Utilities and Community Resources**

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

➤ **Natural and Cultural Resources**

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

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

➤ **Transportation**

Survey participants were asked to consider both the adequacy and condition of transportation systems (primarily roads) within the Town. Overwhelmingly, 97% of the respondents' felt that the current road network meets the needs of citizens while 95% believe the condition of the roads are adequate for their use. When asked if biking and walking were important modes of transportation, the results were split with 42% strongly agreeing or agreeing, while 43% disagreed or strongly disagreed.

➤ **Land Use**

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

➤ **General Opinions**

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

2.2 Visioning Session

The Town held a Visioning Session Workshop on July 23, 2003. The purpose of the session was to involve residents and landowners in the Town of Honey Creek as well as officials from neighboring governments to take part in defining what they believe Honey Creek should be in the future. In total, 29 residents took part while 4 attendees represented local neighboring governments including the Towns of Franklin and Sumpter, Sauk County Board and the Sauk Prairie School District.



The Vision Session was structured in such a way that participants had an opportunity to express their thoughts on the evolution of a future vision for Honey Creek. Participants also had an opportunity to identify what they perceive to be the Town's Strengths, Weaknesses,

Opportunities and Threats (SWOT's) related to the future vision as well as the nine elements defined in the comprehensive planning legislation.

Some of the more common responses included:

- **Strengths:** Natural beauty, rural character, strong agricultural economy, excellent schools, diversity of flora/fauna in Baraboo Bluffs and Town, people are involved in decision making, sense of community and friendliness of people, 40-acre minimum lot size.
- **Weaknesses:** Lack of economic opportunities, losing small farms (family farms), current land use rules (confusing, inadequate), not enough affordable housing, land use rules not applied equitably.
- **Opportunities:** To plan for future residential growth, continued partnership with conservation groups, develop affordable housing, growth in dairying, preserve historical/cultural aspects, to shape a plan with all residents in mind – something that's fair to everyone.
- **Threats:** Disappearance of small family farm operations, too many restrictions/rules on private lands, uncontrolled growth, exotic invasive plants, everyone wanting to live here, loosing farmland to development, distrust of government, increased property taxes.

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

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



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

The creation of the Vision Elements, including the identification of the top 5 Elements, had a distinct impact on the development of the Town's Plan. These Elements were used for the creation of a Vision, and were also used to create the Town's goals and objectives. From a different perspective, the following connections between the Town's Comprehensive Plan and the creation of Vision Elements have been identified:

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

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

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

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



2.3 Focus Groups

As part of the original planning process, the Comprehensive Plan Committee developed focus groups to address seven of the nine elements of the comprehensive plan. The two elements not addressed under the focus groups included land use and implementation. Because of the importance and complexity of those two elements, it was decided that the full Committee would address them. 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 gave focus groups continued direction and assured the focus group work recognized the needs and desires of all residents and landowners in Honey Creek.

2.4 Update Process

As part of the update process, residents were notified of the creation of the Town Comprehensive Planning Committee and encouraged to join or share their opinions. Residents were notified via the Town Newsletter, a direct letter to all residents, and posting on social media. The Committee also posted all the chapters being discussed on their agenda which was posted at the Town Hall, two of the local taverns and the Town's social media account. There were no residents that reached out with additional concerns, issues, or opportunities for the Town to work on. The Committee reviewed each individual chapter and its associated goals, objectives, and policies.

2.5 Public Hearing

The Town of Honey Creek conducted a public hearing on February 13, 2024 and at that time the Town Board accepted a recommendation from the Town's Plan Commission to officially amend the Town of Honey Creek Comprehensive Plan.

2.6 Town of Honey Creek Vision

Please see pullout on next page.

TOWN OF HONEY CREEK VISION

Over the next 20 years, the predominant visual character of the Town of Honey Creek will be a scenic rural landscape of heavily forested bluffs towering over broad fertile valleys and well maintained family farms. This character will be maintained through the preservation and promotion of historic agricultural uses coupled with the preservation of the Town's pristine natural resources including its wetlands, streams, productive soils and wildlife habitat. As part of this visual character, Honey Creek aims to enhance significant historical landscapes, buildings, places and spirits which best define the Community's human dimension and history. Decision making will be made by and for the Community and will respect the Town's proud heritage, natural environment, agricultural and local business base, and sense of community. This will lead to the realization of a high quality of community life and a legacy that will enrich the lives of future generations.



1. Preserve and enhance the Town's diverse natural resources.

Honey Creek is host to a wide array of unique geological and ecological systems. These systems, which define the natural landscape of Honey Creek, include the Baraboo Bluffs with their unique geology and contiguous forested areas, fertile soils, and the Honey Creek watershed encompassing the Leland Mill Pond, several branches and tributaries of Honey Creek and scattered wetlands.



These systems constitute Honey Creek's natural resources and also support an array of flora and fauna including rare and endangered species as well as low impact recreation, tourism, and education and outreach opportunities. These systems also contribute to clean water and air as well as the overall viewshed of the Town. Collectively, these resources will be preserved and enhanced as signature features of Honey Creek's natural environment.



2. Preserve and enhance the rural, historical and agrarian character.

Honey Creek's rural character is marked by not only its natural resources and viewshed, but also through its churches and historic architecture, predominantly agrarian lifestyle, traditional community functions and togetherness as well as support of local and family business. Preservation and enhancement of this community identity, which will enrich the lives of current and future generations, will result from the maintenance and development of services and partnerships that preserve and enhance the Town's natural resources, historically significant features and architecture, and traditional lifestyle.

3. Capitalize and support markets for agriculture and small business.

In order to preserve the Town's rich farmland, forestry and agricultural heritage, fostering support of complementary businesses and programs is paramount. Development of community-based cottage industries and small businesses should reflect the traditional community lifestyle and provide goods and services for the community and visitors. Programs and resources which benefit the maintenance of existing business and development of new business may be utilized.



4. Provide for continued and expanded services to the community.

Positive relations and open communication will be expanded between the Town and County government, fire and ambulance services and other public and private agencies to ensure consistency, efficiency and continued innovation relative to providing services and options to residents and landowners in Honey Creek. Consideration will be given to cost sharing and purchase programs for natural, agricultural, housing, cultural and business resources relative to providing options for preservation and development will be explored. The Town will maintain its level of existing services and will continue positive relations with the Sauk Prairie School District to provide quality education and recreational opportunities for its youth.



5. Encourage new development that is complimentary with the Town character.

Through public and private partnerships, the Town will encourage the expansion and use of programs which offer flexibility to landowners to develop their lands in harmony with the protection of agriculture, natural resources, and efficient provision of community services. New development will be complementary to the overall character of the Town relative to its placement on the landscape. This development will offer varied socioeconomic housing opportunities as well as complimentary business development for the Town.



3.0 Purpose

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

3.1 Regional Population and Housing Trends

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

➤ Population

As **Table P1: Regional Population Trends** indicates, the population in the Town of Honey Creek declined between the years 1970 and 1990 from 793 to 725. From 1990 to 2020 the population experienced an increase of 3.31% from 725 to 749 persons. Overall, between the years of 1970 and 2020, Honey Creek’s population declined by 44 persons, or at an average of -1.09 per 10 years. Comparing this to the neighboring Townships, Franklin experienced an average change of -3.33% per 10 years, Westfield an average change of -2.04% per 10 years. Prairie du Sac experienced an average increase of 9.93% per 10 years, Sumpter an average increase of 5.44% per 10 years, Freedom an overall increase of 21.02% per 10 years and Troy with an average increase of 1.85% per 10 years. From 1970 to 2020, Sauk County experienced an average increase of 11.05% per 10 years, and the State of Wisconsin averaged an increase of 6.04% per 10 years.

Table P1: Regional Population Trends

Table P1: Regional Population Trends																		
Year	Town of Honey Creek		Town of Franklin		Town of Westfield		Town of Prairie du Sac		Town of Sumpter		Town of Freedom		Town of Troy		Sauk County		Wisconsin	
	#	% Change	#	% Change	#	% Change	#	% Change	#	% Change	#	% Change	#	% Change	#	% Change	#	% Change
1970	793		798		650		723		883		371		723		39,057		4,400,000	
1980	774	-2.40%	747	-6.39%	633	-2.62%	1010	39.70%	720	18.46%	405	9.16%	799	10.51%	43,469	11.30%	4,700,000	6.82%
1990	725	-6.33%	668	10.58%	578	-8.69%	1271	25.84%	747	3.75%	422	4.20%	867	8.51%	46,975	8.07%	4,891,769	4.08%
2000	736	1.52%	696	4.19%	611	5.71%	1138	10.46%	1,021	36.68%	416	-1.42%	773	10.84%	55,225	17.56%	5,363,675	9.65%
2010	733	-0.41%	652	-6.32%	571	-6.55%	1144	0.53%	1,191	16.65%	447	7.45%	794	2.72%	61,976	12.22%	5,686,986	6.03%
2020	749	2.18%	668	2.45%	582	1.93%	1076	-5.94%	1,055	11.42%	449	0.45%	781	-1.64%	65,763	6.11%	5,893,718	3.64%
Overall Change 1970-2020	(44)	-5.55%	(130)	16.29%	(68)	10.46%	353	48.82%	172	19.48%	78	21.02%	58	8.02%	26,706	68.38%	1,493,718	33.95%
Average Change per 10 years	(9)	-1.09%	(26)	-3.33%	(14)	-2.04%	71	9.93%	34	5.44%	16	3.97%	12	1.85%	5,341	11.05%	298,744	6.04%

Source: US Census 1970 - 2020

➤ **Number of Housing Units**

From 1990 to 2020, the Town of Prairie du Sac experienced both an increase in population as well as an average 5.57% increase in housing units. The Towns of Freedom and Troy experienced fewer numbers of people, and a slower growth in number of housing units. The populations in most Towns have increased slightly, and the number of housing units in each Town has as well, including in the Town of Honey Creek. With only a 24-person increase from 1990 to 2020, there was an increase of 48 housing units. This trend is indicative of a reduction in the number of persons per household and can be noted in *Table P2: Regional Housing Unit Comparison*.

Table P2: Regional Housing Unit Comparison

Table P2: Regional Housing Unit Comparison																		
Year	Town of Honey Creek		Town of Franklin		Town of Westfield		Town of Prairie du Sac		Town of Sumpter		Town of Freedom		Town of Troy		Sauk County		Wisconsin	
	#	% Change	#	% Change	#	% Change	#	% Change	#	% Change	#	% Change	#	% Change	#	% Change	#	% Change
1990	273		232		211		457		400		179		286		20,439		2,055,774	
2000	288	5.49%	267	15.09%	225	6.64%	428	-6.35%	458	14.50%	182	1.68%	300	4.90%	24,297	18.88%	2,321,144	12.91%
2010	312	8.33%	282	5.62%	238	5.78%	468	9.35%	515	12.45%	225	23.63%	336	12.00%	25,192	3.68%	2,279,768	-1.78%
2020	321	2.88%	285	1.06%	227	-4.62%	466	-0.43%	488	-5.24%	217	-4.62%	346	2.98%	30,784	22.20%	2,727,726	19.65%

Source: US Census, 1990 - 2020.

➤ **Average Household Size**

Comparing the number of persons per household during 1990 to 2020 shows that all Towns, as well as the County and the State of Wisconsin experienced a fluctuation in the number of persons per occupied house. The Town of Honey Creek, however, experienced a decrease, reaching 2.54 persons per household in 2020. Both the State and the County averaged approximately 2.9 persons per household. Honey Creek went from 2.96 to 2.54, a 16% decrease in persons per household during this time as noted in *Table P3: Regional Average Household Size Comparison*.

Table P3: Regional Average Household Size Comparison

Table P3: Average Household Size - Persons Per Household									
YEAR	Town of Honey Creek	Town of Westfield	Town of Troy	Town of Franklin	Town of Prairie du Sac	Town of Freedom	Town of Sumpter	Sauk County	Wisconsin
1990	2.96	3.11	3.28	3.18	2.89	2.81	2.42	2.61	2.61
2000	2.79	3.02	2.79	2.78	2.74	2.63	2.51	2.51	2.5
2010	2.77	2.56	2.56	2.83	2.71	2.55	2.35	2.43	2.43
2020	2.54	3.28	2.43	2.92	2.56	3.41	2.42	2.92	2.97

Source: US Census, 1990 and 2020

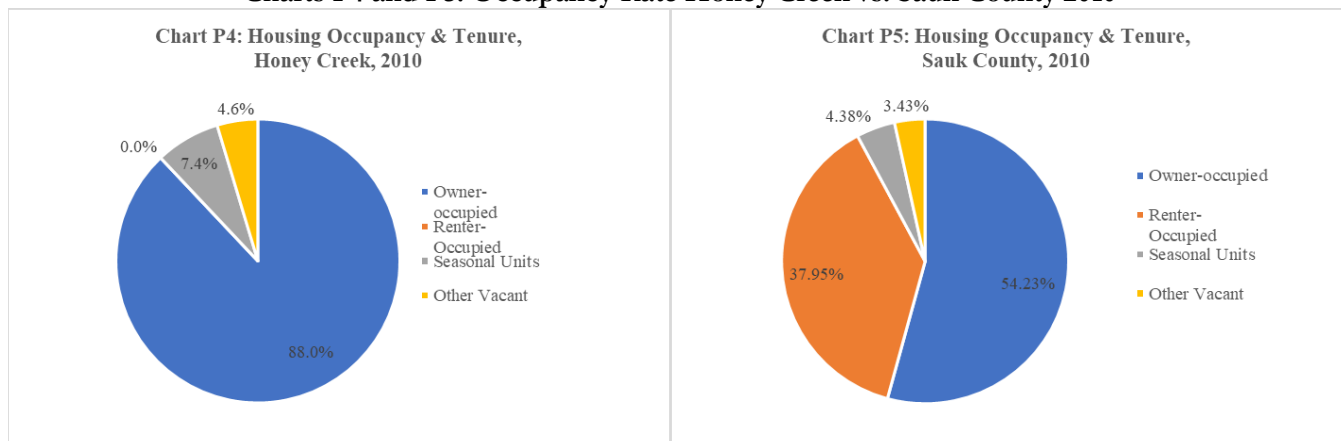
3.2 Local Population and Housing Trends

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

➤ Occupied Housing

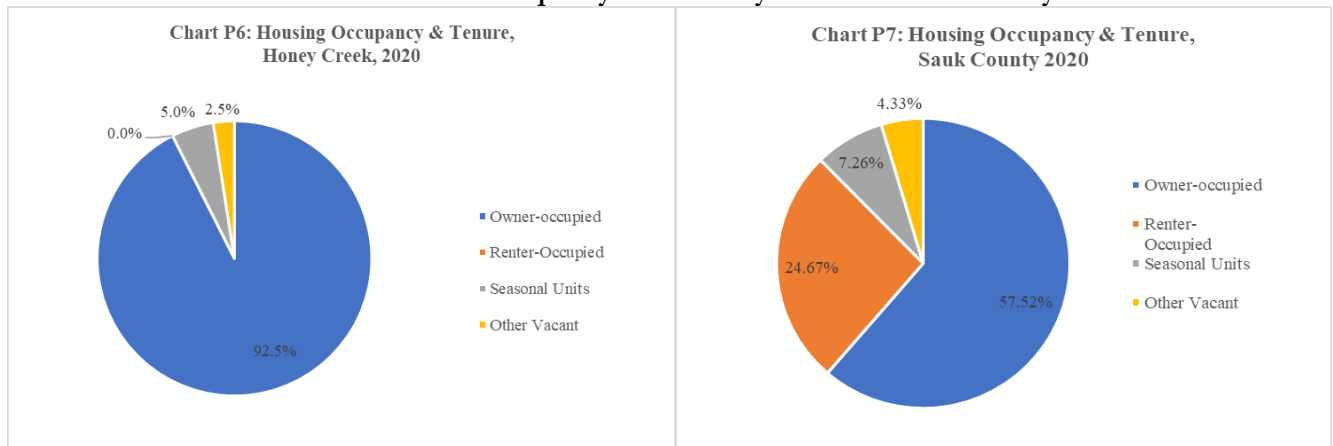
Through examination of the number of housing units, the number of these units occupied, and the number of persons per occupied household, insights into the population trends can be developed which in part utilize current and projected housing occupancy rates. In Honey Creek, the number of housing units increased from 312 in 2010 to 321 in 2020, with the number of housing units currently occupied also increasing from 88.0% in 2010 to 92.18% in 2020 with no renter-occupied housing. Of the occupied housing in Sauk County, 54.23% are owner-occupied and 37.95% are renter occupied. Occupancy rate trends for both Honey Creek and Sauk County can be noted for the years 2010 and 2020 on charts P4 through P7 below.

Charts P4 and P5: Occupancy Rate Honey Creek vs. Sauk County 2010



Source: Wisconsin Department of Administration (DOA); US Census, 2010

Charts P6 and P7: Occupancy Rate Honey Creek vs. Sauk County 2020



Source: Wisconsin Department of Administration (DOA); US Census, 2020

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

Median age is defined as the age which half of the population is above and the other half is below. **Table P8: Age and Gender, Honey Creek and Sauk County** shows the median age in Honey Creek at 45.2 during 2020. This is comparable to the median age of Sauk County at 41 for the same time period. From 2000 to 2020, the percent of the total population under the age of 18 decreased in both Honey Creek and Sauk County and the percent of those over age 65 increased in both Honey Creek and Sauk County. In Honey Creek there was a decrease in the percent female of the population; in Sauk County, there is a slight increase in the percent of population that is female. **Table P9: Race, Honey Creek and Sauk County** shows that from 1990 to 2020, relative to the total population, there was a decrease in Caucasian population, and slight increases in the Hispanic, Native American, and African American and other populations in both Honey Creek and Sauk County.

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

Table P8: Age and Gender, Honey Creek and Sauk County								
Year	Median Age		Percent Under 18		Percent Over 65		Percent Female	
	Town of Honey Creek	Sauk County	Town of Honey Creek	Sauk County	Town of Honey Creek	Sauk County	Town of Honey Creek	Sauk County
1990, per census	Not available	34.2	29.93%	27.19%	11.59%	15.77%	46.90%	50.79%
2000, per census	37.6	37.3	26.90%	26%	12.60%	14.50%	46.10%	50.60%
2010, per census	39.3	40	22.80%	23.80%	12.90%	15.00%	48.26%	50.20%
2020, per census	45.2	41	20.20%	22.80%	18.10%	18.40%	43.88%	52.00%

Source: US Census, 2020

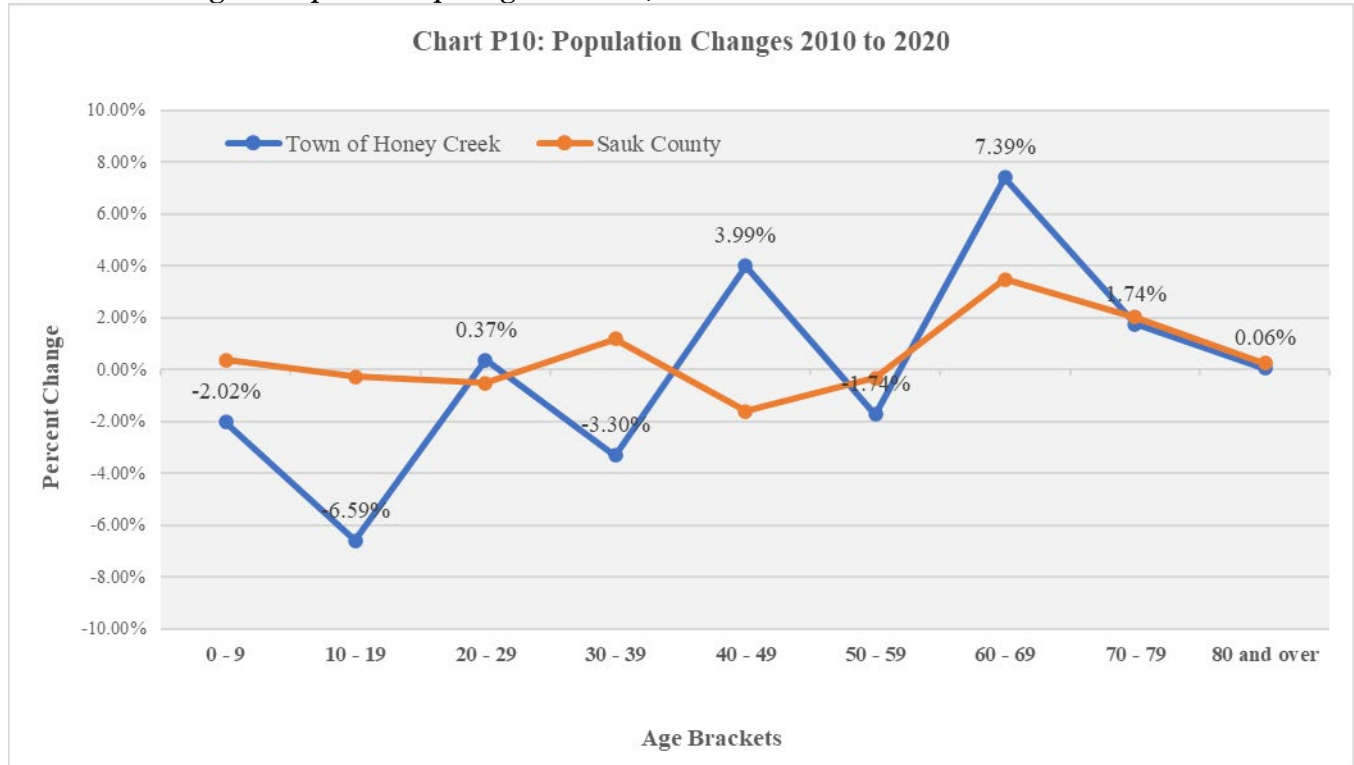
Table P9: Race, Honey Creek and Sauk County

Table P9: Ethnic Composition, Honey Creek and Sauk County												
Year	Percent White		Percent Native American and Alaska Native		Percent Hispanic (of any race)		Percent Asian		Percent African American		Percent Other	
	Town of Honey Creek	Sauk County	Town of Honey Creek	Sauk County	Town of Honey Creek	Sauk County	Town of Honey Creek	Sauk County	Town of Honey Creek	Sauk County	Town of Honey Creek	Sauk County
1990, per census	100.00%	98.50%	0.00%	0.60%	0.40%	0.40%	0.00%	0.20%	0.00%	0.10%	0.00%	0.20%
2000, per census	99.30%	98.00%	0.50%	1.10%	0.90%	1.20%	0.10%	0.30%	0.00%	0.30%	0.70%	0.70%
2010, per census	99.50%	94.50%	0.00%	1.20%	4.37%	4.30%	0.27%	0.50%	0.41%	0.60%	1.77%	1.90%
2020, per census	93.90%	93.20%	0.13%	1.70%	3.20%	5.30%	0.27%	0.50%	0.00%	0.70%	0.80%	2.70%

Source: US Census, 2020

➤ Population per Age Bracket

Chart P10: Change of Populations per Age Brackets, 2010 to 2020



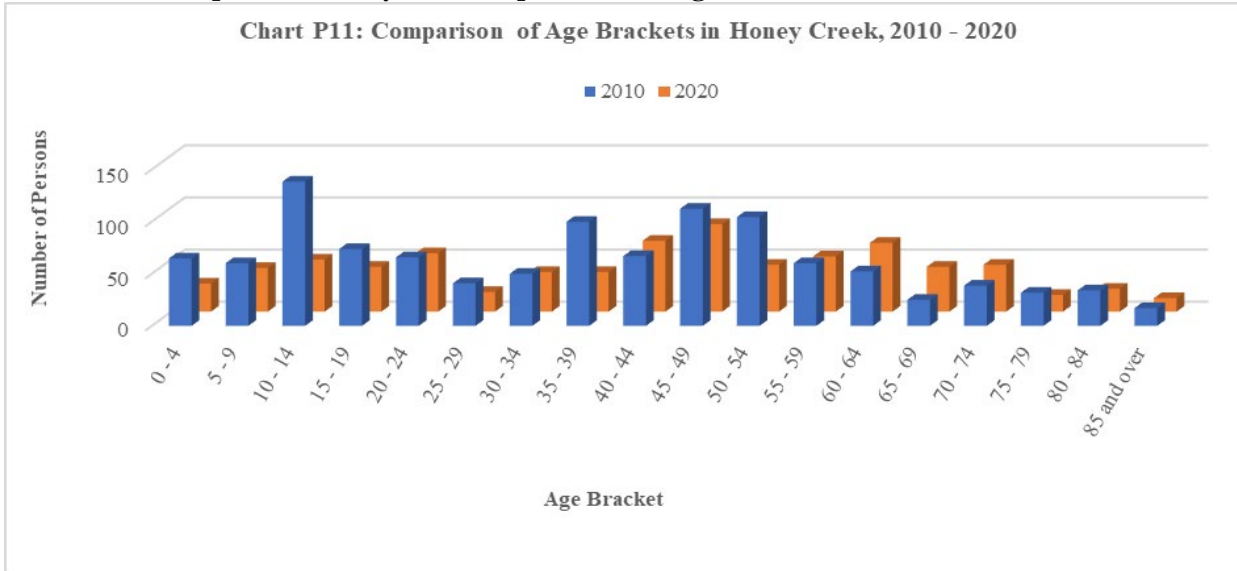
Source: American Community Survey 2020

The age of the population in Honey Creek is broken down into 10-year age brackets. The number of persons in each age bracket is recorded and calculated as the percentage of the population for 2010 and 2020. Looking at the change in the number of persons, reflected by the percent change in **Chart P10: Change of Populations per Age Brackets**, in each age bracket from 2010 to 2020, Honey Creek has fewer persons, of the total population between age 0 to 39, and 70 and over. There has been an increase in age brackets for both Honey Creek and Sauk County for age brackets between 60 to 69. Chart P10 shows the percentage of population for all age brackets which indicates the aging population in both Honey Creek and Sauk County.

Chart P11: Comparison Honey Creek Populations of Age Brackets, from 2010-2020 considers the numbers of persons in these ten-year age brackets and how they aged from 2010 to 2020. In a static community, as one age group in 2010 ages to the next in 2020, the population numbers should remain relatively constant. However, in Honey Creek, the population in age brackets 10 to 14, and 35-39, experienced a large decrease from 2010 and 2020, and the population in the subsequent age brackets (20-24 and 45-49, respectively) do not exhibit a corresponding increase. Population in the newborn to age 4 bracket declined from 65 in 2010 to 27 in 2020.

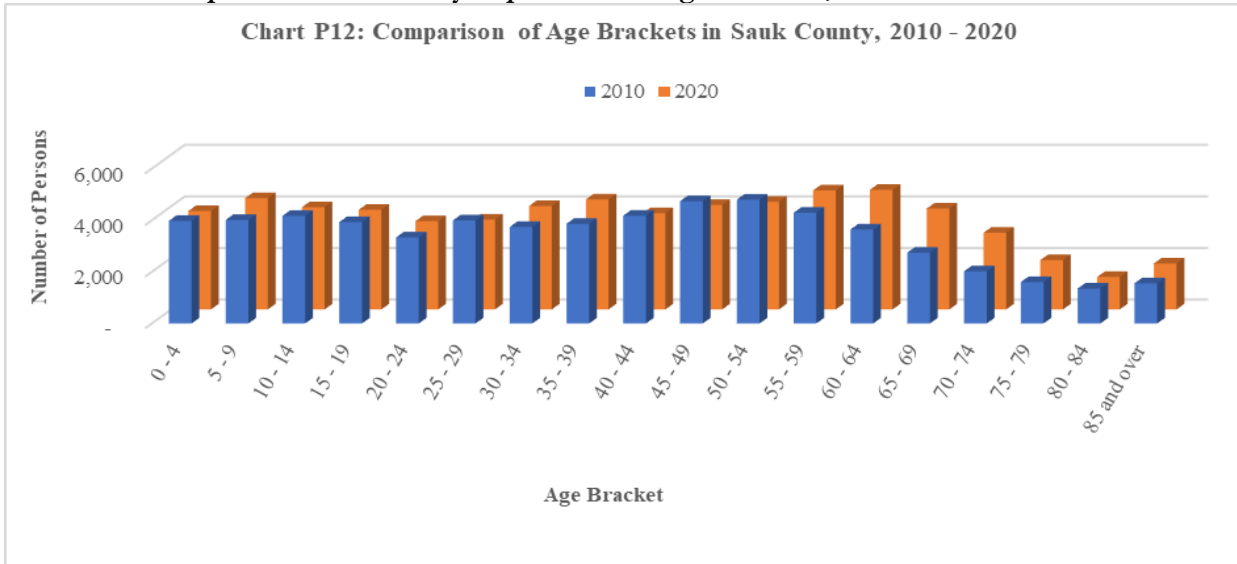
Based on these observations, Honey Creek appears to be experiencing emigration as the population ages from the 10 to 14 age bracket to the 35 to 39 age bracket of at least 62 persons. There also appears to be immigration of at least 34 persons in the 60 to 69 age bracket.

Chart P11: Comparison Honey Creek Populations of Age Brackets, from 2010 to 2020



Source: US Census, 2010 to 2020

Chart P12: Comparison Sauk County Populations of Age Brackets, from 2010 to 2020



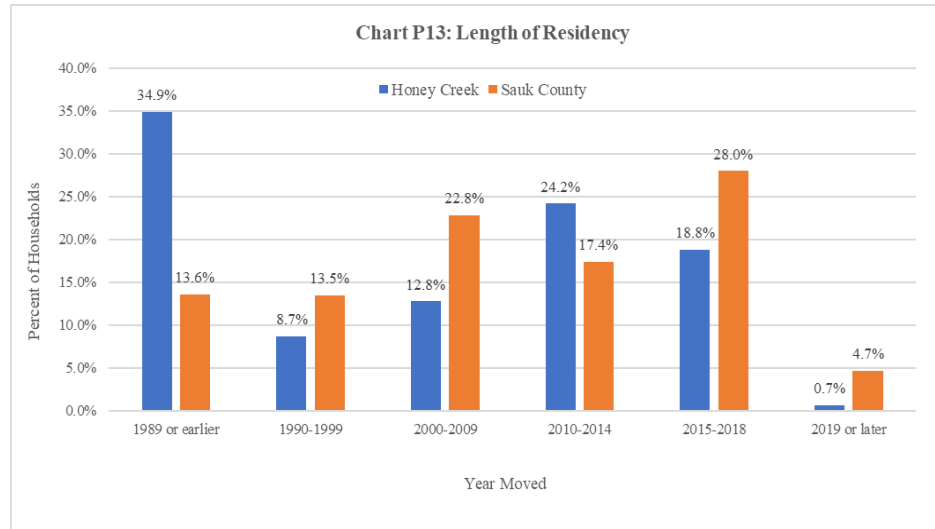
Source: US Census, 2010 - 2020

Chart P12: Comparison Sauk County Populations of Age Brackets, from 2010 to 2020 shows a more consistent population through age brackets with even populations between 2010 to 2020. However, there is a clear increase in 2010 to 2020 in all age brackets of 55 and higher. While the Town of Honey Creek experienced a decrease in the newborn population, in Sauk County the newborn population remained relatively steady.

➤ **Length of Residency**

According to the sampling data of the 2020 census, of the residents in Honey Creek, 34.9% moved into Honey Creek before 1989. **Chart P13: Length of Residency** shows that an additional 8.7% moved in between 1990 to 1999, and 12.8% moved in between 2000 to 2009 making long-term residents comprising over 56% of the population of Honey Creek. 19.5% of the population of Honey Creek have moved here since 2015.

Chart P13: Length of Residency



Source: American Community Survey, 2020

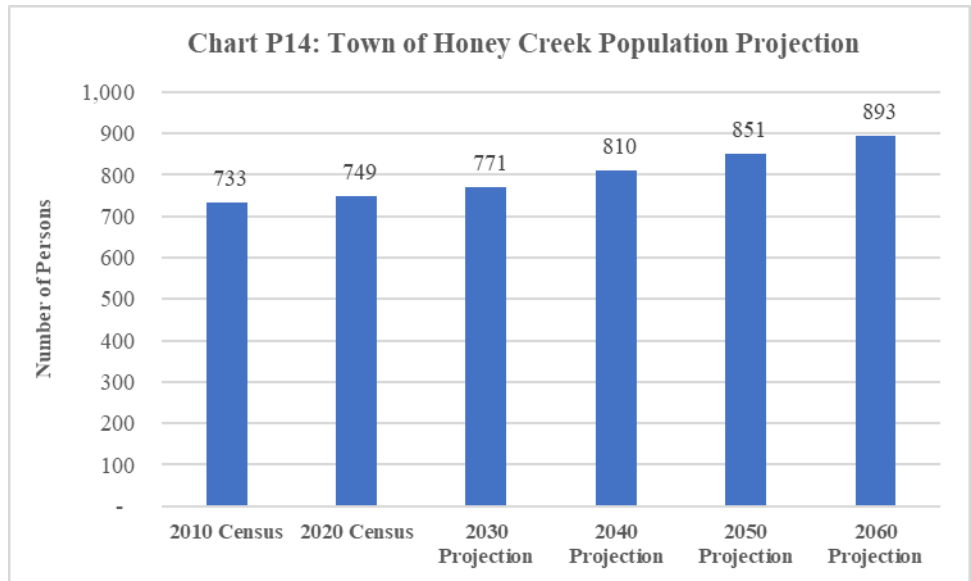
3.3 Interpretation of Population Data

After several years of negative growth, the Town of Honey Creek has been experiencing a slow increase in population from 725 in 1990 to 749 in 2020. The increase in housing units, as well as the increase of the percentage of housing units occupied implies the population will continue to increase. However, multiplying 245 (occupied housing units during 1990) by 2.96 (persons per household during 1990) equals a population of 725, the number of persons in Honey Creek during 1990. Multiplying 264 (occupied housing units during 2000) by 2.79 (persons per household during 2000) equals a population of 737, the number of persons in Honey Creek during 2000. Multiplying 298 (occupied housing units during 2020) by 2.54 (persons per household during 2020) equals a population of 757, the number of persons in Honey Creek during 2020. The decrease in the number of persons per household accounts for the disparity between the relatively mild increase in population and the increase in occupied housing units during this time span. There are several possible explanations for the lower persons per household, including fewer extended families living together as well as fewer children per household, and a general aging population trend. This is further supported in Sauk County in general, and specifically in the Town of Honey Creek, as there appears to be an emigration of youth (age bracket 10 to 19) as they reach college age and adulthood (age bracket 20 to 29) and immigration of those in between the ages 55 and higher. In Honey Creek, the lower population numbers in the 0 to 9 age bracket also implies there are fewer children per household, or that families are waiting longer to start their families than during the previous census. These possibilities are reflected in the persons per household data.

3.4 Population Projections

➤ Population Projection 1

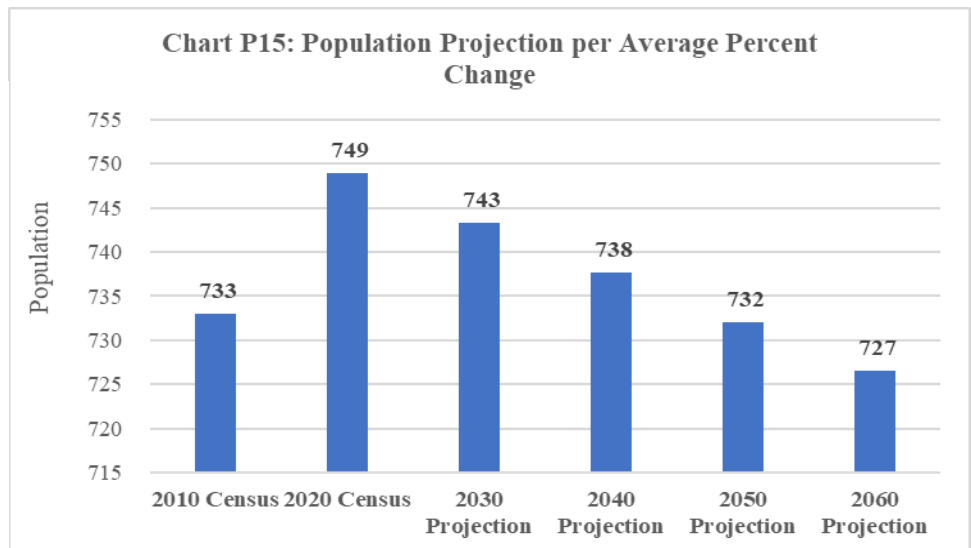
The first population projection, a straight-line projection growth model based on the Department of Administration’s 2013 population projections, shows the populations increasing from the current 749 to 810 in 2040 and 893 in 2060.



Source: Department of Administration 2013 Population Projections & U.S. Census 2020

➤ Population Projection 2

The second trend considers a growth model based on the past 40-year average percent change per ten-year increment. While this is not a standard approach, it is considered for several reasons. First, the population in the past forty years has fluctuated which accounts for minor changes to population. This model shows the population decreasing to 738 by the year 2040 and to 727 by the year 2060.

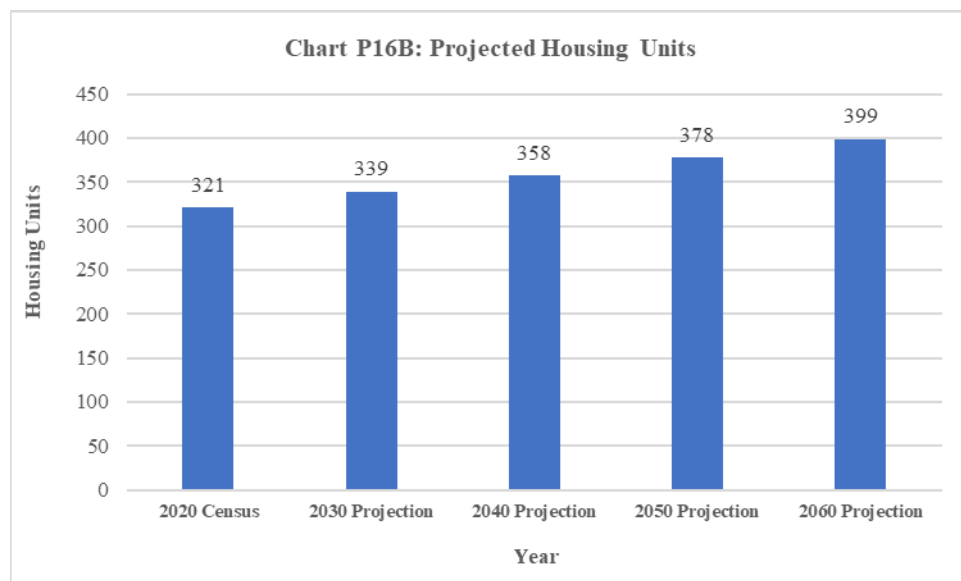
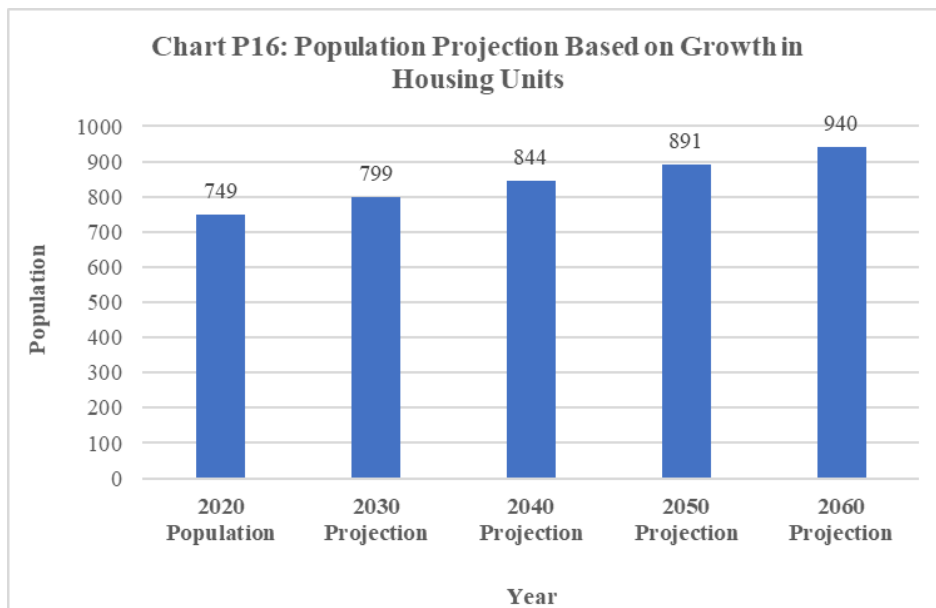


➤ **Population Projection 3**

The third trend considers a growth model based on the past 30-year average percent change per ten-year increment of change in housing units and the average number of people per household. This considers recent housing trends and accounts for the needed amount of new housing.

Chart P16B: Housing Unit Projections shows the corresponding housing unit projection. This projection shows a larger increase in population growth than

Population Projection 1, above, with estimated population of 799 by year 2030 and 940 persons by the year 2060. This is higher by 18 and 47 persons respectively.



Source: US Census 2020

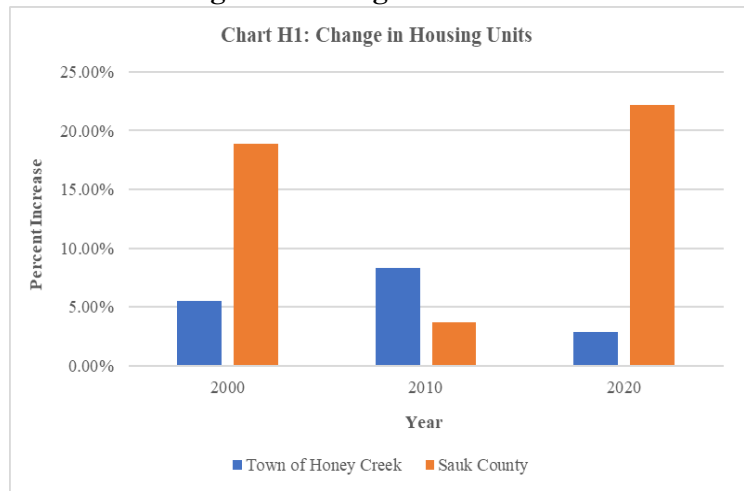
4.0 Purpose

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

4.1 Housing Unit Trends

Locally, between 2000 and 2010, the number of housing units in Honey Creek increased from 288 to 312, or an increase of 7.69%. From 2010 to 2020, housing units increased from 312 to 321, or an increase of 2.88%. This is less than Sauk County’s near steady increase from 2000 to 2010, at 3.68% and a 22.2% increase from 2010 to 2020. (Regional housing unit comparisons are available in *Chapter 3: Population Inventory and Analysis Chapter*). This overall increase of 33 housing units

Chart H1: Change in Housing Units

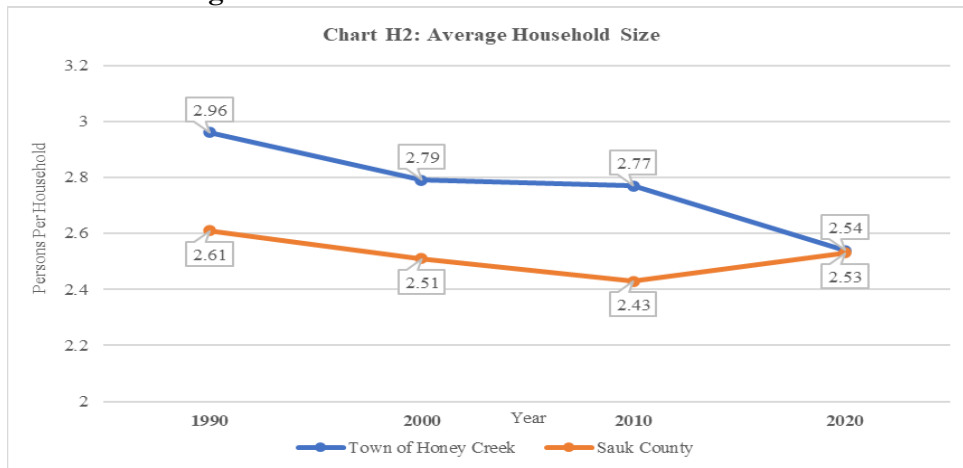


Sources: American Community Survey, 2020

the Town of Honey Creek occurred with an increase in population of only 13 persons between 2000 and 2020. (See: *Chapter 3: Population Inventory and Analysis*, for a full account). This is, in part, explained by the average decline in the persons per occupied household during the last 30 years.

4.2 Average Household Size and Tenure

Chart H2: Average Household Size



Source: U.S Census, 1990, 2000, 2010 & 2020

Average Household Size

The average household size, or the persons per households in Honey Creek has dropped from 2.96 persons in 1990 to 2.54 in 2020. The Town of Honey Creek's average household size was higher than Sauk County's, which declined from 2.61 in 1990 to 2.53 persons per household in 2020. A comparison to regional average household size may be found in *Chapter 3: Population Inventory and Analysis*.

➤ 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 2010, 88.0% of the housing units in the Town of Honey Creek were occupied compared to an 92.18%, occupancy rate in Sauk County. During 2020, occupancy in the Town of Honey Creek increased to 92.5%, or 298 of the 322 available housing units, while Sauk County decreased to an 82.2% occupancy rate. In both decades, the vacancy rate was approximately the ideal of 3% cited by HUD, implying that consumers had an adequate choice of housing.

4.3 Household Characteristics

Household characteristics may influence not only the type of housing stock needed, but also the types of services and commodities utilized. In Honey Creek, of the occupied housing units, those comprised of families and married households decreased in numbers from 2010 to 2020. Non-family households increased both in number, and in percentage of the population, while the percentage of those living alone decreased in the Town of Honey Creek. In comparison, from 2010 to 2020 Sauk County saw small decreases in percentages of all categories except non-family households which saw a slight increase.

Table H3: Households by Type

Table H3: Households by Type								
	Town of Honey Creek				Sauk County			
	2010	% of Total	2020	% of Total	2010	% of Total	2020	% of Total
Family Households	265	82.3%	204	68.5%	16,429	67.1%	16,567	64.8%
Married	207	64.3%	185	62.1%	13,107	53.5%	13,131	51.4%
Other	58	18.0%	19	6.4%	3,322	13.6%	3,436	13.4%
Non-family households	57	17.7%	94	31.5%	8,059	32.9%	8,990	35.2%
Living Alone	43	13.4%	84	28.2%	6,675	27.3%	7,391	28.9%
Not Living Alone	14	4.3%	10	3.4%	1,384	5.7%	1,599	6.3%
Total Households	322	100.0%	298	100.0%	24,488	100.0%	25,557	100.0%

Source: American Community Survey, 2020

4.4 Housing Stock Characteristics

During 2020, 286 of the 298 occupied housing units in the Town, or 96.0% of the homes were single family and 6, or 2.0% of the housing units were mobile homes. Sauk County was comprised of 20,452 or 67.0% single-family homes and 1,923, or 6.3% mobile homes. The remaining 7,173 or 23.5% of Sauk County homes comprised a variety of types of multifamily housing units.

Table H4: Housing Units, Structural Types, 2010-2020

Table H4: Housing Units by Structural Type				
	Town of Honey Creek		Sauk County	
	2010	2020	2010	2020
Occupied Housing Units	322	298	25,438	30525
% Single Family	93.2%	96.0%	73.1%	67.0%
% Mobile Home	6.8%	2.0%	7.7%	6.3%
% With 2-4 Units	0.0%	2.0%	8.8%	9.5%
% With 5-9 Units	0.0%	0.0%	4.7%	5.5%
% With 10 or More Units	0.0%	0.0%	5.6%	8.5%

Source: American Community Survey, 2010 and 2020

➤ Age of Housing Stock

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

Chart H5: Housing Age

Source: American Community Survey, 2020

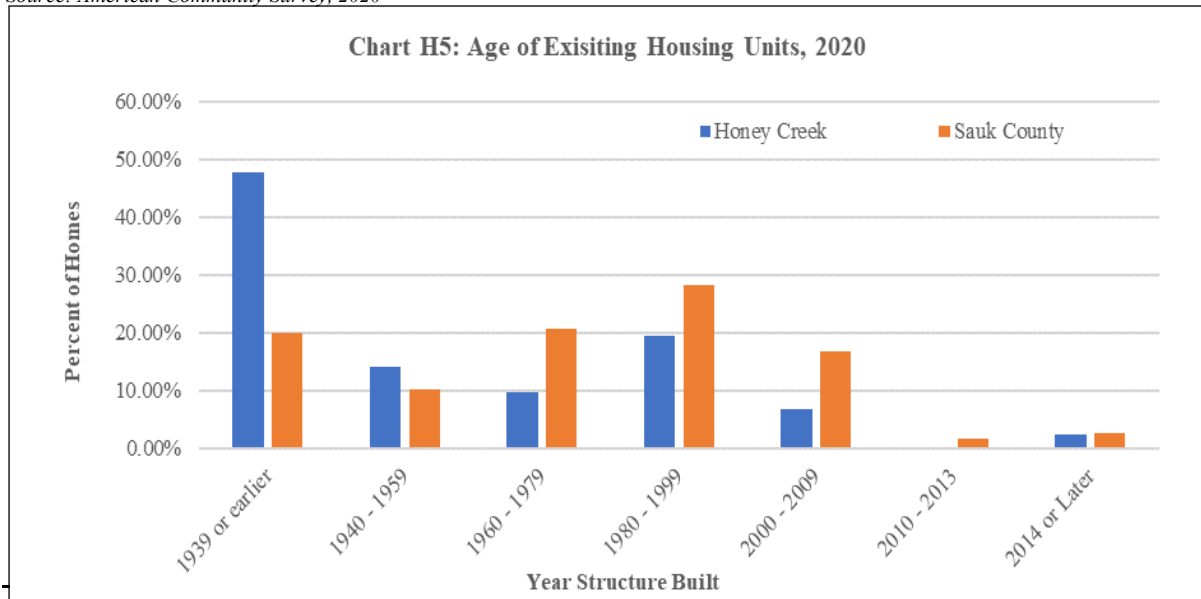
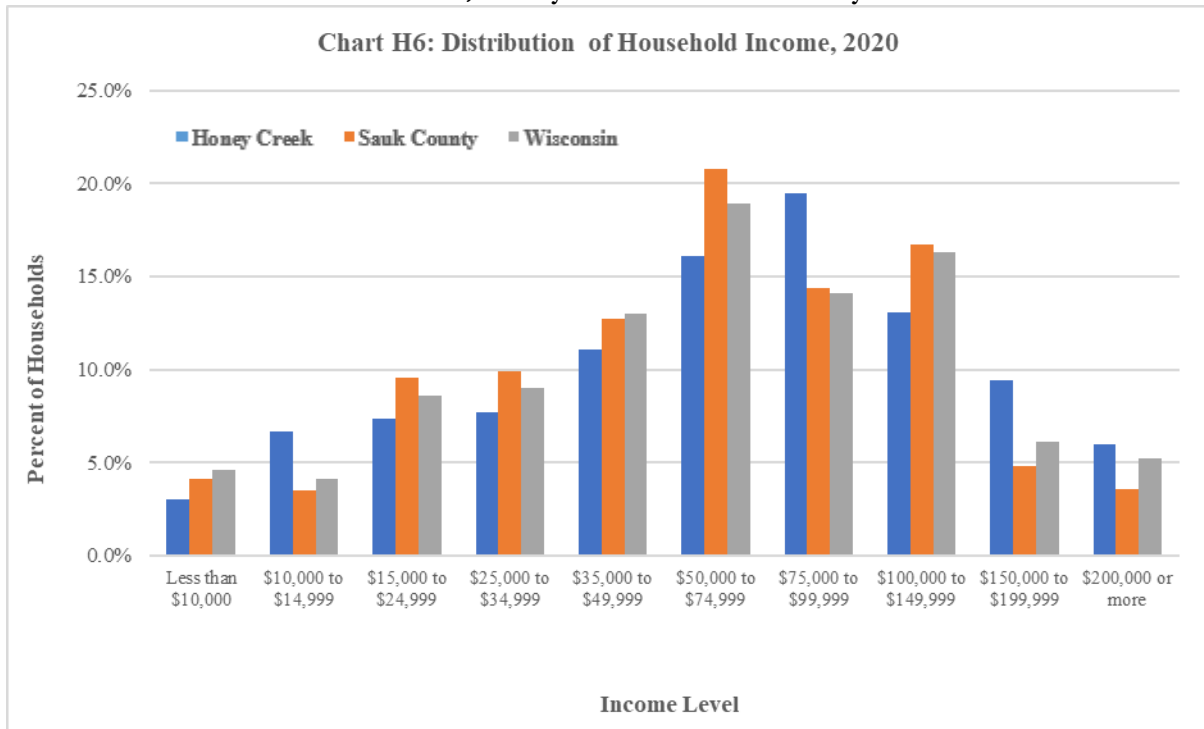


Chart H5: Housing Age shows that nearly 48% of the existing owner-occupied housing were built prior to 1939 while 28.52% of owner occupied homes units were built after 1980. The percentage of existing homes in the Town of Honey Creek built prior to 1939 is significantly greater than that of Sauk County. The number of homes built after 1959, in any bracket, are less than those of Sauk County.

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.

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



Source: American Community Survey, 2020

➤ **Income Per Household**

During 2020, the median household income for Honey Creek was \$64,167.00, which was above the median income for Sauk County at \$62,808.00. Of the 321 households in Honey Creek, 19.5% were in the \$75,000 to \$99,999 income bracket. Another 16.1% of the households were in the \$50,000 to \$74,999 income bracket. This is compared to Sauk County with 14.4% of the households in the \$75,000 to \$99,999 income bracket and 20.8% of the households in the \$50,000 to \$74,999 income bracket.

Affordable monthly housing expenses are considered to be 30% of the monthly gross income, or affordable monthly gross income = .3 * monthly gross income (where the monthly gross income is the annual gross income divided by 12). To determine if the gross annual income is 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.

To determine if an income is considered to be in the low or moderate-income category, multiply the HMI by the standard percentage given with each category definition. Round these results to the nearest income brackets as listed in the US Census and this will give some idea of the percentage of households that fall in each range of income. Taking these income bracket limits and dividing by 12 will give an approximate income earned per month. Taking the monthly income and multiplying by 30% will give the approximate total housing costs affordable per month.

Given the HMI for Honey Creek is \$64,167, the extremely low-income range is anyone earning less than \$15,000.00 per year. According to the 2020 census, 9.7% of the households in Honey Creek were in this range and could afford monthly housing expenses of \$401.00 or less. Fifteen-point one percent (15.1%) of the households in Honey Creek fell in the very low-income range and could afford monthly housing expenses of \$402.00 to \$802.00. Households in the low-income range comprised approximately 11.10% of the households in Honey Creek and could afford \$803.00 to \$1,283.00 in housing expenses each month. Households in the moderate-income range comprised 8.0% of the households in Honey Creek and could afford \$1,284.00 to \$1,604.00 in monthly housing expenses.

Table H7: Affordable Housing Expenses per Annual Income

Table H7: Affordable Housing Expenses per Annual Income, Honey Creek 2020			
Annual Household Median Income (HMI) = \$64,167			
Household Income Category	Rounded Description	Percent of Households	Affordable housing payment per month based on 30% of income standard
Extremely low income (below 25% of HMI)	14,999 or less	9.7%	\$401
Very low income (25% to 50% of HMI)	\$15,000 - \$34,999	15.1%	\$402 - \$802
Low income (50% to 80% of HMI)	>\$35,000 - \$49,999	11.1%	\$803 - \$1,283
Moderate income (80% to 100% of HMI)	>\$50,000 - \$64,167	8.0%	\$1,284 - \$1,604
High income (greater than 100% HMI)	>\$65,000	56.0%	\$1,604 or less

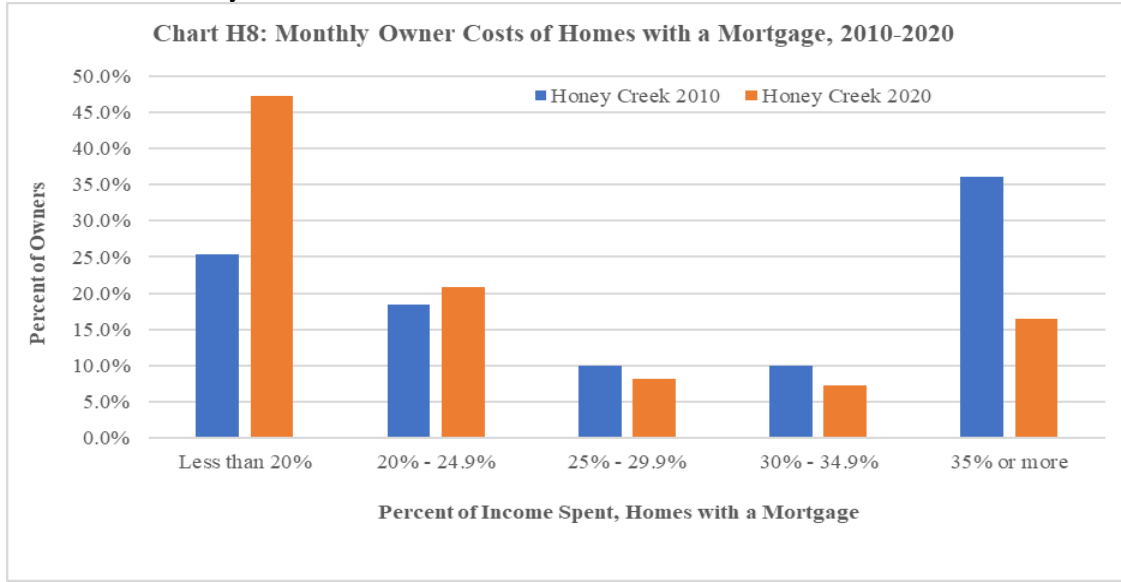
Source: American Community Survey 2020

*The income range is the calculated household income range rounded to the nearest income bracket as provided in the 2020 Census. Therefore, the percent of households in this income range is also an approximate number.

Another way to look at affordability is to look at the records from the 2010 to 2020 census regarding percent of income spent towards mortgage or rent. The Census only considers these figures for a sampling of the population. When considering the household costs as a percent of

income for homeowners, as per the 2010 census, 54% of the owner-occupied households spent 30% or less of their household income on housing costs. In 2020 this number increased to 76% of households paying 30% or less of their income on housing costs. **Chart H8: Monthly Owner Costs** shows that according to the sampling data in Honey Creek for 2010 and 2020 Census for the distribution of household income on housing costs for homes with a mortgage.

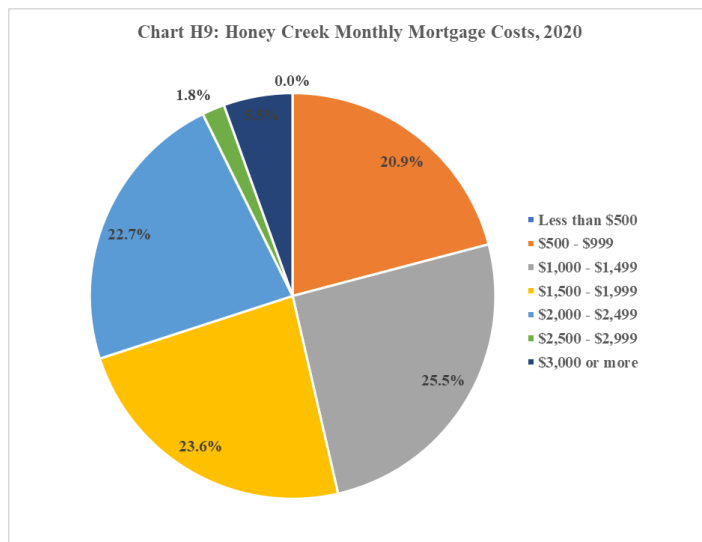
Chart H8: Monthly Owner Costs



Source: American Community Survey, 2020

The specific mortgage costs are but one of the monthly housing expenses. These are broken down for the Town of Honey Creek. Twenty-point nine percent (20.9%) of the households spent \$500.00 to \$999.00 in monthly mortgage costs. Twenty-five-point five percent (25.5%) of the households spent \$1,000.00 to \$1,499.00 on monthly mortgage costs and an additional 23.6% of the households spent \$1,500.00 to \$1,999.00 on monthly mortgage costs. Twenty-two-point seven (22.7%) percent of the households spent from \$2,000.00 to \$2,499.00 on monthly mortgage costs, and 7.3% spent \$2,500.00 or more.

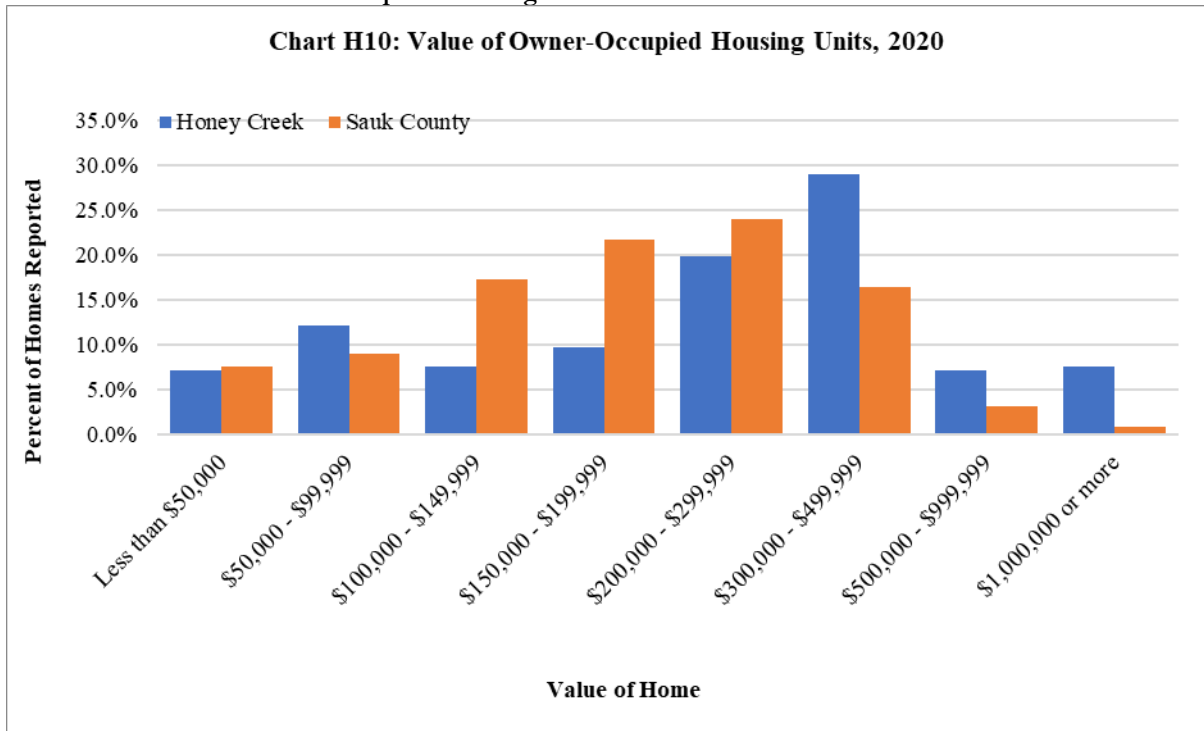
Table H9: Monthly Mortgage Costs in Honey Creek, 2020



Source: American Community Survey, 2020

Values of homes in Honey Creek during 2020 ranged from less than \$50,000.00 to \$1,000,000.00 or more. The median home value in Honey Creek was \$307,000.00 and the median value in Sauk County was \$217,000.00. According to the 2020, U.S. Census **Chart H10: Value of Owner-Occupied Housing Units** compares the housing values for the Town of Honey Creek with those of Sauk County. Approximately 28.9% of the homes in the Town of Honey Creek are \$300,000 - \$499,999 whereas the percentage of homes valued between \$200,000 to \$299,999 is 19.8% as compared to 16.4% and 23.9% respectively in Sauk County. There were approximately 19.3% of the homes valued at \$99,999 or less in the Town as compared to Sauk County’s almost 16.5%. Seventeen-point two percent (17.2%) of the homes in Honey Creek were valued between \$100,000 and \$199,999, compared to 39.0% of the homes in Sauk County.

Chart H10: Value of Owner-Occupied Housing Units



Source: American Community Survey 2020

4.6 Description of Housing Hamlets

The majority of the households in Honey Creek are located in the rural sections of the Town. The two unincorporated Hamlets are the primary hamlets of Leland with 20 homesteads and Denzer with 19 homesteads.

➤ Denzer



Denzer, originally called Hope in the mid-19th Century got its name from the ‘hoping’ that the Hamlet would expand in population and area. In the mid 1800s, a German settler by the name of Heinrich Denzer made a number of donations of his homestead on the east

branch of Honey Creek for a Town Hall, school, church and cemetery. As a result of this activity, the population of Denzer reached about 100 at the turn of the 20th century. Today the population of the Hamlet stands at approximately 19 single family homes as well as Demar's Plumbing, the Ugly Coyote Bar, R&R Repair, Honey Creek's Town Hall and garage and the United Methodist Church and Cemetery. With the recognition that Denzer was once a traditional rural hamlet serving a rural agricultural community, the planning committee and community has identified through the process that this use should continue and be expanded where appropriate. This plan recognizes Denzer to be a development area for traditional-style single family homes, multi use structures that include a combination of living quarters and businesses in one building, as well as overall general business development.

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

➤ **Leland**

The unincorporated Hamlet of Leland, developed in the mid 1800s, reached a peak population in 1892 with 39 people. Today that population remains relatively unchanged. Leland is home to the Schellter Bar, Junior's Bar, and Honey Creek's Rod & Gun Club Community Park located on the Leland Mill Pond, and St. John Lutheran Church and Cemetery. Like Denzer, the planning process and community survey identifies Leland as a development area inclusive of traditional-style single family homes, multi use structures that include a combination of living quarters and businesses in one building, as well as overall general business development. It is intended that the two-fold approach noted for Denzer will also apply to the future development of Leland.



4.7 Housing Density

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

The current gross housing density of the Town of Honey Creek stands at approximately 1 single family home per 108 acres in the rural areas. In Denzer the density is roughly 1 house per 1.28

acres while in Leland the density is 1 house per 1.41 acres. This level of housing density remains relatively unchanged from a historical perspective with the exception that more houses are appearing in the rural areas.

As part of this planning process, the Town may elect to implement a density policy as noted in **Chapter 11: Land Use** in conjunction with a cluster development option to create lots less than the current prescribed 40 acres under Exclusive Agriculture zoning. It is surmised that the combination of these two options will significantly increase the number of new homes that can be built in the rural areas in the short term, however, determining the number of new houses that may be built on an annual or other identified timeline cannot be determined as there are no comparatives for this area under such a program.

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

4.8 Local Population and Housing Trends



To best describe the local population and housing trends, an examination of Population Projection 3 under the previous chapter can provide the best insight as to what the future population will be in Honey Creek. This projection is correlated to the average number of new homes built in between 1990 and 2020. With the application of an average of 2 houses being built per year the total number of

additional houses needed by 2030 will be approximately 18 (note that between 2011-2021, 19 homes were built). Thus, by the year 2040 the total number of homes being built in the Town is expected to be about 37 and by 2050 a total of 57 new homes needed. When estimating the number of new homes needed, one factor to also consider is the annual or average occupancy rate. If the occupancy rate in the community increases, it can be assumed that the number of new homes needed will decline. Considering that the occupancy rate in Honey Creek has been relatively constant at 88% in 2010 and 92% in 2020, this component was assumed to not change. Housing projections were based on the current occupancy rate of the housing stock of 92%. This does not account for vacant units being utilized for vacation rentals, a use which has been on the rise in the past ten years.

4.9 Projected Housing Needs Based on Population Projections

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

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

Based on Population Projection 1, the number of persons in Honey Creek could rise to 810 by the year 2040. The current average household size is 2.54 and the current occupancy is approximately 92%. If the average household size of 2.54 and occupancy rate of 92% stays the same, the number of housing units needed increases from the current 321 units to 347. However, if the persons per household continues to decline, and approaches the standard number used of 2.5, and if the occupancy rate stays at 92%, then the number of housing units needed increases to 352 by the year 2040. Using this last approach, and with the consideration that the Town currently has 312 occupied housing units, the Town would need to add approximately six housing units by the year 2030.

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

Based on Population Projection 2, the number of persons in Honey Creek could decrease to 738 by the year 2040. The current average household size is 2.54 and the current occupancy is almost 92%. If the average household size of 2.54 and occupancy rate of 92% stays the same, the number of housing units needed by 2040 decreases from the current occupied 298 units to 291. However, if the persons per household continues to decline, and approaches the standard number used of 2.5, and if the occupancy rate stays at 92%, then the number of housing units needed would still decrease to 295 by the year 2040. Using this approach, and with the consideration that the Town currently has 298 occupied housing units, the Town would lose approximately 1 occupied housing unit by the year 2030 and 3 occupied housing units by the year 2040.

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

Population Projection 3 is based on the projection that the number of houses in Honey Creek could increase by 60 units by the year 2040. With an expected household size of 2.54 persons coupled with a stable occupancy rate as described under Section 4.5, the population in Honey Creek can be expected to be at approximately 844 by the year 2040. Note that Population Projection 3 is a reverse from the previous two projections which based housing on population alone whereas as this projection uses the average number of new homes built per year and assumes that this average will remain constant as demonstrated by the number of new homes build between 1990 and 2020. Thus, under this scenario, the number of residential housing units is expected to reach 358 by 2040 and 339 housing units by 2030.

4.10 Projected Growth and Housing Needs Analysis

Based on the Population Projection 1 as further noted in *Chapter 3 Population Inventory & Analysis*, the Town of Honey Creek may experience approximately 21 new housing units in the next 20 years, or roughly an average of one new home per year. When considering that on average, there have been 2.3 single-family homes built per year in between 2001 and 2021 based on Sauk County Land Use Permit records, this projection does not appear to be accurate. Population Projection 3 which proposes 60 new housing units in the next 20 years, or roughly 3 new homes per year may be more accurate. However, Population Projection 3 still falls short of recognizing the long-term trend of 2.3 additional homes being built per year. However, this

average does not account for homes being built or occupied as vacation rentals in which case the housing units are increasing without a corresponding rise in population. Thus, Population Projection 3 appears to be most accurate in terms of predicting the number of new homes by the year 2040 which is estimated at approximately 60.

In addition to additional housing demands in rural areas, it is important to also consider additional development in the Hamlets. As noted earlier, the Hamlets have historically gained population and over time the population has dropped significantly to finally stabilize. Because this plan specifically guides residential development to the Hamlets, it is conceivable that these areas will both increase in the number of housing units and population. Now that these areas are designated for development, as they have been in this plan, it is hopeful that a subdivision proposal may increase the number of housing units and the population in one or both hamlets.

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

4.11 Housing Programs and Choices

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

➤ Density Policy

To accommodate both the desire and need for affordable housing and vacant lots for building purposes, the Town of Honey Creek has elected to allow for the creation of 'small' lots within the rural areas of the Town (versus the 40-acre lot size minimum). The designation of these lots is based on a specified density policy noted under *Chapter 11: Land Use*. Essentially, a density policy coupled with small lot creation can have a twofold impact on the Town. First, the policy aims to protect farmland and open space through the option to sell smaller lots placed in appropriate locations. Secondly, the policy permits the designation of smaller lots which, depending on current market values of property are 'more affordable.'

➤ Subdivision Development and Appropriate Areas

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

➤ **Housing Programs**

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

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

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

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

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

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

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

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

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

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

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

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

- **U.S Department of Agriculture Rural Development**

Section 502 Direct Loan Program – this program assists low- and very-low-income applicants obtain decent, safe and sanitary housing in eligible rural areas by providing payment assistance to increase an applicant’s repayment ability. Payment assistance is a type of subsidy that reduces the mortgage payment for a short time. The amount of assistance is determined by the adjusted family income.

Section 515 – remortgages made by USDA to provide affordable rental housing for very low-, low-, and moderate-income families, elderly persons, and persons with disabilities.

Section 514/516 – provides loans and grants for the development of on-farm and off farm housing.

- **State of Wisconsin – Department of Administration - Division of Energy, Housing and Community Resources**

[HOME Homebuyer and Rehabilitation Program \(HHR\)](#)

The Division of Energy, Housing and Community Resources (DEHCR) has identified homeownership and the conservation of quality owner-occupied housing as top priorities for allocating federal and state housing resources. A program was established to provide essential home purchase assistance and necessary home rehabilitation, and other vital improvements for dwelling units occupied by low- and moderate-income households. The source of funds is the U.S. Department of Housing and Urban Development (HUD) HOME Investment Partnerships Program (HOME). The Wisconsin Department of Administration, DEHCR awards these funds to local units of government and local housing organizations through a biennial funding cycle.

[Housing Cost Reduction Initiative Program \(HCRI\)](#)

The Housing Cost Reduction Initiative (HCRI) was created in 1989, by the Governor and the Wisconsin Legislature. The State set aside these funds to provide housing assistance to low- and moderate-income (LMI) households seeking to own decent, safe, affordable housing. The Wisconsin Department of Administration, Division of Energy, Housing and Community Resources (DEHCR) awards these funds to eligible applicants through a biennial funding cycle.

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.

[Veterans Rental Assistance Program \(VRAP\)](#) - provides rental assistance for veterans who are struggling.

[Wisconsin Emergency Rental Assistance Program \(WERA\)](#) - provides rental and utility assistance

[Wisconsin Help for Homeowners Program \(WHH\)](#) - provides assistance for mortgage and tax payments, refinancing, homeowner's insurance, and utilities

Neighborhood Stabilization Program (NSP)- provides assistance to acquire and redevelop foreclosed properties that might otherwise become sources of abandonment and blight within their communities

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

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

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

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

4.12 Housing Goal, Objectives and Policies

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

Housing Objectives:

HO-1 Direct residential growth to existing developed areas.

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

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

HO-5 Allow for varied housing lot size options.

HO-5 Limit the use of mobile homes to extenuating circumstances only.

HO-6 Maintain the Town's rural character.

HO-7 Support efforts which provide for affordable housing and which meet the requirements of people with different needs.

HO-8 Provide for varied, density-based residential development.

HO-9 Encourage residential housing designs and locations that aim to balance the protection of natural resources and rural character and which utilizes existing transportation routes.

HO-10 Encourage the use of quality construction materials consistent with the rural character.

HO-11 Encourage home siting in areas that will not result in property or environmental damage, or impair rural character or agricultural operations.

HO-12 Encourage neighborhood designs and locations that protect residential areas from infringement by incompatible land uses, promote connectivity of road and environmental systems, and preserve rural character.

HO-13 Encourage new development which occurs in Leland and Denzer to be mixed use and interconnected both from a transportation and walk-able standpoint.

Housing Policies:

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

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

HP-3 Guide residential housing to and plan for a sufficient supply of developable land in Leland and Denzer for housing. Planning shall include an evaluation of housing demand and community input for each proposed housing development/land division, particularly from those living in Leland and Denzer.

HP-4 Every resident and/or landowner in Leland or Denzer may be notified of any subdivision, Planned Unit Development, Board of Adjustment hearing or rezone proposal in their community and shall be offered an opportunity to take part in a town sponsored public forum to review such proposals and offer suggestions and feedback to ensure that proposals are consistent with the character of these communities. The Town would be responsible for said notification.

HP-5 Direct any and all subdivision development as defined by this Plan and the Sauk County Land Division and Subdivision Regulations Ordinance to Leland and Denzer only.

HP-6 For all new subdivision developments encourage the utilization of community septic systems placed in such a fashion to have minimal impact on groundwater quality. For assistance utilize staff from Sauk County.

HP-7 Utilizing the pictorial policies under *Chapter 11: Land Use* and other policies within this plan, direct all new rural housing in such a fashion to have a minimum impact on agricultural fields, the Baraboo Bluffs, and environmentally sensitive areas. Note: Agriculture fields are defined as those areas currently cropped, the Baraboo Bluffs are defined on *Map 6-3 Community Resources* as the BRNNL boundary and environmentally sensitive areas as defined on *Map 9-1 Environmentally Sensitive Areas*.

HP-8 Maintain the Rural Community Zoning District as part of the Leland and Denzer Hamlet Master Plans to direct the location and types of new development along with architectural and open space guidelines.

HP-9 Encourage the proper siting of residences so as to minimize the demand for infrastructure improvements and where practical require shared driveways. In the Hamlets of Leland and Denzer, require Planned Unit Development conservation subdivision design that clusters residences closer together thereby reducing infrastructure improvements while preserving open space and environmentally sensitive areas.

HP-10 Direct elderly and varied income housing opportunities to the Hamlets of Leland and Denzer. Also identify low-income housing grant opportunities both through this Plan and through a repository of information provided at the Town Hall.

HP-11 Work with Sauk County to develop zoning options for accessory living units to a primary residence in the rural areas of the Town which will permit elderly independent or interdependent living arrangements.

HP-12 Maintain an inventory of homes on the historical register of the Honey Creek Swiss Rural Historic District and support their¹ continued preservation and maintenance. *Map 6-3 Community Resources* shows the boundary of this historic district.

HP-13 For all new non-farm residential housing, maintain the greatest distance feasible between new homes and agriculture feedlot operations or trench silos of adjacent landowners to minimize conflicts between agriculture operations and rural residences. Further ensure that adjacent landowners with feedlots and trench silos are notified of any residential building proposals as part of the Town's building permit process.

HP-14 Farmers owning land adjacent to residential uses/lots shall maintain the greatest distance feasible between any new feedlot or trench silo from said adjacent residence.

HP-15 Support Sauk County with the continued use of the Planned Unit Development which allows the Town to pursue development options such as rural home clustering and conservation subdivision design in the Hamlets of Leland & Denzer and allows for the preservation of agriculture and ecologically sensitive areas.

HP-16 Permit home-based business in areas zoned Exclusive Agriculture so long as they abide by regulations set forth by the Sauk County Zoning Ordinance.

HP-17 Maintain the Leland and Denzer Comprehensive Plans as part of the overall Town Comprehensive Plan. The plans keep guidelines for each hamlet addressing preferred types of businesses, possible community characters based on each hamlet's history, types of residential development desired etc. The plans include strategies to attract the desired types of development and/or businesses.

5.0 Purpose

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

5.1 Regional and Local Trends in Agriculture

From 1987 to 2017, the estimated number of farms in Sauk County decreased from 1,502 to 1,412 (by 5.99%). The average size for farms in Sauk County also decreased from 246 acres in 1987 to 212 acres in 2017. During the same time period, the estimated number of farms in the State of Wisconsin decreased from 75,131 to 64,793, (by 13.76%), while the average size for farms remained the same.

Table A1: Trends in Average Size of Farms

Table A1: Trends in Average Size of Farms						
Year	Sauk County Farms			Wisconsin Farms		
	Approximate Number of Farms	Average Size of Farm in Acres	Percent Change	Approximate Number of Farms	Average Size of Farm in Acres	Percent Change
1987	1,502	246		75,131	221	
1992	1,383	243	-1.2%	67,959	228	3.2%
1997	1,452	229	-5.8%	65,602	227	-0.4%
2002	1,673	211	-7.9%	77,131	204	-10.1%
2007	1,923	187	-11.4%	78,463	194	-4.9%
2012	1,665	200	7.0%	69,754	209	7.7%
2017	1,412	212	6.0%	64,793	221	5.7%

Source: USDA Census on Agriculture 1987-2017

From 1990 to 2017, the estimated number of farms in Sauk County decreased by 11.6%, while the number of dairy farms decreased by 72.6%. The estimated farms per square mile during 1997 are the same for the Town and the County, while dairy farms per square mile are nearly equivalent at .7 dairy farms per square mile in the Town and .6 dairy farms per square mile in the County.

Table A2: Trends in Farm Numbers

Table A2: Trends in Farm Numbers from 1987-2017												
	Estimated Farm Numbers						Dairy Farm Numbers					
	1987	1997	2007	2017	% Change	Estimated Farms per square mile, 1997	1987	1997	2007	2017	% Change	Dairy Farms per Square Mile, 1997
Sauk County	1597	1507	1,923	1,412	-11.60%	1.9	687	475	295	188	-72.60%	0.6

Source: USDA Census on Agriculture 1987-2017

The estimated number of farms for Sauk County illustrated in the *Tables 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. The individual Town data is no longer available through the PATS program, but data trends were continued through 2017 with the most recent data available during the time of this plan for the County agricultural statistics.

5.2 Land in Agriculture Use

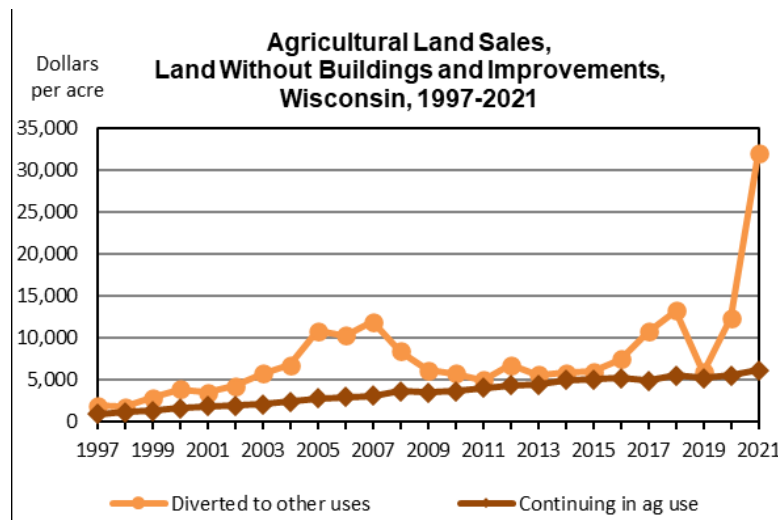
Land sales in the Sauk County, and State of Wisconsin, indicate that 1,736 acres of farmland were sold in Sauk County in 2020 through 24 transactions. Of the acreage sold, 38 acres were diverted out of agricultural uses. The average dollars per acre for agricultural land continuing in agricultural use was significantly less in Sauk County (\$4,367) than Wisconsin (\$8,879).

Table A3: Agriculture Land Sales- Sauk County and State of Wisconsin

Table A3: Agriculture Land Sales (2020)									
	Agricultural Land Continuing in Agricultural Use			Agricultural Land Being Diverted to Other Uses			Total of all Agricultural 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
Sauk County	23	1,698	4,367	1	38	121,232	24	1,736	4,537
Wisconsin	1,072	58,810	8,879	87	2,754	12,458	1,159	61,564	5,886

Source: USDA Census on Agriculture 2020

The chart below from the WI Department of Agriculture, Trade, & Consumer Protection shows the sale of agricultural land from 1997 – 2021 and comparing the acreage remaining in agricultural use and being diverted out of use. There was a sharp increase in agricultural land being diverted since 2020. It also shows increases in the diversion of ag land from 2004-2008 and again in 2017 and 2018 though to a lesser extent.



Planned Rural Development

The Planned Rural Development (PRD) Program applies location criteria and residential dwelling density allowances to regulate the number and location of rural residential housing lots and dwellings in order to protect agricultural, cultural, natural, or recreational features of the landscape; to provide for the transfer of development rights to identified sending areas pursuant to the comprehensive plan; to provide for the transfer of land while retaining the development allowance originally allotted to a parcel; to allow for flexibility in increasing the intensity of development while maintaining the density and use requirements in the applicable zoning district, and in implementing other requirements as specified by the town.

A PRD is required in order to create a lot of less than 35 acres on which dwelling units may be established with the Exclusive Agricultural Zoning District in the Sauk County Zoning Code, however, the Town utilizes this same program with their 40-acre density policy. A PRD consists of a PRD preservation area and a PRD development area. A PRD development area is a lot created using density credits. A PRD preservation area is determined by the following: (number of density credits used * 40 acres) – PRD development acres = PRD preservation area. Any remnant land of a parcel that results from the application of a PRD, and that does not otherwise qualify for a density credit, shall be subject to a PRD preservation area easement.

5.3 Production Trends

Table A4: Production trends: Sauk County & State of Wisconsin 2017

Table A4: Farm Production Trends Forage/Feed, 2017														
	Forage/Feed													
	Corn for Grain		Corn for Silage		Soybeans		Sorghum for Grain		Sorghum for Silage		Wheat for grain, all		Oats & Barley	
	Acres	Yield (bushels)	Acres	Yield (tons)	Acres	Yield (bushels)	Acres	Yield (bushels)	Acres	Yield (tons)	Acres	Yield (bushels)	Acres	Yield (bushels)
Sauk County	69,217	11,623,669	15,100	295,291	38,470	1,809,438	-	-	50	396	4,459	322,951	1,436	82,858
Wisconsin	3,074,502	519,334,406	921,602	17,474,959	2,214,985	101,917,737	3,171	292,849	2,646	34,866	200,613	13,285,868	105,024	6,191,952

Source: USDA Census of Agriculture 2017

The percentage of farms with beef cows in Sauk County was higher than Wisconsin in 2017, however Sauk County and the state had similar percentages of farmers with milk cows, hogs and pigs, and layer chickens. Statewide data for sheep and lambs was not available. While beef cows were accounted for on 25.8% of farms in Sauk County, their numbers (8,297) were significantly lower than those of milk cows (19,965) and hogs and pigs (34,350).

Table A5: Farm Production Livestock and Poultry in Percentage of Farms Inventory, 2017

Table A5: Farm Production Livestock and Poultry in Percentage of Farms Inventory, 2017												
	Beef Cows		Milk Cows		Hogs & Pigs		Sheep & Lambs		Layer Chickens		Broilers & Other Meat Chickens	
	#	% of farms	#	% of farms	#	% of farms	#	% of farms	#	% of farms	#	% of farms
Sauk County	8,297	25.8%	19,965	13.3%	34,350	3.3%	2,691	3.8%	95,757	12.5%	1,736	1.3%
Wisconsin	287,100	21.5%	1,280,395	13.9%	298,879	3.4%			7,639,627	12.3%	53,438,462	1.9%

Source: USDA Census of Agriculture 2017

These statistics are reflective of the agriculture industry throughout the State of Wisconsin. Despite these changes, agricultural productivity has increased. According to a 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. This is still accurate today as Wisconsin is still the national leader in dairy, particularly cheese products. The State is also a leader in cherries, cranberries, ginseng, and other agricultural products, making it one of the most diverse agricultural producers in the Midwest according to national agricultural statistics.

5.4 Local Farm Numbers and Types

Farming and related agriculture activities are the primary economic activity in the Town. Farmers in the Town of Honey Creek produce a variety of agriculture commodities including dairy, beef production, animal feed such as corn, alfalfa and soybeans as well as several cash crops. Honey Creek currently has 17 beef livestock operations and 26 dairy operations.

5.5 Farmland Preservation Program

The Farmland Preservation Program was established by the State of Wisconsin and was designed to help local governments that wish to preserve farmland through local planning and zoning, by providing tax relief to farmers who participate. In the late 1970’s, Sauk County produced a Farmland Preservation Plan as a requirement to enter the program. In 1987, the Town of Honey Creek adopted Exclusive Agriculture Zoning qualifying the Town’s farmers to take part in this program. As a result of this action, the Town had 83 participants, averaging 89.12 acres each, in the program during 2002 and 15,697.07 acres total. As of 2022, Honey Creek still had 53 active landowners totaling 9,986.34 acres and an average farm size of 192.05 acres.

As of 2023, the Farmland Preservation Program has 53 landowners in Honey Creek that participate, with a total acreage of 9,986.34 acres and an average of 192.05 acres per farm. This decline in

participants and acres of land in the program is due to the rise in agricultural production costs, with no corresponding increase in program monetary benefits. Although the program is still effective in protecting farmland, more is needed to make it desirable and beneficial to agricultural producers once again.

Table A7: Exclusive Agriculture Participation in Honey Creek

Table A7: Exclusive Agriculture Participation in Honey Creek				
Year	Number of Certificates	Acres of EA Participating & Certified	Percent Change in Acreage Per Year	Average Farm Size
1989	55	13,157.07		239.27
1990	70	14,600.84	10.97%	208.58
1991	66	14,953.80	2.42%	226.57
1992	62	13,824.60	-7.55%	222.98
1993	65	14,133.09	2.23%	217.43
1994	63	14,028.24	-74.00%	222.67
1995	64	13,505.60	-3.08%	212.43
1996	62	12,942.17	-4.81%	208.74
1997	64	13,601.09	5.09%	212.52
1998	70	14,329.12	5.35%	204.7
1999	67	13,902.40	-2.98%	207.5
2000	68	13,517.41	-2.77%	198.78
2001	78	15,501.05	14.67%	198.73
2002	83	15,697.07	1.26%	189.12

Source: Sauk County Land Resources and Environment Department

5.6 Land Capability Classification

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

Approximately 43.11% of the soils in the Town of Honey Creek are Class I, II, or III soils. Class 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 34.85% of the soils in the Town of Honey Creek are Class IV, V, and VI soils. Class IV soils have severe limitations that require careful management. Class V soils are suited mainly to pasture due to permanent limitations such as wetness or stoniness. Class VI soils have limitations that make them generally unsuited for cultivation and limit use to pasture, woodland or wildlife.

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

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

In addition to soil classes, the Town of Honey Creek currently has two atrazine restricted areas located along County Rd C and County Rd PF. There is an [online map](#) from the WI Department of Agriculture, Trade and Consumer Protection that shows prohibitions areas throughout the state. Atrazine has been (for the past 25 years) and continues to be a popular corn herbicide used to control weeds in corn fields and commonly enters groundwater resources through field application. Although consumption of atrazine by drinking groundwater does not have an acute (immediate) health effect, low level consumption over time may cause health problems. As a means to protect residents in rural areas from excessive atrazine consumption, the Wisconsin Department of Agriculture, Trade and Consumer Protection has established Atrazine Prohibition Areas. These areas are established through a 7-step process that initially involves groundwater testing, investigation and the drafting of a proposal to add new lands to the prohibition area. The area is not approved until after a public hearing, approval by the Board of Agriculture, Trade and Consumer Protection, legislative review and finally publication of the newly affected area. Generally, an area is added to the prohibition area if the groundwater tests at a minimum of 3 parts per billion either in

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

Table A8: Town of Honey Creek Land Capability Classification		
Soil Class	Acres	Percent of Total Land Area
Class I	968.35	3.15%
Class II	6,852.09	22.30%
Class III	5,423.05	17.65%
Class IV	3,280.43	10.68%
Class V	0.00	0.00%
Class VI	7,426.17	24.17%
Class VII	918.28	2.99%
Class VIII	5,624.16	18.31%
Total	30,492.53	99.26%
Total Acreage in Honey Creek	30,720.00	100.00%

Source: Sauk County Land Resources & Environment Department

atrazine or one of three breakdown products of atrazine namely ethyl atrazine, deisopropyl atrazine or diamino atrazine.

5.7 Agriculture Infrastructure



Photo courtesy Sauk County

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

5.8 Alternative Agricultural Opportunities

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



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

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

➤ **State and Local Programs and Resources**

In addition to the federal programs, several state and local programs and resources are available to aid in the sustainability of agricultural operations in the Town of Honey Creek. These programs are supported by the Wisconsin Department of Safety and Professional Services (DPS), 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 an 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 Safety and Professional Services 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.

5.10 Agriculture Goal, Objectives and Policies

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

Agriculture Objectives:

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

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

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

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

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

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

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

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

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

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

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

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

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

Agriculture Policies:

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

ARP-2 Allow the inception of home-based businesses in Exclusive Agriculture zoned areas that are consistent with County Ordinances.

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

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

ARP-5 Encourage the development and utilization of cluster development methods for rural, non-farm housing development which aims to reduce conflict between farm and non-farmland uses.

ARP-6 The Town shall support requests for rezones of lands in Denzer and Leland for the purposes of small retail and service businesses that are compatible with surrounding land use and that support the needs of residents, farmers and tourists.

ARP-7 Through the Town's newsletter, written information will be given to all residents regarding their rights and responsibilities of living in a rural area.

ARP-8 Written information is available to new residents regarding their rights and responsibilities of living in an agricultural area as part of the issuance of the Town's Building Permit.

ARP-9 For all new non-farm residential housing, maintain the greatest distance feasible between agriculture feedlot operations of adjacent landowners to minimize conflicts between agriculture operations and rural residences. Ensure that adjacent landowners are notified of any residential building proposal as part of the Town's building permit process.

ARP-10 Maintain drainage ditches as permitted by law and do not become more restrictive at the local level.

6.0 Purpose

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

6.1 Water Supply and Private On-site Waste Disposal Systems

All residents in the Town of Honey Creek are served by private wells. Sauk County worked with the Wisconsin Geological Survey office on a groundwater study in 2002. The study, which can be found here: <https://wgnhs.wisc.edu/pubshare/M145.pdf>, includes information pertaining to volumes and quality as well as typical movement patterns, wellhead protection areas, and contamination issues. According to information obtained from Wisconsin and neighboring states, a low probability of significant groundwater pollution from private on-site sewage treatment systems occurs in housing developments with a density less than one house per two acres. There is a high probability of groundwater pollution where homes are located at a density greater than one house per acre. Given the soil types in the region coupled with the mix of agricultural fields with forested areas, it is assumed that groundwater contamination is at a minimum.

Overall, the disposal of domestic wastewater in the Town is handled through the use of individual Private On-Site Wastewater Treatment Systems (POWTS), or septic systems, which generally collect solids in a septic tank and discharge gray water to a drain field. The Department of Safety and Professional Services (DSPS) has adopted a revised private sewage system code referred to as code 383. Based on the requirements set forth by the State of Wisconsin code 383, all residential units with running water and plumbing fixtures must have an approved means of wastewater disposal. Because the Town of Honey Creek is not served by a sanitary sewer system, the only current means of service is via POWTSs.

The Wisconsin DSPS, in conjunction with the Sauk County Land Resources and Environment Department (LRE), regulates the siting, design, installation, and inspection of all POWTS systems in the Town of Honey Creek. This requirement of code 383 permits the continued use of conventional systems as well as alternative systems, such as those that employ the use of biological or aerate treatment. It also stipulates system inspections every three years to ensure compliance with installation and operation requirements.

Typically, these alternative systems permit development of land areas that 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 is illustrated through the Natural Resources Conservation Service's (NRCS) [NRCS Web Soil Survey](#). In 2003, Sauk County revised its Private Sewage System Ordinance to allow the use of alternative systems.

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

Caution should be advised that while areas of sandy soils most commonly appear to be most suitable for POWTS, there is a danger of groundwater contamination with nitrates and bacteria, particularly when a cluster of homes are proposed and wells are placed down groundwater flow from POWTS. Generally, however, Honey Creek does not exhibit a high occurrence of sandy soils. Additionally, POWTS are not well suited in areas of shallow soils with bedrock that is close to the surface. Although new septic technologies can now facilitate the installation of septic systems in these shallow soils areas, these septic systems also pose a greater potential threat of groundwater contamination, especially in highly developed areas.

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 Land Resources and Environment Department conducted an inventory to verify the number of active versus inactive or abandoned landfill sites. According to that process, it was determined that in Sauk County more than 40 sites were identified as abandoned sites. Of those 40 sites, two are located in the Town of Honey Creek. Many of these abandoned sites are the result of the passage of more stringent federal regulations in the mid 1980's. Because many of these landfills were located in abandoned sand and gravel pits, low lying areas, or hillsides, the potential for groundwater contamination is much greater due to poor location and the absence of liners and leachate collection systems.

Currently, there are no active landfill sites in the Town of Honey Creek. The Town is contracted with Peterson Sanitation of Wisconsin, Incorporated, to provide solid waste and recycling services on a bi-weekly basis to Town residents, the cost of which is assessed at a monthly rate of \$3,080 for the entire Town. The County hosts an annual Clean Sweep event that is open to all County residents with a special day for Town transportation departments to dispose of tires, hazardous waste, and electronic waste. Agricultural plastics recycling is also available through the County on a bimonthly basis. The program partners with Revolution Plastics to recycle silage bags, bunker covers and hoop film at no cost to agricultural producers.

6.3 Septage Waste Disposal

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

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

6.4 Town Hall/Garage



The current Town Hall/Garage is located on the north side of County Road C in the Village of Denzer at the intersection of County Road C and Denzer Road. This facility is currently utilized for all Town meetings and related functions. Additionally, the Town Hall can be rented for community or private functions for a fee of \$150.00, some limitations and restrictions apply.

6.5 Law Enforcement

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

6.6 Emergency Services

The western portion of Honey Creek, including Leland is served by the Plain Fire and Ambulance Service while the eastern portion of Honey Creek is served by the Sauk City Fire Department and the Sauk Prairie Ambulance Service. Actual jurisdictional boundaries of these respective services can be noted on *Map 1-3 Emergency Services*.

6.7 Library

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

6.8 Telephone/Internet and Electric Utilities

Telephone and e-mail service is provided by Verizon throughout the Town. The Town is also serviced entirely by Alliant for electrical service. Since there are no natural gas lines in the Town, heating fuel is primarily provided through contracts with independent fuel dealers or from wood and other biomass sources. Wireless communication facilities are becoming more diversified 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

three wireless communication towers for cell service in the Town located on Elm Road, Hilltop Road, and County Road C. There is also a tower servicing the eastern portion of the Town located in the Town of Sumpter off US Highway 12 and second tower servicing the far southwestern portion of the Town located in the Town of Franklin near the intersection of Paulus Road and State Road 23. The construction of additional wireless communications towers to provide better phone service is an issue both for the Town as a whole and as expressed in the policies of this Plan.

6.9 Medical Facilities

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

6.10 Educational Facilities

➤ Primary Educational Facilities

• Sauk Prairie School District

Apart from home-schooling options, parochial schools, the River Valley and Reedsburg School Districts, the majority of the school age children in the Town of Honey Creek attend the Sauk Prairie School District. Schools in SPSD include Bridges Elementary School, Grand View Elementary School, Merrimac Community School, Sauk Prairie Middle School, and Sauk Prairie High School. Honey Creek is also host to one of the district's rural satellite schools, Tower Rock Elementary School.



Improvements that have been made recently to the Sauk Prairie Schools include additions and remodeling to the High School and Middle School in 1995-96, and an auditorium addition in 1998-99. In 2015 the Sauk Prairie School District began a long-term facilities strategic plan. In 2020, a referendum was passed to expand and modernize the high school, renovate the outdoor pool, expand the Merrimac Community School and to expand the River Arts Center.

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

- **Reedsburg School District**

The Reedsburg School District has located all of its schools in the City of Reedsburg. The locations of the schools are as follows: Reedsburg High School, 1100 S. Albert Avenue; Webb Middle School 707 N. Webb Avenue; Pineview Elementary School 1121 8th Street; Pineview Elementary School, 1121 8th Street; Westside Elementary School, 401 Alexander Avenue; and Prairie Ridge Elementary School at 1400 8th Street. Additionally, the Reedsburg School District provides a community based 4K program.

- **River Valley School District**

The River Valley School District incorporates the far southwestern part of the Town. Schools include River Valley Elementary School and Early Learning Center, River Valley Middle School, and River Valley High School.

- **Parochial Schools**

Peace Lutheran School, Sacred Heart Catholic School, North Oak Street, and St Peter's Lutheran School are three private schools located in the City of Reedsburg and together serve grades K-11.

St. Luke's, which is located in the Village of Plain, provides education opportunities for ages K-8.

St. John's, which is located in the Village of Spring Green, serves grades K-5.

St. Aloysius, which is located in the Village of Sauk City, serves grades K-5.

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

- **Secondary Educational Facilities**

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

University of Wisconsin- Platteville Baraboo Sauk County offers freshman/sophomore-level university instruction leading to several associate degrees ranging from hospitality and tourism management to arts and sciences. UW- Platteville Baraboo Sauk County also offers a bachelor's degree program in business management. With fall 2019 enrollment at 348 students, the campus saw a nearly 30% decline in enrollment from 2018. 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 College Reedsburg Campus / Reedsburg provides technical and workplace skills training. The college offers associate degrees, technical diplomas, certificates and

apprenticeships, and offers classes that transfer to four-year degree programs. Programs are offered in nursing, accounting, administrative assistance, business management, finance, and childcare education, among others. The college offers apprenticeships in electrical and machine maintenance, and tool and die. Madison College Reedsburg Campus also offers customized labor training for local businesses.

Madison College Truax Campus is a two-year technical and community college serving the greater Madison area. Madison College 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 enrolled 44,995 students as of fall 2019. UW-Madison is the flagship research campus of the University of Wisconsin system. The world-class university offers more than 130 undergraduate programs, 160 master's degree programs and 130 Doctoral degree programs. UW-Madison also has professional degree programs in law, medicine, pharmacy and veterinary medicine.

Edgewood College is a private college located in Madison, which currently enrolls approximately 1,200 undergraduate students and 650 graduate students. Edgewood offers more than 60 majors and 40 Minors, plus opportunity for individualized programs. 82% of all classes have less than 20 students. Several master's degrees are offered as well. 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 doctoral programs in education and nursing.

6.11 Recreational Facilities

- **Snowmobile Trail System**



Photo courtesy Sauk County Snowmobile Clubs, Inc

Part of the larger Sauk County Trail snowmobile trail system includes an east/west segment running parallel to County Road C and Leland Road. This trail takes the rider past Natural Bridge State Park and through Leland and Denzer. The trail eventually connects to a north-south segment in the Town of Franklin, which runs parallel to State Road 23 and to a segment that runs northeasterly along State Road 78 in the Town of Merrimac. All lands utilized for snowmobile trails in Honey Creek are privately owned and have been established between an agreement between the private landowner and the Association of Sauk County Snowmobile Clubs, Inc. An online map of all the county trails can be found at <https://gis.co.sauk.wi.us/SnowmobileTrails/>.

- ***ATV Trail System***

There are ATV/UTV routes throughout the majority of the County. ATV/UTV routes are along the majority of Town roads and all County roads. Routes on County highways are open year-round. The routes are marked by signage that is maintained and paid for by the ATV/UTV clubs. An interactive motorized trail map with route hours can be found at:

<https://saukgis.maps.arcgis.com/apps/Viewer/index.html?appid=2235911fc3074bce898aefa98bb54652>

- **Honey Creek Rod & Gun Club**

The Honey Creek Rod and Gun Club is a private sportsman's club that was established in 1952. The club owns approximately 48 acres in the Leland area, most of which surrounds the Leland Mill Pond. The club has the sole responsibility of monitoring water levels in the pond and for maintenance of the dam that creates the pond solely for recreational purposes. There are several improvements on the property including a clubhouse, an open sided shelter, pit toilets and two buildings associated with trapshooting. The club also maintains a small park and playground, handicap fishing pier and parking lot for fishermen. The club allows the public to access and fish the pond without requiring a membership. The pond has a hydrant that is maintained and used by local fire departments to refill fire-fighting trucks. This helps improve fire response times for those living in this rural part of Sauk County.



The Rod and Gun Club has summer league trapshooting for 8 weeks beginning in May, and monthly open trapshooting from May through September. The club also holds two annual fundraising merchandise shoots, one in May, the other in September. In the winter, the club has been holding an Annual Fisheree as another fund-raising activity. The clubhouse and open sided shelter can be rented by the public.

6.12 Cemeteries and Churches

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

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

6.13 Historical and Cultural Structures and Areas

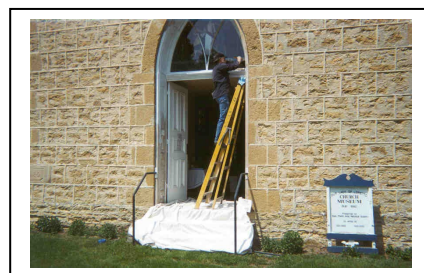
(Locations of each are identified on *Map 6-3 Community and Cultural Resources*)

- **Irish Valley School House**, located near the intersection of Irish Valley Road and Oschner Road was built in 1891 to serve the influx of Irish families from Canada. The schoolhouse was later vacated in 1956.
- **School House on PF**, located near the intersection of County Road PF and Leland Road served the rural population around Leland in the mid-1800's until 1956 when it was converted to a residence.
- **Little Prairie School House**, located at the intersection of County Road C and Elm Road was utilized from 1855-1955 was part of the Honey Creek Joint District No.2 serving parts of the Towns of Honey Creek and Troy. The school ceased use during a school consolidation effort to be replaced by Blackhawk elementary, currently utilized today.
- **Rural Historic Swiss District** was an area originally settled in the 1840's and 1850's by Swiss immigrants. Comprising approximately 12 square miles, the district includes 46 farms. The district's physical identity is derived from the fact that it is bounded wooded hills and is centered on the rolling lands of Honey Creek. The Honey Creek Swiss Historic District was entered in the National Register of Historic Places in April 1990. *Map 6-3 Community and Cultural Resources* shows the boundaries of this District.
- **Wisconsin Society of Ornithology** was established in 1958 to preserve habitat for birds. Currently the WSO has approximately 300 acres.
- **Head Rock** is a natural wonder along County Road PF near Leland. Formed with sandstone, it is estimated to be 200 feet high.



6.14 Historical and Cultural Programs and Resources

- **Sauk County Historical Society** protects and maintains the history of the county by collecting and preserving historic artifacts, photographs and documents. The Historical Society has many community outreach programs, acts as a resource and research facility for local history and assists other Sauk County historical societies in pursuing their goals.
- **Sauk County Arts, Humanities and Historic Preservation Committee** provides funding through grant programs to community organizations and local governments seeking supplementary funds for local arts and history projects.



- **Sauk Prairie Area Historical Society** protects and maintains the history of the Sauk Prairie, including its geological and settlement histories, in an effort to promote their importance and sense of place in today's society. This includes outreach opportunities, research, presentations, and other public forums.
- **State of Wisconsin Historic Preservation Programs** provide several opportunities for cost sharing through grant and subgrant programs, through the Wisconsin Historical Society. These programs are dependent on variable annual funding sources.
- **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 Homeowner'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.

6.15 Utilities and Community Resources Goal, Objectives and Policies

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

Utilities and Community Resources Objectives:

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

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

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

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

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

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

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

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

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

UCRO-10 Continue to provide proper disposal and recycling of solid waste. Encourage the use of the County's Clean Sweep and Agricultural Plastics Recycling programs.

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

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

Utilities and Community Resources Policies:

UCRP-1 Encourage and enhance dedication of open space in subdivisions through the application of Planned Unit Development design.

UCRP-2 As expressed in the Plan, work with the Sauk Prairie School District to ensure the continuance of the Tower Rock school for educational and community gathering and fellowship purposes.

UCRP-3 Work with telecommunication providers to bring modern, state-of-the-art telecommunication facilities that will allow for reliable service to the entire Town and encourage the inception of satellite capabilities to be utilized in Honey Creek.

UCRP-4 For all new subdivision developments encourage the utilization of community septic systems placed in such a fashion to have minimal impact on groundwater quality. For assistance utilize staff from Sauk County.

UCRP-5 Promote Town involvement, through cooperation with Sauk County, for proper siting of and community education for the maintenance of Private On-Site Wastewater Treatment Systems (septic systems).

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

UCRP-7 Support the preservation and maintenance of homes on the historical register including those in the Honey Creek Swiss Rural Historic District.

UCRP-8 Identify and support the preservation of significant historical and archeological areas and work with specific landowners (both owners of the area and neighbors) with regard to preservation and further evaluate proposed changes in land use to ensure that these areas are fully protected. Utilize *Map 6-3 Community and Cultural Resources* to identify areas to be protected.

UCRP-9 Promote the use of the Town Hall as a facility that can be used by the Community for public events or for use by private function. Additionally, recognize that Leland and Denzer are community gathering areas and build upon the gathering tradition by redeveloping the villages into the traditional hamlets they once were inclusive of community based and patronized businesses such as a food and variety stores, restaurants, bars etc. Utilize the policies under the *Chapter 8: Economic Development* for additional direction to the redevelopment of these areas.

UCRP-10 Acknowledge that this plan recognizes Tower Rock School as a vital component to the community in Honey Creek and beyond its borders as fellowship and gathering area for both educational and community events. This plan further acknowledges that Tower Rock represents an ideal educational setting (outside of urban-like areas) as well a slice of history maintained through the concept of utilizing satellite schools versus consolidation of schools to villages and cities.

UCRP-11 Maintain the Town of Honey Creek Driveway Ordinance and Driveway Permit Objectives Checklist to be consistent with all provisions of this Comprehensive Plan.

UCRP-12 In order to provide for reasonable and safe access to emergency service providers and their vehicles, the Town should request a review from the respective fire and ambulance district of any proposed driveway project. If the project is deemed acceptable, request that such emergency district generate a letter of acceptance, which will become an addendum to the driveway permit issued by the Town. Considering adding any costs of such review to the driveway permit application.

UCRP-13 Work with Sauk County to develop zoning options for temporary accessory living units to a primary residence which will permit elderly independent or interdependent living arrangements.

UCRP-14 When locating alternative energy proposals within the Town, Town Board review and approval will be required.

7.0 Purpose

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

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

7.1 Principal Arterial, Collector Roadways and Local Roads

➤ Principal Arterials

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

- **U.S. Highway 12.** U.S. Highway 12 serves as the principal arterial road to the Town and runs north and south through the Towns of Prairie du Sac and Sumpter. It serves as the principal arterial of access between the Cities of Madison and Wisconsin Dells and finally connects to the I-90-94 corridor. According to the Wisconsin Department of Transportation traffic counts, the average annual daily traffic volumes for USH 12 between Sauk City and Baraboo were 14,200 in 2009, increasing traffic volume by 36.5% since 2000 and more than 136% since 1981. Expansion of the USH 12 corridor has been expanding over the last twenty years to transition from two lanes to four. The most recent expansion which was completed in 2018 expanded the corridor to four lanes all the way between County Highway Z and Wisconsin Dells and by-passed the City of Baraboo. In addition, a 2014 Department of Transportation study found that the section of highway between Ski Hi Road and County Highway Z had significant crash rates above the state average, particularly on the S-curves south of the Sauk Prairie State Recreation Area and the King's Corner hill which had a crash rate nearly twice the state average. As a result, the curves were reconstructed in 2021 to create a gentler curve and the hill resurfaced to provide additional grip heading southbound. In addition to these changes, intersections for County Road C and Old Bluff Trail were reconstructed to a single access point, along with access and turn lanes into Bluffview Village and the Sauk Prairie State Recreation Area. These redesigns were completed as a result of a forecasted increase in traffic to 20,800 vehicles in average annual daily traffic volumes by 2041. As of 2021, average annual daily traffic counts on USH 12 between Ski Hi Road and Sumpter Township are recorded to be 13,900 vehicles.

- **State Road 23.** State Road 23 runs north to south through the Towns of Franklin and Westfield and connects the City of Reedsburg to the Villages of Loganville, Plain and Spring Green and finally U.S. Highway 14 providing a second access route to the City of Madison. Average daily traffic counts on State Road 23 north of the Village of Plain were 2600 vehicles in 2017 while southbound volumes were 2400 vehicles. According to the Wisconsin Department of Transportation, there are no current plans for the reconstruction or re-paving of U.S. Highway 14.

➤ **Collector Roadways**

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

- **County Road C.** County Road C extends east/west through the hamlets of Denzer and Leland from U.S. Highway 12 to State Road 60. Average daily traffic counts were 550 west of U.S. Highway 12 and 230 east of Leland in 2021.
- **County Road PF.** County Road PF travels both east/west and north/south through the rural areas of the Town. Average daily traffic counts were 2,400 west of U.S. Highway 12 and 420 south of Leland in 2021.
- **County Road E.** County Road E travels north/south into the Town of Troy for about one mile. Once in Troy it travels for an additional mile through the unincorporated hamlet of Witwen where it connects to County Road O. Average daily traffic counts were recorded at 260 in 2021.

➤ **Local Roads**

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

7.2 Rustic Roads

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

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

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

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

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

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

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

7.3 Airports

Although there are no airports located in the Town of Honey Creek, five area airports are available for small passenger and freight service: Dane County Regional Airport, Tri-County Airport, Sauk Prairie Airport, 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. 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.

Sauk Prairie Airport, located 2 miles west of Prairie du Sac and 3 miles northwest of Sauk City, is a privately owned public use airport.

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

7.4 Elderly, Disabled and Veteran Transportation

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

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

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

7.5 Other Transportation Options

➤ Trucking

Trucking service is accommodated through the region's transportation network. There are several privately owned trucking operations within this area that meet the needs of the residents. These transportation companies are concentrated in Reedsburg, Baraboo, and Madison.

➤ Rail

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

➤ State of Wisconsin

The State of Wisconsin provides for vanpooling opportunities with the requirement that at least two State employees are part of the pool. Once this 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 Honey Creek's transportation element incorporates these plans into the comprehensive plan in varying degrees to ensure an accurate reflection of the overall transportation system.

➤ **Wisconsin Bicycle Transportation Plan 2020**

The Wisconsin Department of Transportation (WisDOT) completed the Wisconsin Bicycle Transportation Plan 2020 in 1998. This Plan establishes WisDOT goals, objectives, and policies for both intercity and urban and suburban bicycling, and recommends strategies and actions for WisDOT, local governments, and others to take to implement the plan. The two primary goals of the plan are to double the number of trips made by bicycles and to reduce bicyclist-motorist crashes by at least 10 percent by the year 2010. More specifically, it seeks to improve bicycle access to major destinations along arterial and collector streets.

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

➤ **Connections 2030: Wisconsin's Long-Range Transportation Plan**

Connections 2030 is the Wisconsin Department of Transportation's (WisDOT) long-range transportation plan for the state. This plan addresses all forms of transportation over a 20-year planning horizon: highways, local roads, air, water, rail, bicycle, pedestrian and transit.

➤ **LRIP: Local Roads Improvement Program**

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.

➤ **Transit Improvement Program (2002-2008)**

The TIP must be consistent with the region's long-range transportation plan, include all transportation projects in the metropolitan area that are proposed for federal funding, and include at least three years of programming.

➤ **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.

➤ **Wisconsin Pedestrian Policy Plan 2020**

The Wisconsin Pedestrian Policy Plan 2020, created by the Wisconsin Department of Transportation (WisDOT), was established to make pedestrian travel a viable, convenient and safe transportation choice throughout Wisconsin. While the Policy Plan primarily aims to minimize the barrier to pedestrian traffic flow from State Trunk Highway expansions and improvements, it provides guidance to local communities on how to encourage pedestrian travel

through the creation of pedestrian plans, increasing enforcement of pedestrian laws, adopting and implementing sidewalk ordinances, and addressing pedestrian issues through the public participation component of Comprehensive Smart Growth Planning. There are no recommendations specific to Sauk County.

7.7 Analysis of the Existing Transportation Systems and Plans

As previously described, the Town of Honey Creek's local transportation system consists of primarily local and county roads. It has been suggested that while these road systems are adequate, improvements to accommodate bicycle transportation should be considered along County Roads. Additionally, this plan recognized Leland and Denzer as multi-use growth areas, both areas of which are located along County Roads. Thus,



development in these areas will be more than adequately served using County Roads which will, by their location, prevent additional traffic on local town roads. One exception will be Slotty Road which serves as a connector to County Road PF to the south.

7.8 Transportation Goals, Objectives and Policies

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

Transportation Objectives:

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

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

TO-3 Encourage recreation transportation opportunities for local and regional use.

TO-4 Utilize driveway siting techniques that preserve road edges and enhance safety.

TO-5 Identify alternative transportation opportunities for the elderly or those who are disabled.

TO-6 As the Hamlets of Leland and Denzer develop consider connectivity for function and recreation between developments and between the two hamlets.

TO-7 Address safety issues relative to blind driveways and 3-way intersections.

TO-8 Coordinate road improvement projects with State designated bike routes and work with biking groups to identify future events and routes to ensure the safety of bikers and residents.

TO-9 Address safety concerns with regard to multi-use of roads for farm machinery and trucking and recreational uses such as biking.

TO-10 Address the protection of private and public lands relative to the use and placement of ATV and snowmobile trails.

TO-11 Consider establishing uniform standards for inter-Town road usage relative to traffic amounts, multi-use, widths and weight limits.

TO-12 Consider lowering speed limits on Town roads as appropriate to ensure safety for people, wildlife resources, and for greater compatibility with farming operations.

Transportation Policies:

TP-1 Continue to maintain road quality by utilizing the Town Road Improvement Program.

TP-2 Through intergovernmental coordination and the comprehensive planning process, work with neighboring towns to establish uniform standards for inter-town roads (roads that connect at town borders) relative to providing the same standards for weight limits, bike routes and related safety features, road width and road upgrades and other issues as identified.

TP-3 Consider and if deemed appropriate, develop and implement a road impact fee process as part of new residential and business development that is reviewed and enforced by the Town Board, and which applies to new development that directly impacts road infrastructure.

TP-4 Direct new development to utilize existing road infrastructure to minimize road expansion.

TP-5 Continue to support ATV and UTV use on town roads and encourage use of speed limits and safety education to residents.

TP-6 Encourage the use of shared driveways for clustered development to maintain rural character and to protect road edge conditions.

TP-7 Enhance safety and sight lines by keeping rights-of-way clear in areas where visibility may be hampered. The Town Board and patrol person shall evaluate any known ‘problem’ areas. Consideration should also be given to maintaining sight lines with regard to row crops.

TP-8 Enhance the Town’s driveway sighting ordinance to encourage safety and preserve the rural character with regard to driveway placement, steep slopes, steep ditches and emergency access.

TP-9 Where deemed appropriate, the Town shall require the submittal of a professionally engineered driveway plan to ensure compliance with the Town’s Driveway Ordinance and which is meant to ensure and enhance safety. The Town of Honey Creek shall not be liable for any costs incurred to complete a professionally engineered driveway plan.

TP-10 For new mineral extraction operations, require the development of a legal agreement whereby the extraction firm will upgrade any Town road to meet the needs of additional traffic and weight requirements as defined through an unbiased engineering study and further as part of final reclamation that the Town road be returned to pre-extraction standards or better.

8.0 Purpose

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

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

8.1 Area Employment and Economic Activity

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

➤ **Commuting Patterns**

In terms of commuting patterns, the 2020 Census indicates that 10.0% of Honey Creek residents work at home. It is assumed that most of these residents are involved in the farming occupation. For those who commute to their jobs, 81.5% drive alone while 6.8% carpool. The average commuting time to work is approximately 24.8 minutes.

➤ **Employment Characteristics in Sauk County**

Sauk County provides many employment opportunities as is reflected in the unemployment rates, occupation type and major employers in the area. According to the 2020 Census, the Sauk County Unemployment Rate for 2020 was 2.3%. Unemployment for Sauk County in 2010 was more than double at 5.4%.

➤ **Area Economic Viability and Employment Opportunities**

The potential for economic viability within the 25-mile area continues. The Sauk Prairie (Sauk City, Prairie du Sac) Area has two Business/ Industrial Parks, both with lots available and some room to expand. Both have water, sewer, electric and gas service in place. Neither is accessible by rail. The Sauk Prairie Area is served by US Highways 12, State Highways 60 and 78, and small passenger and freight service airport. Both the Village of Sauk City and Prairie du Sac are enhancing existing, and creating new, programs to enhance their downtowns. Prairie du Sac has created a Tax Increment Finance District (TIF) to aid in the facilitation of downtown redevelopment. Sauk City is looking at ways to enhance the riverfront with the construction of the Wisconsin Riverfront Trail and the development of a historical park. Community shopping needs are addressed in the downtowns of Prairie du Sac and Sauk City.

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

The major county employers provide diverse employment opportunities that residents in the Town of Honey Creek may take advantage of. **Table E1** shows the top employers in the County according to the Sauk County Development Corporation. While most of the County is within commuting distance of Honey Creek, the major employment areas of Baraboo, Sauk Prairie, and Spring Green and Reedsburg are within the average commute time of 30 minutes from Honey Creek. The major employers are all either in manufacturing or in recreational tourism.

Table E1: Sauk County Largest Employers

Table E1: Sauk County Largest Employers		
Employer	Product	Location
Cardinal Glass	Insulated Glass	Spring Green
Grede	Ductile Iron Castings	Grede
Teel Plastics	Plastics	Baraboo
Kalahari Development	Waterparks & Resorts	Wisconsin Dells
Ho-Chunk Gaming	Casino	Baraboo
Wilderness Resort	Waterparks & Resorts	Wisconsin Dells

Source: Source: U.S. Census, Emsi, Wisconsin’s WORKnet, Municipality Population Estimates, Wisconsin DOA, Demographic Services Center, Applied Geographic Solutions via LocateInWisconsin

➤ **Area Income Comparison**

According to the 2020 census, the median income for residents in Honey Creek was \$64,167.00. **Table E2: Regional Income Comparisons** shows that compared to the neighboring Towns, the County and the State, the majority of the surrounding Towns have a higher median income, but the County and State are much lower.

Table E2: Regional Income Comparisons

Table E2: Regional Comparison of Income Distribution, 2020									
Household Income, 2020 Estimates	Percent of Households								
	Honey Creek	Prairie du Sac	Freedom	Franklin	Westfield	Troy	Sumpter	Sauk County	Wisconsin
Less Than \$10,000	3.0%	1.2%	5.2%	3.8%	4.1%	1.7%	5.7%	4.1%	4.6%
\$10,000 - \$14,999	6.7%	1.7%	1.6%	0.9%	1.1%	2.5%	5.3%	3.5%	4.1%
\$15,000 - \$24,999	7.4%	5.7%	2.1%	8.5%	4.1%	5.3%	9.1%	9.6%	8.6%
\$25,000 - \$34,999	7.7%	4.1%	4.7%	5.7%	4.4%	5.0%	3.8%	9.9%	9.0%
\$35,000 - \$49,999	11.1%	5.5%	12.0%	9.4%	34.3%	11.5%	34.2%	12.7%	13.0%
\$50,000 - \$74,999	16.1%	15.3%	24.0%	21.7%	15.9%	19.3%	19.5%	20.8%	18.9%
\$75,000 - \$99,999	19.5%	19.9%	16.7%	10.8%	13.7%	19.0%	4.7%	14.4%	14.1%
\$100,000 - \$149,999	13.1%	26.8%	21.9%	26.9%	9.2%	26.6%	11.5%	16.7%	16.3%
\$150,000 - \$199,999	9.4%	12.2%	5.7%	8.5%	6.3%	6.7%	4.5%	4.8%	6.1%
\$200,000 or more	6.0%	7.7%	6.3%	3.8%	7.0%	2.2%	1.7%	3.6%	5.2%
Median Household Income	\$64,167	\$94,375	\$77,500	\$75,000	\$52,292	\$78,264	\$39,598	\$62,808	\$63,293

Source: American Community Survey, 2020.

➤ **Agriculture Economic Activity**



The most recent compiled data for agriculture economic characteristics was in 2017 and is compiled by county. **Table E3** indicates that from 2012 to 2017, Sauk County farm labor decreased by 5.1% from 2012-2017. The hired farm worker payroll indicates that most are seasonal employees.

Table E3: Characteristics of Hired Farm Labor, Sauk County and the State of Wisconsin 2017

Table E3: Characteristics of Hired Farm Labor Sauk County and the State of Wisconsin 2017					
	Percent of farms with any hired labor	Number of hired farm workers	Change in hired farm workers net change 2012-2017	Change in hired farm workers, percent change 2012-2017	Hired farm worker payroll (\$1,000 payroll)
Sauk County	19.9%	1,226	-59	-5.1%	\$ 17,806
Wisconsin	26.1%	72,425	-2,015	-10.6%	\$ 1,052,738

Source: USDA Census on Agriculture, 2017

In Sauk County, the average gross market value of all agricultural products sold is significantly lower than the State of Wisconsin. Additionally, the average value of farmland and buildings, and the value of machinery and equipment (which are based on market value) are also lower in Sauk County when compared to the State of Wisconsin. The fact that 55.8% of farms have a sales value of \$1,000 to \$19,999 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.

Table E4a: Average Value of Farmland, 2017

Table E4a: Average Value of Farmland, 2017					
	Average Value of all agricultural products sold	Estimated market value of land and buildings		Average value of machinery and equipment per farm	Average net farm income per farm
		Per Farm	Per Acre		
Sauk County	\$ 107,354	\$ 674,903	\$ 2,485	\$ 130,623	\$ 24,157
Wisconsin	\$ 176,368	\$ 1,083,640	\$ 4,904	\$ 156,689	\$ 36,842

Source: USDA Agricultural Census, 2017

Table E4b: Average Value of Farmland by Value of Sales, 2017

Table E4b: Average Value of Farmland by Value of Sales, 2017									
	Percent of farms with positive net income	Value of total government payments	Percent of farms receiving government payments	Percent Farms market value of agricultural products sold					
				\$1,000 to \$19,999	\$20,000 to \$99,999	\$100,000 to \$249,000	\$250,000 to \$499,999	\$500,000 to \$999,999	\$1,000,000 or more
Sauk County	46.7%	\$ 2,048	45.5%	55.8%	21.1%	10.6%	6.4%	6.1%	0.0%
Wisconsin	50.8%	\$ 126,583	42.4%	56.6%	18.9%	10.6%	6.6%	3.9%	3.3%

Source: USDA Agricultural Census, 2017

➤ **Tourism Economic Impact and Opportunity**

According to the 2022 Wisconsin Department of Revenue report on tourism, Sauk County is the third most popular tourism destination in the State, behind only Milwaukee and Dane Counties. The overall statewide economic impact of travelers is broken down in several ways. Direct impacts, the employee wages and taxes paid from establishments where travelers purchase goods or services, and indirect impacts, the money spent by these employees on goods and services in the area, add up to the total economic impact.

Looking at the traveler expenditures by category, more than half of the total expenditures are on lodging, food, and beverage expenditures. Retail expenditures represent 19.5%, and transportation expenses represent 14.1% and recreation/entertainment accounts for 13.2% of the total estimated traveler expenditures.

Table E5: Tourism Economic Impact shows that the Wisconsin Department of Tourism estimated traveling expenditures at approximately \$2,091 million dollars during 2022, up from \$1,669 million in 2021 for Sauk County. Spending by overnight visitors reached \$10 billion in 2022, with 45,000,000 overnight trips in Wisconsin, spending an average \$219 per-person trip.

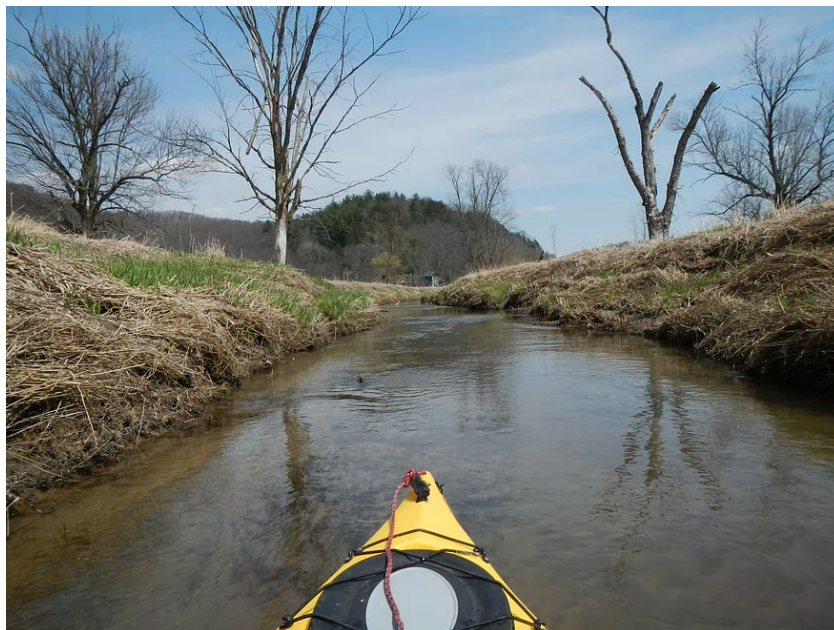
Table E5: Travel Expenditures and Economic Impact

Table E6: Total Economic Impact 2022							
	Total Economic Impact		Percent Change	Direct Visitor Spending	Employment	Total Labor Income	State & Local Taxes
	2021	2022					
Sauk County	\$1,779,000,000	\$1,920,000,000	7.9%	\$1,603,100,000	11,455	\$299,400,000	\$142,500,000
State of WI	\$20,929,000,000	\$23,655,000,000	13%	\$14,880,100,000	174,623	\$6,525,700,000	\$1,516,200,000

Source: Wisconsin Department of Tourism, 2022

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

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



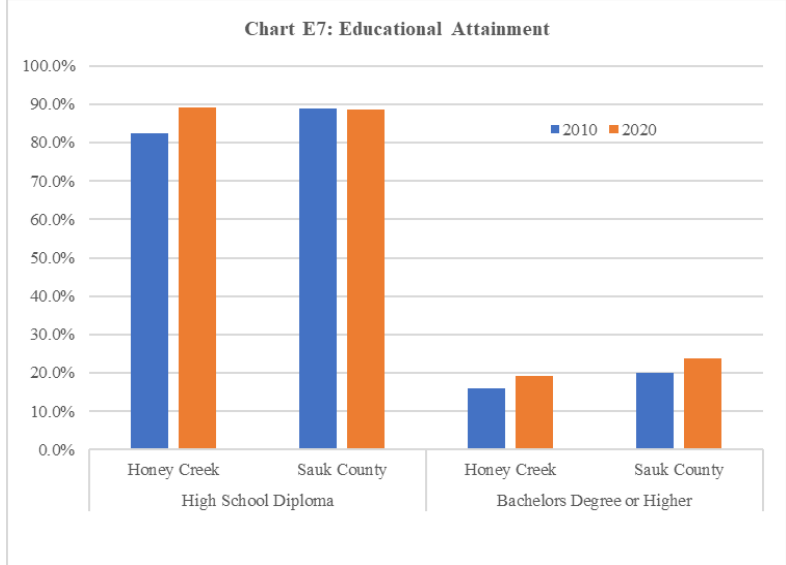
8.2 Local Employment and Economic Activity

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

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

Chart E6: Education Levels Honey Creek and Sauk County shows that the percentage of Honey Creek residents with a high school diploma increased from 2010 to 2020, while the percentage of Sauk County residents with a High School Diploma slightly decreased. The percentages of those with a bachelor’s degree increased for in both Honey Creek and Sauk County from 2010 to 2020.

Chart E6: Education Levels Honey Creek and Sauk County



Source: American Community Survey, 2020

➤ **Income Levels**

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

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

Table E7: Distribution of Household Income, 2010 shows that in 2010, the median household income for the Town of Honey Creek was \$56,750, while the average household income was \$62,698. The ratio of the average to the median income is 1.10.

Table E7: Distribution of Household Income, 2010

Table E7: Distribution of Household Income, 2010			
Distribution of Household Income, 2020	Percent of Households		
	Town of Honey Creek	Sauk County	Wisconsin
Less than \$10,000	2.5%	4.7%	6.0%
\$10,000 to \$14,999	2.5%	5.4%	5.4%
\$15,000 to \$24,999	2.8%	12.2%	11.0%
\$25,000 to \$34,999	18.6%	10.5%	11.0%
\$35,000 to \$49,999	14.0%	16.7%	15.0%
\$50,000 to \$74,999	31.1%	22.1%	20.6%
\$75,000 to \$99,999	13.4%	14.0%	13.7%
\$100,000 to \$149,999	15.2%	10.2%	11.6%
\$150,000 to \$199,999	0.0%	2.6%	3.1%
\$200,000 or more	0.0%	1.6%	2.6%
Median Household Income	\$56,750	\$50,390	\$51,598
No. of Households	322	25,438	2,274,611
Avg. Household Income	\$62,698	\$60,804	\$65,273
Ratio of mean to median HH Income	1.10	1.21	1.27

Source: US Census 2010

Table E8: Distribution of Household Income, 2020

Table E8: Distribution of Household Income, 2020			
Distribution of Household Income, 2020	Percent of Households		
	Town of Honey Creek	Sauk County	Wisconsin
Less than \$10,000	3.0%	4.1%	4.6%
\$10,000 to \$14,999	6.7%	3.5%	4.1%
\$15,000 to \$24,999	7.4%	9.6%	8.6%
\$25,000 to \$34,999	7.7%	9.9%	9.0%
\$35,000 to \$49,999	11.1%	12.7%	13.0%
\$50,000 to \$74,999	16.1%	20.8%	18.9%
\$75,000 to \$99,999	19.5%	14.4%	14.1%
\$100,000 to \$149,999	13.1%	16.7%	16.3%
\$150,000 to \$199,999	9.4%	4.8%	6.1%
\$200,000 or more	6.0%	3.6%	5.2%
Median Household Income	\$64,167	\$62,808	\$63,293
No. of Households	298	26,751	2,377,935
Avg. Household Income	\$86,164	\$77,000	\$82,757
Ratio of mean to median HH Income	1.34	1.23	1.31

Source: US Census 2020

Table E8: Distribution of Household Income, 2020 shows that in 2020, the median household income for the Town was \$64,167 while the average household income was \$86,164. The ratio of these two values is 1.34. In comparison to 2010, this means that the average income is 24% greater than the median income in 2020. There are more outlying values on the upper end of the spectrum, meaning that more money exists above the median income than below, and this has been case consistently over the past decade.

From 2010 to 2020, both Sauk County and the State of Wisconsin saw the ratio of average income to median income increase slightly, the County from 1.21 to 1.23, the State from 1.27 to 1.31. 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

Table E9: Labor Force Status, 2020		
Category	Honey Creek	Sauk County
Population 16 years and over	636	51,342
Not in Labor Force	171	16,316
In labor force	465	35,026
Armed Forces	0	20
Civilian labor force	465	35,006
Employed	453	34,197
Unemployed	12	809
Unemployment Rate	2.6%	2.3%

Source: American Community Survey, 2020

Table E9: Labor Force and Employment shows that of the 749 persons in Honey Creek during 2020, 465 persons, age 16 or older, are in the labor force, and an additional 171 persons, age 16 or older that are not in the labor force. Of those, in the labor force, 453 are employed, and 2.6% or 16.5 are unemployed. This is slightly higher than the unemployment rate for Sauk County of 2.3% according to the 2020 Census.

Table E10: Employment by Occupation, Town of Honey Creek

Table E10: Employment by Occupation, Town of Honey Creek					
Occupation	2010		2020		Percent of Employed Population Change 2010 to 2020
	Number Employed	Percent of Employed Population	Number Employed	Percent of Employed Population	
Management, professional and related occupations	161	34%	141	31%	-8%
Service occupations	44	9%	69	15%	65%
Sales and office occupations	114	24%	57	13%	-47%
Natural resources, construction and maintenance occupations	130	27%	127	28%	3%
Production, transportation and material moving occupations	28	6%	59	13%	122%
Occupation Total	477		453		-5%

Source: American Community Survey, 2020

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

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

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

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

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

Table E10: Employment by Occupation, Town of Honey Creek shows that the major occupations of persons in Honey Creek have changed from 2010 to 2020. Service occupations and “production, transportation, and material moving” occupations saw the biggest increase in numbers and percentage of employment. Employment of Honey Creek residents in sales and office occupations saw the greatest decrease.

8.3 Opportunities to Attract and Retain Business

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

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



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

➤ Local Employment Opportunities



Within the Town of Honey Creek there are several small businesses that exist. The majority of the small businesses are agricultural, or construction related. The local small businesses support anywhere between 1 to 10 employees and averaging approximately 2 full-time employees.

8.4 Other Programs and Partnerships

➤ **Sauk County Development Corporation**

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

➤ **State of Wisconsin and Federal Programs**

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

- **[Community Development Block Grant \(CDBG\) Public Facilities Program](#)**
Public Facilities funds help support infrastructure and facility projects for communities. Examples of eligible projects include improvements, repairs, or expansions of streets, drainage systems, water and sewer systems, sidewalks, and community centers.
- **[CDBG – Planning Program](#)** grant funds support community efforts to address improving community opportunities and vitality. Examples of eligible projects include the development of comprehensive plans, community development plans, and small area and neighborhood plans.
- **Tax Incremental Financing (TIF)**
This program assists towns in attracting tourists, forestry, and agricultural development. A town can designate a specific area within its boundaries as a TIF district and develop a plan to improve its property values. Taxes generated by the increased property values pay for land acquisition or needed public works. Although the Town does not currently utilize this program, area municipalities do and therefore may be used to spur area development.
- **[USDA Rural Business Development Grants in Wisconsin](#)**
This program is designed to provide technical assistance and training for small rural businesses. Small means that the business has fewer than 50 new workers and less than \$1 million in gross revenue.
- **[USDA Single Family Housing Direct Home Loans in Wisconsin](#)**
Also known as the Section 502 Direct Loan Program, this program assists low- and very-low-income applicants obtain decent, safe and sanitary housing in eligible rural areas by providing payment assistance to increase an applicant's repayment ability. Payment assistance is a type of subsidy that reduces the mortgage payment for a short time. The amount of assistance is determined by the adjusted family income.
- **[USDA Single Family Housing Repair Loans & Grants in Wisconsin](#)**
Also known as the Section 504 Home Repair program, this provides loans to very-low-income homeowners to repair, improve or modernize their homes, or grants to elderly very-low-income homeowners to remove health and safety hazards.

- **[Value Added Producer Grants in Wisconsin](#)**
The Value-Added Producer Grant (VAPG) program helps agricultural producers enter into value-added activities related to the processing and marketing of new products. The goals of this program are to generate new products, create and expand marketing opportunities and increase producer income.
- **[Community Facilities Direct Loan & Grant Program in Wisconsin](#)**
This program provides affordable funding to develop essential community facilities in rural areas. An essential community facility is defined as a facility that provides an essential service to the local community for the orderly development of the community in a primarily rural area, and does not include private, commercial or business undertakings.
- **[USDA Water & Waste Disposal Loan & Grant Program in Wisconsin](#)**
This program provides funding for clean and reliable drinking water systems, sanitary sewage disposal, sanitary solid waste disposal, and storm water drainage improvements to households and businesses in eligible rural areas.
- **[USDA Business & Industry Loan Guarantees in Wisconsin](#)**
This program offers loan guarantees to lenders for their loans to rural businesses.
- **[USDA Rural Energy for America Program Renewable Energy Systems & Energy Efficiency Improvement Loans & Grants in Wisconsin](#)**
The program provides guaranteed loan financing and grant funding to agricultural producers and rural small businesses for renewable energy systems or to make energy efficiency improvements. Agricultural producers may also apply for new energy efficient equipment and new system loans for agricultural production and processing.

8.5 Economic Development Goal, Objectives and Policies

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

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

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

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

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

EDO-5 Prevent unplanned commercial development.

EDO-6 Prevent unplanned association and rental housing.

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

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

EDO-9 Encourage restoration and maintenance of all structures including the preservation of historic sites.

EDO-10 Promote outdoor recreation opportunities.

EDO-11 Promote careful placement of wireless and electronic communication facilities so that it allows for better coverage for Honey Creek.

EDO-12 Consider the location of and prevent potential future conflicts of new residential development that occurs near areas that have a value for future mineral extraction operations.

EDO-13 Encourage intergovernmental communications with regard to the placement of new businesses, especially those that serve the agriculture community beyond the Towns borders.

EDO-14 As new business structures are built in the Town, utilize materials that compliment rural character.

EDO-15 Support mixed use buildings that include a mix of business areas and living quarters in one single building.

EDO-16 Include lighting standards for non-agricultural commercial development so as to prevent light glare from trespassing onto neighboring properties and into the night sky.

Economic Development Policies:

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

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

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

EDP-4 Allow the inception of home-based business (or whatever the new buzz phrase is) in Exclusive Agriculture zoned areas that are consistent with County ordinances.

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

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

EDP-7 The Town shall determine the boundary lines for the hamlets of Leland and Denzer as part of the planning process expressed under *Chapter 11: Land Use*.

EDP-8 Inform new development of potential gravel deposits as part of the permitting process.

EDP-9 Encourage the use of brick, wood stone and other natural materials for business building facades while avoiding large, blank, unarticulated walls, metal siding, and concrete block on visible building facades.

9.0 Purpose

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

9.1 General Soils Information

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

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

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

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

9.2 Topography and Slope

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

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

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

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

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

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

9.3 Environmentally Sensitive and Significant Resources

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

➤ Woodlands

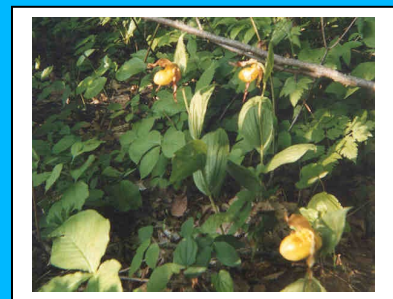


Thirty-two percent of the private land in Honey Creek Township is covered by forest, in addition to the 530 acres of state-owned forest in Natural Bridge State Park and an additional 2,340 acres owned by The Nature Conservancy. Much of this forest is located in the Baraboo Bluffs, but a significant amount of local forest covers the limestone and sandstone uplands cutting across the center and southwestern corner of the township.

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

➤ Threatened and Endangered Species

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



➤ **Drainage Basins**

The Town of Honey Creek is located in the Lower Wisconsin River Basin, which drains approximately 4,940 square miles of south central and southwestern Wisconsin. The Town encompasses portions of the Honey Creek Watershed within the Wisconsin River drainage basin. *Map 9-5 Watersheds* shows the drainage basins for 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 Town of Honey Creek are located along Honey Creek. The FEMA maps should be referenced for official delineation and elevations of floodplain boundaries. General Floodplain boundaries can be noted on *Map 9-3 General Floodplain Areas*.

➤ **Wetlands**

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

Significant amounts of land in and around Honey Creek were historically sedge meadow and wet prairie, or hardwood and tamarack swamp. Today, of the 30,400 acres of assessed property in the Town of Honey Creek, only 4.56% (3,069 acres) remains delineated as wetlands. About 652 acres of land adjacent to the township branches of Honey Creek were considered “wetlands” according to the 1971 Surface Waters of Sauk County report.

➤ **Groundwater Resources**

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

➤ **Surface Waters of Honey Creek**

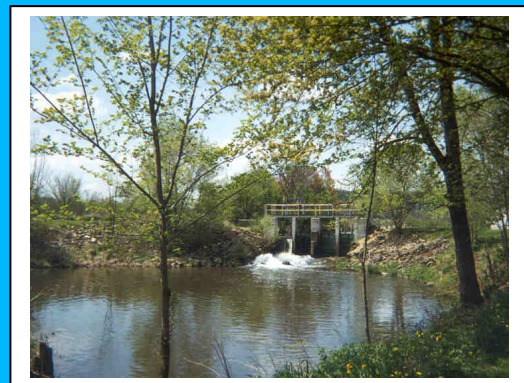
• **Honey Creek**



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

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

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

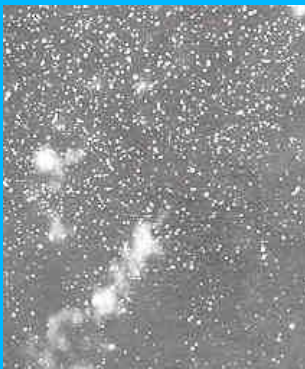


According to the 2002 Lower Wisconsin River water quality management plan, the Creek is host to a native trout population as well as a warm water sport fishery and diversity of aquatic insect life. At that time, it was noted that stream straightening, grazing and cropping up to the banks edges, bank erosion and wetland drainage have resulted in sedimentation and challenges to the aquatic life.

➤ Hilltops and Ridges

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

9.4 Night Skies



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

9.5 Mineral Resources

Currently the Town of Honey Creek has a single mineral extraction site, however there may be several additional areas in the Town capable of providing for an economically viable operation. The single active extraction site produces sand and gravel and is located along County Rd C, the main transportation corridor through the Town. The plan also prohibits any mineral extraction operations to be located within the BRNNL boundary as expressed under NRP-15. As a general reference, potential gravel deposits, or areas that may support future mineral extraction operation are noted under *Map 10-4 Potential Gravel Deposits*.

9.6 Other Natural Resources

- **Natural Bridge State Park**, located between Leland and Denzer on County Road C, was established in 1973 and totals about 530 acres. The park includes a natural bridge of sandstone, 35 feet high, which was carved by the uneven dissolving of mineral deposits holding the sandstone grains together. The result after many years of erosion by water, frost action, wind, and gravity is the largest natural arch in the State. It remains today because of its location in the driftless area of southwestern Wisconsin, a region that was not glaciated by the last ice age.



Beneath the Bridge is a natural rock shelter, which was excavated in 1957 by archeologists. They discovered charred wood believed to be from fire pits of a people here possibly as long ago as 12,000 years, making this one of the oldest dated sites for human occupancy in northeastern North America. The park itself includes a self-guiding nature trail on the uses of plants by Native Americans and winds through a 60-acre scientific area. A hiking trail, two miles long is located just off the highway. This rustic park includes minimal picnic facilities and a parking area and is for day use only.

- **Hemlock Draw State Natural Area (SNA)**, situated along Honey Creek, Hemlock Draw is a narrow gorge of sandstone and conglomerate rock that supports species with more northerly affinities. Dense stands of hemlock and yellow birch line the stream and gorge and shelter many northern forest plants such as several club-moss species. Sedges, skunk cabbage, and witch hazel also grow along the flat-bottomed draw. On the flanks of the draw, hemlock and other northern species give way to rich forests of sugar maple, red oak, ironwood, and big-tooth aspen. Wood anemones, wild geranium, and early meadow rue all flower abundantly under the large trees. Drier forests dominated by red oak grow on the bluff tops north and south of the draw.

In all, the site features five major kinds of forest along with several interesting cliff and glade communities. On quartzite, outcroppings are two examples of acid bedrock glades that support populations of two rare plants. More rare plants are found in the southern dry-mesic forest on the south ridge while the draw itself shelters several other rare species. As part of the Baraboo Hills landscape, this site contains important breeding and migratory habitat for many bird species. More than 40 species of breeding birds, including barred owls, ruffed grouse, wood thrush, 6 species of warbler, and 4 species of woodpeckers depend on Hemlock Draw for food and cover. Hemlock Draw is owned by the Wisconsin Chapter of The Nature Conservancy and was designated a State Natural Area in 2007.

- **Honey Creek SNA**, lies along a portion of Honey Creek, a Class II trout stream that flows to the Wisconsin River. The topography ranges from creek bottoms and boggy areas through steep slopes and rock escarpments to upland ridges. Within the natural area boundaries, there are twenty-five distinct soil types. Given this range in topography and soils, it is no surprise that the site supports varied and unusual flora and fauna. More than five hundred plant species thrive here. The site was originally protected as a bird sanctuary, and more than 80 species have been recorded during the nesting season. Unusual nesting species include veery, blue-gray gnatcatcher, yellow-throated vireo, and blue-winged warbler. The Honey Creek SNA is owned by the Wisconsin Society for Ornithology and the Wisconsin Chapter of the Nature Conservancy. It was designated a State Natural Area in 1971.
- **Pine Hollow SNA**, features a narrow, heavily wooded stream gorge with sheer cliffs and rock outcroppings of sandstone and quartzite cut into the Baraboo Hills. Differential erosion has cut a ravine about 300' deep with cliff walls up to 80' high. The complex slope and variety of exposures have resulted in a rich flora of more than 500 species. Hemlocks of all size classes occupy the steep, moist ravine walls while yellow birch and red maple are found on the lower slopes. A few large white pines grow on the near vertical sandstone cliffs. On the rocky uplands grow red and white oaks with black oaks present near the drier bluffs and

a prairie opening is found on top of a west-facing bluff with columbine, yellow star-grass, and shooting-star with abundant Pennsylvania sedge and early oak sedge near rocks.

On the upper slopes grow various ericads (plants of the Heath family) including huckleberry and trailing arbutus with an abundance of moccasin flowers in late spring. Also present are moist shaded cliffs that harbor a wide variety of ferns, moss, and liverworts including the rare sword moss, pincushion moss, and Sullivant's cool wort. Toward the lower, south end of the hollow is an open sedge meadow with turtlehead, manna grass, ferns, and a state-threatened sedge. A diverse breeding bird community is present including Canada warbler, Louisiana waterthrush, and golden-winged warbler. Pine Hollow is owned by the Wisconsin Chapter of The Nature Conservancy and was designated a State Natural Area in 1966.

9.7 Programs, Partnerships and Resources

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

- **The Baraboo Range Protection Program (BRPP)** is a voluntary program administered by the Sauk County Department of Planning & Zoning which aims to preserve the Baraboo Range forested or forest buffer lands, through a Purchase of Development Rights (PDR) (conservation easement) program. The Baraboo Range conservation easements allow willing landowners to retain title and continued use of land while preserving the forest resource.
- **Baraboo Range Preservation Association (BRPA)** is a land trust that works to preserve and protect the qualities and culture of the Baraboo Range through promotion of ecologically responsible land use. The Association is a nonprofit tax-exempt organization formed in 1994 by property owners in the area and other concerned individuals who were interested in maintaining traditional rural land uses and private property rights while seeking to preserving the unique natural characteristics of the Baraboo Hills.
- **The Nature Conservancy (TNC)** first came to the Baraboo Bluffs in the early 1960s at the request of local residents and university professors who knew how ecologically unique the area was and who wanted the Conservancy's help in protecting the area. Today the Conservancy has 900 members in the Baraboo Hills area and is staffed out of a Baraboo Office. The Conservancy protects lands through education programs and work activities, Land/Forest Management Programs, voluntary agreements, acquisition of lands and through purchase of development rights.
- **Sauk County Department of Land Resources and Environment Department** coordinates natural resource management and environmental enhancement activities within county boundaries and administers a variety of county, state, and federal initiatives. The Department places particular emphasis on soil conservation, water quality improvement, groundwater protection, flood control, nonpoint water pollution abatement, erosion control, wildlife habitat improvement, farmland preservation and animal waste management and further strives to promote the awareness of natural resources and their value to the citizens of Sauk County. The Department is also responsible for the administration of programs

such as the administration of Earth Day activities, and coordinates with school districts to teach children about natural resources and conservation.

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.

Environmental Quality Incentive programs (EQIP) is a statewide cost-sharing program for nutrient management and prescribed grazing practices. Agricultural producers on agriculture land are eligible, based on environmental value. One may also contact the USDA Natural Resources Conservation Service (NRCS) or the USDA Farm Service Agency (FSA) for more information.

Wisconsin Farmland Preservation Program is available to farmers in areas zoned exclusive agriculture. The program is designed to preserve farmland through local planning and zoning, promoting soil and water conservation, and provides tax relief to participating farmers. One may also contact the Sauk County Land Resources and Environment Department or Wisconsin DATCP for more information.

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

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

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

- **Managed Forest Law (MFL) Property Tax Program** is a DNR program which provides tax incentives for approved forest management plans. The MFL can ease the burden of property taxes for forest landowners with at least 10 acres of woods that meet specific requirements. The program is intended to foster timber production on private forests while recognizing other values of forests.
- **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. They provide educational activities and opportunities to aid landowners in the identification and management practices of prairie remnants. Work parties assist with brush clearing and removal of invasive species.
- **Aldo Leopold Foundation** strives to promote the care of natural resources and foster an ethical relationship between people and land. Programs include the restoration and protection of natural Wisconsin landscapes through partnerships with more than 30 organizations and educational programs for private landowners and public land managers.

9.8 Natural Resources Goal, Objectives and Policies:

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

Natural Resource Objectives:

(Note: Baraboo Range refers to lands designated by the BRNNL as noted on *Map 9-1 Environmentally Sensitive Areas*).

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

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

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

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

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

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

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

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

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

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

NRO-11 Identify scope, sources, and severity of groundwater contamination.

NRO-12 Improve nutrient management practices.

NRO-13 Ensure that private wastewater treatment systems are properly installed and maintained.

NRO-14 Maintain and enhance biodiversity in the Town of Honey Creek's natural communities.

NRO-15 Protect endangered and threatened species of indigenous plant and animals.

NRO-16 Encourage use of landscaping with native plants.

NRO-17 Discourage use of invasive exotic plants.

NRO-18 Encourage enhancement of both game and non-game wildlife habitat on agricultural lands.

NRO-19 Recognize open space as an important element of Honey Creek's rural character.

NRO-20 Protect / maintain the scenic heritage landscape vistas and views.

NRO-21 Establish guidelines for siting wireless communication towers.

NRO-22 Establish guidelines for locating mineral extraction sites.

NRO-23 Encourage landscaping designed to minimize the visual impact of new development.

NRO-24 Encourage the continued preservation of the night sky through the County Zoning Code.

NRO-25 Encourage the reasonable expansion of Natural Bridge State Park.

NRO-26 Monitor / manage the local community impacts of tourist use on public lands.

NRO-27 Maintain / enhance opportunities for hunting, fishing, trapping, gathering, photography, bird watching, hiking, swimming, bicycling and other legal recreational use of the outdoors.

NRO-28 Keep the air clean.

NRO-29 Control new development around areas of potential value for mineral extraction.

Natural Resource Policies:

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

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

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

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

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

NRP-5 Discourage development within or directly adjacent to areas harboring known potentially endangered or threatened communities of plants or animals and utilize *Map 9-1 Environmentally Sensitive Areas* to identify lands that potentially harbor endangered or threatened species. Where there is a concern specific to a development proposal, work with

outside agencies to accommodate the development while protecting the endangered or threatened resource.

NRP-6 Discourage and, where applicable by State law, prevent development in identified wetlands and floodplains, areas of hydric soils and within or directly adjacent to groundwater recharge areas, as identified by existing soil conditions, in areas susceptible to groundwater contamination, i.e., having “limited filtration capacity.”

NRP-7 Prevent development on lands with slopes exceeding 20% and discourage development on slopes exceeding 12% but less than 20%, to prevent construction site erosion and the need for excessive site preparation.

NRP-8 No new town roads will be built in the Baraboo Range (BRNNL) as defined on *Map 9-1 Environmentally Sensitive Areas*. No existing roads will be extended within the BRNNL. Buck Fever Road and Pine Hollow Road will not be upgraded, improved, widened or modified within the BRNNL boundary. In general, new roads in the Town may be built only after a public hearing and the approval by a simple majority vote of the Town’s electorate.

NRP-9 Maintain limits on second pass mowing of road right of ways to after July 15 to preserve native plants. Hazardous road areas as deemed by the Town Board may be mowed as needed to maintain safe view corridors.

NRP-10 Limit new openings for development in the Baraboo Range (BRNNL) forest canopy as defined on *Map 9-1 Environmentally Sensitive Areas* to the minimum possible square foot area and/or lineal footage of new forest edge reasonable for siting new construction. In any case new construction shall not infringe on the 200’ forest core buffer. A site visit is required to determine the extent of existing forest canopy and the location of viable alternative building sites.

NRP-11 The Town Board will establish a Town/landowner collaborative to:

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

NRP-12 The Town should invite presentations/communications by representatives of conservation organizations to explain and describe conservation easement programs and current proposals to the Town Board and the public, and should also invite presentations by landowners that have chosen to donate or sell conservation easements.

NRP-13 New driveway and building permit proposals shall require site visits and application review by the Town's Plan Commission and Town Board to ensure compliance with the provisions of this Plan and any local Town ordinance prior to permit approval and issuance.

NRP-14 Investigate the benefits / problems with various lake water level management strategies for improving the Leland Pond / Honey Creek fishery, migrant waterfowl habitat and emergent vegetation, and work with the State of Wisconsin, universities and others to implement solutions.

NRP-15 Mineral extraction operations will not be permitted within in the BRNNL as defined on *Map 9-1 Environmentally Sensitive Areas*.

10.0 Purpose

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

10.1 Adjacent Town Plans and Planning Efforts

➤ Town of Franklin Comprehensive Plan (June, 2003)

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

➤ Town of Freedom Land Use Plan (August 2009)

The Town of Freedom Comprehensive Plan was developed primarily to manage future growth, as evidenced by the town's 9% average annual growth rate between 1990 and 2000. Just as importantly, the town faces issues with respect to groundwater quality, preservation of rural character and agricultural operations. The development of a comprehensive plan provided the town with the opportunity to address these, and other issues, in a complete and long-term manner. Developing this plan sends a clear message that the Town of Freedom wishes to act proactively— to set its own ground rules for the types of development that will benefit the town, maintain a rural atmosphere and still provide flexibility for landowners. The Town is currently undergoing a plan amendment to update census data, maps and review implementation of their current plan.

➤ Town of Prairie du Sac Comprehensive Plan (April 2017)

The Sauk Prairie Comprehensive Plan provides a blueprint for future growth, change, revitalization, conservation and preservation of the Sauk Prairie area. For the purposes of The

Sauk Prairie Comprehensive Plan, Sauk Prairie is defined as the Town of Prairie du Sac, and the Villages of Prairie du Sac and Sauk City. The Plan is intended to guide decisions related to farmland preservation, development proposals, public investments, intergovernmental cooperation, economic policy, and a host of other factors.

The Sauk Prairie Comprehensive Plan looks at a 3 municipality Sauk Prairie area. It is divided into two volumes. “Volume 1 – Conditions and Issues” provides background information, trends, and projections for the Sauk Prairie Area. “Volume 2 – Vision and Directions” provides vision, goals, objectives, policies and initiatives for future enhancements for the Sauk Prairie Area.

➤ **Town of Sumpter Comprehensive Plan (February, 2024)**

The Town of Sumpter developed and adopted a Comprehensive Plan in accordance with Wis. Stats. s. 66.1001 in February, 2003. This plan was then reviewed, updated and an amendment was adopted in 2023 which maintained the same Town vision and overall goals. Like the Town of Franklin, prior to the development of its the Comprehensive Plan, the Town of Sumpter was under the guidance of its 1987 Development Plan. Sumpter’s overall plan purpose is to preserve the rural and agrarian character as well as the cultural and natural features that make the area unique. Sumpter’s Plan includes options to create lots of less than 35 acres at a specified density in exchange for the placement of an easement on a remaining portion of the landowner’s property. The Plan also has provisions for cluster development and new development siting guidelines, which are aimed at preserving agriculture and natural resources.

➤ **Town of Troy Development Plan (February 2023)**

The Town of Troy adopted a Development Plan in September 1986. In addition to this plan, the Town adopted Exclusive Agriculture Zoning thereby enacting a density of 1 house per 35 acres of ownership in 1986. The Town of Troy updated a Comprehensive Plan in accordance with Wis. Stats. s. 66.1001 “Smart Growth” law in 2005 with assistance from Sauk County. This plan was then updated and rewritten in 2023 but maintained heavy concentration on the preservation of the rural landscape. Proposed development within the Town is recommended to be limited near and within the historic hamlets of Blackhawk and Witwen.

➤ **Town of Westfield Land Use Plan (June 2006)**

The Town of Westfield adopted an updated Land Use Plan in May of 1998. In addition to this plan, the Town adopted Exclusive Agriculture Zoning thereby enacting a density of 1 house per 35 acres of ownership as of 1987. The Town of Westfield adopted a Comprehensive Plan in accordance with Wis. Stats. s. 66.1001 in June 2006. The plan allows the Town to guide future growth, development and preservation, and includes precise guidelines for plan implementation, future review, amendments and direction relative to further policy development. Overall, the underlying goals of Westfield’s Plan includes the control of growth and placement of new housing, promotion of a strong agricultural economy and farmers’ right to farm, preservation of the overall natural beauty and resources, preservation of the rural character, and the maintenance of responsible local government. In general, the Town of Westfield Plan attempts to locate

residences in those areas that will have the least impact on agricultural operations and further maintains that new residential development be screened to blend into the natural surroundings.

10.2 Current Intergovernmental Programs, Plans, Agreements and Opportunities

➤ Sauk County Comprehensive Plan (2009)

Adopted in 2009, the mission of the Sauk County Comprehensive Plan is to “Position Sauk County for the Future”. The Sauk County Comprehensive Plan is the key strategic document that provides an integrated approach to Sauk County’s physical development and related economic and social potential, with an emphasis on moving Sauk County toward economic, social, and environmental sustainability; enhancing educational and health systems, transportation coordination, business development, supporting agriculture, and developing attractive and prosperous places to live.

The comprehensive plan seeks to:

- Inspire the community with bold ideas to shape and re-shape the communities in Sauk County;
- Provide a sustainability framework to implement the plan’s strategies;
- Facilitate continued and active discussion among the public to further strategy implementation; and
- Build on ideas and guidance from the many participants in the Sauk County Comprehensive Planning Process.

Once local municipalities have adopted their updated local Comprehensive Plans, Sauk County will prepare an updated County Comprehensive Plan. This Plan will reflect and recognize the Towns' Comprehensive Plans including their Development Plans and Land Use Elements.

➤ Baraboo Range Protection Program

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

➤ Planned Rural Development

The Planned Rural Development (PRD) Program applies locational criteria and residential dwelling density allowances to regulate the number and location of rural residential housing lots and dwellings in order to protect agricultural, cultural, natural, or recreational features of the landscape; to provide for the transfer of development rights to identified sending areas pursuant to the comprehensive plan; to provide for the transfer of land while retaining the development

allowance originally allotted to a parcel; to allow for flexibility in increasing the intensity of development while maintaining the density and use requirements in the applicable zoning district, and other requirements as specified by the town.

A PRD is required to create a lot of less than 35 acres on which dwelling units may be established with the Exclusive Agricultural Zoning District in the Sauk County Zoning Code or in the case of the Town of Honey Creek, 40 acres. A PRD consists of a PRD preservation area and a PRD development area. A PRD development area is a lot created using density credits. A PRD preservation area is determined by the following: (number of density credits used * 35 acres) – PRD development acres = PRD preservation area. Any remnant land of a parcel that results from the application of a PRD, and that does not otherwise qualify for a density credit, shall be subject to a PRD preservation area easement.

10.3 Current and Future Cooperative Planning Efforts

➤ Neighboring Town Comprehensive Plans

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

➤ Sauk County

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

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

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

➤ School Districts

Approximately 90% of the territory of the Town of Honey Creek lies within the Sauk Prairie School District. Parochial schools in the district include St. Aloysius (a Catholic school) in Sauk

City. School age children in the northwestern portion of the Town attend the Reedsburg School District while those in the southwest part attend the River Valley School District. Programs and activities offered by each of the school districts for the community can be noted under ***Chapter 6: Utilities and Community Resources***. It is the intent of this Comprehensive Plan to continue dialog with each school district, particularly with Sauk Prairie School District as this district has the greatest presence in the Town. Policy statements included in this chapter will serve to guide this dialog.

10.4 Fire and Ambulance Protection Agreements

The Town of Honey Creek is part of two Fire Protection Districts, the Sauk Prairie District and the Plain District. Honey Creek is also part of two Emergency Medical Technician (EMT), service agreements, one with the Sauk Prairie Ambulance Association and the other with the Plain EMT. Service agreement areas are noted on ***Map 1-2 Jurisdictional Boundaries*** and ***Map 1-3 Emergency Services***

➤ Sauk Fire District

As indicated in the Fire Protection Agreement, dated June 1979 and amended on May 18, 1994, the Town of Honey Creek has entered into agreement for fire protection, the purchase and acquisition of fire extinguishing apparatus and equipment and for the payment of the same manner, and such agreement is said to cover the eastern 62% of the Town of Honey Creek. Under this agreement, the total cost of operation, staffing, maintenance, insuring, repair, and housing of the equipment, shall be prorated to and paid by the municipalities on the basis of equalized valuation of the real and personal property in each such municipality, which is located in the Sauk Fire District. A Fire District Commission has been created to keep fully advised and informed, provide direct and prompt cooperation on all matters which may arise.

➤ Plain Fire and Ambulance District

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

➤ Sauk Prairie Ambulance District

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

10.5 Intergovernmental Cooperation Goal, Objectives, and Policies

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

Intergovernmental Cooperation Objectives:

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

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

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

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

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

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

Intergovernmental Cooperation Policies:

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

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

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

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

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

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

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

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

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

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

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

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

11.0 Purpose

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

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

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

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

11.1 Recent Development Trends

The issuance of new land use/building permits for single family residential construction in the Town of Honey Creek has fluctuated slightly during the last 20 years. From 2001 to 2021, an average of 2.3 permits per year were issued for residential construction with a few years of spiked growth in which 4-5 permits were issued. Even though there has been a somewhat consistent, and by some standards, low rate of growth, future development pressures should not be overlooked. *Chart LU1 Number of Permits Issued (2001-2021)* graphically depicts the relatively constant rate in overall development in the Town of Honey Creek since 2001.

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

Table LU1 Number of Permits Issues (2001-2021)

Honey Creek Land Use Permits Issued for New Construction									
Year	Resident				Ag Structures	Tower/ Antennas	Commercial	CUP or Change of Use	Total Permits Issued for New Construction
	Single Family	Mobile Home	Garage	Accessory Structures					
2001	2	0	0	0	0	0	0	0	2
2002	2	0	1	6	1	0	0	0	10
2003	5	1	1	6	0	0	1	0	14
2004	5	0	2	0	0	0	0	0	7
2005	4	0	2	2	1	0	0	0	9
2006	4	0	0	1	2	0	0	1	8
2007	1	0	2	2	0	0	0	0	5
2008	2	0	1	5	0	0	0	0	8
2009	3	0	1	5	0	0	0	0	9
2010	1	0		2	0	0	0	0	3
2011	0	0	0	3	0	1	0	0	4
2012	2	0	0	2	0	0	0	1	5
2013	1	0	1	4	0	0	1	0	7
2014	0	0	0	1	1	0	2	0	4
2015	4	0	0	5	3	1	0	1	14
2016	5	0	0	6	3	0	0	1	15
2017	2	0	0	3	6	0	0	1	12
2018	1	0	0	3	2	0	0	1	7
2019	2	0	0	2	1	0	0	5	10
2020	2	0	1	3	3	1	0	1	11
2021	1	0	0	6	1	0	0	1	9
Total 2001 - 2010	49	1	12	67	24	3	4	13	173
Total 2011 - 2020	19	0	2	32	19	3	3	11	89
Overall Total	68	1	14	99	43	6	7	24	262
% of Total in Ironton	26.0%	0.4%	5.3%	37.8%	16.4%	2.3%	2.7%	9.2%	
% of Total in Sauk County	2.5%	1.8%	2.5%	6.6%		11.1%	14.8%	25.5%	
Average Issued Per Year	2.3	0.0	0.6	3.2	1.1	0.1	0.2	0.6	8.2

Source: Sauk County Land Resources & Environment Department

11.2 Current Population and Housing Density

Another comparative tool that can be utilized during a comprehensive planning process is to compare population and housing statistics for a community through a density calculation. This calculation will provide additional insight into development patterns and provide background information as the Town of Honey Creek determines its future development policies and practices. In 2020, with a population of 749 persons and a land area of approximately 48 square miles or 30,492 acres, the Town of Honey Creek's population density is roughly 15 persons per square mile or roughly 1 person per 41 acres.

A calculation can also be made to determine the housing density of the Town of Honey Creek in 2020 by dividing the number of housing units of 321 by the total land area. This equates to 7 houses per square mile or approximately one home on each 95 acres. The further breakdown of these densities based on development patterns and location will be analyzed later in this section.

11.3 Existing Land Use

Comparing existing land uses to future land uses and areas can serve as a point of comparison to show how overall land uses are changing over time. The information provided in this section will serve as a point of beginning to compare land uses in the future. *Map 11-3 Current Land Use* along with the following descriptors will aid in the understanding of the existing land uses in the Town.

- **Agriculture.** This area includes land uses primarily for farming and includes, grasslands, pastures, cropland, and barnyards. This is the largest land use category in the Town and includes approximately 56.9% of the total land area or approximately 17,348.45 acres.
- **Commercial.** This area includes all commercial land uses such as restaurants, stores, bars, hotels, and large-scale service-based businesses. This land use is assigned to the actual use of the land regardless of zoning or legal nonconforming status. This small category includes approximately 0.016% of the total land or 4.97 acres.
- **Industrial.** This area includes all industrial zoned areas and land uses such as contractor storage yards, trucking terminals, and general large equipment storage or use. This land use is not represented in the Town.
- **Institutional/Government.** This area includes all properties owned or utilized by school districts, churches, cemeteries, medical institutions, museums, and local government entities. This includes approximately 0.10% of the total land area or 30.18 acres.
- **Landfill/Extraction.** This area includes all nonmetallic mine sites and landfills, including composting sites. This small category includes approximately 0.025% of the total land area or 7.61 acres.

- **Mixed Use.** This area includes all areas with a combination of residential and small-scale commercial uses. This calculated area typically only includes the structures and outdoor areas being utilized for residential living and business activities. This small category includes 0.044% of the total land or 13.36 acres.
- **Multi-family Residential.** This area includes all duplexes, apartment structures, and mobile home parks. This land use is not represented in the Town.
- **Recreational/Open Space.** This area includes public and private recreational spaces including parks, campgrounds, golf courses, ski resorts, theme parks, boat landings, rod and gun clubs, and state trails. This category includes approximately 9.6% of the total land or 2,928.73 acres.
- **Single-family Residential.** This area includes all single-family residential homes and incorporates the structure, lawns or active outdoor living areas, and driveways. This category covers approximately 1.23% of total land area or 376.04 acres.
- **Transportation.** This area includes all roadways, railroads, and airports.
- **Utilities.** This area includes all water treatment plants, cell towers, and power substations.
- **Vacant.** This area marks all lots located within a subdivision that is yet to be developed. This is to mark lots that are already designated for residential development that do not have a residential structure. This category is not represented in the Town as there are not subdivisions at the time of this plan.
- **Woodland.** This area includes land that is primarily undeveloped, evergreen and deciduous forestland. This area includes all lots of 3 acres or greater with at least 75% tree coverage. This area represents 32.08% of the Town's total land area, or approximately 9,781.82 acres.

11.4 Higher Density Development



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

11.5 Lots of Record

For purposes in Honey Creek, a lot of record is defined as a land area designated on a plat of survey, certified survey map, or described in a conveyance recorded in the Sauk County

Register of Deeds office which complied with the zoning laws in existence when the property was originally divided and/or recorded but which may no longer comply with the current minimum land area within the applicable zoning district. Such land area may be utilized to provide space necessary for one main building and its accessory buildings or uses. Said in simpler terms, it is a land area under single ownership that is less than 35 acres and which existed prior to the adoption of Exclusive Agriculture Zoning by the Town of Honey Creek in 1987. Prior to issuing any permits for building on these lots, verification of their lot of record status should be made with the Sauk County Planning & Zoning Department.

11.6 Smart Growth Areas

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

➤ Hamlets of Leland and Denzer

The policies in this plan specifically recognize the hamlets of Leland and Denzer as two primary growth areas both from a redevelopment and new development standpoint. As a part of the overall comprehensive planning process, Leland and Denzer had a separate planning process conducted for their development which was added to the



Town's plan as an appendix. The planning process designated lands adjacent the hamlets would be appropriate for new development with the creation of development guidelines to ensure that the hamlets grow in such a fashion to rebuild the traditional hamlet character. The plan includes distinct features relevant to each 'hamlets' history and identified future. The hamlet's comprehensive plan or 'master plan' directs the location and types of new development along with architectural and open space guidelines.

➤ Rural Areas



Since 1987, along with the adoption of Exclusive Agriculture Zoning by the Town, there has been a requirement that in order to build a new house on a new lot a minimum of 35 acres was required. Today, under the County's Exclusive Agricultural Zoning district criteria, this same standard applies. Traditionally, the intent of the 35-acre

minimum lot size was to discourage housing development in rural areas, and especially those areas that were utilized for agriculture production. Historically, this application has been successful as expressed by the relatively low number of new '35-acre' lots being created and houses being built in the Town. However, overtime, 35-acre lots have become a more desirable option to traditional subdivision development for residents and workers not involved in agribusiness.

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

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

To maintain the 35-acre density while directing development to smaller lots and still conserving farmland, the County created the Planned Rural Development Program which allows the creation of smaller lots (preferably clustered) in exchange for placing conservation easements on productive agricultural land. The Planned Rural Development (PRD) Program applies locational criteria and residential dwelling density allowances to regulate the number and location of rural residential housing lots and dwellings in order to protect agricultural, cultural, natural, or recreational features of the landscape while retaining the development allowance originally allotted to a parcel. This allows for flexibility in increasing the intensity of development while maintaining the density and use requirements in the applicable zoning district, and other requirements as specified by the town.

PRD conservation areas are identified as part of a PRD that contain productive agriculture or environmentally and culturally sensitive lands that significantly contribute to the economic and natural resource base of the rural community. Because of their importance, PRD conservation areas shall be substantially protected from residential development. Lands identified as such shall be designated under a Preservation Area Easement. No structure may be built on land identified as being subject to a Preservation Area Easement except for structures that have a use consistent with agricultural uses or other structures with the approval of the Town and Sauk County. The initial term of the easements are for 20 years and at the end of the initial term are automatically renewed for an additional ten years while the zoning density remains the same. The easement will continually renew for an additional ten years until the zoning density changes.

In exchange for preserving greater areas of farmland, unique environmental resources, and to further increase housing placement flexibility, density credits may be transferred between

properties within, or between, the exclusive agricultural zoning districts, or may be transferred from areas with this zoning to incorporated areas.

11.7 The Town of Honey Creek Density Policy

The Town of Honey Creek's Density Policy as adopted by the Town of Honey Creek and Sauk County is based, in part, on the County's minimum density of 1 house per 35 acres of ownership under the Exclusive Agriculture Zoning District. Honey Creek's Density Policy of 1 house per 40 acres further utilizes a credit system to determine both the number of lots which can be created and the size of each lot for residential purposes. In return for the creation of lots of any smaller size, an easement will be placed on a remaining portion of the original farm based on the Town's Density Policy and will be held in joint by the Town of Honey Creek and Sauk County for a minimum of 30 years.

11.8 Zoning Classifications

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

11.9 Future Land Uses

When forecasting future land uses, the Town must project trends into the future to determine the demand that will be placed on a community relative to maintaining land in its current land use or converting it to an alternative land use. To study the demand of future land uses in Honey Creek two factors will be considered. The first of these factors looks at population projections over time which are noted under *Chapter 3: Population Inventory and Analysis*. The second factor utilizes assumptions that the growth from urban areas, broadband expansion and growth in the number of remote workers will have a significant impact on Honey Creek relative to the demand for rural residential housing lots. Future land uses are broken down into residential, commercial, institutional, agricultural, natural resources, and recreational/tourism uses. These uses are designated to specific areas as noted on *Map 11-3 Future Land Use*.

➤ Future Residential Land Uses

In brief review, the population in Honey Creek has only increased by 33 persons in the last 20 years (2000-2020) and logically speaking it seems realistic that the population will increase by the same amount for another 10 years. However, the second factor to consider will be

the development pressure from surrounding urban areas. Although it is not known how this will impact the population in the Town, or what impact the other two components will have, it is surmised that the population will most likely resemble that of Population Projection 1 resulting in roughly 22 additional people over the first 10-year period (2020-2030) and an additional 39 people over the second 10-year period (2030-2040) or 810 people by 2040.

Given this abstract analysis, and based on Population and Housing Projection 1, the Town can expect approximately 27 new single-family residences, or roughly 1.3 houses per year until 2040.

Part of the analysis for identifying future residential land uses first looks the potential demand for additional housing units, but it also must consider where residential structures have been built in the past to determine where the new residences will most likely be built. Between the years 2001 and 2021, there have been a total of 68 new single-family homes built in the Town. All but two of these homes were built in the rural areas, while only one house was built in Denzer. Given this trend, it can be assumed that the majority of new housing will continue to be located in rural areas. However, this Plan, along with the two previous plans for the Town, officially recognizes Leland and Denzer as residential growth areas. To counter this trend and bring development to the Hamlets to meet future housing demand, the Comprehensive Plan continues the designation of the hamlets for residential growth and continuing surrounding the hamlets with a lower density zoning district to allow greater flexibility in development.

Primary residential development shall be directed to residential land use district as designated on *Map 11-3* surrounding the hamlets of Leland and Denzer. The agricultural preservation area is a secondary residential development area for lots able to accommodate the 40-acre density policy. The residential land use district is representative of the rural community, agricultural, and single-family residential zoning districts.

➤ **Future Commercial Land Uses**

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

The Comprehensive Plan envisions that future development be primarily service and retail orientated and include business that serve the agricultural community and local stores that primarily serve residents in the hamlet and rural areas. Although the original community survey did not support tourism development in the hamlets when the plan was created, it is being strongly considered due to the statewide benefits of outdoor recreation and tourism. Simply stated, a business will be unlikely to succeed and post profits if there is not an outside source of cash flow. Small communities throughout the state are benefiting from recreational and agricultural tourism. Due to the Town's proximity to large tourist draws such as Devil's Lake and many State Natural Areas, the Town has untapped potential for drawing from

visitors already in the area. It is recommended that future commercial developments focus on tapping into the tourism sector. Agricultural tourism businesses are especially recommended to maintain the rural character and keep land in production. A recent success is the Farm Art Detour which brings hundreds of people through the area to view the rural landscape.

Primary commercial development shall be directed to the commercial and neighborhood commercial land use districts as designated on *Map 11-3* surrounding the hamlets of Leland and Denzer. The neighborhood commercial district is intended as a mixed-use district to accommodate both commercial and residential land uses, while the commercial district is strictly commercial businesses. The neighborhood commercial land use district is representative of the rural community, agricultural, and single-family residential zoning districts. The commercial land use district is representative of the commercial and rural community zoning districts.

➤ Future Agriculture Areas

Defining future agriculture areas is more difficult than defining future land uses in the hamlet as agriculture areas (and lands) are influenced largely by local policy (i.e., 1 per 40 density policy) as well as market forces relative to rural residential development. The establishment of a density policy coupled with cluster development options offer a viable option to the conversion of



agricultural lands into 40-acre residential lots. In addition to lot sizes and as expressed in this planning process and by the community survey, agriculture and farming is vital to maintaining the community character and tradition as well as the community's economy. Without a strong, active and economically successful agricultural base along with innovative policies to protect agriculture lands and operations, the Town of Honey Creek will most likely, over a long period of time, transition from a farming community to that of a large lot residential subdivision. Thus, there is merit in looking at options, which better define both the protection of agriculture lands while still allowing for residential development. There is also merit in defining ways that Honey Creek farmers can continue to be economically viable. *Map 5-1 Land Capability* and *Map 5-2 Prime Farmland* show prime agricultural lands to be preserved.

Agricultural preservation is designated throughout the Town except for the development areas surrounding the hamlets. This area is purposed with preserving agricultural land, expanding the agricultural economy, and promoting the rural character of the land. The agricultural preservation area is a secondary residential development area for lots able to accommodate the 40-acre density policy. This land use district is representative of the exclusive agricultural, agricultural, and resource conservancy zoning districts.

The recreational/tourism land use district is purposed with promoting the rural agricultural economy of the Town and allows for opportunities to expand agricultural and outdoor

recreational tourism opportunities. This land use district is representative of the exclusive agricultural, agricultural, and recreational commercial zoning districts.

➤ Future Natural Resource Areas



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

policy coupled with cluster development options offer a viable option to the conversion of natural resource areas into 40-acre residential lots. As expressed in the planning process, preserving significant natural resources is a high priority. The preservation of natural resources is also among the highest priorities. Protecting the Town's Natural Resource Areas will take a slightly different approach than the preservation of agriculture resources, which primarily relies on ensuring the economic viability and success of the Town's farmers. Natural resources will more likely rely on programs that aim to assure continued protection such as purchase of development rights, voluntary easements and regulation. However, like agriculture, the protection of natural resources also heavily relies on a density policy and aims to protect identified natural resource areas through limited development in clustered areas. For the purposes of this plan, future natural resources areas are best defined by **Map 9-1 Environmentally Sensitive Areas**. In general, areas defined as being within the Baraboo Range National Natural Landmark have been identified as requiring the highest level of natural resource protection and any future local policies will need to reflect this designation.

The natural area land use district is purposed with preserving public lands for conservation purposes. This land use district is representative of the Exclusive Agricultural, and Agricultural zoning districts. This would also represent any open space or public recreation zoning district that may be added to the Sauk County Zoning Code.

11.10 Natural Limitations to Building and Site Development

➤ Leland and Denzer

Future development in Leland and Denzer is extremely limited by both the presence of wetland and hydric soils as well as open water and streams. Thus, the designation of future lands for development are expressed on **Map 11-3 Future Land Use**, recognizing the hamlets as general growth areas. There are natural limitations to development surrounding the hamlets, the [NRCS Web Soil Survey map](#) may be utilized to determine limitations by high water tables or wet soils while map **9-3 General Floodplain Areas** shows limitations presented by the 100-year floodplain boundary.

➤ **Rural Areas**

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

11.12 Land Use Goal, Objectives and Policies

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

Land Use Objectives:

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

LUO-2 Maintain a 40-acre density policy to limit the number of residential homes which can be built in the Town.

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

LUO-4 Continue to utilize the PRD program which allows greater flexibility in non-farm development while preserving the Town's rural landscape and agricultural tradition.

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

Land Use Policies:

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

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

LUP-2 The Town of Honey Creek Density Policy:

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

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

LUP-4 The Town Board will be charged with the implementation of the Town of Honey Creek’s Density Policy, cluster development options and home siting standards as further defined under the Implementation Chapter. Prior to initial implementation and/or amendments to the density policy, cluster development options or home siting standards, the Town shall seek legal counsel/review of the policy and all related documents. Pending the results of this review, changes may be incorporated, and the policy and all supporting documents will be adopted as an Ordinance. Adoption by Ordinance should be accomplished as an update to this comprehensive plan and through amendments made to the *Town of Honey Creek Land Division Ordinance*.

LUP-5 It is the intent of this Land Use Policy to recognize varying degrees of importance with regard to recognizing lands for development and preservation (i.e., Baraboo Range Lands and Prime Agriculture Lands may warrant a higher level of preservation and scattered wooded lots may be selected for a greater level of development). Therefore, when developing and/or amending a density policy, cluster development options and home siting standards, each should be specific to the areas intended for preservation and development which will therefore prevent the creation of policies and standards the ‘blanket’ the Town.

LUP-6 At such time that a density policy has been fully adopted/amended as an Ordinance, the Town shall recognize a knowledgeable individual who will be charged with helping

landowners utilize the Town's Density Policy. This person may be an individual resident of the Town, an appointed Plan Commission member, member of the Town Board or other person so qualified.

LUP-7 Any proposed amendment to an already adopted Town of Honey Creek Density Policy shall be considered a major amendment and shall require the reconvening of a Committee representative of all people and interests in the Town of Honey Creek who will review the amendment and determine if the proposed change is consistent with the Vision, Goals, Objectives and Policies of this Plan. This Committee, upon agreeing to make an amendment, will make a recommendation to the Plan Commission who will consider a recommendation to the Town Board for final approval. See LUP-4 with regard to legal requirements prior to approval of any amendment to the Town's Density Policy. See also ***Chapter 12 Implementation*** for detailed procedures relative to amending the Town's Density Policy.

LUP-8 Lots created as the result of the application of Planned Rural Development will not be permitted further divisions unless the defined number of credits and lands to be identified as the Planned Rural Development Preservation Area are made.

LUP-9 Any large land transfers in the Town of Honey Creek will automatically carry with the transfer the number of afforded credits. For example, an 80-acre parcel currently has two credits. Upon transfer to a successive landowner, the two credits under the density policy will also automatically transfer with the 80 acres. If the 80 acres are divided and sold to two different landowners, each gaining 40 acres, 1 credit will automatically transfer with each 40-acre parcel.

Other Land Use Policies:

LUP-10 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-11 Direct any and all subdivision development as defined by this Plan and the Sauk County Land Division and Subdivision Regulations Ordinance to Leland and Denzer only.

LUP-12 Support and encourage Sauk County in the utilization of the Sauk County Planned Rural Development Program which offers farmers an option to sell development rights from agriculturally productive lands to create smaller lots along field boundaries for residential development to help maintain a viable farming economy.

LUP-13 Continue to support the Baraboo Range Preservation Program.

LUP-14 Encourage the proper siting of rural residences so as to minimize the demand for infrastructure improvements and where practical require shared driveways. In the hamlets of Leland and Denzer, require conservation subdivision design that clusters residences closer together thereby reducing infrastructure improvements while preserving open space and environmentally sensitive areas.

LUP-15 Update the Town's Land Division Ordinance to reflect the Town's Density Policy and allow for the PRD Program to create smaller lots and the transfer of development rights.

LUP-16 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.

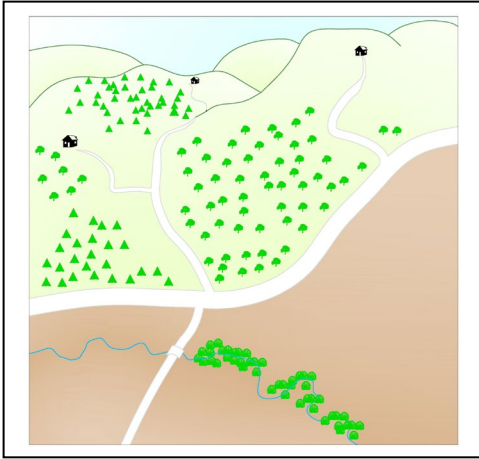
LUP-17 Until such time that any Town Ordinance is updated, any policy in this Comprehensive Plan, adopted as an Ordinance, will take precedence.

LUP-18 Utilize the following pictorial policies when siting new lots and homes which represent the Vision, Goals, Objectives and Policies in the Plan. These pictorials represent the 'preferred' location of new residential construction.

Subset 1 LUP- 18 Development in the Baraboo Range

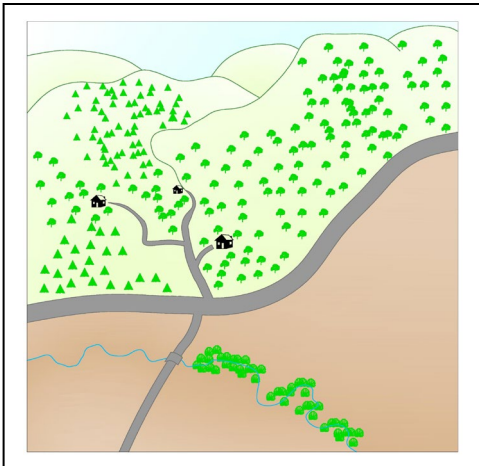
The Vision, Goals, Objectives and Policies of this Comprehensive Plan establish requirements as to where residential homes may be located. Utilizing the policies in this Plan, the following pictorial policies offer a visual perspective of these requirements (Option) as compared to the typical development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

Trend



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

Option

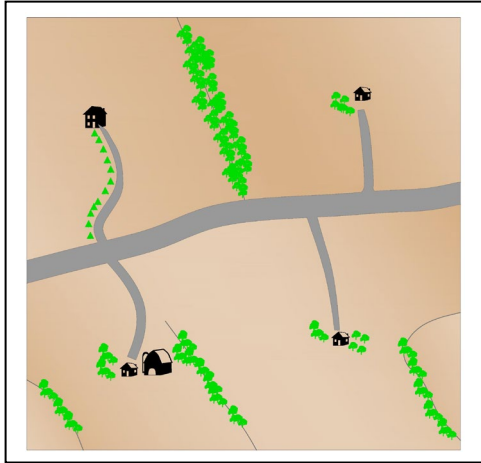


- Homes built in natural valley;
- Existing vegetation maintained or replaced;
- Driveways shared by residences;
- Homes placed within 200 ft forest core buffer;
- Reduction in Town road access points.

Subset 2 LUP- 18 Multiple Lot Residential (Agriculture Fields)

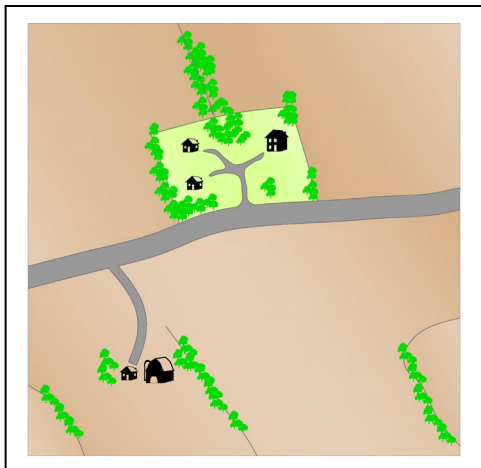
The Vision, Goals, Objectives and Policies of this Comprehensive Plan establish requirements as to where residential homes may be located. Utilizing the policies in this Plan, the following pictorial policies offer a visual perspective of these requirements (Option) as compared to the typical development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

Trend



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

Option



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

Subset 3 LUP- 18 Multiple Lot Residential (Agriculture Fields)

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

Trend



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

Option

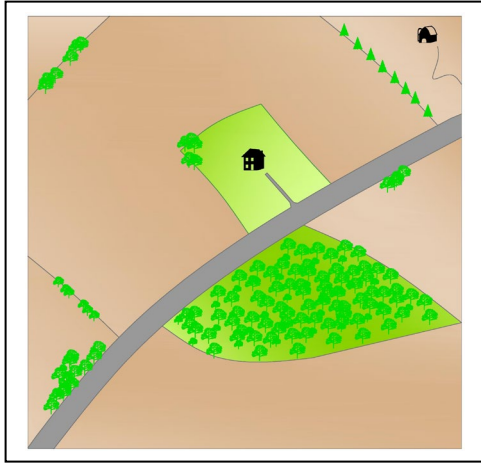


- Homes clustered in woodlot providing natural screening;
- Minimal land taken out of agriculture production;
- Driveways shared by residences;
- Existing vegetation maintained or replaced;
- Cohesive agricultural fields.

Subset 4 LUP- 18 Single Lot Residential (Agriculture Fields)

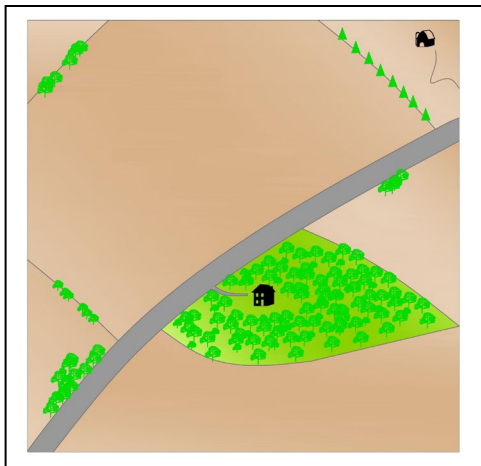
The Vision, Goals, Objectives and Policies of this Comprehensive Plan establish requirements as to where residential homes may be located. Utilizing the policies in this Plan, the following pictorial policies offer a visual perspective of these requirements (Option) as compared to the typical development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

Trend



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

Option



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

LUP-19 Designate districts of significant resources that will be carefully regulated to discourage or prevent residential, commercial or industrial development.

LUP-20 Support the Wisconsin Farmland Preservation Plan.

LUP-21 Designate bluffs, steep slopes, wetlands, floodplain and other significant natural areas that will be carefully regulated to discourage or prevent residential and commercial development.

LUP-22 Require both maximum and minimum residential setbacks in the region defined as the Baraboo Bluffs to restrict visual and environmental impacts on development.

LUP-23 Utilize the Town Planning Commission, a permanent committee of town residents, to review land division and development proposals and to advise the Town Board on development issues.

LUP-24 Establish reasonable boundaries for residential and commercial development in the Leland and Denzer areas and in other specific areas designated suitable for limited small-lot residential development. Deny permits for new, isolated rural residential subdivision development in Honey Creek.

LUP-25 Establish residential setbacks, or buffers to restrict the location of residential development adjacent to agricultural areas.

LUP-26 Limit the use of mobile homes in the township to temporary housing for agricultural workers or their families.

LUP-27 Prohibit “off-site” commercial signage in the Town of Honey Creek. (Note: Currently being implemented).

12.0 Purpose

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

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

12.1 Plan Adoption

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

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

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

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

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

12.2 Plan Monitoring, Amendments, and Update

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

➤ Plan Monitoring

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

➤ Plan Amendments

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

➤ Plan Update

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

12.3 Density Policy Amendment Procedure



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

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

Table 12-1 Consensus Process Continuum

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

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

➤ **Level One: Develop a Definition**

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

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

“Our definition of consensus aims for complete agreement and support among those present (or, where members absent have voiced their opinion). This is complete consensus. However we are willing to move ahead with a decision where there is clear support among the majority of members when not more than four members oppose the decision and the dissenters do not feel it is a critical issue where they are totally and absolutely opposed – i.e. where they are willing, despite their dissent, to ‘stand aside’ or

voice ‘formal disagreement but will go with the majority’. This later is ‘sufficient consensus’ or ‘qualified consensus’.

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

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

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

The facilitator will ask if there are any unresolved concerns. After a period of silence, if there are no additional concerns 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 no encourage an environment in which all concerns can be expressed. If some people have a concern, but are shy or intimidated by a strong showing of support for a proposal, the question “Are there any unresolved concerns?” speaks directly to them and provides an opportunity for them to speak. Any concerns for which someone stands aside (see description of stand aside below) are listed with the proposal and become part of it.

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

- **Step 1: List All Concerns**

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

- **Step 2: Group Related Concerns**

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

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

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

Often, related concerns can be resolved as a group.

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

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

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

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

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

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

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

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

- **Step 6: Call for Consensus**

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

12.4 Role of Implementation

➤ **Town Board**

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

➤ **Plan Commission**

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

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

➤ **Comprehensive Plan Implementation Committee**



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

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

12.5 Implementation Timeline and Recommended Courses of Action

This section provides a summary of the actions that the Town should complete in order implement this Comprehensive Plan. This summary has been broken down by each element and elements’ policies to include a minimum recommended course of action and timeframe for implementation. Each policy has also been assigned a representative body charged with the primary implementation of the policy.

HOUSING

Policy	Implementation Timeframe	Representative Body
HP-1	Ongoing	Plan Commission/Town Board
HP-2	Ongoing	Plan Commission/ Town Board
HP-3	Ongoing	Plan Commission/Town Board
HP-4	Ongoing	Plan Commission/Town Board
HP-5	Ongoing	Plan Commission/Town Board
HP-6	Ongoing	Plan Commission/Town Board
HP-7	Ongoing	Plan Commission/Town Board
HP-8	Ongoing	Plan Commission/Town Board
HP-9	Ongoing	Plan Commission/Town Board
HP-10	Ongoing	Plan Commission/Town Board
HP-11	2024 - 2026	Plan Commission/Town Board
HP-12	Ongoing	Plan Commission/Town Board
HP-13	Ongoing	Plan Commission/Town Board
HP-14	Ongoing	Plan Commission/Town Board

HP-15	Ongoing	Plan Commission/Town Board
HP-16	Ongoing	Plan Commission/Town Board
HP-17	Ongoing	Plan Commission/Town Board

AGRICULTURE RESOURCES

Policy	Implementation Timeframe	Representative Body
ARP-1	2024 - 2026	Plan Commission/ Town Board
ARP-2	Ongoing	Plan Commission/ Town Board
ARP-3	Ongoing	Plan Commission/Town Board
ARP-4	Ongoing	Plan Commission/Town Board
ARP-5	Ongoing	Plan Commission/Town Board
ARP-6	Ongoing	Plan Commission/Town Board
ARP-7	Ongoing	Plan Commission/Town Board
ARP-8	Ongoing	Plan Commission/Town Board
ARP-9	Ongoing	Plan Commission/Town Board
ARP-10	Ongoing	Plan Commission/ Town Board

UTILITIES & COMMUNITY RESOURCES

Policy	Implementation Timeframe	Representative Body
UCRP-1	Ongoing	Plan Commission/ Town Board
UCRP-2	Ongoing	Plan Commission/Town Board
UCRP-3	2024 - 2030	Plan Commission/Town Board
UCRP-4	Ongoing	Plan Commission/ Town Board
UCRP-5	Ongoing	Plan Commission/Town Board
UCRP-6	Ongoing	Plan Commission/Town Board
UCRP-7	Ongoing	Plan Commission/Town Board
UCRP-8	Ongoing	Plan Commission/ Town Board
UCRP-9	Ongoing	Plan Commission/ Town Board
UCRP-10	Ongoing	Plan Commission/ Town Board
UCRP-11	Ongoing	Plan Commission/Town Board
UCRP-12	Ongoing	Plan Commission/Town Board
UCRP-13	2024 - 2026	Plan Commission/ Town Board
UCRP-14	Ongoing	Plan Commission/Town Board

TRANSPORTATION

Policy	Implementation Timeframe	Representative Body
TP-1	Ongoing	Plan Commission/ Town Board
TP-2	Ongoing	Plan Commission/ Town Board
TP-3	2024 - Ongoing	Plan Commission/Town Board
TP-4	Ongoing	Plan Commission/Town Board
TP-5	Ongoing	Plan Commission/Town Board
TP-6	Ongoing	Plan Commission/Town Board
TP-7	Ongoing	Plan Commission/Town Board
TP-8	Ongoing	Plan Commission/Town Board
TP-9	Ongoing	Plan Commission/Town Board
TP-10	Ongoing	Plan Commission/Town Board

ECONOMIC DEVELOPMENT

Policy	Implementation Timeframe	Representative Body
EDP-1	Ongoing	Plan Commission/Town Board
EDP-2	Ongoing	Plan Commission/Town Board
EDP-3	2024 - 2026	Plan Commission/Town Board
EDP-4	Ongoing	Plan Commission/Town Board
EDP-5	2024 - 2026	Plan Commission/Town Board
EDP-6	Ongoing	Plan Commission/Town Board
EDP-7	2024 – Ongoing	Plan Commission/Town Board
EDP-8	Ongoing	Plan Commission/Town Board
EDP-9	Ongoing	Plan Commission/Town Board

NATURAL RESOURCES

Policy	Implementation Timeframe	Representative Body
NRP-1	Ongoing	Plan Commission/Town Board
NRP-2	Ongoing	Plan Commission/Town Board
NRP-3	2024 - Ongoing	Plan Commission/Town Board
NRP-4	2024 - Ongoing	Plan Commission/Town Board
NRP-5	Ongoing	Plan Commission/Town Board
NRP-6	Ongoing	Plan Commission/Town Board
NRP-7	Ongoing	Plan Commission/Town Board
NRP-8	Ongoing	Plan Commission/Town Board
NRP-9	2024 - Ongoing	Plan Commission/Town Board
NRP-10	Ongoing	Plan Commission/Town Board
NRP-11	Ongoing	Plan Commission/Town Board
NRP-12	Ongoing	Plan Commission/Town Board
NRP-13	Ongoing	Plan Commission/Town Board
NRP-14	Ongoing	Plan Commission/Town Board
NRP-15	Ongoing	Plan Commission/Town Board

INTERGOVERNMENTAL COOPERATION

Policy	Implementation Timeframe	Representative Body
ICP-1	2024 – Ongoing	Plan Commission/Town Board
ICP-2	Ongoing	Plan Commission/Town Board
ICP-3	Ongoing	Plan Commission/Town Board
ICP-4	Ongoing	Plan Commission/Town Board
ICP-5	Ongoing	Plan Commission/Town Board
ICP-6	Ongoing	Plan Commission/Town Board
ICP-7	Ongoing	Plan Commission/Town Board
ICP-8	Ongoing	Plan Commission/Town Board
ICP-9	Ongoing	Plan Commission/Town Board
ICP-10	Ongoing	Plan Commission/Town Board
ICP-11	Ongoing	Plan Commission/Town Board
ICP-12	Ongoing	Plan Commission/Town Board

LAND USE

Policy	Implementation Timeframe	Representative Body
LUP-1	Ongoing	Plan Commission/Town Board
LUP-2	Ongoing	Plan Commission/Town Board
LUP-3	Ongoing	Plan Commission/Town Board
LUP-4	2024 - Ongoing	Plan Commission/Town Board
LUP-5	Ongoing	Plan Commission/Town Board
LUP-6	Ongoing	Plan Commission/Town Board
LUP-7	Ongoing	Plan Commission/Town Board
LUP-8	Ongoing	Plan Commission/Town Board
LUP-9	Ongoing	Plan Commission/Town Board
LUP-10	Ongoing	Plan Commission/Town Board
LUP-11	Ongoing	Plan Commission/Town Board
LUP-12	Ongoing	Plan Commission/Town Board
LUP-13	Ongoing	Plan Commission/Town Board
LUP-14	Ongoing	Plan Commission/Town Board
LUP-15	2024 - Ongoing	Plan Commission/Town Board
LUP-16	2025 - Ongoing	Plan Commission/Town Board
LUP-17	Ongoing	Plan Commission/Town Board
LUP-18	Ongoing	Plan Commission/Town Board
LUP-19	Ongoing	Plan Commission/Town Board
LUP-20	Ongoing	Plan Commission/Town Board
LUP-21	Ongoing	Plan Commission/Town Board
LUP-22	Ongoing	Plan Commission/Town Board
LUP-23	Ongoing	Plan Commission/Town Board
LUP-24	Ongoing	Plan Commission/Town Board
LUP-25	Ongoing	Plan Commission/Town Board
LUP-26	Ongoing	Plan Commission/Town Board
LUP-27	Ongoing	Plan Commission/Town Board

12.6 Consistency Among Plan Elements

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

12.7 Official Mapping

At this time the Town of Honey Creek has elected not to create an official map showing the location of future utilities, roads, park facilities etc. It is expected, however that at such time the Villages of Leland and Denzer develop individual ‘master plans’ as expressed in the policies of this Plan, an official map will be developed as an important component along with the identification of specific lands for development. Because the master plan will be adopted as an addendum to this Comprehensive Plan, they will be adopted as an ordinance thereby allowing for the adoption of the official map as an ordinance.

12.8 Annual Review of the Implementation Progress

It is intended that prior to each annual meeting, the Plan Commission and Town Board jointly review the Vision, Goals, Objectives and Policies of this Comprehensive Plan to ensure that the Plan has been adhered to and to also ensure its continued implementation. This will be particularly important for those policies that do not have an asterisk (*) which in effect are policies that require additional work as part of their implementation. It is also intended that at each annual meeting an update be provided which summarizes both how when policies of the Town of Honey Creek Comprehensive Plan have been/will be implemented. This process of review and summary will also offer the Plan Commission and Town Board an opportunity to identify what policies may be implemented with the assistance of the Implementation Committee during the next year.

Appendix A

2003 Survey and Results

**Town of Honey Creek
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 the January 2010, the Town of Honey Creek 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 Honey Creek Comprehensive Plan Committee**, a diverse group of residents from the Town who represent differing interest, viewpoints and expertise including:

Michael Cody - Chair	Jennifer Evert	Michael Mossman
Brent Cook – Vice Chair	Robbie Hager	Craig Raschein
LeAnn Accola	Linda Hanefeld	Allan Schwartz
Carl Barrett	Ken Hanusa	Louise Troxel
Patricia Boettcher	Dale Jaedike	Terry Wehler
Katherine Bruckert	Matt Joseph	Mike Wiley
Maurice Enge	Duane Lins	

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 Honey Creek 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 July 1, 2003. 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!

PART 1 DEMOGRAPHIC INFORMATION

1. What type of residence do you live?

- 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 Honey Creek, 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 Honey Creek Property Owner / Resident

- A 2000, 2001, 2002 or 2003 D 1980 - 1989
B 1995 - 1999 E 1970 - 1979
C 1990 - 1994 F 1969 or earlier

4. Approximately how many total acres in Honey Creek 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 do you work?

- 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 D Three _____
B One _____ E Four _____
C Two _____ 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

11. What location do you reside?

- A ___ Leland (or within 1/3 mile of Hwy C and Hemlock Rd)
B ___ Denzer (or within 1/4 mile of Hwy C and Denzer Rd)
C ___ Rural

PART 2 QUALITY OF LIFE

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

Table with 2 columns: Reason (A-M) and Check Three Only.

PART 3 HOUSING

13. 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).

Table with 6 columns: Question (A-G) and response options (SA, A, D, SD, NO).

14. Which of the following options below best describes your ideas of where new housing should be located in Honey Creek? 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. Leland and Denzer)
- B ___ In and near existing, rural concentrations of homes
- C ___ In clusters on small ‘rural’ lots (cluster being defined as 1 to 3 lots)
- D ___ Scattered on large lots (35 + acres) through-out the Town
- E ___ Directed to newly proposed rural subdivisions (4 or more lots)

15. Which of the following options below best describes your ideas of what types of new housing should be located in Leland & Denzer? 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.

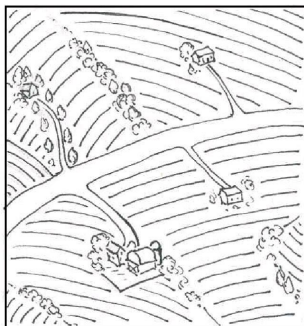
- A ___ Multi-family not to exceed four units in a single building
- B ___ Single-family only
- C ___ Mixed use, such as a single-family unit above a business on a lower level
- D ___ A mixture of A, B and C

16. 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

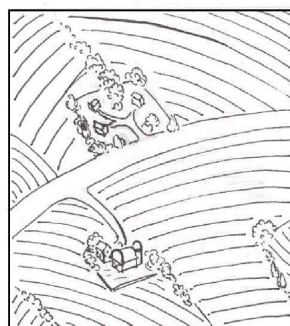
17. Would you prefer housing built in a traditional layout of one house per 35 acres (Option A) or a cluster design of houses on smaller lots surrounded by open space (Option B)? (Please check one option)

Option A _____



Three houses each on 35 acres

Option B _____



Three houses clustered on small lots

PART 5 ECONOMIC DEVELOPMENT

21. Would you support small business development or large business development in areas of existing development, i.e. Denzer and Leland? (Small business being defined as an average year round full-time equivalent employees numbering 10 or less).

A Small

C Both

B Large

D None

22. 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			

23. Would you support small business development or large business development in the rural areas of Honey Creek? (Small business being defined as an average year round full-time equivalent employees numbering 10 or less).

A Small

C Both

B Large

D None

24. Would you support activities that promote Community Supported Agricultural opportunities in the list below? Please check YES for acceptable, NO for unacceptable, and MAYBE for acceptable use with restrictions.

Activity	Yes	No	Unsure
Direct Farm Product Sales			
Agriculture Tourism			
Workdays and Educational Opportunities			
Overnight Lodging/Ag Bed and Breakfast			

(Please turn to page 7 to complete the rest of the survey)

25. In the Town of Honey Creek, 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
Farm Implement Dealers			
Feed Mills			
Fertilizer Dealers			
Stockyards			
Ethanol Stills			
Veterinary Services			
Sawmills			
Quarries/Mineral Extractions			
Government Services (e.g. police, fire, road service garages)			
Waste Treatment Facilities			
Parks and Campgrounds			
Airport or Landing Strip			
Dog Kennels/Stables			
Shelter or Group Home			
Landfill			
Other			

26. Would you support initiatives aimed at developing tourism and outdoor recreation opportunities in the Town? In the list below, please check YES for acceptable, NO for unacceptable, and MAYBE for acceptable use with restrictions.

Activity	Yes	No	Maybe
Nature Sanctuary			
Parks			
Riding Stables			
Ski Hills			
Golf Course			
Cross Country Ski Trails			
Snowmobile Trails			
Education/Interpretative Centers			
Local Nature or Heritage Based Arts and Entertainment			
Local Nature or Heritage Based Retail and Sales			
Game Farms			
Shooting Range			

PART 6 UTILITIES AND COMMUNITY FACILITIES

27. The Town of Honey Creek should pursue the following energy alternatives as a form of economic development. For the following energy alternatives indicate your opinion: Strongly Agree (SA), Agree (A), Disagree (D), Strongly Disagree (SD), No Opinion (NO).

	SA	A	D	SD	NO
A. Ethanol Plants					
B. Solar Energy					
C. Wind Energy					
D. Methane Production					

28. Please rate each of the following services as excellent, good, fair or poor. Choose “not applicable” (NA) if the item does not pertain to you or you are not sure about the item.

	Excellent	Good	Fair	Poor	Not Applicable
A. Ambulance Service					
B. Fire Protection					
C. Garbage Collection					
D. Park & Recreation Facilities					
E. Police Protection					
F. Public Library (PDS)					
G. Public School system					
H. Recycling Program					
I. Snow Removal					
J. Storm Water Management					
K. Road Maintenance					
L. Bridge Maintenance					
M. Telephone/Internet					
N. Electrical Service/Supply					
O. Cell Phone Service					

29. With regard to Natural Bridge State Park, please indicate your opinions: Strongly Agree (SA), Agree (A), Disagree (D), Strongly Disagree (SD), No Opinion (NO).

	SA	A	D	SD	NO
A. Current facilities are adequate					
B. The park should be expanded in land area					
C. The park should be reduced in land area					
D. Primitive ‘backpacking’ campsites should be provided					
E. A campground, complete with parking pads should be developed					
F. Current facilities are adequate					
G. Hiking trail systems in the park should be expanded beyond park borders					
H. Picnic areas should be expanded					
I. Additional facilities such as a playground should be added					

30. Do you support the development of a private shared sewer and water service for any new cluster development of two or three lots?

A ___ Yes
B ___ No

C ___ Need more information to answer

31. Do you support the development of a private shared sewer and water service for any subdivision (4 or more units)?

A ___ Yes
B ___ No

C ___ Need more information to answer

32. If a Sanitary Sewer District is created in Leland or Denzer, should existing housing be required to hook into the system?

A ___ Yes
B ___ No

C ___ Need more information to answer

PART 7 NATURAL AND CULTURAL RESOURCES

33. 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	Very Important	Important	Not Important	No Opinion
A. Farmland					
B. Woodlands					
C. Wetlands					
D. Floodplains					
E. Hillside/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					
O. The Mill Pond and Dam					

PART 8 TRANSPORTATION

34. 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					

35. Which of the following transportation opportunities would you support the inception or expansion of? (Check all that apply).

- | | |
|------------------------------------|------------------------|
| A ___ Snowmobile Trails | E ___ Hiking Trails |
| B ___ ATV trails | F ___ Biking Routes |
| C ___ Town/County Roads | G ___ Regional Airport |
| D ___ Regional Rail Transportation | H ___ Other: _____ |

PART 9 LAND USE

36. The following are several statements that suggest choices about the future directions for the Town of Honey Creek and its unincorporated Villages (Leland & Denzer). 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 Honey Creek			
B. Housing subdivisions should be allowed in Leland & Denzer			
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 Leland & Denzer			
F. Small family non-farm businesses should be allowed in the rural areas			
G. More rural houses will increase conflicts between farmers and non-farmers			
H. New housing should be directed to areas with existing development			
I. More houses in the Town will lower everyone's property taxes			
J. There are odor problems in the Town			
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 Honey Creek 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 lands use plans of Honey Creek with neighboring municipalities (Towns) should be a high priority			
W. Development in the Leland & Denzer should be inclusive of a mix of single-family and multi-family residential			
X. Development in Leland & Denzer should be traditional in size, scale and appearance			
Y. The Town should allow rural subdivisions inclusive of four or more lots			
Z. Expansion of New Cell Tower Construction			

37. In your opinion, what are the three most important land use issues in the Town of Honey Creek? (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 | G ___ | Upkeep of existing homes/structures |
| D ___ | Preservation of Baraboo Range | H ___ | Preservation of rural “look” character
(visibility of new homes/structures) |
| E ___ | Too much housing development | | |

PART 10 GENERAL OPINIONS

38. What do you feel is the most positive and unique aspect of Honey Creek?

39. What do you feel is the single biggest issue facing the Town of Honey Creek over the next several years?

40. What do you want the Town of Honey Creek to look like in 20 years?

PART 11 PUBLIC INPUT OPPORTUNITIES

The Town of Honey Creek 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 Honey Creek.

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 July and run through December.

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 through a community vision session and open house to review and comment on the draft Comprehensive Plan. Notices of such opportunities will appear in the local newspaper as well as through public postings in the Town. Additionally, comments and questions can be directed to the Comprehensive Plan Committee by contacting Michael Cody - Chair of the Comprehensive Plan Committee, phone 544 – 3003, email codyfoto@hotmail.com, 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: _____

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 - In What Type of Residence do you Live?	Single Family, Non-Farm	Single Family Farm	Mobile Home	Part-time / Vacation Home	Land Owner Only	Other	Total
Denzer/Leland Raw Score	14	5	0	0	0	0	19
Percent of Denzer/Leland	73.68%	26.32%	0.00%	0.00%	0.00%	0.00%	100.00%
Rural Raw Score	38	34	0	3	14	1	90
Percent of Rural	42.22%	37.78%	0.00%	3.33%	15.56%	1.11%	100.00%
Total that chose to respond	52	39	0	3	14	1	109
Percent of total that chose to respond	47.71%	35.78%	0.00%	2.75%	12.84%	0.92%	100.00%

Question 2 - If you own land in Honey Creek, what is the primary use?	Ag/Working Farm	Non-Farm Residence	Farm Related Business	Recreational Land	Other	Total	other comments
Denzer/Leland Raw Score	4	12	0	0	2	18	woodland, recreation/hobby farm
Percent of Denzer	22.22%	66.67%	0.00%	0.00%	11.11%	100.00%	
Rural Raw Score	38	27	1	11	6	83	woodlot (2), woodland, wildlife nature refuge, forestry
Percent of Rurals	45.78%	32.53%	1.20%	13.25%	7.23%	100.00%	
Total that chose to respond	42	39	1	11	8	101	
Percent of total that chose to respond	41.58%	38.61%	0.99%	10.89%	7.92%	100.00%	

Question 3 - In what year did you become a Honey Creek Property Owner/Resident?	2000, 2001, 2002, 2003	1995 - 1999	1990 - 1994	1980 - 1989	1970 - 1979	1969 or earlier	Total
Denzer/Leland Raw Score	2	3	3	2	3	4	17
Percent of Denzer/Leland	11.76%	17.65%	17.65%	11.76%	17.65%	23.53%	100.00%
Rural Raw Score	7	13	6	16	15	25	82
Percent of Rurals	8.54%	15.85%	7.32%	19.51%	18.29%	30.49%	100.00%
Total that chose to respond	9	16	9	18	18	29	99
Percent of total that chose to respond	9.09%	16.16%	9.09%	18.18%	18.18%	29.29%	100.00%

Question 4. Approximately how many total acres in Honey Creek 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
Denzer/Leland Raw Score	0	4	7	2	1	1	2	2	19
Percent of Denzer/Leland	0.00%	21.05%	36.84%	10.53%	5.26%	5.26%	10.53%	10.53%	100.00%
Rural Raw Score	1	3	9	13	4	21	17	15	83
Percent of Rurals	1.20%	3.61%	10.84%	15.66%	4.82%	25.30%	20.48%	18.07%	100.00%
Total that chose to respond	1	7	16	15	5	22	19	17	102
Percent of total that chose to respond	0.98%	6.86%	15.69%	14.71%	4.90%	21.57%	18.63%	16.67%	100.00%

Question 5. Where do you work?	At-home/on farm	In Sauk County	Outside of Sauk County (in WI)	Out of State	Total
Denzer/Leland Raw Score	4	11	6	0	21
Percent of Denzer/Leland	19.05%	52.38%	28.57%	0.00%	100.00%
Rural Raw Score	28	29	26	1	84
Percent of Rurals	33.33%	34.52%	30.95%	1.19%	100.00%
Total that chose to respond	32	40	32	1	105
Percent of total that chose to respond	30.48%	38.10%	30.48%	0.95%	100.00%

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
Denzer/Leland Raw Score	3	2	8	5	2	20
Percent of Denzer/Leland	15.00%	10.00%	40.00%	25.00%	10.00%	100.00%
Rural Raw Score	40	13	17	15	3	88
Percent of Rurals	45.45%	14.77%	19.32%	17.05%	3.41%	100.00%
Total that chose to respond	43	15	25	20	5	108
Percent of total that chose to respond	39.81%	13.89%	23.15%	18.52%	4.63%	100.00%

Question 7. What is your employment status?	Employed full-time	Employed part-time	Unemployed	Self-employed	Retired	Other	Total
Denzer/Leland Raw Score	14	2	0	0	3	0	19
Percent of Denzer/Leland	73.68%	10.53%	0.00%	0.00%	15.79%	0.00%	100.00%
Rural Raw Score	43	6	0	22	17	0	88
Percent of Rurals	48.86%	6.82%	0.00%	25.00%	19.32%	0.00%	100.00%
Total that chose to respond	57	8	0	22	20	0	107
Percent of total that chose to respond	53.27%	7.48%	0.00%	20.56%	18.69%	0.00%	100.00%

Question 8. What is the total number of adults (18+), including yourself, living in the household?	one	two	three	four	five or more	Total
Denzer/Leland Raw Score	4	9	3	1	0	17
Percent of Denzer/Leland	23.53%	52.94%	17.65%	5.88%	0.00%	100.00%
Rural Raw Score	8	61	12	2	0	83
Percent of Rurals	9.64%	73.49%	14.46%	2.41%	0.00%	100.00%
Total that chose to respond	12	70	15	3	0	100
Percent of total that chose to respond	12.00%	70.00%	15.00%	3.00%	0.00%	100.00%

Denzer/ Leland ages in homes	Total
0 - 9	5
10 - 19	11
20 - 29	2
30 - 39	6
40 - 49	8
50 - 59	5
60 - 69	3
70 - 79	2
80 +	0
total	42

Question 9. How many children (under 18), live in the household?	none	one	two	three	four	five or more	Total	Rural - ages in homes	Total
Denzer/Leland Raw Score	12	2	3	2	0	0	19	0 - 9	9
Percent of Denzer/Leland	63.16%	10.53%	15.79%	10.53%	0.00%	0.00%	100.00%	10 - 19	31
Rural Raw Score	65	7	10	1	2	0	85	20 - 29	7
Percent of Rurals	76.47%	8.24%	11.76%	1.18%	2.35%	0.00%	100.00%	30 - 39	16
Total that chose to respond	77	9	13	3	2	0	104	40 - 49	34
Percent of total that chose to respond	74.04%	8.65%	12.50%	2.88%	1.92%	0.00%	100.00%	50 - 59	31
								60 - 69	18
								70 - 79	8
								80 +	4
								total	158

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
Denzer/Leland Raw Score	1	3	6	5	1	1	17
Percent of Denzer/Leland	5.88%	17.65%	35.29%	29.41%	5.88%	5.88%	100.00%
Rural Raw Score	2	7	30	25	10	3	77
Percent of Rurals	2.60%	9.09%	38.96%	32.47%	12.99%	3.90%	100.00%
Total that chose to respond	3	10	36	30	11	4	94
Percent of total that chose to respond	3.19%	10.64%	38.30%	31.91%	11.70%	4.26%	100.00%

Question 11. In What location do you reside?	Leland	Denzer	Rural	Total answered	Total number of Surveys
Number	9	10	68	87	110
Percent Answered	10.34%	11.49%	78.16%	100.00%	
Percent of total Surveys Talled	8.18%	9.09%	61.82%	79.09%	100.00%

Tallying Notes: 10 chose not to answer
An additional 13 appeared to own land, but not reside in Honey creek

Question 12. What are the 3 most important reasons for you and your family to live in the Town of Honey Creek?						
	Denzer/ Leland Raw Score	Percent of Denzer/ Leland	Rural Raw Score	Percent of Rural	Total responses for category	Percent of total that chose to respond
Natural beauty	15	78.95%	58	70.45%	73	72.04%
Agriculture	6	31.58%	29	35.22%	35	34.54%
Near family and friends	8	42.11%	25	30.36%	33	32.57%
Small town atmosphere	5	26.32%	25	30.36%	30	29.81%
Recreational opportunities	5	26.32%	21	25.51%	26	25.66%
Near job or employment opportunities	5	26.32%	12	14.57%	17	16.78%
Quality schools	3	15.79%	12	14.57%	15	14.80%
Cost of Homes	4	21.05%	10	12.15%	14	13.82%
Historical Significance	1	5.26%	12	14.57%	13	12.83%
Quality neighborhoods	1	5.26%	11	13.36%	12	11.84%
Inherited family farm	1	5.26%	10	12.15%	11	10.86%
Other	1	5.26%	10	12.15%	11	10.86%
Low Crime Rate	2	10.53%	8	9.72%	10	9.87%
Appearance of Homes	0	0.00%	2	2.43%	2	1.97%
Property taxes	0	0.00%	2	2.43%	2	1.97%
Community Services	0	0.00%	0	0.00%	0	0.00%
Average number of responses	19	300.00%	82	300.00%	101	100.00%
Other reasons listed:	Purchased Family Farm		Peace and Quiet (2) Ancestors started here Good Water Forestry Wilderness of the Baraboo Range			

Question 13	Strongly Agree	Percentage Denzer/Leland	Agree	Percentage Denzer/Leland	Disagree	Percentage Denzer/Leland	Strongly disagree	Percentage Denzer/Leland	No opinion	Percentage Denzer/Leland	Total Denzer/Leland
Your local jurisdiction should focus on maintaining (up-keep existing housing quality)	7	36.84%	10	52.63%	0	0.00%	1	5.26%	1	5.26%	19
Singly family housing is needed	0	0.00%	8	42.11%	6	31.58%	2	10.53%	3	15.79%	19
Duplexes (2 units) are needed	0	0.00%	0	0.00%	8	42.11%	9	47.37%	2	10.53%	19
apartments (3 or more unites) are needed	0	0.00%	0	0.00%	4	22.22%	11	61.11%	3	16.67%	18
Affordable housing is needed in the Town	0	0.00%	6	33.33%	4	22.22%	3	16.67%	5	27.78%	18
Elderly housing is needed in the Town	2	10.53%	3	15.79%	6	31.58%	4	21.05%	4	21.05%	19
Starter (first time buyer) homes are needed in the Town	1	5.56%	7	38.89%	3	16.67%	3	16.67%	4	22.22%	18

For the following questions, indicate your opinion about the development of housing in your community.											
Question 13	Strongly Agree	Percentage Rural	Agree	Percentage Rural	Disagree	Percentage Rural	Strongly disagree	Percentage Rural	No opinion	Percentage Rural	Total Rural
Your local jurisdiction should focus on maintaining (up-keep existing housing quality)	27	31.76%	41	48.24%	6	7.06%	2	2.35%	9	10.59%	85
Singly family housing is needed	8	9.52%	19	22.62%	29	34.52%	13	15.48%	15	17.86%	84
Duplexes (2 units) are needed	3	3.53%	8	9.41%	26	30.59%	36	42.35%	12	14.12%	85
apartments (3 or more unites) are needed	0	0.00%	6	7.14%	22	26.19%	43	51.19%	13	15.48%	84
Affordable housing is needed in the Town	7	8.33%	17	20.24%	24	28.57%	20	23.81%	16	19.05%	84
Elderly housing is needed in the Town	3	3.57%	19	22.62%	26	30.95%	19	22.62%	17	20.24%	84
Starter (first time buyer) homes are needed in the Town	4	4.76%	17	20.24%	33	39.29%	20	23.81%	10	11.90%	84

For the following questions, indicate your opinion about the development of housing in your community.											
Question 13	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	Percent of total that chose to respond	Total that chose to respond
Your local jurisdiction should focus on maintaining (up-keep existing housing quality)	34	32.69%	51	49.04%	6	5.77%	3	2.88%	10	9.62%	104
Singly family housing is needed	8	7.77%	27	26.21%	35	33.98%	15	14.56%	18	17.48%	103
Duplexes (2 units) are needed	3	2.88%	8	7.69%	34	32.69%	45	43.27%	14	13.46%	104
apartments (3 or more unites) are needed	0	0.00%	6	5.88%	26	25.49%	54	52.94%	16	15.69%	102
Affordable housing is needed in the Town	7	6.86%	23	22.55%	28	27.45%	23	22.55%	21	20.59%	102
Elderly housing is needed in the Town	5	4.85%	22	21.36%	32	31.07%	23	22.33%	21	20.39%	103
Starter (first time buyer) homes are needed in the Town	5	4.90%	24	23.53%	36	35.29%	23	22.55%	14	13.73%	102

Question 14. In which of the following options below best describes your ideas of where new housing should be located in Honey Creek? #1 = most desirable location, #5 = least desirable location.	In and near developed areas (i.e. Leland and Denzer	In and near existing rural concentrations of homes	In clusters (1 to 3 lots) 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	12	1	1	0	2
Percent of Denzer/Leland Respondents	66.67%	6.25%	6.25%	0.00%	12.50%
# 2	4	8	2	1	1
Percent of Denzer/Leland Respondents	22.22%	50.00%	12.50%	7.14%	6.25%
# 3	1	6	7	0	2
Percent of Denzer/Leland Respondents	5.56%	37.50%	43.75%	0.00%	12.50%
# 4	1	1	6	5	3
Percent of Denzer/Leland Respondents	5.56%	6.25%	37.50%	35.71%	18.75%
Least desirable location - # 5	0	0	0	8	8
Percent of Denzer/Leland Respondents	0.00%	0.00%	0.00%	57.14%	50.00%
Total number of Denzer/Leland that chose to respond	18	16	16	14	16
Average Rank Score	1.50	2.44	3.13	4.43	3.88

Question 14 In which of the following options below best describes your ideas of where new housing should be located in Honey Creek? #1 = most desirable location, #5 = least desirable location.	In and near developed areas (i.e. Leland and Denzer	In and near existing rural concentrations of homes	In clusters (1 to 3 lots) 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	55	2	6	12	3
Percent of Rurals Respondents	69.62%	2.60%	8.00%	16.00%	3.95%
# 2	9	47	12	5	5
Percent of Rurals Respondents	11.39%	61.04%	16.00%	6.67%	6.58%
# 3	7	19	29	12	11
Percent of Rurals Respondents	8.86%	24.68%	38.67%	16.00%	14.47%
# 4	5	8	26	14	21
Percent of Rurals Respondents	6.33%	10.39%	34.67%	18.67%	27.63%
Least desirable location - # 5	3	1	2	32	36
Percent of Rural Respondents	3.80%	1.30%	2.67%	42.67%	47.37%
Total of Rural that chose to respond	79	77	75	75	76
Average Rank Score	1.63	2.47	3.08	3.65	4.08

Question 14 In which of the following options below best describes your ideas of where new housing should be located in Honey Creek? #1 = most desirable location, #5 = least desirable location.	In and near developed areas (i.e. Leland and Denzer	In and near existing rural concentrations of homes	In clusters (1 to 3 lots) 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	55	2	6	12	3
Percent of Total Respondents	69.62%	2.60%	8.00%	16.00%	3.95%
# 2	9	47	12	5	5
Percent of Total Respondents	11.39%	61.04%	16.00%	6.67%	6.58%
# 3	7	19	29	12	11
Percent of Total Respondents	8.86%	24.68%	38.67%	16.00%	14.47%
# 4	5	8	26	14	21
Percent of Total Respondents	6.33%	10.39%	34.67%	18.67%	27.63%
Least desirable location - # 5	3	1	2	32	36
Percent of Total Respondents	3.80%	1.30%	2.67%	42.67%	47.37%
Total of those that chose to respond	79	77	75	75	76
Average Rank Score	1.63	2.47	3.08	3.65	4.08

Question 15. Which of the following options below best describes your ideas of what types of new housing should be located in Leland & Denzer? # 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
Most desirable idea for new housing - # 1	1	16	1	0
Percent of Denzer/Leland Respondents	6.25%	88.89%	6.25%	0.00%
# 2	2	1	13	0
Percent of Denzer/Leland Respondents	12.50%	5.56%	81.25%	0.00%
# 3	4	1	1	9
Percent of Denzer/Leland Respondents	25.00%	5.56%	6.25%	60.00%
Least desirable idea for new housing # 4	9	0	1	6
Percent of Denzer/Leland Respondents	56.25%	0.00%	56.25%	60.00%
Total that chose to respond	16	18	16	15
Average Rank Score	3.31	1.17	2.13	3.40

Question 15. Which of the following options below best describes your ideas of what types of new housing should be located in Leland & Denzer? # 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
Most desirable idea for new housing - # 1	2	62	4	13
Percent of Rural Respondents	2.90%	82.67%	5.56%	17.57%
# 2	9	7	47	7
Percent of Rural Respondents	13.04%	9.33%	65.28%	9.46%
# 3	22	2	15	29
Percent of Rural Respondents	31.88%	2.67%	20.83%	39.19%
Least desirable idea for new housing # 4	36	4	6	25
Percent of Rural Respondents	52.17%	5.33%	50.00%	48.65%
Total that chose to respond	69	75	72	74
Average Rank Score	3.33	1.31	2.32	2.89

Question 15. Which of the following options below best describes your ideas of what types of new housing should be located in Leland & Denzer? # 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
Most desirable idea for new housing - # 1	2	62	4	13
Percent of Rural Respondents	2.90%	82.67%	5.56%	17.57%
# 2	9	7	47	7
Percent of Rural Respondents	13.04%	9.33%	65.28%	9.46%
# 3	22	2	15	29
Percent of Rural Respondents	31.88%	2.67%	20.83%	39.19%
Least desirable idea for new housing # 4	36	4	6	25
Percent of Rural Respondents	52.17%	5.33%	50.00%	48.65%
Total that chose to respond	69	75	72	74
Average Rank Score	3.33	1.31	2.32	2.89

Question 15. Which of the following options below best describes your ideas of what types of new housing should be located in Leland & Denzer? # 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	3	78	5	13
Percent of Total Respondents	3.53%	83.87%	5.68%	14.61%
# 2	11	8	60	7
Percent of Total Respondents	12.94%	8.60%	68.18%	7.87%
# 3	26	3	16	38
Percent of Total Respondents	30.59%	3.23%	18.18%	42.70%
Least desirable idea for new housing # 4	45	4	7	31
Percent of Total Respondents	52.94%	4.30%	51.14%	50.56%
Total of those that chose to respond	85	93	88	89
Average Rank Score	3.33	1.28	2.28	2.98

Question 16. Do you support residential subdivision development in the areas where existing services are already provided (e.g. schools, major roadways, etc)?	Yes	No	Need more information to answer	Total
Denzer/Leland Raw Score	5	7	7	19
Percent of Denzer/Leland	26.32%	36.84%	36.84%	100.00%
Rural Raw Score	22	27	35	84
Percent of Rurals	26.19%	32.14%	41.67%	100.00%
Total that chose to respond	27	34	42	103
Percent of total that chose to respond	26.21%	33.01%	40.78%	100.00%

Question 17. 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?	Three houses each on 35 acres	Three houses clustered on small lots	Total
Denzer/Leland Raw Score	4	13	17
Percent of Denzer	23.53%	76.47%	100.00%
Rural Raw Score	27	53	80
Percent of Rurals	33.75%	66.25%	100.00%
Total that chose to respond	31	66	97
Percent of total that chose to respond	31.96%	68.04%	100.00%

Question 18a. Are you in favor of the Town remaining zoned Exclusive Agriculture so farmers may continue to receive Farmland Preservation Program Payments?	Yes	No	Unsure	Total
Denzer/Leland Raw Score	15	3	1	19
Percent of Denzer/Leland	78.95%	15.79%	5.26%	100.00%
Rural Raw Score	62	6	14	82
Percent of Rurals	75.61%	7.32%	17.07%	100.00%
Total that chose to respond	77	9	15	101
Percent of total that chose to respond	76.24%	8.91%	14.85%	100.00%

Question 18b. Currently the Exclusive Agriculture Zoning requires a minimum of 35 acres to build a new house. Are you in favor of keeping this requirement?	Yes	No	Unsure	Total
Denzer/Leland Raw Score	9	6	4	19
Percent of Denzer/Leland	47.37%	31.58%	21.05%	100.00%
Rural Raw Score	35	35	13	83
Percent of Rurals	42.17%	42.17%	15.66%	100.00%
Total that chose to respond	44	41	17	102
Percent of total that chose to respond	43.14%	40.20%	16.67%	100.00%

Question 18c. Are you in favor of increasing the minimum 35 acres to build a new house?	Yes	No	Unsure	Total
Denzer/Leland Raw Score	6	10	3	19
Percent of Denzer/Leland	31.58%	52.63%	15.79%	100.00%
Rural Raw Score	15	51	18	84
Percent of Rurals	17.86%	60.71%	21.43%	100.00%
Total that chose to respond	21	61	21	103
Percent of total that chose to respond	20.39%	59.22%	20.39%	100.00%

Question 18 C part 2 - What do you think the number of minimum acreage needed to build a new home is?			Question 18 C part 2 - What do you think the number of minimum acreage needed to build a new home is?			Question 18 C part 2 - What do you think the number of minimum acreage needed to build a new home is?		
Acreage		Unsure	Acreage		Unsure	Acreage		Unsure
Number of Acres	Number of Respondants		Number of Acres	Number of Respondants		Number of Acres	Number of Respondants	
2	2	1	1	1	5	1	1	6
40	2		4+	1		2	1	
50	1		5	3		5	3	
Denzer/Leland		40	1	40		3		
		50	4	50		3		
		80	3	80		3		
		100	3	100	3			
		Rural		Combined Rural and Denzer/Leland				

Question 18 d. Are you in favor of having the ability to create lots of less than 35 acres to build a house in exchange for an agreement that a certain portion of your property would remain as currently used?	Yes	No	Unsure	Total
Denzer/Leland Raw Score	8	7	4	19
Percent of Denzer/Leland	42.11%	36.84%	21.05%	100.00%
Rural Raw Score	42	23	12	77
Percent of Rurals	54.55%	29.87%	15.58%	100.00%
Total that chose to respond	50	30	16	96
Percent of total that chose to respond	52.08%	31.25%	16.67%	100.00%

Question 19	Smaller than existing	Percentage Denzer/Leland	The existing farms are about the right size	Percentage Denzer/Leland	Larger than existing	Percentage Denzer/Leland	Unsure	Percentage Denzer/Leland	Total Denzer/Leland
Beef feedlot	1	5.26%	13	68.42%	2	10.53%	3	15.79%	19
Pig confinement unit	0	0.00%	11	57.89%	2	10.53%	6	31.58%	19
Dairy operation	0	0.00%	13	72.22%	2	11.11%	3	16.67%	18
Crop farming	0	0.00%	12	63.16%	4	21.05%	3	15.79%	19
Poultry farming	0	0.00%	12	63.16%	2	10.53%	5	26.32%	19
Forestry	0	0.00%	10	52.63%	5	26.32%	4	21.05%	19
Fur, Fish or Game Farms	1	5.26%	12	63.16%	1	5.26%	5	26.32%	19

Recognizing that Honey Creek is a farming community, what scale of farming do you support?									
Question 19	Smaller than existing	Percentage Rural	The existing farms are about the right size	Percentage Rural	Larger than existing	Percentage Rural	Unsure	Percentage Rural	Total Rural
Beef feedlot	5	6.25%	53	66.25%	16	20.00%	6	7.50%	80
Pig confinement unit	11	13.92%	48	60.76%	12	15.19%	8	10.13%	79
Dairy operation	5	6.33%	48	60.76%	20	25.32%	6	7.59%	79
Crop farming	1	1.27%	42	53.16%	27	34.18%	9	11.39%	79
Poultry farming	6	7.59%	48	60.76%	12	15.19%	13	16.46%	79
Forestry	1	1.27%	47	59.49%	23	29.11%	8	10.13%	79
Fur, Fish or Game Farms	6	7.50%	37	46.25%	16	20.00%	21	26.25%	80

Recognizing that Honey Creek is a farming community, what scale of farming do you support?									
Question 19	Smaller than existing	Percentage of total that chose to respond	The existing farms are about the right size	Percentage of total that chose to respond	Larger than existing	Percentage of total that chose to respond	Unsure	Percentage of total that chose to respond	Total of those that chose to respond
Beef feedlot	6	6.06%	66	66.67%	18	18.18%	9	9.09%	99
Pig confinement unit	11	11.22%	59	60.20%	14	14.29%	14	14.29%	98
Dairy operation	5	5.15%	61	62.89%	22	22.68%	9	9.26%	97
Crop farming	1	1.02%	54	55.10%	31	31.83%	12	12.24%	98
Poultry farming	6	6.12%	60	61.22%	14	14.29%	18	18.37%	98
Forestry	1	1.02%	57	58.16%	28	28.57%	12	12.24%	98
Fur, Fish or Game Farms	7	7.07%	49	49.49%	17	17.17%	26	26.26%	99

Question 20 part a. Do you feel there are adequate Agriculture support and complimentary services in southern Saratoga County to keep Agriculture businesses in Honey Creek economically viable?	Yes	No	Unsure	Total
Denzer/Leland Raw Score	8	2	9	19
Percent of Denzer/Leland	42.11%	10.53%	47.37%	100.00%
Rural Raw Score	38	9	34	81
Percent of Rurals	46.91%	11.11%	41.98%	100.00%
Total that chose to respond	46	11	43	100
Percent of total that chose to respond	46.00%	11.00%	43.00%	100.00%

Question 20 part b

see word document
 Denzer/Leland
 Higher milk prices
 an overall better return to farmers in general
 lower taxes, more law enforcement

Rural
 Ethanol
 Local Feed Mill (2)
 Don't add more, just more rules and regulations
 Believe it will take more services to make farms economically viable
 Economic security for agriculture
 Some member on Town Board appear to be anti-ag, such as tree huggers
 Less taxes
 Part or full-time. We need to scale the infrastructure for truly viable agriculture

Question 21. Would you support business development in areas of existing development (i.e. Denzer and Leland)?	Small Business (Year round average FTE of 10 or less)	Large Business	Both	None	Total
Denzer/Leland Raw Score	12	1	1	5	19
Percent of Denzer/Leland	63.16%	5.26%	5.26%	26.32%	100.00%
Rural Raw Score	49	0	22	13	84
Percent of Rurals	58.33%	0.00%	26.19%	15.48%	100.00%
Total that chose to respond	61	1	23	18	103
Percent of total that chose to respond	59.22%	0.97%	22.33%	17.48%	100.00%

Question 22. 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 Denzer/ Leland	NO	Percentage Denzer/Leland	MAYBE	Percentage Denzer/ Leland	Total Denzer/ Leland
Professional offices (accounting, real estate, insurance etc)	5	26.32%	11	57.89%	3	15.79%	19
Retail sales	7	36.84%	12	63.16%	0	0.00%	19
Restaurant/Tavern bar	11	57.89%	7	36.84%	1	5.26%	19
Warehousing	2	10.53%	14	73.68%	3	15.79%	19
Gas Station	10	52.63%	5	26.32%	4	21.05%	19
Health Services	5	26.32%	8	42.11%	6	31.58%	19
Grocery Store	13	68.42%	3	15.79%	3	15.79%	19
Industry	1	5.26%	15	78.95%	3	15.79%	19
Construction	7	36.84%	11	57.89%	1	5.26%	19
Tourism	9	47.37%	6	31.58%	4	21.05%	19
Arts and Entertainment	5	26.32%	9	47.37%	5	26.32%	19
Wholesale trade	3	15.79%	14	73.68%	2	10.53%	19
Lodging	7	36.84%	9	47.37%	3	15.79%	19
Manufacturing	3	15.79%	15	78.95%	1	5.26%	19
Other	0	0.00%	4	57.14%	3	42.86%	7

Question 23 Would you support business development in the rural areas of Honey Creek ?	Small Business (Year round average FTE of 10 or less)	Large Business	Both	None	Total
Denzer/Leland Raw Score	11	0	0	8	19
Percent of Denzer/Leland	57.89%	0.00%	0.00%	42.11%	100.00%
Rural Raw Score	37	0	14	33	84
Percent of Rurals	44.05%	0.00%	16.67%	39.29%	100.00%
Total that chose to respond	48	0	14	41	103
Percent of total that chose to respond	46.60%	0.00%	13.59%	39.81%	100.00%

Question 24. Would you support small activities that promote Community Supported Agriculture opportunities in the list below? Check YES for acceptable, NO for unacceptable, MAYBE for acceptable with restrictions.							
	YES	Percentage Denzer/ Leland	NO	Percentage Denzer/Leland	MAYBE/Unsure	Percentage Denzer/ Leland	Total Denzer/ Leland
Direct Farm Product Sales	14	77.78%	1	5.56%	3	16.67%	18
Agriculture Tourism	14	77.78%	2	11.11%	2	11.11%	18
Workdays and Educational Opportunities	12	66.67%	2	11.11%	4	22.22%	18
Overnight lodging/Ag bed and breakfast	11	61.11%	4	22.22%	3	16.67%	18
	YES	Percentage Rural	NO	Percentage Rural	MAYBE/Unsure	Percentage Rural	Total Rural
Direct Farm Product Sales	64	77.11%	10	12.05%	9	10.84%	83
Agriculture Tourism	53	63.86%	16	19.28%	14	16.87%	83
Workdays and Educational Opportunities	55	66.27%	14	16.87%	14	16.87%	83
Overnight lodging/Ag bed and breakfast	57	68.67%	11	13.25%	15	18.07%	83
	Total that chose to respond YES	Percentage of all respondents YES	Total that chose to respond NO	Percentage of all respondents -NO	Total that chose to respond MAYBE/Unsure	Percentage of all respondents - MAYBE/Unsure	Total that chose to respond
Direct Farm Product Sales	78	77.23%	11	10.89%	12	11.88%	101
Agriculture Tourism	67	66.34%	18	17.82%	16	15.84%	101
Workdays and Educational Opportunities	67	66.34%	16	15.84%	18	17.82%	101
Overnight lodging/Ag bed and breakfast	68	67.33%	15	14.85%	18	17.82%	101

Question 25. In the Town of Honey Creek, 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 Denzer/ Leland	NO	Percentage Denzer/Leland	MAYBE	Percentage Denzer/ Leland	Total Denzer/ Leland
Farm Implement Dealers	7	38.89%	6	33.33%	5	27.78%	18
Feed Mills	9	50.00%	4	22.22%	5	27.78%	18
Fertilizer Dealers	7	38.89%	7	38.89%	4	22.22%	18
Stockyard	4	23.53%	9	52.94%	4	23.53%	17
Ethanol Plants	5	27.78%	11	61.11%	2	11.11%	18
Veterinary Services	11	64.71%	3	17.65%	3	17.65%	17
Sawmills	6	33.33%	5	27.78%	7	38.89%	18
Quarries/Mineral Extractions	3	16.67%	9	50.00%	6	33.33%	18
Government Services (Le. police, fire, road service garages)	8	44.44%	4	22.22%	6	33.33%	18
Waste Treatment Facilities	5	27.78%	10	55.56%	3	16.67%	18
Parks and Campgrounds	6	33.33%	4	22.22%	8	44.44%	18
Airport or Landing Strip	4	22.22%	8	44.44%	6	33.33%	18
Dog Kennels/Stables	6	33.33%	7	38.89%	5	27.78%	18
Shelter or Group Home	5	27.78%	7	38.89%	6	33.33%	18
Landfill	0	0.00%	14	82.35%	3	17.65%	17
Other	1	10.00%	5	50.00%	4	40.00%	10

Question 26. 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	Percentage Denzer/ Leland	NO	Percentage Denzer/Leland	MAYBE	Percentage Denzer/ Leland	Total Denzer/ Leland
Nature Sanctuary	11	64.71%	5	29.41%	1	5.88%	17
Parks and Campgrounds	11	64.71%	4	23.53%	2	11.76%	17
Riding Stables	7	41.18%	3	17.65%	7	41.18%	17
Ski Hills	4	23.53%	9	52.94%	4	23.53%	17
Golf Course	4	23.53%	11	64.71%	2	11.76%	17
Cross Country Ski Trails	8	47.06%	3	17.65%	6	35.29%	17
Snowmobile trails	12	70.59%	3	17.65%	2	11.76%	17
Education/interpretative centers	7	41.18%	4	23.53%	6	35.29%	17
Local nature or heritage based arts and entertainment	6	35.29%	5	29.41%	6	35.29%	17
Local nature or heritage based retail and sales	4	23.53%	7	41.18%	6	35.29%	17
Game farms	7	41.18%	3	17.65%	7	41.18%	17
Shooting range	8	47.06%	5	29.41%	4	23.53%	17

Question 26. 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	Percentage Rural	NO	Percentage Rural	MAYBE	Percentage Rural	Total Rural
Nature Sanctuary	50	62.50%	16	20.00%	14	17.50%	80
Parks and Campgrounds	45	56.25%	16	20.00%	19	23.75%	80
Riding Stables	34	42.50%	19	23.75%	27	33.75%	80
Ski Hills	23	28.75%	46	57.50%	11	13.75%	80
Golf Course	22	27.50%	46	57.50%	12	15.00%	80
Cross Country Ski Trails	42	52.50%	17	21.25%	21	26.25%	80
Snowmobile trails	41	51.90%	19	24.05%	19	24.05%	79
Education/interpretative centers	38	48.10%	17	21.52%	24	30.38%	79
Local nature or heritage based arts and entertainment	29	36.25%	19	23.75%	32	40.00%	80
Local nature or heritage based retail and sales	24	30.38%	24	30.38%	31	39.24%	79
Game farms	33	41.77%	24	30.38%	22	27.85%	79
Shooting range	27	33.75%	29	36.25%	24	30.00%	80

Question 26. 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	Percentage of all respondents	NO	Percentage of all respondents	MAYBE	Percentage of all respondents	Total of all respondents
Nature Sanctuary	61	62.89%	21	21.65%	15	15.46%	97
Parks and Campgrounds	56	57.73%	20	20.62%	21	21.65%	97
Riding Stables	41	42.27%	22	22.68%	34	35.05%	97
Ski Hills	27	27.84%	55	56.70%	15	15.46%	97
Golf Course	26	26.80%	57	58.76%	14	14.43%	97
Cross Country Ski Trails	50	51.55%	20	20.62%	27	27.84%	97
Snowmobile trails	53	55.21%	22	22.92%	21	21.88%	96
Education/interpretative centers	45	46.88%	21	21.88%	30	31.25%	96
Local nature or heritage based arts and entertainment	35	36.08%	24	24.74%	38	39.18%	97
Local nature or heritage based retail and sales	28	29.17%	31	32.29%	37	38.54%	96
Game farms	40	41.67%	27	28.13%	29	30.21%	96
Shooting range	35	36.08%	34	35.05%	28	28.87%	97

Question 27. The Town of Honey Creek should pursue the following energy alternatives as a form of economic development.

	Strongly Agree	Percentage Denzer/Leland	Agree	Percentage Denzer/Leland	Disagree	Percentage Denzer/Leland	Strongly disagree	Percentage Denzer/Leland	No opinion
Ethanol Plants	1	5.56%	3	16.67%	1	5.56%	10	55.56%	3
Solar Energy	4	22.22%	5	27.78%	2	11.11%	4	22.22%	3
Wind Energy	3	16.67%	6	33.33%	1	5.56%	5	27.78%	3
Methane Production	0	0.00%	4	22.22%	2	11.11%	9	50.00%	3
	Strongly Agree	Percentage Rural Residents	Agree	Percentage Rural Residents	Disagree	Percentage Rural Residents	Strongly disagree	Percentage Rural Residents	No opinion
Ethanol Plants	17	22.08%	14	18.18%	14	18.18%	15	19.48%	17
Solar Energy	41	53.25%	20	26.97%	5	6.49%	2	2.60%	9
Wind Energy	42	54.55%	22	28.57%	3	3.90%	4	5.19%	6
Methane Production	14	18.18%	17	22.08%	13	16.88%	11	14.29%	22
	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
Ethanol Plants	18	18.95%	17	17.89%	15	15.79%	25	26.32%	20
Solar Energy	45	47.37%	25	26.32%	7	7.37%	6	6.32%	12
Wind Energy	45	47.37%	28	29.47%	4	4.21%	9	9.47%	9
Methane Production	14	14.74%	21	22.11%	15	15.79%	20	21.05%	25
	Percentage Denzer/Leland	Total Denzer/Leland	Percentage Rural Residents	Total Rural Residents	Percentage Denzer/Leland	Total Denzer/Leland	Percentage Rural Residents	Total Rural Residents	
	16.67%	18	21.05%	95	16.67%	18	12.63%	95	
	16.67%	18	9.47%	95	16.67%	18	26.32%	95	
	16.67%	18	26.32%	95					
	22.08%	77	11.69%	77	7.79%	77	28.57%	77	

Question 28. 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	Percentage Denzer/ Leland	Good	Percentage Denzer/Leland	Fair	Percentage Denzer/ Leland	Poor	Percentage Denzer/Leland	Not Applicable	Percentage Denzer/ Leland	Total Denzer/ Leland
Ambulance Service	5	29.41%	9	52.94%	0	0.00%	1	5.88%	2	11.76%	17
Fire protection	4	23.53%	10	58.82%	0	0.00%	1	5.88%	2	11.76%	17
Garbage Collection	5	27.78%	10	55.56%	3	16.67%	0	0.00%	0	0.00%	18
Park and Recreation Facilities	2	11.76%	8	47.06%	5	29.41%	0	0.00%	2	11.76%	17
Police Protection	2	11.76%	6	35.29%	7	41.18%	1	5.88%	1	5.88%	17
Public Libraries	3	17.65%	5	29.41%	2	11.76%	0	0.00%	7	41.18%	17
Public school system	4	22.22%	12	66.67%	1	5.56%	0	0.00%	1	5.56%	18
Recycling program	5	27.78%	10	55.56%	3	16.67%	0	0.00%	0	0.00%	18
Show removal	4	23.53%	9	52.94%	2	11.76%	1	5.88%	1	5.88%	17
Stormwater management	1	5.88%	7	41.18%	2	11.76%	2	11.76%	5	29.41%	17
Road maintenance	5	27.78%	8	44.44%	4	22.22%	1	5.56%	0	0.00%	18
Bridge maintenance	4	22.22%	9	50.00%	4	22.22%	0	0.00%	1	5.56%	18
Telephone/Internet	1	5.56%	10	55.56%	6	33.33%	1	5.56%	0	0.00%	18
Electrical service and supply	3	16.67%	10	55.56%	4	22.22%	1	5.56%	0	0.00%	18
Cell phone service	0	0.00%	2	11.11%	4	22.22%	8	44.44%	4	22.22%	18

Question 28. 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	Percentage Rural	Good	Percentage Rural	Fair	Percentage Rural	Poor	Percentage Rural	Not Applicable	Percentage Rural	Total Rural
Ambulance Service	22	27.50%	33	41.25%	3	3.75%	1	1.25%	21	26.25%	80
Fire protection	21	26.25%	34	42.50%	3	3.75%	6	7.50%	16	20.00%	80
Garbage Collection	24	30.00%	40	50.00%	4	5.00%	0	0.00%	12	15.00%	80
Park and Recreation Facilities	16	19.75%	45	55.56%	7	8.64%	0	0.00%	13	16.05%	81
Police Protection	13	16.25%	44	55.00%	11	13.75%	2	2.50%	10	12.50%	80
Public Libraries	17	21.25%	37	46.25%	5	6.25%	1	1.25%	20	25.00%	80
Public school system	27	33.75%	32	40.00%	4	5.00%	0	0.00%	17	21.25%	80
Recycling program	23	28.75%	38	47.50%	8	10.00%	0	0.00%	11	13.75%	80
Snow removal	25	31.25%	35	43.75%	8	10.00%	2	2.50%	10	12.50%	80
Stormwater management	6	7.41%	21	25.93%	13	16.05%	4	4.94%	37	45.68%	81
Road maintenance	17	21.25%	45	56.25%	9	11.25%	5	6.25%	4	5.00%	80
Bridge maintenance	16	20.00%	51	63.75%	6	7.50%	1	1.25%	6	7.50%	80
Telephone/Internet	7	8.75%	26	32.50%	18	22.50%	15	18.75%	14	17.50%	80
Electrical service and supply	16	20.00%	39	48.75%	12	15.00%	4	5.00%	9	11.25%	80
Cell phone service	1	1.25%	4	5.00%	15	18.75%	41	51.25%	19	23.75%	80

Question 28. 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 of total that chose to respond	Good	Percent of total that chose to respond	Fair	Percent of total that chose to respond	Poor	Percent of total that chose to respond	Not Applicable	Percent of total that chose to respond	Total of those that chose to respond
Ambulance Service	27	27.84%	42	43.30%	3	3.09%	2	2.06%	23	23.71%	97
Fire protection	25	25.77%	44	45.36%	3	3.09%	7	7.22%	18	18.56%	97
Garbage Collection	29	29.59%	50	51.02%	7	7.14%	0	0.00%	12	12.24%	98
Park and Recreation Facilities	18	18.37%	53	54.08%	12	12.24%	0	0.00%	15	15.31%	98
Police Protection	15	15.46%	50	51.55%	18	18.56%	3	3.09%	11	11.34%	97
Public Libraries	20	20.62%	42	43.30%	7	7.22%	1	1.03%	27	27.84%	97
Public school system	31	31.63%	44	44.90%	5	5.10%	0	0.00%	18	18.37%	98
Recycling program	28	28.57%	48	48.98%	11	11.22%	0	0.00%	11	11.22%	98
Snow removal	29	29.90%	44	45.36%	10	10.31%	3	3.09%	11	11.34%	97
Stormwater management	7	7.14%	28	28.28%	15	15.19%	6	6.06%	43	43.43%	99
Road maintenance	22	22.45%	53	54.08%	13	13.27%	6	6.12%	4	4.08%	98
Bridge maintenance	20	20.14%	60	61.22%	10	10.20%	1	1.02%	7	7.14%	98
Telephone/Internet	8	8.16%	36	36.73%	24	24.49%	16	16.33%	14	14.29%	98
Electrical service and supply	19	19.39%	49	50.00%	16	16.33%	5	5.10%	9	9.18%	98
Cell phone service	1	1.02%	6	6.12%	19	19.39%	49	50.00%	23	23.47%	98

Question 29. With regard to Natural Bridge State Park, please indicate your opinions.											
	Strongly Agree	Percentage Denzer/ Leland	Agree	Percentage Denzer/Leland	Disagree	Percentage Denzer/ Leland	Strongly disagree	Percentage Denzer/ Leland	No opinion	Percentage Denzer/ Leland	Total Denzer/ Leland
Current facilities are adequate	7	38.89%	7	38.89%	1	5.56%	1	5.56%	2	11.11%	18
The park should be expanded in land area	0	0.00%	2	11.76%	9	52.94%	4	23.53%	2	11.76%	17
The park should be reduced in land area	1	5.88%	0	0.00%	8	47.06%	5	29.41%	3	17.65%	17
Primitive 'backpacking' campsites should be provided	2	11.76%	3	17.65%	6	35.29%	4	23.53%	2	11.76%	17
A campground, complete with parking pads should be developed	1	5.56%	2	11.11%	6	33.33%	8	44.44%	1	5.56%	18
Current facilities are adequate	8	47.06%	4	23.53%	2	11.76%	1	5.88%	2	11.76%	17
Hiking trail systems in the park should be expanded beyond park borders	0	0.00%	4	22.22%	7	38.89%	4	22.22%	3	16.67%	18
Picnic areas should be expanded	0	0.00%	6	33.33%	7	38.89%	3	16.67%	2	11.11%	18
Additional facilities, such as a playground, should be added	1	5.56%	6	33.33%	6	33.33%	3	16.67%	2	11.11%	18

Question 30. Do you support the development of private shared sewer and water service for any new cluster development of two or three lots?	Yes	No	Need more information to answer	Total
Denzer/Leland Raw Score	4	5	9	18
Percent of Denzer	22.22%	27.78%	50.00%	100.00%
Rural Raw Score	29	12	40	81
Percent of Rural	35.80%	14.81%	49.38%	100.00%
Total of those that chose to respond	33	17	49	99
Percent of those total that chose to respond	33.33%	17.17%	49.49%	100.00%

Question 31. Do you support the development of a private shared sewer and water service for any subdivision (4 or more units)?	Yes	No	Need more information to answer	Total
Denzer/Leland Raw Score	4	5	9	18
Percent of Denzer	22.22%	27.78%	50.00%	100.00%
Rural Raw Score	29	12	40	81
Percent of Rurals	35.80%	14.81%	49.38%	100.00%
Total of those that chose to respond	33	17	49	99
Percent of total of those that chose to respond	33.33%	17.17%	49.49%	100.00%

Question 32. If a Sanitary Sewer District is created in Leland or Denzer, should existing housing be required to hook into the system?	Yes	No	Need more information to answer	Total
Denzer/Leland Raw Score	4	5	9	18
Percent of Denzer	22.22%	27.78%	50.00%	100.00%
Rural Raw Score	22	16	41	79
Percent of Rurals	27.85%	20.25%	51.90%	100.00%
Total of those that chose to respond	26	21	50	97
Percent of total of those that chose to respond	26.80%	21.65%	51.55%	100.00%

Question 33. 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	Percentage Denzer/Leland	Very important	Percentage Denzer/Leland	Important	Percentage Denzer/Leland	Not Important	Percentage Denzer/Leland	No Opinion	Percentage Denzer/Leland	Total Denzer/Leland
Farmland	14	77.78%	2	11.11%	2	11.11%	0	0.00%		0.00%	18
Woodlands	14	77.78%	3	3.00%	1	5.56%	0	0.00%		0.00%	18
Wetlands	13	72.22%	3	16.67%	1	5.56%	1	5.56%		0.00%	18
Floodplains	12	66.67%	5	27.78%	1	5.56%	0	0.00%		0.00%	18
Hillsides/steep slopes	11	61.11%	4	22.22%	1	5.56%	1	5.56%	1	5.56%	18
Streams	14	77.78%	3	16.67%	1	5.56%	0	0.00%		0.00%	18
Wildlife habitat	14	77.78%	3	16.67%	1	5.56%	0	0.00%		0.00%	18
Scenic views and undeveloped hills/bluffs	14	77.78%	2	11.11%	2	11.11%	0	0.00%		0.00%	18
Baraboo Range	13	72.22%	2	11.11%	1	5.56%	1	5.56%	1	5.56%	18
Open Space	12	66.67%	4	22.22%	2	11.11%	0	0.00%		0.00%	18
Rural Character	14	77.78%	2	11.11%	2	11.11%	0	0.00%		0.00%	18
Air Quality	14	77.78%	3	16.67%	1	5.56%	0	0.00%		0.00%	18
Shoreline	9	50.00%	6	33.33%	3	16.67%	0	0.00%		0.00%	18
Historically significant features	12	66.67%	2	11.11%	4	22.22%	0	0.00%		0.00%	18
The Mill Pond and Dam	11	61.11%	3	16.67%	2	11.11%	2	11.11%		0.00%	18

Question 33. 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	Percentage Rural	Very important	Percentage Rural	Important	Percentage Rural	Not Important	Percentage Rural	No Opinion	Percentage Rural	Total Rural
Farmland	50	63.29%	17	21.52%	9	11.39%	2	2.53%	1	1.27%	79
Woodlands	51	64.56%	14	17.72%	10	12.66%	3	3.80%	1	1.27%	79
Wetlands	41	51.90%	15	18.99%	17	21.52%	4	5.06%	2	2.53%	79
Floodplains	34	42.50%	21	26.25%	17	21.25%	3	3.75%	5	6.25%	80
Hillsides/steep slopes	35	44.30%	23	29.11%	17	21.52%	1	1.27%	3	3.80%	79
Streams	43	54.43%	19	24.05%	15	18.99%	1	1.27%	1	1.27%	79
Wildlife habitat	38	47.50%	20	25.00%	15	18.75%	5	6.25%	2	2.50%	80
Scenic views and undeveloped hills/bluffs	40	50.00%	12	15.00%	15	18.75%	11	13.75%	2	2.50%	80
Baraboo Range	31	39.24%	14	17.72%	23	29.11%	10	12.66%	1	1.27%	79
Open Space	28	35.44%	24	30.38%	22	27.85%	3	3.80%	2	2.53%	79
Rural Character	38	48.10%	20	25.32%	14	17.72%	5	6.33%	2	2.53%	79
Air Quality	46	58.23%	13	16.46%	16	20.25%	3	3.80%	1	1.27%	79
Shoreline	22	27.50%	18	22.50%	17	21.25%	6	7.50%	17	21.25%	80
Historically significant features	26	32.91%	14	17.72%	27	34.18%	4	5.06%	8	10.13%	79
The Mill Pond and Dam	22	27.85%	20	25.32%	26	32.91%	6	7.59%	5	6.33%	79

Question 33. 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 of total that chose to respond	Very important	Percent of total that chose to respond	Important	Percent of total that chose to respond	Not Important	Percent of total that chose to respond	No Opinion	Percent of total that chose to respond	Total of those that chose to respond
Farmland	64	65.98%	19	19.59%	11	11.34%	2	2.06%	1	1.03%	97
Woodlands	65	67.01%	17	17.53%	11	11.34%	3	3.09%	1	1.03%	97
Wetlands	54	55.67%	18	18.56%	18	18.56%	5	5.15%	2	2.06%	97
Floodplains	46	46.94%	26	26.53%	18	18.37%	3	3.06%	5	5.10%	98
Hillsides/steep slopes	46	47.42%	27	27.84%	18	18.56%	2	2.06%	4	4.12%	97
Streams	57	58.76%	22	22.68%	16	16.49%	1	1.03%	1	1.03%	97
Wildlife habitat	52	53.06%	23	23.47%	16	16.33%	5	5.10%	2	2.04%	98
Scenic views and undeveloped hills/bluffs	54	55.10%	14	14.29%	17	17.35%	11	11.22%	2	2.04%	98
Baraboo Range	44	45.36%	16	16.49%	24	24.74%	11	11.34%	2	2.06%	97
Open Space	40	41.24%	28	28.87%	24	24.74%	3	3.09%	2	2.06%	97
Rural Character	52	53.61%	22	22.68%	16	16.49%	5	5.15%	2	2.06%	97
Air Quality	60	61.86%	16	16.49%	17	17.53%	3	3.09%	1	1.03%	97
Shoreline	31	31.63%	24	24.49%	20	20.41%	6	6.12%	17	17.35%	98
Historically significant features	38	39.18%	16	16.49%	31	31.96%	4	4.12%	8	8.25%	97
The Mill Pond and Dam	33	34.02%	23	23.71%	28	28.67%	8	8.25%	5	5.15%	97

Question 34. Please provide your opinions to the following transportation questions.											
	Strongly Agree	Percentage Denzer/ Leland	Agree	Percentage Denzer/Leland	Disagree	Percentage Denzer/ Leland	Strongly disagree	Percentage Denzer/Leland	No opinion	Percentage Denzer/ Leland	Total Denzer/ Leland
The overall road network (roads, highways) meets the needs of the citizens	8	44.44%	10	55.56%	0	0.00%	0	0.00%	0	0.00%	18
The condition of the town roads is adequate for intended uses	8	44.44%	9	50.00%	0	0.00%	1	5.56%	0	0.00%	18
Biking and walking are important modes of transportation	1	5.88%	8	47.06%	5	29.41%	2	11.76%	1	5.88%	17
There should be expanded transportation services for the elderly	0	0.00%	7	38.89%	6	33.33%	1	5.56%	4	22.22%	18
	Strongly Agree	Percentage Rural Resident	Agree	Percentage Rural Resident	Disagree	Percentage Rural Resident	Strongly disagree	Percentage Rural Resident	No opinion	Percentage Rural Resident	Total Rural Resident
The overall road network (roads, highways) meets the needs of the citizens	36	45.57%	40	50.63%	2	2.53%	0	0.00%	1	1.27%	79
The condition of the town roads is adequate for intended uses	32	41.03%	42	53.85%	2	2.56%	2	2.56%	0	0.00%	78
Biking and walking are important modes of transportation	13	16.67%	18	23.08%	28	35.90%	6	7.69%	13	16.67%	78
There should be expanded transportation services for the elderly	7	8.86%	17	21.52%	19	24.05%	4	5.06%	32	40.51%	79
	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	Percent of total that chose to respond	Total of those that chose to respond
The overall road network (roads, highways) meets the needs of the citizens	44	45.36%	50	51.55%	2	2.06%	0	0.00%	1	1.03%	97
The condition of the town roads is adequate for intended uses	40	41.67%	51	53.13%	2	2.08%	3	3.13%	0	0.00%	96
Biking and walking are important modes of transportation	14	14.74%	26	27.37%	33	34.74%	8	8.42%	14	14.74%	95
There should be expanded transportation services for the elderly	7	7.22%	24	24.74%	25	25.77%	5	5.15%	36	37.11%	97

Question 35. 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
Denzer/Leland Raw Score	7	5	7	1	10	9	0	3	42
Percent of Denzer	16.67%	11.90%	16.67%	2.38%	23.81%	21.43%	0.00%	7.14%	
Rural Raw Score	21	16	26	12	38	33	3	2	151
Percent of Rurals	13.91%	10.60%	17.22%	7.95%	25.17%	21.85%	1.99%	1.32%	
Total of checked by those who chose to answer question	28	21	33	13	48	42	3	5	193
Percent of total of all checked	14.51%	10.88%	17.10%	6.74%	24.87%	21.76%	1.55%	2.59%	100.00%

Question 36. The following are several statements that suggest choices about the future directions for the Town of Honey Creek and its							
	Agree	Percentage Denzer/Leland	Disagree	Percentage Denzer/Leland	No Opinion	Percentage Denzer/Leland	Total Denzer/Leland
Housing subdivisions should be allowed in the rural areas of Honey Creek	4	22.22%	13	72.22%	1	5.56%	18
Housing subdivisions should be allowed in Leland and Denzer	8	47.06%	6	35.29%	3	17.65%	17
It is acceptable to build houses on tillable land	3	16.67%	12	66.67%	3	16.67%	18
Farmers/Landowner should be allowed to sell lots of less than 35 acres for housing development	5	27.78%	11	61.11%	2	11.11%	18
Small scale commercial and business development should be permitted in Leland and Denzer	11	61.11%	5	27.78%	2	11.11%	18
Small family non-farm businesses should be allowed in the rural areas	11	61.11%	3	16.67%	4	22.22%	18
More rural houses will increase conflicts between farmers and non-farmers	10	58.82%	5	29.41%	2	11.76%	17
New housing should be directed to areas with exiting development	12	66.67%	3	16.67%	3	16.67%	18
More houses in the Town will lower everyone's property taxes	5	29.41%	10	58.82%	2	11.76%	17
There are odor problems in the town	3	16.67%	12	66.67%	3	16.67%	18
There is a problem with excessive noise from business or farm operations in the town	0	0.00%	17	94.44%	1	5.56%	18
The town should consider night lighting requirements to preserve the Town's 'night skies'	6	35.29%	5	29.41%	6	35.29%	17
Your neighbors should not be allowed to infringe on your farming operation	15	88.24%	1	5.88%	1	5.88%	17
The Town should support programs that help preserve agricultural lands for future farming opportunities	17	94.44%	1	5.56%	0	0.00%	18
The Town should support programs that purchase open space lands, such as wetlands, floodplains, and woodlands for preservation and recreation purposes	13	72.22%	2	11.11%	3	16.67%	18

The Town should offer residential development alternatives such as new home clustering	9	50.00%	5	27.78%	4	22.22%	18
the Town should encourage the preservation of historic homesteads and other historic sites	16	88.89%	0	0.00%	2	11.11%	18
The Town should participate in watershed improvement projects on Honey Creek for trout population and habitat restoration	14	77.78%	2	11.11%	2	11.11%	18
The Town should encourage the continued purchase of development rights programs in the Baraboo Range	12	66.67%	4	22.22%	2	11.11%	18
The Town should pursue opportunities and programs that will give farmers the ability to up-grade their farming operations	15	83.33%	0	0.00%	3	16.67%	18
the Town should adopt signage regulations along roads and highways	6	33.33%	2	11.11%	10	55.56%	18
Coordinating the land use plans of Honey Creek with neighboring municipalities (towns) should be a high priority	8	47.06%	1	5.88%	8	47.06%	17
Development in Leland and Denzer should be inclusive of a mix of single-family and multi-family residential	1	5.56%	13	72.22%	4	22.22%	18
Development in Leland and Denzer should be traditional in size, scale and appearance	12	70.59%	1	5.88%	4	23.53%	17
The Town should allow rural subdivision inclusive of four or more lots	3	16.67%	10	55.56%	5	27.78%	18
Expansion of New cell tower construction	9	50.00%	4	22.22%	5	27.78%	18

Question 36. The following are several statements that suggest choices about the future directions for the Town of Honey Creek and its							
	Agree	Percentage Rural	Disagree	Percentage Rural	No Opinion	Percentage Rural	Total Rural
Housing subdivisions should be allowed in the rural areas of Honey Creek	18	26.09%	42	60.87%	9	13.04%	69
Housing subdivisions should be allowed in Leland and Denzer	42	63.64%	17	25.76%	7	10.61%	66
It is acceptable to build houses on tillable land	14	21.21%	45	68.18%	7	10.61%	66
Farmers/Landowner should be allowed to sell lots of less than 35 acres for housing development	38	58.46%	23	35.38%	4	6.15%	65
Small scale commercial and business development should be permitted in Leland and Denzer	58	78.38%	14	18.92%	2	2.70%	74
Small family non-farm businesses should be allowed in the rural areas	50	75.76%	15	22.73%	1	1.52%	66
More rural houses will increase conflicts between farmers and non-farmers	28	51.85%	20	37.04%	6	11.11%	54
New housing should be directed to areas with exiting development	37	56.06%	22	33.33%	7	10.61%	66
More houses in the Town will lower everyone's property taxes	17	24.64%	43	62.32%	9	13.04%	69
There are odor problems in the town	6	8.96%	46	68.66%	15	22.39%	67
There is a problem with excessive noise from business or farm operations in the town	4	5.71%	55	78.57%	11	15.71%	70
The town should consider night lighting requirements to preserve the Town's 'night skies'	26	37.68%	26	37.68%	17	24.64%	69
Your neighbors should not be allowed to infringe on your farming operation	52	76.47%	7	10.29%	9	13.24%	68
The Town should support programs that help preserve agricultural lands for future farming opportunities	55	79.71%	8	11.59%	6	8.70%	69
The Town should support programs that purchase open space lands, such as wetlands, floodplains, and woodlands for preservation and recreation purposes	36	47.37%	28	36.84%	12	15.79%	76
The Town should offer residential development alternatives such as new home clustering	29	44.62%	26	40.00%	10	15.38%	65
the Town should encourage the preservation of historic homesteads and other historic sites	57	82.61%	4	5.80%	8	11.59%	69
The Town should participate in watershed improvement projects on Honey Creek for trout population and habitat restoration	39	56.52%	12	17.39%	18	26.09%	69
The Town should encourage the continued purchase of development rights programs in the Baraboo Range	25	36.76%	28	41.18%	15	22.06%	68
The Town should pursue opportunities and programs that will give farmers the ability to up-grade their farming operations	48	81.36%	6	10.17%	5	8.47%	59

the Town should adopt signage regulations along roads and highways	41	59.42%	12	17.39%	16	23.19%	69
Coordinating the land use plans of Honey Creek with neighboring municipalities (towns) should be a high priority	44	60.27%	12	16.44%	17	23.29%	73
Development in Leland and Denzer should be inclusive of a mix of single-family and multi-family residential	24	35.82%	29	43.28%	14	20.90%	67
Development in Leland and Denzer should be traditional in size, scale and appearance	44	65.67%	10	14.93%	13	19.40%	67
The Town should allow rural subdivision inclusive of four or more lots	17	25.76%	39	59.09%	10	15.15%	66
Expansion of New cell tower construction	36	52.17%	19	27.54%	14	20.29%	69

Question 36. The following are several statements that suggest choices about the future directions for the Town of Honey Creek and its							
	Agree	Percent of total that chose to respond	Disagree	Percent of total that chose to respond	No Opinion	Percent of total that chose to respond	Total of those that chose to respond
Housing subdivisions should be allowed in the rural areas of Honey Creek	22	25.29%	55	63.22%	10	11.49%	87
Housing subdivisions should be allowed in Leland and Denzer	50	60.24%	23	27.71%	10	12.05%	83
It is acceptable to build houses on tillable land	17	20.24%	57	67.86%	10	11.90%	84
Farmers/Landowner should be allowed to sell lots of less than 35 acres for housing development	43	51.81%	34	40.96%	6	7.23%	83
Small scale commercial and business development should be permitted in Leland and Denzer	69	75.00%	19	20.65%	4	4.35%	92
Small family non-farm businesses should be allowed in the rural areas	61	72.62%	18	21.43%	5	5.95%	84
More rural houses will increase conflicts between farmers and non-farmers	38	53.52%	25	35.21%	8	11.27%	71
New housing should be directed to areas with existing development	49	58.33%	25	29.76%	10	11.90%	84
More houses in the Town will lower everyone's property taxes	22	25.58%	53	61.63%	11	12.79%	86
There are odor problems in the town	9	10.59%	58	68.24%	18	21.18%	85
There is a problem with excessive noise from business or farm operations in the town	4	4.55%	72	81.82%	12	13.64%	88
The town should consider night lighting requirements to preserve the Town's 'night skies'	32	37.21%	31	36.05%	23	26.74%	86
Your neighbors should not be allowed to infringe on your farming operation	67	78.82%	8	9.41%	10	11.76%	85
The Town should support programs that help preserve agricultural lands for future farming opportunities	72	82.76%	9	10.34%	6	6.90%	87
The Town should support programs that purchase open space lands, such as wetlands, floodplains, and woodlands for preservation and recreation purposes	49	52.13%	30	31.91%	15	15.96%	94
The Town should offer residential development alternatives such as new home clustering	38	45.78%	31	37.35%	14	16.87%	83
the Town should encourage the preservation of historic homesteads and other historic sites	73	83.91%	4	4.60%	10	11.49%	87
The Town should participate in watershed improvement projects on Honey Creek for trout population and habitat restoration	53	60.92%	14	16.09%	20	22.99%	87
The Town should encourage the continued purchase of development rights programs in the Baraboo Range	37	43.02%	32	37.21%	17	19.77%	86

The Town should pursue opportunities and programs that will give farmers the ability to up-grade their farming operations	63	81.82%	6	7.79%	8	10.39%	77
the Town should adopt signage regulations along roads and highways	47	54.02%	14	16.09%	26	29.89%	87
Coordinating the land use plans of Honey Creek with neighboring municipalities (towns) should be a high priority	52	57.78%	13	14.44%	25	27.78%	90
Development in Leland and Denzer should be inclusive or a mix of single-family and multi-family residential	25	29.41%	42	49.41%	18	21.18%	85
Development in Leland and Denzer should be traditional in size, scale and appearance	56	66.67%	11	13.10%	17	20.24%	84
The Town should allow rural subdivision inclusive of four or more lots	20	23.81%	49	58.33%	15	17.86%	84
Expansion of New cell tower construction	45	51.72%	23	26.44%	19	21.84%	87

Question # 37. In your opinion, what are the three most important land use issues in the Town of Honey Creek? # 1 = most	Cropland disappearance	Scenic beauty	Protection of water resources	Preservation of Baraboo Range	Too much housing development	Too little housing development	Quarry/Mineral extraction	Upkeep of exiting homes/structures	Preservation of rural "look" and character
Responses									
Most important issue - # 1	4	5	1	1	3	0	0	1	4
Percent of Denzer/Leland that ranked this category in any way	36.36%	45.45%	14.29%	50.00%	50.00%	0.00%	0.00%	12.50%	44.44%
# 2	2	5	4	0	3	0	0	3	1
Percent of Denzer/Leland that ranked this category in any way	18.18%	45.45%	57.14%	0.00%	50.00%	0.00%	0.00%	37.50%	11.11%
Least important issue # 3	5	1	2	1	0	0	0	4	4
Percent of Denzer/Leland that ranked this category in any way	45.45%	9.09%	28.57%	50.00%	0.00%	0.00%	0.00%	50.00%	44.44%
Total of those that ranked this category in any way	11	11	7	2	6	0	0	8	9
Average Rank Score Denzer/Leland	2.09	1.64	2.14	2.00	1.50	0.00	0.00	2.38	2.00
Percent of Denzer/Leland that ranked this category in any way	61.11%	61.11%	38.39%	11.11%	33.33%	0.00%	0.00%	44.44%	50.00%

Question # 37. In your opinion, what are the three most important land use issues in the Town of Honey Creek? # 1 = most	Cropland disappearance	Scenic beauty	Protection of water resources	Preservation of Baraboo Range	Too much housing development	Too little housing development	Quarry/Mineral extraction	Upkeep of exiting homes/structures	Preservation of rural "look" character
Responses									
Most important issue - # 1	27	8	9	10	7	5	0	2	4
Percent of rural respondents that ranked this category in any way	56.25%	29.63%	28.13%	50.00%	25.93%	50.00%	0.00%	10.00%	16.67%
# 2	8	12	14	7	9	3	2	5	13
Percent of rural respondents that ranked this category in any way	16.67%	44.44%	43.75%	35.00%	33.33%	30.00%	66.67%	25.00%	54.17%
Least important issue # 3	13	7	9	3	11	2	1	13	7
Percent of rural respondents that ranked this category in any way	27.08%	25.93%	28.13%	15.00%	40.74%	20.00%	33.33%	65.00%	29.17%
Total of those that ranked this category in any way	48	27	32	20	27	10	3	20	24
Average Rank Score Rural	1.71	1.96	2.00	1.65	2.15	1.70	2.33	2.55	2.13
Percent of Rural that ranked this category in any way	68.25%	38.39%	45.50%	28.44%	38.39%	14.22%	4.27%	28.44%	34.12%

Question # 37. In your opinion, what are the three most important land use issues in the Town of Honey Creek? # 1 = most	Cropland disappearance	Scenic beauty	Protection of water resources	Preservation of Baraboo Range	Too much housing development	Too little housing development	Quarry/Mineral extraction	Upkeep of exiting homes/structures	Preservation of rural "look" character
Responses									
Most important issue - # 1	31	13	10	11	10	5	0	3	8
Percent of those that ranked this category in any way	52.54%	34.21%	25.64%	50.00%	30.30%	50.00%	0.00%	10.71%	24.24%
# 2	10	17	18	7	12	3	2	8	14
Percent of those that ranked this category in any way	16.95%	44.74%	46.15%	4.00%	36.36%	30.00%	66.67%	28.57%	42.42%
Least important issue # 3	18	8	11	4	11	2	1	17	11
Percent of those that ranked this category in any way	30.51%	21.05%	28.21%	18.18%	33.33%	20.00%	33.33%	60.71%	33.33%
Total of those that ranked this category in any way	59	38	39	22	33	10	3	28	33
Average Rank Score	1.78	1.87	2.03	1.68	2.03	1.70	2.33	2.50	2.09
Percent of all respondents that ranked this category in any way	66.79%	38.39%	45.50%	28.44%	38.39%	14.22%	4.27%	28.44%	34.12%

Appendix B

Public Participation Plan

RESOLUTION NO. 01 - 2023

**ADOPTING PUBLIC PARTICIPATION PLAN AND PROCEDURES FOR AMENDING
THE COMPREHENSIVE PLAN FOR THE TOWN OF HONEY CREEK**

WHEREAS, 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; and,

WHEREAS, The Town adopted a Comprehensive Plan under the authority of and procedures established by Section 66.1001 of the Wisconsin Statutes; and,

WHEREAS, Section 66.1001(4) of Wisconsin Statutes requires that the Town Board adopt written procedures designed to foster public participation during the preparation of an amendment to the Comprehensive Plan; and,

WHEREAS, The attached Exhibit A, is the Town of Honey Creek Public Participation Plan.

NOW, THEREFORE, BE IT RESOLVED, by the Town of Honey Creek Town Board, met in regular session, hereby adopts the Public Participation and Procedures for amending the Comprehensive Plan attached hereto as Exhibit A to fulfill the requirements of Section 66.1001(4) of the Wisconsin Statutes.


Fiscal Impact: None Budgeted Expenditure Not Budgeted

Respectfully submitted,


TOWN OF HONEY CREEK TOWN BOARD



Donald Gieck, Chair

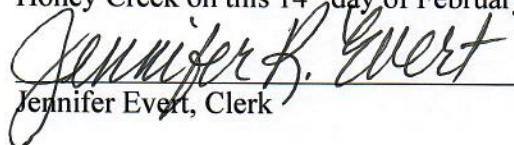


Craig Raschein, Supervisor I



Michael Niemann, Supervisor II

I hereby certify that the foregoing resolution was duly passed by the Town Board of the Town of Honey Creek on this 14th day of February, 2023, and approved by the Town Chair on that date.



Jennifer Evert, Clerk

Citizen Participation Plan Town of Honey Creek Comprehensive Planning Process

PURPOSE

In order for the Town of Honey Creek to operate effectively, and to address the needs of the citizens of Sauk County, 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 shall create a Comprehensive Planning Committee, which members shall include the members of the Town Board and the Town Plan Commission. This Committee shall be responsible for implementation of the Citizen Participation Plan, as well as overseeing the Comprehensive Planning update process.
2. To ensure responsiveness to the needs of its citizens, the Comprehensive Planning Committee shall provide for and encourage citizen participation.
3. The Town of Honey Creek shall establish the Comprehensive Planning Committee composed of persons' representative of County demographics. The committee members should include representatives from the local government, real estate, educational, agricultural and labor communities whenever possible. This committee will assume responsibility for coordinating all required elements of the citizen participation plan. All committee members must be residents of the Town of Honey Creek.

NOTICE OF HEARINGS

1. Official notice of hearings will be by public notice in the *Star News and Sauk Prairie Eagle*, official newspapers for Town of Honey Creek, Sauk County, 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, Ugly Coyote and The Schellter Bar & Grill. 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 have 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 Honey Creek Town Hall located at E8712 County Rd C, North Freedom, WI 53951.
2. All meeting agendas shall be posted at least 24 hours in advance on the Town of Honey Creek's Facebook page, at the Town Hall, Ugly Coyote and The Schellter Bar & Grill. Each agenda will list the specific sections of the plan to be discussed at that meeting.
3. The next meeting date will be chosen at the current meeting. All meetings will be open to the public and allow for period of public comment.
4. All meeting agendas and Committee meeting minutes will be sent via email to citizens subscribed to Town electronic updates.

PROGRAM INFORMATION/FILES/ASSITANCE

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 Comprehensive Planning Committee as designated by the Committee Chair. Citizens may contact the clerk via email, phone, or in person at Committee 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 Comprehensive Planning Committee.
4. All proposed amendments to the Comprehensive Plan shall 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.

NON-ENGLISH-SPEAKING PERSONS

The Town of Honey Creek will monitor the county to identify non-English speaking persons and will make all special efforts to assure them equal opportunity in the citizen participation process.

Appendix C

Sources of Information

Sources of Information

Publications:

Honey Creek Land Use Planning Committee, 1999. The Township of Honey Creek Land Use Plan. Township of Honey Creek, WI.

Sauk County Department of Planning and Zoning, June 1998. Sauk County 20/20 Development Plan, Volume IV: The County Profile, Second Edition. Sauk County, WI.

Sauk County Department of Planning and Zoning, June 1998. Sauk County 20/20 Development Plan, Volume V: Development Plan. Sauk County, WI

Sauk County, 2000. Baraboo Range Protection Program. 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.

Websites:

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

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

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

Reedsburg School District <http://rsd.k12.wi.us>,

River Valley School District <http://www.rvschools.org>,

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

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

Sauk Prairie School District <http://www.saukpr.k12.wi.us>,

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

United States Department of Agriculture, National Agricultural Statistics Services,
<https://www.nass.usda.gov/AgCensus/>

University of Wisconsin – Baraboo <http://baraboo-sauk.uwc.edu/>,

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

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

Wisconsin Department of Administration (DOA) <http://www.doa.state.wi.us>,
Wisconsin Housing and Economic Development Authority (WHEDA)
<http://www.wheda.com/programs>,

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

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

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/>

Photos Courtesy of:

Town of Honey Creek Comprehensive Plan Committee
Sauk County Land Resources and Environment Department
United States Department of Agriculture

Glossary

Average household size. A measure obtained by dividing the number of people in households by the total number of households (or householder) since the number of households equals the number of householders.

Cluster Development. A form of development that concentrates buildings or lots on a part of the property (parcel) to allow the remaining land to be preserved as open space for agricultural, recreational, protection of environmentally significant resources and other open space uses.

Cluster Remnant. The balance of acreage protected by an easement remaining after the approval of a cluster development based on the difference between the density policy and the clustered lot size identified with a document recorded with the Sauk County Register of Deeds.

Community Resources. Facilities and services and/or parks and recreation, open space - can be State, County, Town, School or Privately owned/managed.

Conservation Subdivision. A Planned Unit Development in a rural setting that is characterized by compact lots and common open space and where the natural features of the land are maintained to the greatest extent possible.

Cottage Industry. Any activity undertaken for gain or profit and carried on in a dwelling, or building accessory to a dwelling, by members of the family residing in the dwelling and one (1) additional unrelated person. The cottage industry should be incidental to the residential use of the premises. The production, sale, offering of services, and keeping of stock-in-trade is allowed provided that no article is sold to walk in, retail customers, except that which is produced by the cottage industry on the premises. No activity is allowed that might result in excessive noise, smoke, dust, odors, heat, or glare beyond that which is common to a residential and/or agricultural area. No activity is allowed which involves the use or manufacture of products or operations that are dangerous in terms of risk of fire, explosion, or hazardous emissions.

Cultural Resources. Historic and archeological sites, and other man made areas, including those that are significant or unique.

Density. The net acreage required to establish one main building.

Density Credit. Derived by assigning a value of one (1) to each lot, existing or that can be created, as part of the underlying county zoning district's density and the Town's Comprehensive Plan rounded down to the nearest whole number.

Density Policy. The utilization of a density credit system to determine both the number of lots which can be created and the size of each lot typically for residential purposes. IN return for the creation of a lot resulting from the application of a density policy, a protective agreement is placed on remaining lands.

Development Rights. The right to develop land by a landowner who maintains fee-simple ownership over the land or by a party other than the owner who has obtained the rights to develop. Such rights are usually expressed in terms of density allowed under existing zoning. For example, one development right may equal one unit of housing.

Direct Economic Impact. The money spent on any product or services. There is an immediate recipient. This recipient uses these dollars to pay wages of needed employees and taxes.

Economic Impact. Includes both **Direct Economic Impact** and **Indirect Economic Impact**

Farm. An Agriculture Land Use Business which produces \$1,000 (gross) of agricultural products per year.

Feedlot. Any livestock confinement area or structure along with applicable waste storage facilities (ie barnyards, etc)

Goals. Broad, advisory statements that express general public priorities about how the Town should approach preservation and development issues. These goals are based on key issues, opportunities and problems that affect the Town and can further be devised from the future Vision of a Town.

Indirect Economic Impact. The money spent in state by businesses, that are the recipients of tourism dollars, and their employees on goods and services, thus supporting more industry and jobs.

Median A median value represents the middle value in an ordered list of data values. It divides the values into two equal parts with one-half of the values falling below the median and one-half falling above the median.

Natural Resources. Land forms, topography, watersheds, soil, groundwater, flood plains, wetland, shore land, forests/woodlands, steep slopes, surface water, wildlife resources, rare and endangered species, state natural areas, prairie, open spaces and environmentally sensitive areas.

Objectives. Future directions in a way that is more specific than goals. The accomplishment of an objective is often not easily measured, objectives are usually attainable through policies and specific implementation activities.

Policies. Rules, courses of action, or programs used to ensure Plan implementation and to accomplish the goals, objectives and vision. Town decision makers should use policies, including any “housing density policy,” on a day to day basis. Success in achieving policies is usually measurable.

Parcel. A contiguous quantity of land in the possession of an owner, single or common interest. No street, highway, easement, railroad right-of-way, river, stream, or water body shall constitute a break in contiguity.

Planned Unit Development. One or more lots, or parcels of land to be developed as a single entity, the plan for which may propose intensity increases, mixing of land uses, open space conservation, or any combination thereof, but which still corresponds to the underlying zoning jurisdictions density and use requirements that are otherwise applicable to the area in which it is located.

Purchase of Development Rights (PDR) A form of compensation for owners of selected lands who voluntarily agree not to develop (or subdivide) lands. The landowner retains ownership of the land and typically agrees to maintain the land in its current use (i.e., agriculture, forestland etc.).

Road. A public or private deeded right-of-way for vehicular or pedestrian traffic commonly referred to as a 'street'.

Soil Limitations for Agriculture. Divided into 8 classes by the US Soil Conservation Service. For the purposes of this plan, Class I, II and III are considered Prime Agriculture Soils.

Class I - Soils have few limitations to restrict use

Class II - Soils with some limitations that reduce the choice of plants or require moderate

Class III - Soils with severe limitations that reduce the choice of plants or require special conservation practices or both.

Class IV - Soils with very severe limitations that restrict the choice of plants, require very careful management, or both.

Class V - Soils that have little or no erosion hazard but have other limitations impractical to remove that limit their use largely to pasture or range, woodland, or wildlife food and cover.

Class VI - Soils have very severe limitations that make them generally unsuited to cultivation and should restrict their use largely to grazing, woodland, or wildlife food and cover.

Class VII - Soils have very severe limitations that make them unsuited to cultivation and should restrict their use largely to grazing, woodland, and wildlife, or water supply or to aesthetic purposes

Class VIII - Soils with very severe limitations that make them unsuited to cultivation and that restrict their use to recreation and wildlife.

Transfer of Development Rights (TDR). The conveyance of development rights by deed, easement or other legal instrument to another parcel of land and the recording of that conveyance.

Vision clearance triangle. The area in each quadrant of an intersection which is bounded by the right-of-way lines of the roads and a vision clearance setback line connecting points open each right-of-way line which are located a distance back from the intersection equal to the setback required for each road.

Appendix D

Resolutions/Ordinances

Resolution 2022-02

**A RESOLUTION RECOMMENDING EXTENSION OF THE EXISTING
ADOPTED TOWN OF HONEY CREEK COMPREHENSIVE PLAN**

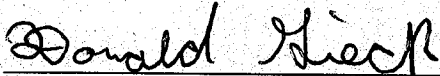
Pursuant to Section 66.1001 of the Wisconsin Statutes, all units of government that enact or amend zoning, subdivision, or official mapping ordinances on or after January 1, 2010, must adopt a Comprehensive Plan. Sauk County adopted a Comprehensive Plan under the authority of and procedures established by Section 66.1001 of the Wisconsin Statutes on December 15, 2009. Wisconsin Statutes requires that the Town update its Comprehensive Plan every ten (10) years. Based upon review of the progress made toward implementation of the current plan, there is a need to update the plan to accommodate changing circumstances in the Town as well as new approaches, policies, and objectives. While the Town works through the planning process to update the Comprehensive Plan in accordance with statutory provision, the Town is obligated to recognize the continuation of the existing plan; until such time, an update to the plan is adopted by the Town Board. Prepared area a planning process, associated timeline, and public participation plan, which are set for implementation beginning this date: August 11, 2022 with a proposed adoption date in 2023.

Fiscal Impact: None

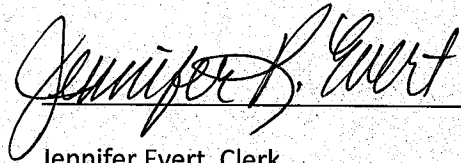
NOW, THEREFORE, BE IT RESOLVED, by the board of the Town of Honey Creek Town Board met in regular session, recommends an extension of the existing adopted Town of Honey Creek Comprehensive Plan until such time as an update to the plan is adopted by the Town of Honey Creek Town Board; and,

BE IT FURTHER RESOLVED, authorization is granted to the Town of Honey Creek Plan Commission to initiate the comprehensive planning process to update the Comprehensive Plan.

APPROVED BY:



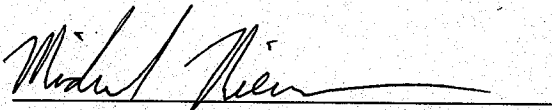
Donald Gieck, Town Chair



Jennifer Evert, Clerk



Craig Raschein, Town Supervisor



Michael Niemann, Town Supervisor

RESOLUTION NO. 01 - 2024

A RESOLUTION AMENDING THE TOWN OF HONEY CREEK
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 Honey Creek adopted a Comprehensive Plan under the authority of and procedures established by Section 66.1001 of the Wisconsin Statutes on August 10, 2004. Wisconsin Statute allows that the town may amend the comprehensive plan from time to time. The Town of Honey Creek Plan Commission may recommend adoption of an amendment of the comprehensive plan to the Honey Creek Town Board. Based upon changes, the Plan Commission recommends the changes of the Town of Honey Creek Comprehensive Plan.

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

Approved by the Town of Honey Creek Plan Commission on February 13, 2024.


For consideration by the Town of Honey Creek Town Board on February 13, 2024.

Respectfully submitted,

TOWN OF HONEY CREEK PLAN COMMISSION



Donald Gieck, Chair



Linda Hanefeld, Plan Commission

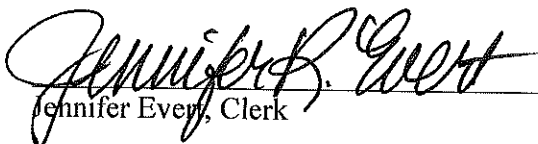
Duane Lins, Plan Commission

Tony Grauvogl, Plan Commission



Tim Evert, Plan Commission

ATTESTED BY:



Jennifer Evert, Clerk

Appendix E

Joint Master Plan for the Hamlets of Leland and Denzer



Joint Master Plan for the Hamlets of Leland and Denzer



Draft Amendment: February, 2024

Acknowledgements

Leland and Denzer Joint Master Plan Committee

Mike Cody
Scott Evert
Tim Evert
Roberta Hager
Mike Mossman
Amy Sprecher

Town of Honey Creek Plan Commission

Tim Evert
Linda Hanefeld
Craig Raschein
Marcus Wenzel
Mike Wiley

Town of Honey Creek Board

Don Gieck
Duane Lins
Marcus Wenzel

Planning Consultant: Sauk County Department of Planning and Zoning

Cassandra Fowler, Associate Planner, *Amendment Assistance*
Emily Sievers, Planning Intern, *Author*
Brian Simmert, AICP, Planning and Zoning Manager, *Coauthor*
Dave Tremble, AICP, Land Preservation Specialist/Planner, *Planning Assistance and Coauthor*

Additional Acknowledgements

This Plan is modeled after the *South County Design Manual*, written and illustrated by Peter Flinker for South County, Rhode Island, in May of 2001. The Sauk County Tourist Entertainment Corridor's *Design Guidelines* also served as a guide for portions of the text in this Plan. The document was published in 2004, derived from the *Highway 12 Corridor Growth Management Plan*. Reference numbers for the cover pictures are as follows (beginning at the upper left and moving clockwise): 2, 6, 6, 3.

Joint Master Plan for the Hamlets of Leland and Denzer

Town of Honey Creek in Sauk County, Wisconsin

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I. Introduction

This document provides written guidelines and illustrations to aid the hamlets of Leland and Denzer in designing and siting new buildings, preserving open space within residential and mixed-use areas, and fostering a sense of community among residents. It emphasizes the importance of maintaining traditional hamlet character in the hamlets while allowing for new development complying with specified architectural standards and zoning requirements. This plan ensures consistency in the visual form of new development, and it promotes efficient project design review. In addition to promoting traditional residential neighborhood design, the guidelines encourage mixed-use and small-scale commercial development within the hamlets to allow easy access to local businesses and public buildings. In all, this document serves to preserve the heritage and integrity of the hamlets of Leland and Denzer as they plan for the future.

The Town of Honey Creek Comprehensive Plan identifies the hamlets of Leland and Denzer as two primary “Smart Growth Areas”. According to the Comprehensive Plan, 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.

The guidelines set forth in this document will inform interested parties of the hamlets’ vision and standards for development. This plan should be discussed with developers, builders, and landowners during initial meetings regarding proposed projects. The document will also aid local and county governments in reviewing projects.

The following page lists core goals that apply to both Leland and Denzer, developed by citizens of the two communities.

Core Goals:

1. Preserve wetlands, streams and open water and provide public access to these resources

Honey Creek, wetland habitats and other water resources remain fully accessible to the public and residents to enhance enjoyment of the natural, recreational and scenic beauty of the area. These open-space public areas are an attractive amenity for current residents and future generations.

2. Design in environmentally sound ways

Preserving and enhancing environmental resources are high priorities, emphasizing the preservation of surface and ground water quality and the enhancement of habitat for native species, particularly in shoreland and riparian areas.

3. Create walkable places and gathering areas where neighbors can be acquainted with one another

Redevelopment and new development projects incorporate quality public open spaces such as parks and natural areas. New developments are connected to one another or to existing development. Buildings are designed with traditional architectural styles, often including front porches to encourage a sense of community among residents.

4. Tie the historically developed parts of the hamlet with new development

Newly developed areas are visually connected to previously developed areas to create a seamless blend of varied types of development. Emphasis is given to street and open space connectivity.

5. Mix homes, businesses and community life

A traditional development pattern promotes a community atmosphere and high quality of life. It provides a mix of compatible land uses in close proximity to each other, including residential, business and community gathering areas that are connected by walking corridors.

6. Promote traditional neighborhood and housing design and enduring architecture

The traditional hamlet character of the communities is preserved through the promotion of connected street layouts, mixed land uses, compact building design and architectural standards. The end result is a distinct sense of place with lasting community qualities.

II. Towards Better Planning and Design for Leland and Denzer

In planning for individual development or redevelopment projects, it is important to consider the collective effects of incremental growth on the community. Development approaches should incorporate perspectives of the past and future, with reference to an overall coordinating plan. Land use and design decisions have a direct bearing on the everyday lives of the citizens of a community, and the overall quality of life is generally better in neighborhoods with a strong sense of place and connectedness (Flinker, 2001).

The Town of Honey Creek has a Comprehensive Plan to provide for a coordinated approach to development, but this focuses on planning at the scale of the whole town. Design decisions at the scale of individual sites will determine the character of hamlets. The Joint Master Plan for the Hamlets of Leland and Denzer allows for integration of site and town scales, and of planning and design. An approach bringing planning policy down to the level of the site makes possible forms of development that are more complex, more adaptable, and ultimately more livable. It also allows for an understanding of historic patterns of development and the lifestyles they supported.

In the Town of Honey Creek, there are beautiful natural landscapes and features, such as Honey Creek itself. There is also a vibrant rural culture, exhibited in working agricultural districts, historic farms and estates, and small hamlets. The functional relationship between land and water and human livelihood supports a corresponding visual relationship between homes and businesses and the land around them. The development of walkable neighborhoods and commercial districts and the protection of natural areas within the hamlets of Leland and Denzer will preserve the visual appeal of

the landscape and the traditional hamlet character of these communities.

The Rural Community District (RCD) zoning protects unincorporated hamlets from large-scale development, and it maintains the residential character of these areas while allowing for redevelopment and expansion of core, mixed-use centers. As an RCD, an unincorporated hamlet retains discrete physical boundaries, a recognizable center, and a pedestrian scale and orientation.

With a clear, community-supported vision for future growth in the hamlets, private developers' impact on the scale and character of development will be managed and predictable. Prevention of commercial strip development and large-lot subdivisions will allow the hamlets to retain their rural charm. New development and redevelopment should follow the guidelines and standards set forth in this Master Plan to create and maintain appropriately scaled, pedestrian-oriented streets, mixed-use buildings and historic architectural styles.

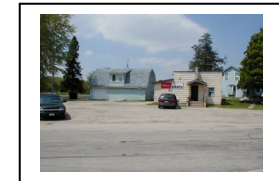
III. Existing Inventory

The following section documents current buildings, roads, and natural features in and around the hamlets of Leland and Denzer. Redevelopment and new development proposals should be considered in light of current development and infrastructure, with an effort to preserve rural character and existing natural areas.

A. Hamlet of Leland

Houses and businesses in the hamlet of Leland span 9.3 acres along County Road C, not including the Leland Mill Pond at the northwest end of the village. Five lots exist to the north along Hemlock Road. Because of its proximity to the pond, current development in the hamlet is in a floodplain. This prevents some types of redevelopment from occurring. There has been little new development in the last few decades, and existing buildings are in various conditions. The hamlet does not have sidewalks, and many of its driveways are not paved. Mature trees line the street.

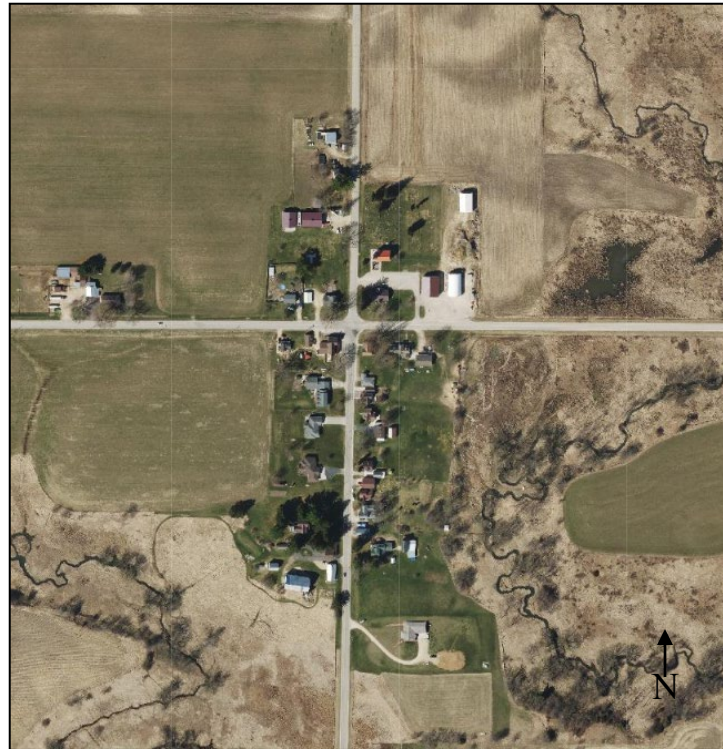
Residential development is flanked by a church at the northeast end of town, and Sprecher's Bar, Junior's Bar and the Honey Creek Rod and Gun Club at the southeast end. The hamlet is surrounded by farmland on three sides, and the Leland Mill Pond to the northwest. Natural Bridge State Park is just over a mile to the northeast of the village.



B. Hamlet of Denzer

Development in the hamlet of Denzer covers 9.6 acres along County Road C and Denzer Road. Public and commercial buildings are generally located at the intersection of these roads. Houses have a variety of architectural styles, and most homes in the hamlet have existed for decades. There are three newly constructed homes in the southern portion of the hamlet. The hamlet of Denzer is not in a floodplain, so development is not as restricted as it is in Leland. The hamlet does not have sidewalks, and most driveways are not paved. Mature trees line the streets.

Denzer's only church and the Honey Creek Town Hall sit adjacent to one another at the north end of town. The main commercial building is a former tavern, located at the intersection of County Road C and Denzer Road. The hamlet of Denzer is surrounded by farmland on all sides and bordered by tributaries of Honey Creek to the east and west.



IV. Physical Layout

The Town of Honey Creek identifies the hamlets of Leland and Denzer as two primary Smart Growth Areas. New infrastructure and development in these two hamlets should conform to Smart Growth principles, as defined on page one of this document. By maintaining traditional, compact neighborhood design, land surrounding the hamlets will be used efficiently and neighborhoods will remain walkable. Roads should stay connected and retain a consistent pattern wherever possible, linking residential areas with mixed-use and commercial centers. Developing and maintaining distinct, central commercial districts will provide the hamlets with a stronger sense of identity and will add to the unique character of these communities. New development should be contained and should preserve the area's working landscape by sustaining forests and farmland surrounding the hamlets. Construction and site design should minimize negative impacts on the environment and enhance the quality of life in the hamlets.

A. Neighborhood Design: Conservation Subdivisions

To accomplish neighborhood design objectives, new multiple-lot residential development should be encouraged with conservation subdivisions principles in which greenspace is identified and prioritized areas for conservation, allowing for continuous tracts of open space within and around development. All development should follow the provisions of the Sauk County Zoning Ordinance. Principal conservation areas are undevelopable, including features such as class I soils, wetlands, streams and riparian areas, open

water, and floodplains. Secondary conservation areas contain significant natural and cultural resources, but do not necessarily impose constraints on development by nature. Woodlands, meadows, species-rich habitats, slopes, and historic features may exist in secondary conservation areas, and Conservation Subdivision Design requires that these resources remain substantially protected wherever possible. The housing units should be clustered on a portion of a parcel of land, with relatively small individual lot sizes. Open space is permanently protected and held in common ownership. Homeowners' associations, local nonprofit organizations or units of government, or individuals complying with conservation restrictions generally provide management of open space and common facilities such as joint septic or water systems. Conservation subdivisions enable developers to concentrate development on the most buildable portions of a site, preserving natural drainage systems, open space, and environmentally and culturally sensitive areas.

The land approved for potential development must not contain any principal conservation areas while secondary conservation areas must be substantially avoided. Because any new development areas will be rezoned to the Rural Community District, the minimum lot size requirement will be 20,000 square feet. The conservation subdivision approach will be encouraged for any new single-family and neighborhood commercial development.

The lists on the following page detail the types of features that constitute principal and secondary conservation areas.

Principal Conservation Areas-areas that contain productive agricultural or environmentally and culturally sensitive lands that are protected from residential development:

- *Economically productive farmland with a land capability class I, as determined by the 1977 Sauk County Soil Survey, that either currently is or could be used for cropland in a contiguous quantity of 5 acres or more, regardless of ownership.*
- *Wetlands identified by the Wisconsin Wetland Inventory Map in accordance with Wis. Stat §23.32 and Section 8.10 of the Sauk County Code of Ordinances.*
- *Lakes, rivers, perennial and intermittent rivers or streams as identified on a USGS Map.*
- *Floodplains as identified by the maps and studies referred to in Section 9.03(2) of the Sauk County Code of Ordinances.*
- *Any historical or archaeological site listed on the Wisconsin Archaeological and Historic Resource Database (WisAHRD) by the Wisconsin Historical Society.*

Secondary Conservation Areas-areas that contain productive agricultural or environmentally and culturally sensitive lands that are substantially protected from residential development:

- *Economically productive farmland with land capability classes II and III, as determined by the 1977 Sauk County Soil Survey, that either currently is or could be used for cropland in a contiguous quantity of 5 acres or more, regardless of ownership.*
- *Steep slopes in excess of 20 percent.*
- *Large, contiguous blocks of forest in excess of 40 acres.*

- *Other natural or cultural elements of the site identified for preservation or protection by the Sauk County Agricultural Preservation Plan, the Wisconsin Department of Natural Resources Natural Heritage Inventory and applicable comprehensive plan(s).*

Development in conservation subdivisions should connect to existing development within the Hamlets of Leland and Denzer wherever possible. Neighborhoods should remain pedestrian-oriented, and hamlet centers should be easily accessible to all residents. Open space preserved in conservation subdivisions will allow the hamlets to maintain their rural, hamlet character, and it should not interfere with compact neighborhood design.

All new streets will need to comply with a 28-foot maximum width requirement. Streets should have two-foot gravel shoulders on either side, so paved areas will not exceed 24 feet in width. Road right-of-ways will be 40 feet wide. Cul-de-sacs should be strongly discouraged unless absolutely necessary. An integrated street system in residential areas will allow for short driving trips, easy access for service vehicles, a sense of connectedness within and between neighborhoods, and efficient overall land use. Only preserved open spaces may prevent connected street patterns in some areas.

Building setbacks from roads should be consistent, so as to preserve neighborhood character and use land efficiently. Mature vegetation should be preserved to the full extent possible in new residential developments, especially specimen trees and native plants.

VISUALS



2

- Conservation subdivision in upper right, adjacent to existing development
- Small village center
- Natural areas preserved in and around village
- Compact neighborhood design
- Connected, grid-like street system

- Conservation subdivision, with lots clustered on most buildable sites
- Conservation area is contiguous with surrounding natural areas
- Conservation areas are able to be viewed by all residents
- Commercial center with village green
- Interconnected roads



B. Hamlet Center Design

Currently, the Hamlets of Leland and Denzer do not have distinct commercial centers. With increasing residential development in these two Smart Growth Areas and potentially in the surrounding rural community, the hamlets would benefit from planning well-designed commercial/mixed-use districts. Community centers or gathering areas will promote economic development and will foster a stronger sense of identity within these hamlets.

A community center is the cultural and economic hub of a hamlet. An integrated commercial-mixed use center creates a place for both social interaction and business. Similar to residential development, community centers should be walkable and human-scale, promoting a strong sense of community and place. Community centers are the focal points of hamlets, often taking the form of a central square with locally owned shops surrounding a hamlet green or historic building. Creating a distinct community center allows for the concentration of mixed-use and commercial development in one easily accessible area. The compact design is in keeping with traditional hamlet character.

To maintain the rural character of the hamlets of Leland and Denzer, structures and businesses should be small and should avoid strip mall design. Development in community centers should be situated to preserve and enhance existing wetlands, open space, and natural habitat areas. The development itself should incorporate open space in the form of a hamlet green, a small park, or well-landscaped walking corridors. Environmental features such as wetlands, ponds, or small tracts of woodland can be used as amenities for development and can serve as transitions between commercial and residential districts.

Neighborhood-oriented shops and services in the community centers should be primarily located on the ground level. Second floors may be utilized for a combination of offices, apartments, permanent residences, and/or bed and breakfast accommodations. Buildings should remain close to roads and walkways for easy access. Street parking should be encouraged wherever possible, reducing the need for large parking lots. Parking lots should be of sufficient size to accommodate business patrons and employees, but should not be excessively large or visually prominent in the community centers. Parking areas should be located to the backs or sides of buildings. The center of a hamlet square should be an attractive public space. Mature vegetation should be preserved wherever possible, and landscaping around buildings would add to their visual appeal.

Traffic should be allowed to flow smoothly around community centers. There should be road access to all sides of a central square, but traffic should not be funneled to this area because of poorly planned road development elsewhere. Pedestrians should have access to the center from all surrounding residential neighborhoods.

If the development of true community center is not feasible for the hamlets of Leland and Denzer as they begin to grow, the hamlets should still promote the development of public gathering areas. Gathering areas would have many of the same features as community centers, providing space for commercial development, small parks, and public buildings, but they would not necessarily take the form of central hamlet squares.

VISUALS



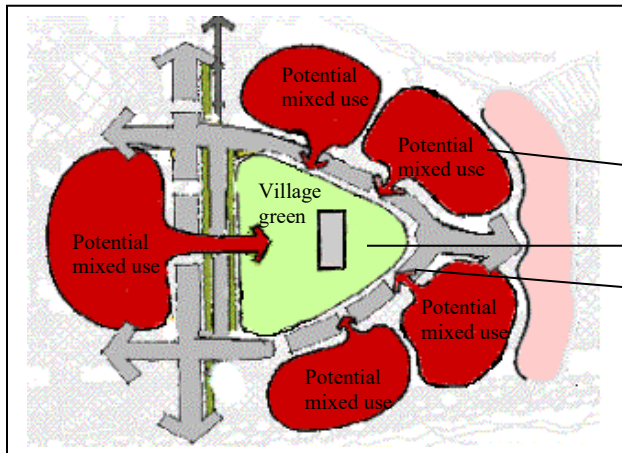
4

- Compact, central commercial-mixed use district
- Central square is close to residential development
- Surrounding natural areas preserved



4

- Trees and open space preserved in and around development
- Street pattern is gridded wherever possible
- Parking lots are set to backs or sides of buildings
- Development is compact



7

- Potential mixed-use/commercial areas are designated around a village green
- A village green is an attractive focal point of the central square, providing public open space
- Traffic is allowed to flow smoothly through this area of development

C. Steps for Siting New Development

All new development, be it commercial or residential, by Certified Survey Map or subdivision, should result from following the four-step design process outlined in this section. This approach is derived from Randall Arendt's *Conservation Design for Subdivisions* guide (1996). According to Arendt, all potential building sites should be evaluated for their conservation and development potential, culminating in broad concept plans showing proposed locations of building lots, streets, greens, commons, meadows, woodlands, and other types of open space. During the planning process, the following four steps should be followed sequentially:

1. *Identify All Potential Conservation Areas.*

Principal conservation areas must always be protected from development, but land containing other features may be deemed equally important to preserve. Environmentally sensitive upland areas, features of historical or cultural significance, scenic landscapes, or any land with unique, rare attributes can be identified for protection. In initial site plans, designers should be encouraged to include more land than they think will eventually be designated as open space, so that no potentially desirable area is excluded from consideration in the design process. In conservation subdivisions, 40% of the land must be set aside for conservation. During the initial stages of planning, as much as 60% of the land may be tentatively reserved for conservation. Steps 2-4 will aid designers in making final conservation area determinations. Planning for commercial development and Certified Survey Map (CSM) divisions should follow the same process.

2. *Locate Building Sites.*

The value of both residential and commercial buildings is often higher when there are views of open space, so the number of "view lots" should be maximized in any new development. This also ensures that preserved open space is usable and accessible by all members of a community. To allow for the maximum number of buildings with open space views, houses and lots should be human-scaled and not excessively wide. In commercial centers, buildings may be arranged around a hamlet green or park space. Identifying building sites before drawing lot lines and locating streets allows building locations to be carefully selected so that important natural, cultural, and historical features are preserved. Although it may be impractical to protect all secondary conservation areas, many of the features identified in Step 1 should be avoidable when siting houses and commercial buildings.

3. *Design Street Alignments and Trails.*

After identifying building locations, the next step is to determine the best way to access every residence and commercial area with a street system. The Hamlets of Leland and Denzer have relatively level or rolling topography, so there will not be any major engineering challenges for street design. However, there are a number of environmental considerations involved in the street siting process, and no new streets may be constructed in principal conservation areas. For the Hamlet of Leland, new streets must be located out of the Honey Creek floodplain. All new streets should avoid wetlands, large trees, mature tree stands, and important wildlife habitats. The length of new access streets should be minimized for aesthetic, economic, and environmental reasons. If roads must be sited very near mature trees, it is important to leave enough space so that construction equipment does not cross the tree canopies' outer drip lines. This will prevent major damage to the root systems of these trees.

In some cases, it may be desirable to create a “single-loaded street,” with buildings all located to one side of the street. The other side of the street should typically border an open space area. This allows for an unobstructed view from the houses or businesses along the street, and showcases preserved natural areas for people who drive, bike, or walk along the road. The view from the natural area is also improved in this situation, as most new houses look far better from the front than the back. People enjoying the open space would likely prefer to see the front façades of neighboring homes rather than the wood decks and sliding glass doors typical of house backs. Residents, in turn, benefit from increased backyard privacy.

Regardless of the layout approach, all new streets should be interconnected and integrated with existing roads in the hamlets. Interconnected streets provide easier and safer access for fire engines, ambulances, school buses, snowplows and garbage trucks. They also distribute traffic evenly, whereas dead-ends and cul-de-sacs often lead to traffic bottlenecks by funneling vehicles to a limited number of through streets. In some areas, cul-de-sacs may be unavoidable due to topographic constraints or the location of principal conservation areas. In these cases, pedestrian and bike linkages should provide connections to other nearby streets or to a neighborhood trail system. Cul-de-sacs themselves should not be entirely paved, leaving small central plots of green space. Streets serving new developments should be designed to connect with adjoining properties that are potentially developable in the future. This will preserve a strong sense of community within the hamlets

as new development occurs, ensuring that no new neighborhoods will be self-contained.

Walking and biking trails should provide hamlet residents convenient access to gathering areas, commercial centers, and public open spaces. Trails can serve to connect portions of the hamlet that are not connected by streets, and they can provide recreational opportunities in and around preserved natural areas.

4. *Draw Lot Lines.*

Before determining precise lot lines, conservation areas should be officially delineated. Any secondary conservation areas not designated for street or building development should be protected. Conservation areas should be connected via natural corridors wherever possible. Strips of mature tree stands or wetlands can serve as attractive amenities to development, and can accommodate recreational trails or paths connecting public open space lands.

After the designation of conservation areas, building sites and street alignment, lot line placement should be straightforward. Lots abutting conservation areas should not have to be deep, as the open space visually extends the perceived depth of their yards. In neighborhoods that will utilize joint septic systems, lots should be designed so that two to three houses can easily share one large septic tank and drain field by way of an easement extending across the properties. To utilize space efficiently and to promote friendlier neighborhoods, houses should maintain similar setbacks that are not far from public walking paths and roads.

V. Architectural Design

Planning and design movements that counter conventional development include neotraditional town planning, new urbanism, sustainable design, and smart growth. This Master Plan demonstrates how principles from these movements can be applied to the hamlets of Leland and Denzer, listing substantive guidelines for future growth and the preservation of natural areas. The following sections provide recommendations for specific types of development: single-family residential, neighborhood commercial, commercial, and institutional.

A. Single-family Residential

Well-designed and human-scaled single-family neighborhoods are an asset to any community. Single-family development should be on small- to medium-sized lots to encourage compact, walkable neighborhoods and keep home prices affordable. Architectural design should vary from house to house, but should be in keeping with traditional, hamlet-style homes.

Design Guidelines

Building Design

- Design traditional, community-oriented houses and articulated street-facing building façades utilizing some or all of the following approaches:
 - Incorporate a covered front porch spanning at least 1/3rd of the front façade, and at least 8 feet wide.
 - Include bay or cantilevered windows, adding dimension and visual interest to façades.
 - Include second story dormer windows, chimneys, or other features to break up straight lines.

- Orient the front door toward the street.
- Recommend that attached garages be recessed from the front façades of houses.
- Locate all detached accessory buildings (including detached garages) flush with or behind the rear façade of the house.
- Encourage significant use of natural materials such as brick, wood, or stone for residential and RAC structures.
- Design 30-50% of the front façade with transparent surfaces (i.e., windows or glass doors).
- Encourage energy-efficient, green building design.

Site Design

- Create compact lots with building and driveway layouts that maintain traditional hamlet character and foster a sense of community, utilizing any of the following approaches:
 - Connect the front door to the street (directly via path or indirectly via driveway).
 - Locate mechanical equipment and tanks to the side or rear of the house (i.e., LP tanks, air conditioners, etc.).
 - Encourage shared driveways between residences and a street connection width of not more than 12 feet.
 - Landscape lots with native perennials, shrubs and trees to provide multi-seasonal interest.

Location

- Development is permitted in the single-family residential and neighborhood commercial-designated areas on the future land use map.

VISUALS



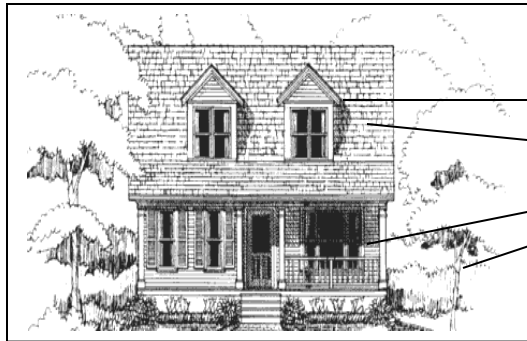
3

- Chimneys and dormer windows add visual interest
- Front door oriented to street
- Well-detailed building façade
- Large, covered front porch
- Natural building materials



3

- Articulated front and side façades
- Dormer window adds visual interest
- Garage set to back of house
- Large, covered front porch
- Well-landscaped front yard
- Path connects driveway to front door



- Dormer windows and shutters add visual interest
- Compact house design
- Natural building materials
- Covered front porch
- Trees preserved in yard

3

- Compact house design
- Shutters and varied window sizes add visual interest
- Unique roof design
- Raised, covered front porch



3



- Dormer windows, chimney, shutters, and unique window design add visual interest
- Covered front porch
- Trees preserved in front yard
- Natural building materials

3

- Unique roof design
- Articulated front façade
- Shutters, window boxes, and window shapes
add visual interest
- Large, covered front porch
- Landscaped front yard



3



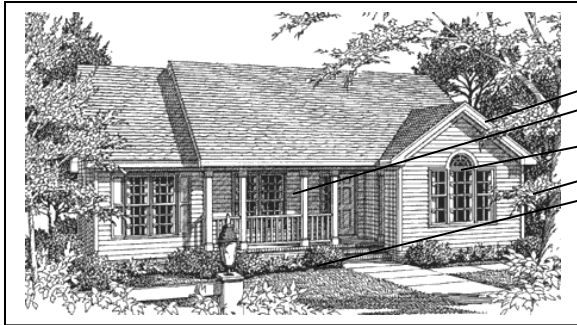
- Unique window design
- Articulated front façade
- Covered front porch
- Landscaped front yard

3

- Unique roof design
- Large, covered front porch
- Garage set to back of house
- Landscaped front yard

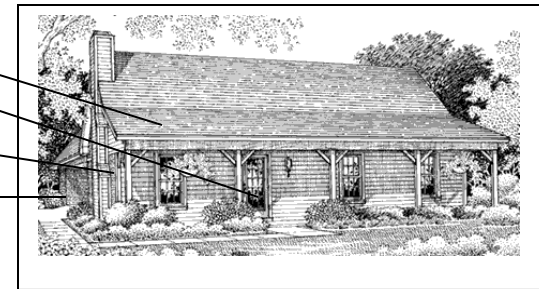


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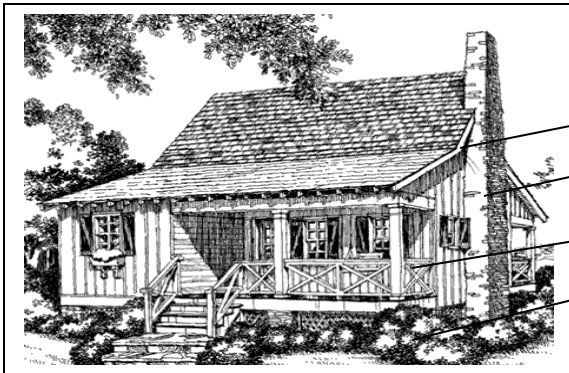
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- Unique roof design
- Covered front porch
- Unique window design
- Surrounding trees preserved
- Landscaped front yard



3

- Long, covered front porch
- Glass door and long windows increase transparent surface area
- Natural building materials
- Unique house design
- Garage set to back, connected to front door by path



3

- Natural building materials
- Chimney, shutters, and window boxes add visual interest
- Unique house design
- Raised, covered front porch
- Landscaped front yard

B. Neighborhood Commercial

Well-designed neighborhood commercial and mixed-use developments provide retail establishments and services that are convenient to a residential neighborhood. Neighborhood commercial and mixed-use developments are comprised of small neighborhood businesses and office spaces integrated with residential housing. Businesses may be located on one floor of a residential building, or to the side of a residence. These mixed-use buildings should reflect the traditional architectural styles of nearby single-family residences. Single-family residences are permitted in neighborhood commercial districts.

Design Guidelines

Building Design

- Promote and maintain architectural style compatible with traditional hamlet-style businesses and residential structures:
 - Orient the entry of the commercial establishment to the street. Commercial entries should be highly visible and well defined, utilizing overhangs, detailing, awnings, small signs, or distinctive doorframes.
 - Orient the residential entry to the side or back, or recessed from the commercial entry.
 - Screen rooftop mechanical equipment.
 - Design traditional, community-oriented buildings and articulated street-facing façades utilizing some or all of the following approaches:
 - Recommend that attached garages be recessed from the front façades of buildings.
- Locate all detached accessory buildings (including detached garages) flush with or behind the rear façade of the main building.
 - Encourage significant use of natural materials such as brick, wood, or stone for residential and RAC structures.
 - Design 30-50% of the front façade with transparent surfaces (i.e., windows or glass doors).
 - Encourage energy-efficient, green building design.

Site Design

- Create compact lots with building and driveway layouts that maintain traditional hamlet character and foster a sense of community, utilizing any of the following approaches:
 - Connect the front door to the street (directly via path or indirectly via driveway).
 - Locate mechanical equipment and tanks to the side or rear of the building (i.e., LP tanks, air conditioners, etc.).
 - Encourage shared driveways between buildings and a street connection width of not more than 12 feet.
 - Landscape lots with native perennial shrubs and trees to provide multi-seasonal interest.

Signage and Lighting

- Locate signage on the building, utilizing wall-mounted, awning, or window-type designs, or place a sign in the front yard, not more than 15 square feet in size.
- Corporate signage and building design should be subordinate to the community guidelines.
- Integrate signage location, shape, and size with building design.
- Use lighting judiciously as needed for safety and information. Use full cut-off lights and minimum light levels that meet “dark sky” goals. Use higher levels of lighting only at signage and highlighted architectural elements. Limit the mounting height to 30 feet.

Location

- Development is permitted in the neighborhood commercial- and commercial-designated areas on the future land use map.

VISUALS



5

- Residence on story above business
- Natural building materials
- Porches, awnings and shutters add visual interest
- Commercial front entries oriented to street
- Signage relatively small and integrated with building



5

- Residence behind business
- Natural building materials
- Awnings, chimney, and roof design add visual interest
- Small, integrated signage
- Commercial entry oriented to street, accentuated by awning



1

- Unique front façade
- Residences on second floor of building
- Street trees preserved
- Commercial entry oriented to street
- Natural building materials

C. Commercial

Commercial buildings house businesses and offices that serve community residents and visitors. Their designs should reflect the styles of historic commercial buildings in the hamlets. Commercial development will provide services convenient to residential neighborhoods, but buildings themselves will not support residences.

Design Guidelines

Building Design

- Promote and maintain architectural styles compatible with traditional hamlet businesses, with unique, human-scale buildings that foster a sense of community:
 - Orient the entry of a commercial establishment to the street. Commercial entries should be highly visible and well defined, utilizing overhangs, detailing, awnings, small signs, or distinctive doorframes.
 - Screen rooftop mechanical equipment.
- Design traditional, community-oriented buildings and articulate street-facing façades utilizing some or all of the following approaches:
 - Locate all detached accessory buildings (including detached garages) flush with or behind the rear façade of the main building.
 - Encourage significant use of natural materials such as brick, wood, or stone for residential and RAC structures.
 - Design 30-50% of the front façade with transparent surfaces (i.e., windows or glass doors).
 - Encourage energy-efficient, green building design.

Site Design

- Maintain traditional hamlet character and foster a sense of community, utilizing any of the following approaches:
 - Locate service areas, mechanical equipment and refuse containers to the rear of buildings.
 - Construct and maintain adequate parking areas behind or to the sides of buildings, connected to road rights-of-way.
 - Landscape parking areas and front yards where applicable.

Signage and Lighting

- Locate signage on the building, utilizing wall-mounted, awning, or window-type designs, or place a sign in the front yard, not more than 15 square feet in size.
- Corporate signage and building design should be subordinate to the community guidelines.
- Integrate signage location, shape, and size with building design.
- Use lighting judiciously as needed for safety and information. Use full cut-off lights and minimum light levels that meet “dark sky” goals. Use higher levels of lighting only at signage and highlighted architectural elements. Limit the mounting height to 30 feet.

Location

- Development is permitted in the commercial-designated areas on the future land use map.

VISUALS



6

- Human-scale building
- Surrounding natural areas preserved
- Unique building design
- Community-oriented patio area



6

- Varied building elevation
- Natural building materials
- Street trees preserved
- Front doors oriented to street
- Pedestrian-oriented site design



6

- Unique, colorful design
- Human-scale building
- Natural building materials
- Surrounding trees preserved
- Patio contributes to inviting atmosphere

D. Institutional

Institutional buildings house organizations and foundations, especially those dedicated to public service, education, and culture. Churches, town halls, schools, and libraries are all considered institutions, setting them apart from commercial and residential development. Leland and Denzer each have a church, Denzer hosts the Honey Creek Town Hall, and Leland supports the Honey Creek Rod and Gun Club. It is unlikely there will be a need for new institutional development in either of the hamlets as they begin to expand.

VI. Proposal and Application Process

The area of any proposed new development or redevelopment project must be rezoned to the land use district as designated in Map 11-3 of the Comprehensive Plan. Both single-family housing and commercial development require the rezoning, but the only specified permitted use in an RCD is single-family residential development. All proposals will need to meet the standards as set forth in the Sauk County Code of Ordinance to grant a permit after investigation of the site and/or a public hearing to authorize the location and type of a land use which would require a conditional use permit.

If developers feel that their proposal meets the terms of the RCD and Sections IV and V of the Joint Master Plan, they may complete an application to submit to the Town of Honey Creek Plan Commission and Sauk County Land Resources and Environment Department for review. The application requires that the developer include a site plan, building elevation drawings or models, a written description of the project, and floor plans for all buildings. The requirements are detailed in the following checklist:

- ❑ A scaled site plan in accordance with Section IV of the Joint Master Plan, including the following items: date, north arrow, graphic scale; location of property lines, rights-of-way, easements, water courses; streets, driveways, intersections; outlines of all buildings, setbacks, dimensions; means of vehicular and pedestrian access; layout and location of all off-street parking (if commercial); schematic of drainage system; the location of proposed trees, shrubs, and ground cover; complete site erosion control plan and finished grade plan;

- ❑ A written description of how the proposed development conforms with the requirements of the Zoning District and any requirements by the Sauk County Land Resources and Environment Department for conditional land uses, and incorporates guidelines from the Joint Master Plan for the hamlets of Leland and Denzer and the Town of Honey Creek Comprehensive Plan;
- ❑ Front, side, and rear elevation drawings and/or models for the proposed building(s); and,
- ❑ In the case of commercial development, a floor plan of the proposed building(s).

Once the Town Plan Commission receives a complete and acceptable application, it will review the document and submit it to the Town of Honey Creek Board for consideration.

VII. Future Land Use Maps

Please see the following pages.

VIII. Photograph and Drawing References

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