



Chapter Thirteen: 2014 Updates

In 2014, the Town of Reedsburg Comprehensive Plan was reviewed by the Plan Commission, the Town Board, and the Sauk County Conservation, Planning & Zoning Department. The following chapter provides updates to the original 2004 plan as required by Wisconsin's statewide comprehensive planning law.

**Town of Reedsburg
Comprehensive Plan Committee**

Linda Borleske, Chairperson

Ed Brooks, Vice Chairperson

Mimi Wuest

John Dietz

David Allen

Rebecca Meyer, Secretary

October 8, 2014

Introduction

The purpose of this chapter is to provide a 10-year update to the Town of Reedsburg Comprehensive Plan as required by §66.1001(2)(i) Wis. Stats. Created through collaboration between the Town of Reedsburg Comprehensive Planning Committee and the Sauk County Conservation, Planning & Zoning (CPZ) Department, this chapter highlights changes that have occurred in the town's demographics, economy, housing market, agriculture, natural resources, and transportation systems since 2004.



The process of gathering, analyzing, and summarizing the information presented in this chapter began in May 2014. After multiple rounds of discussion and review between county staff and the planning committee, the plan committee recommended approval of the draft update on August 24, 2014. It was then presented to the public at a hearing on October 6, and approved by Town Board on October 8, 2014. The update was then officially adopted on October 8, 2014.

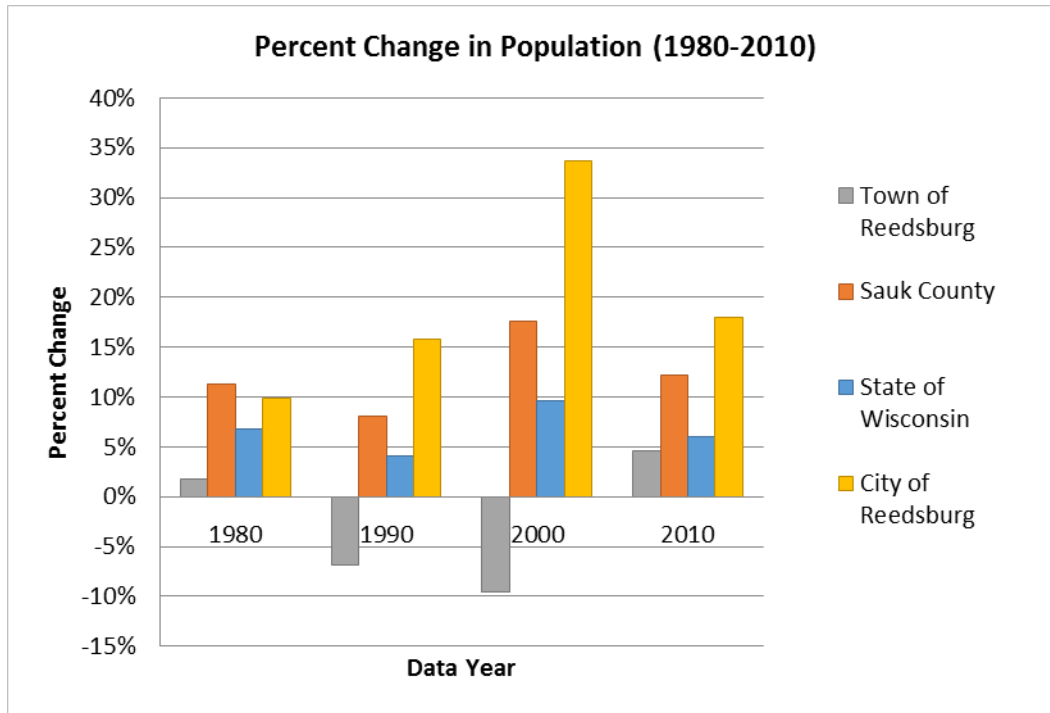
The Sauk County Health Care Center is now located in the City of Reedsburg.

Though many elements of the community have remained stable or experienced slow, gradual changes, a number of big changes have occurred in the last 10 years. Major economic and infrastructure changes include the relocation of the Sauk County Health Care Center to the City of Reedsburg, an expansion of the MATC Reedsburg Campus, and the extension of Reedsburg Utility's fiber optic network to provide internet services for the majority of the town. Unemployment rates experienced a major increase at the beginning of 2010, mirroring dire economic conditions across the country; despite this initial increase, unemployment has been declining steadily over the last few years. The Town of Reedsburg has seen a shift in the types of jobs available, with management, business, science, and arts jobs more than doubling since 1990 and natural resources, construction, and maintenance occupations displaying a steady and significant decline in the same time period. Although there has been a countywide decrease in the number of farms, agriculture remains a strong and important part of both the town and county economies. Updates to the Sauk County Zoning Ordinance have also resulted in changes related to the regulation of housing and land development, including updated rules regarding mobile homes, dependent living arrangements, and the transfer of development rights.

13.0 Inventory and Analysis

Community Profile

IO.1 Population trends and percent change



Comparison of State, Regional and Town Population Change								
Year	Town of Reedsburg		City of Reedsburg		Sauk County		State of Wisconsin	
	Population	% change	Population	% change	Population	% change	Population	% change
1970	1,442		4,585		39,057		4,400,000	
1980	1,468	1.80%	5,038	9.88%	43,469	11.30%	4,700,000	6.82%
1990	1,367	-6.88%	5,834	15.80%	46,975	8.07%	4,891,769	4.08%
2000	1,236	-9.58%	7,799	33.68%	55,225	17.56%	5,363,675	9.65%
2010	1,293	4.61%	9,200	17.96%	61,976	12.22%	5,686,986	6.03%
Overall Change 1970 - 2010	-149	-10.33%	4,615	100.65%	22,919	58.68%	1,286,986	29.25%
Average Change Per 10 Years	-37	-2.51%	1,154	19.33%	5,730	12.29%	321,747	6.64%

Comparison of State, Regional and Town Population Change, continued								
Year	Town of Winfield		Town of Excelsior		Town of Westfield		Town of Ironton	
	Population	% change	Population	% change	Population	% change	Population	% change
1970	608		786		650		658	
1980	624	2.63%	1,266	61.07%	633	-2.62%	643	-2.28%
1990	649	4.01%	1,194	-5.69%	578	-8.69%	585	-9.02%
2000	752	15.87%	1,410	18.09%	611	5.71%	650	11.11%
2010	856	13.83%	1,575	11.70%	571	-6.55%	660	1.54%
Overall Change 1970 - 2010	248	40.79%	789	100.38%	-79	-12.15%	2	0.30%
Average Change Per 10 Years	62	9.08%	197	21.29%	-20	-3.04%	1	0.34%

Source: U.S. Census Bureau, 1970-2000 (from Town of Reedsburg Comprehensive Plan 2004); U.S. Census Bureau, 2010

Rural Wisconsin Today (2014) found that Sauk County currently leads the state in rural county population growth (12.2% from 2000 to 2010). According to projections by the Wisconsin Department of Administration, it also has the largest projected growth rate among rural counties (9.8% increase predicted from 2010 to 2020).

10.7 Age, gender, and race characteristics

Population Composition										
2010	Median Age	Percent under 18	Percent over 65	Percent Female	Percent Male	Percent White	Percent Native	Percent Hispanic or Latino	Percent Asian	Percent Black or African American
Town of Reedsburg	47.7	20.9%	20.5%	51.4%	48.6%	98.1%	0.2%	0.9%	0.3%	0.3%
Sauk County	40	23.8%	15.0%	50.2%	49.8%	94.5%	1.2%	4.3%	0.5%	0.6%

Source: U.S. Census Bureau, 2010, Census Summary File 1, Profile of General Population and Housing Characteristics: 2010 for Sauk County and Town of Reedsburg

According to *Rural Wisconsin Today* (2014), rural counties typically have a higher median age than that of urban counties, as well as the state and national median ages. In rural counties across the country, young residents are leaving for more urban areas while older retirees, attracted to the rural lifestyle, are moving in. In planning for the future, it is important to identify the needs of new residents, who are likely to be older, and assess why younger people may be leaving.

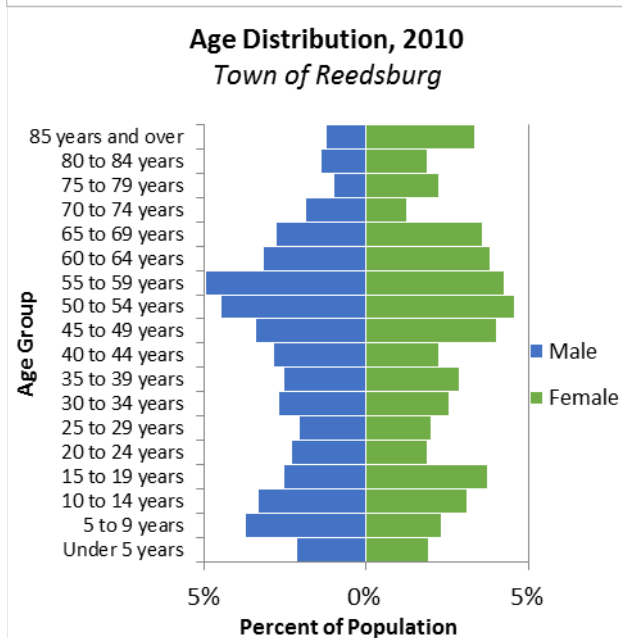
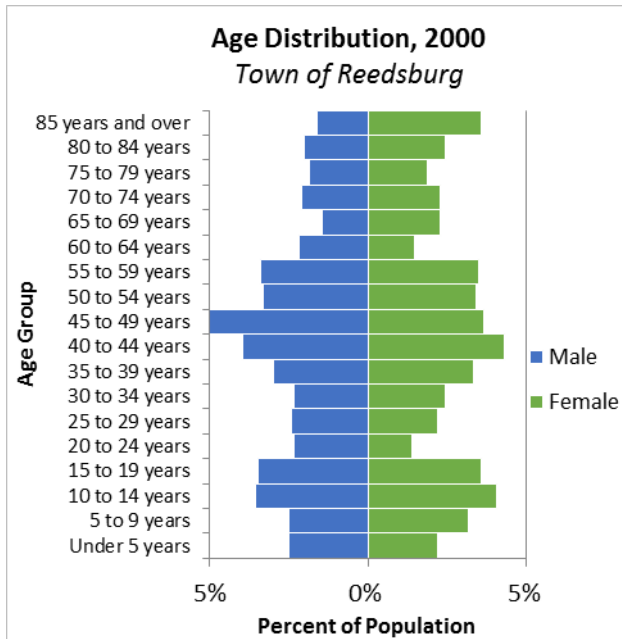
Reflecting trends observed at the state and national level, the median age has increased from 43 in 2004 to 47 in 2010 in the Town of Reedsburg, and from 37 to 40 in Sauk County. Similarly, there has been a decrease in the percent of the population that is under 18, while the population over 65 has remained relatively stable. The population pyramids presented below

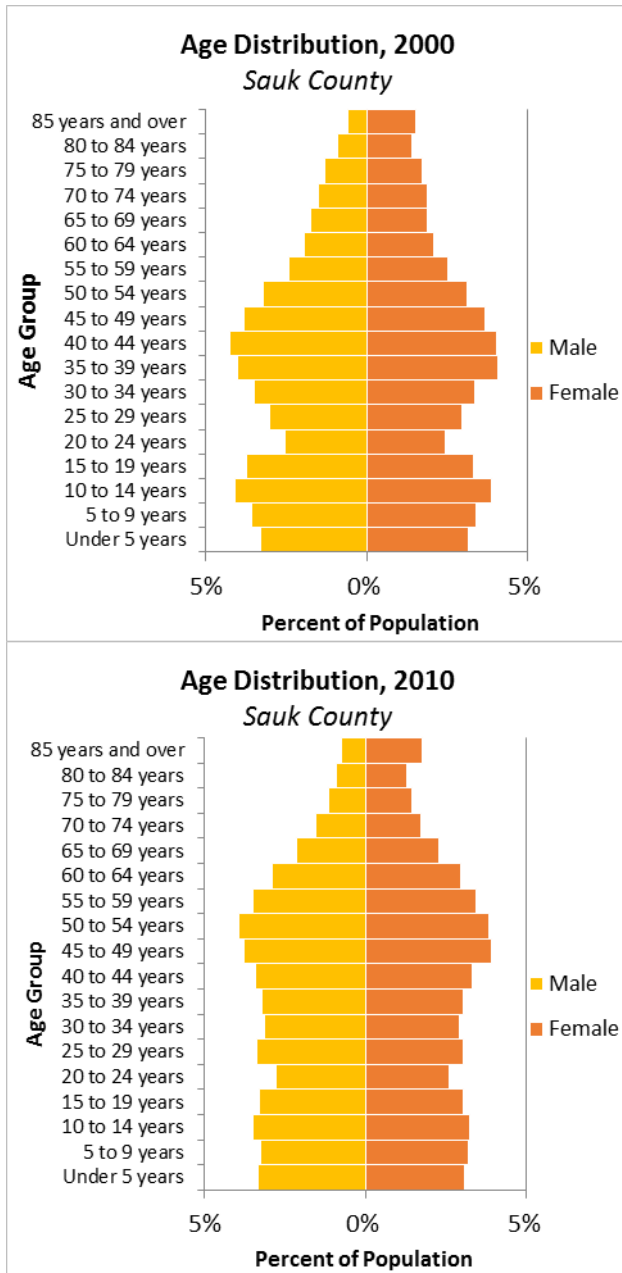
show a more detailed view of changes in the age structure of the Sauk County and Town of Reedsburg populations.

Most areas of the United States are also currently experiencing an increase in the proportion of single person households. In Wisconsin, only five counties (Calumet, St. Croix, Washington, Waukesha, and Pierce) have more married couples with children than single person households. As Sauk County and the Town of Reedsburg look to the future, it is important to note that single person households are more likely to rent, have different dining and shopping needs, and are typically less active in the community.

The population remains roughly evenly divided in terms of gender. Finally, both Sauk County and the Town of Reedsburg have experienced increases in racial diversity since 2004, with the white population dropping by 4 percentage points in Sauk County. In the Town of Reedsburg, this trend has been less pronounced, with only a slight decrease in the percentage of the population that identifies as white and minor increases among the Hispanic, African American, and Asian populations.

U.1 Age distribution, Town of Reedsburg and Sauk County (2000 to 2010)





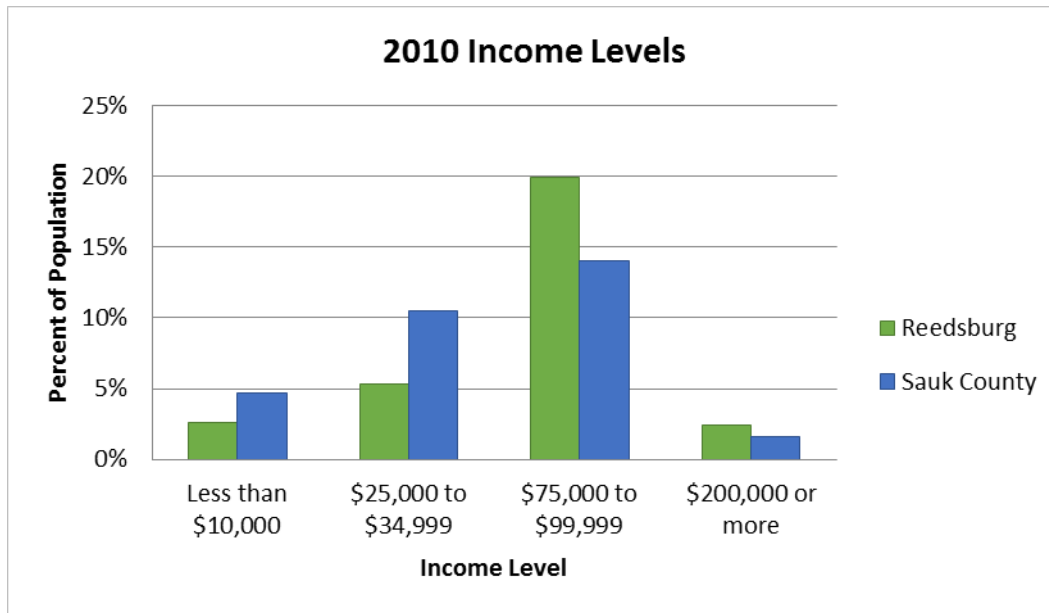
Source: U.S. Census Bureau, 2000 and 2010

10.10 Labor force characteristics

Labor Force Characteristics				
	Town of Reedsburg (2000)	Town of Reedsburg (2010)	Sauk County (2000)	Sauk County (2010)
Population 16 years and older	1,016	1,029	42,480	48,173
Civilian labor force	637	739	30,374	35,099
Employed civilian population	626	717	29,108	33,210
Percent employment of civilian labor force	98.0%	97.0%	96.0%	94.6%
Percent employed of population 16 years and older	62.0%	63.4%	69.0%	65.9%

Source: U.S. Census Bureau, 2010 ACS 5-Year Updates

10.11 2010 County/town income distribution comparison



Source: U.S. Census Bureau, 2010 ACS 5-Year Estimates, (Dollar amounts in 2010 Inflation Adjusted Dollars)

IO.14 Median and average household incomes

	Town of Reedsburg	Sauk County	Wisconsin
Household Income Distribution (2010)			
Less than \$10,000	2.6%	4.7%	6.0%
\$10,000 to \$14,999	3.7%	5.4%	5.4%
\$15,000 to \$24,999	9.5%	12.2%	11.0%
\$25,000 to \$34,999	5.3%	10.5%	11.0%
\$35,000 to \$49,999	8.1%	16.7%	15.0%
\$50,000 to \$74,999	34.5%	22.1%	20.6%
\$75,000 to \$99,999	19.9%	14.0%	13.7%
\$100,000 to \$149,999	12.4%	10.2%	11.6%
\$150,000 to \$199,999	1.6%	2.6%	3.1%
\$200,000 or more	2.4%	1.6%	2.6%
Median Household Income	65,781	50,390	51,198
Number of households	493	25,438	2,274,611
Aggregate household income	\$34,843,800	\$1,546,735,500	\$148,471,210,700
Average household income	\$70,677	\$60,804	\$65,273
Ratio of mean to median household income	1.07	1.21	1.27

Source: U.S. Census Bureau, 2010 ACS Estimates

Rural Wisconsin Today (2014) lists Sauk County as number 5 among rural Wisconsin counties with the highest per capita income (\$26,144 ± \$619). This is likely due to Sauk County's proximity to the Madison metro area, amenities that are attractive to higher-income retirees, and the county's tourism opportunities as home to Devil's Lake State Park and the Wisconsin Dells. Additionally, Sauk County ranks 5th in average household income (\$62,693 ± \$1,573 in 2014), and is 4th in median household income (\$52,355 ± \$1,573 in 2014).

IO.17 Population analysis

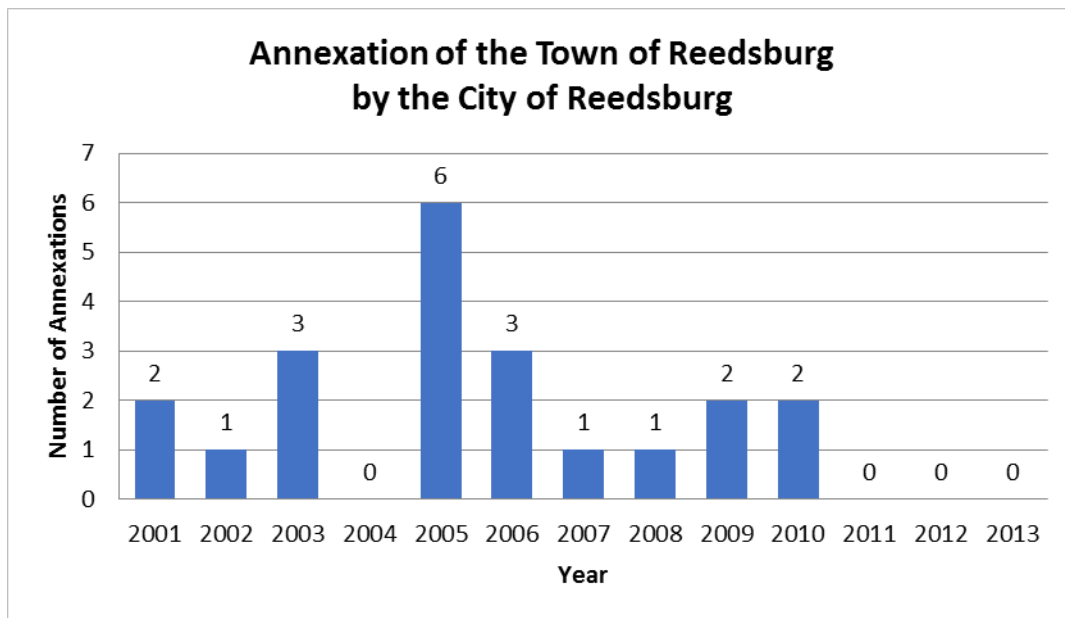
Town of Reedsburg Population Analysis					
	Population	Number of Occupied Housing Units	Average Number of Persons per Housing Unit	Group Quarter	Calculated Population
2000, per census	1,236	394	2.78	139	1,234
2010, per census	1,293	464	2.33	85	1,164

Source: U.S. Census Bureau 2010; Town of Reedsburg Comprehensive Plan, 2004

10.5 Number of housing units

Number of Housing Units														
Year	Town of Reedsburg		City of Reedsburg		Sauk County		Town of Winfield		Town of Excelsior		Town of Westfield		Town of Ironton	
	Housing units	Percent change	Housing units	Percent change	Housing units	Percent change	Housing units	Percent change	Housing units	Percent change	Housing units	Percent change	Housing units	Percent change
1970	320		1,620		13,654		147		214		n/a		n/a	
1980	389	21.6%	2,021	24.8%	17,454	27.8%	174	18.4%	383	79.0%	194		191	
1990	383	-1.5%	2,400	18.8%	20,439	17.1%	197	13.2%	400	4.4%	186	-4.1%	183	-4.2%
2000	415	8.4%	3,193	33.0%	24,297	18.9%	265	34.5%	527	31.8%	202	8.6%	209	14.2%
2010	501	20.7%	4,103	28.5%	29,708	22.3%	359	35.5%	671	27.3%	238	17.8%	245	17.2%

10.19 City of Reedsburg annexations



Source: Sauk County Treasurer/Real Property Lister, 2014

10.20 *Town of Reedsburg employment sectors*

Industry	Town of Reedsburg (2000)	Town of Reedsburg (2000) Percent of Employed Population	Town of Reedsburg (2010)	Town of Reedsburg (2010) Percent of Employed Population	Town of Reedsburg Employed Pop Percent Change 2000 to 2010
Agriculture, Forestry, Fishing and Hunting, and Mining	96	15.3%	55	7.7%	-50.0%
Construction	38	6.1%	98	13.7%	125.2%
Manufacturing	155	24.8%	180	25.1%	1.4%
Wholesale trade	15	2.4%	15	2.1%	-12.7%
Retail trade	106	16.9%	112	15.6%	-7.7%
Transportation and warehousing, and utilities	31	5.0%	29	4.0%	-18.3%
Information	4	0.6%	2	0.3%	-56.3%
Finance, insurance, real estate, and rental and leasing	23	3.7%	15	2.1%	-43.1%
Professional, scientific, management, administrative, and waste management services	16	2.6%	24	3.3%	31.0%
Educational, health, and social services	85	13.6%	118	16.5%	21.2%
Arts, entertainment, recreation, accommodation, and food services	38	6.1%	38	5.3%	-12.7%
Other services (except public administration)	5	0.8%	20	2.8%	249.2%
Public administration	14	2.2%	11	1.5%	-31.4%
Total	626		717		

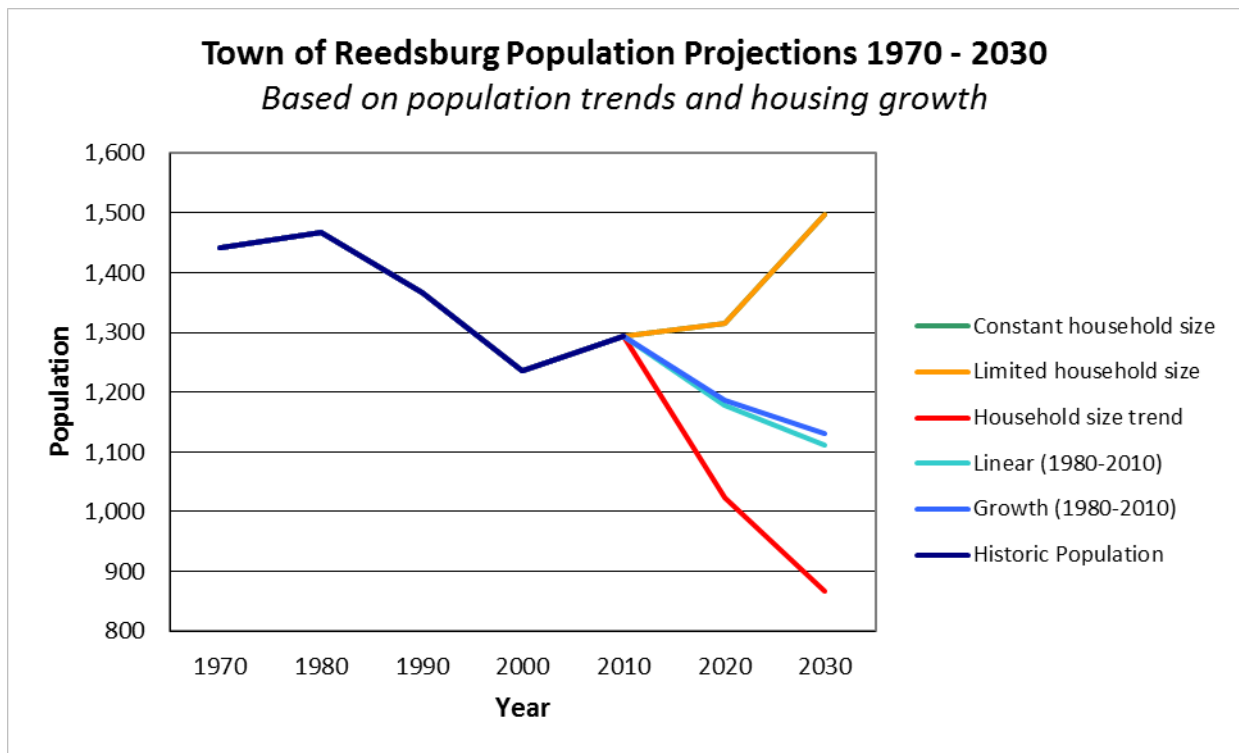
Source: 2004 Reedsburg Comprehensive Plan; U.S. Census Bureau 2010 ACS Estimates

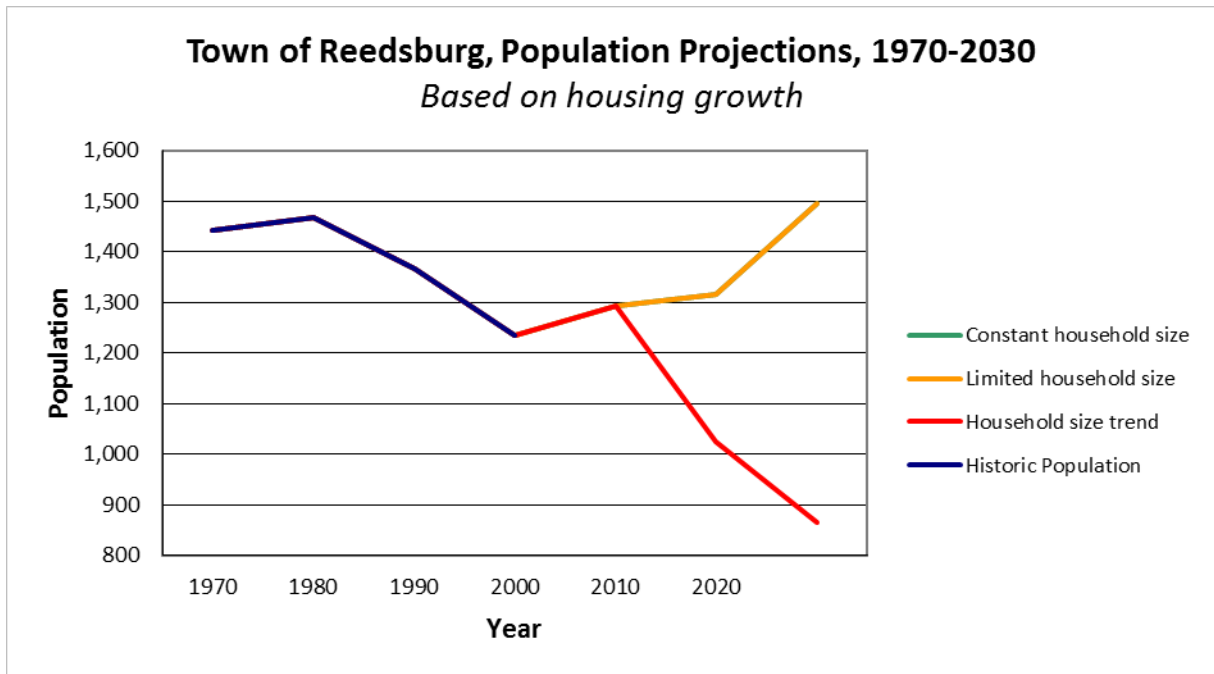
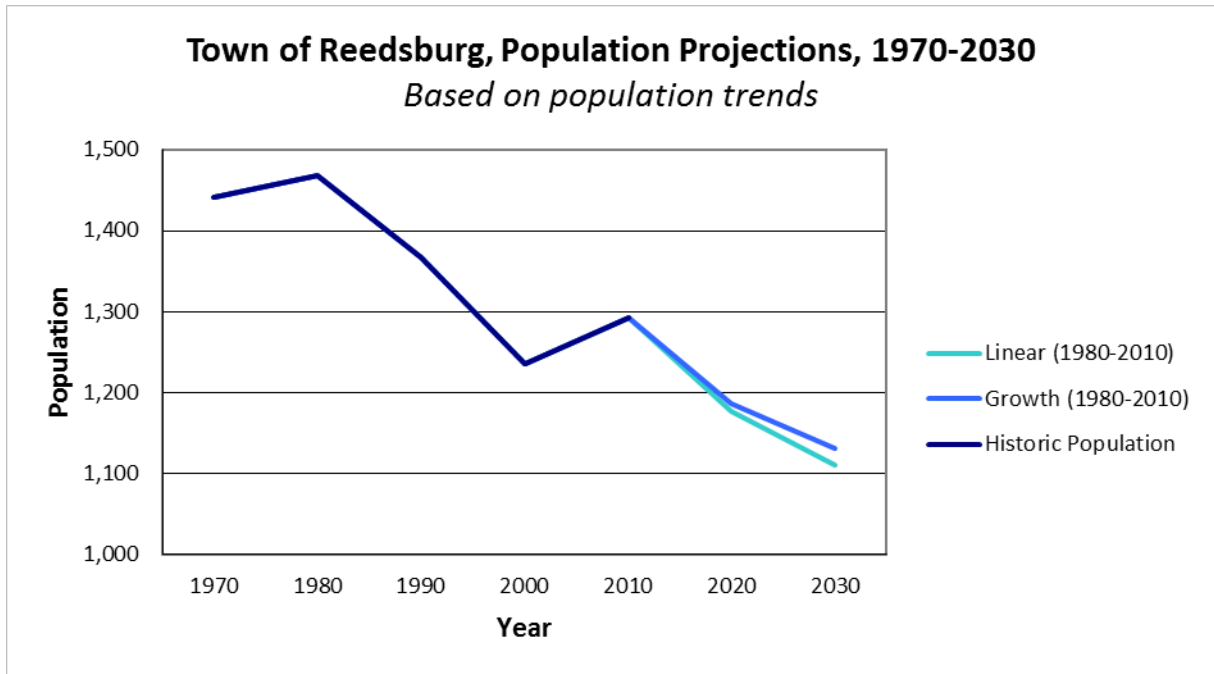
10.21 Population and housing forecasts

Population Projections: Town of Reedsburg

	Historic Population	Linear (1970-2010)	Growth (1970-2010)	Linear (1980-2010)	Growth (1980-2010)	Fast housing growth	Moderate housing growth	Slow housing growth
1960, per census	1,442	1,442	1,442	1,442	1,442	1,442	1,442	1,442
1970, per census	1,468	1,468	1,468	1,468	1,468	1,468	1,468	1,468
1980, per census	1,367	1,367	1,367	1,367	1,367	1,367	1,367	1,367
1990, per census	1,236	1,236	1,236	1,236	1,236	1,236	1,236	1,236
2000, per census	1,293	1,293	1,293	1,293	1,293	1,293	1,293	1,293
2010, per census	1,442	1,442	1,442	1,442	1,442	1,442	1,442	1,442
2010, projection		1,202	1,208	1,177	1,186	1,316	1,316	1,024
2020, projection		1,149	1,162	1,111	1,131	1,496	1,496	866

Source: U.S. Census Bureau, 1960-2010, and Wisconsin Department of Administration - Demographic Services Center





Map 13-1: Town of Reedsburg Map

Map 13-2: Population Density

13.1 Issues and Opportunities

The original Town of Reedsburg Comprehensive Plan called for new or innovative development regulations to control growth and the loss of open lands to urban sprawl. Language included in section **13.5 Natural and Cultural Resources** now allows the Town of Reedsburg's participation in the density credit exchange program established by the new Sauk County Zoning Ordinance. This program allows the transfer of development rights across non-contiguous properties, allowing for greater flexibility in locating new developments while still maintaining the same overall density across the town. Under this program, property owners who sell their development credits to others agree to place conservation easements on their own property, balancing development with land preservation. Furthermore, the Town has the opportunity to control where growth occurs by designating specific sending and receiving areas. Dependent living arrangements are also now permitted, representing another opportunity for increased housing flexibility.



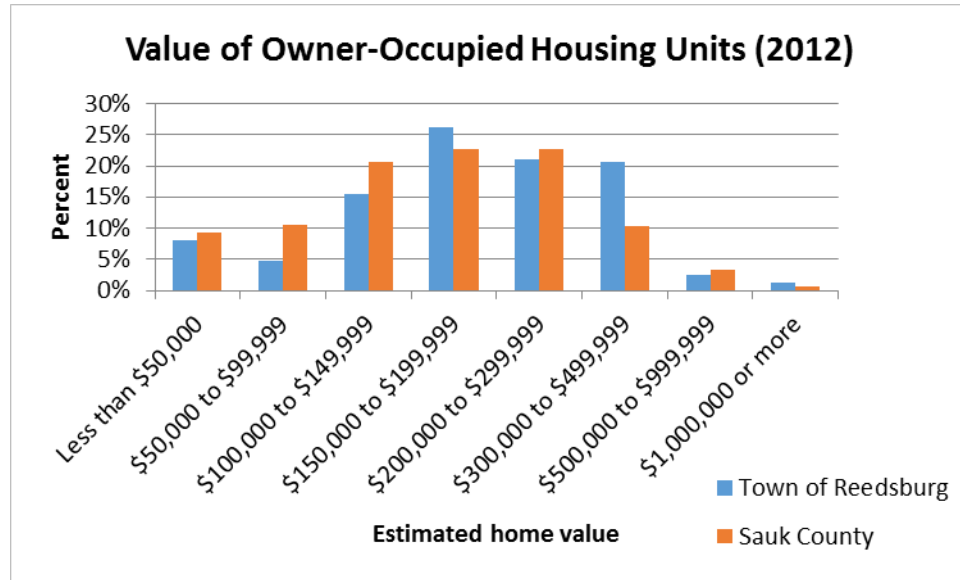
Community garden and greenhouse facilities at MATC's Reedsburg campus provide Town residents with new opportunities for commercial plant sales.

The viability of farming was also an issue identified by the 2004 plan. New sustainable farming practices and agricultural tourism activities have expanded the opportunities available to producers in the Town of Reedsburg. The MATC expansion provides both educational and entrepreneurial opportunities, including expanded academic facilities and the addition of a community garden and greenhouse.

In 2004, continued annexation by the City of Reedsburg was recognized as an area needing improvement. Today, intergovernmental cooperation with the City presents an opportunity to collaboratively address annexation and development issues that affect both jurisdictions. Both annexations and the issuance of development permits have declined and remained low since 2010.

13.2 Housing

H.10 Value of owner-occupied housing units, 2012



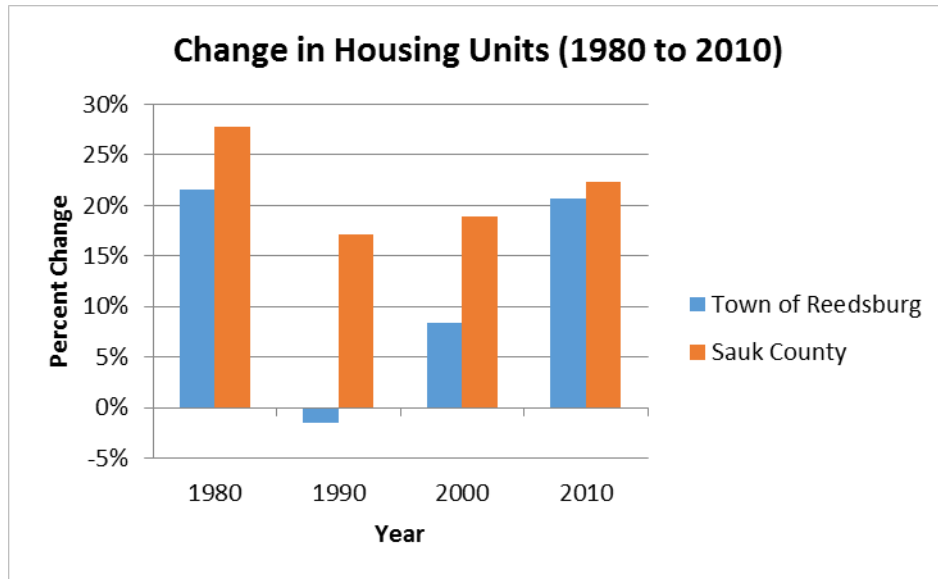
Source: U.S. Census Bureau, 2008-2012 American Community Survey 5-year Estimates

Housing-related issues

Septic systems are monitored by the county but groundwater contamination is still an important health and safety issue. It is thus important to carefully examine potential groundwater contamination issues as housing developments are approved.

Changes to the Sauk County Zoning Ordinance mean that dependent housing arrangements are now allowed as conditional uses in Reedsburg’s Exclusive Agriculture (EA) and Agriculture (AG) zoning districts. County-wide, dependent housing arrangements are also available as conditional uses in Multi-Family Residential (MFR), Rural Community (RUC), Commercial (COM), Recreation Commercial (RCOM), and Resource Conservancy (RC) zoning districts.

H.1 Housing units, Reedsburg and Sauk County

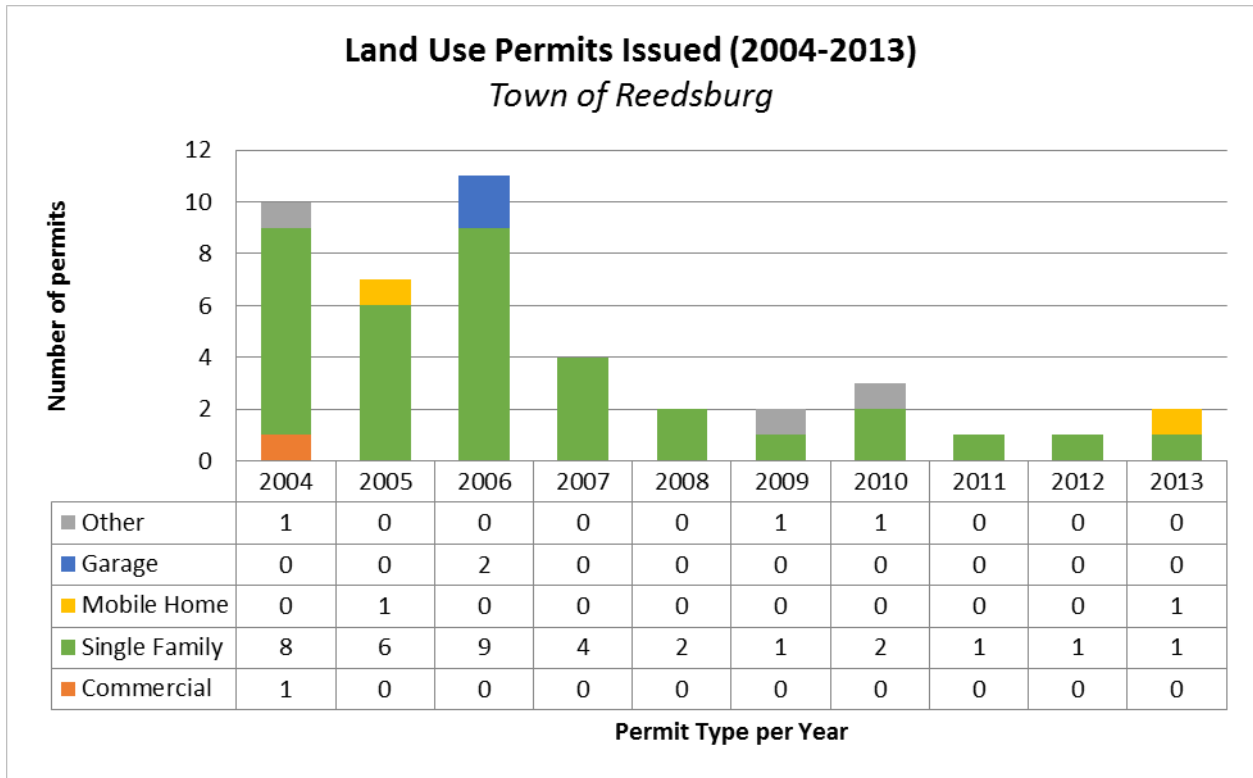


Source: Town of Reedsburg Comprehensive Plan 2004, U.S. Census Bureau, 2010 Census

New housing opportunities

26 new single family residential lots were created as part of the Copper Creek Crossing subdivision. This subdivision is located off of Golf Course Road, between N. Reedsburg Road and County Road H. No development has occurred since the plat was approved, and 25 of the lots are still available.

IO.18 New housing development, Town of Reedsburg



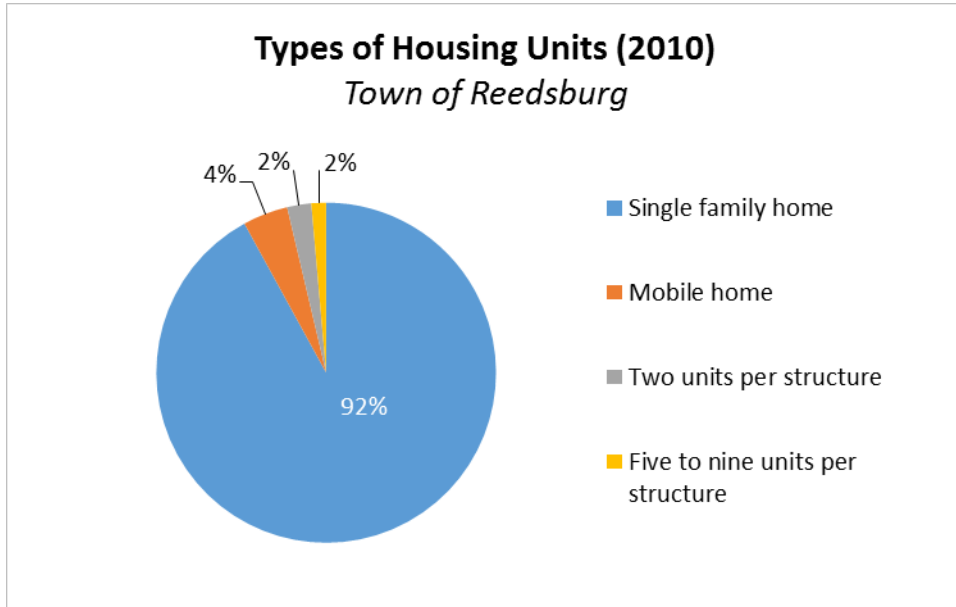
Source: Sauk County Conservation, Planning, and Zoning Dept., 2014

H.6 Households by type, Town of Reedsburg and Sauk County

Households by type	Town of Reedsburg		Sauk County	
	2000	2010	2000	2010
Families	334	357	14,863	16,634
Married	304	300	12,284	13,023
Non-family	60	107	6,781	8,558
Living in group quarters	139	85	881	858
Total occupied households	394	464	21,644	25,192

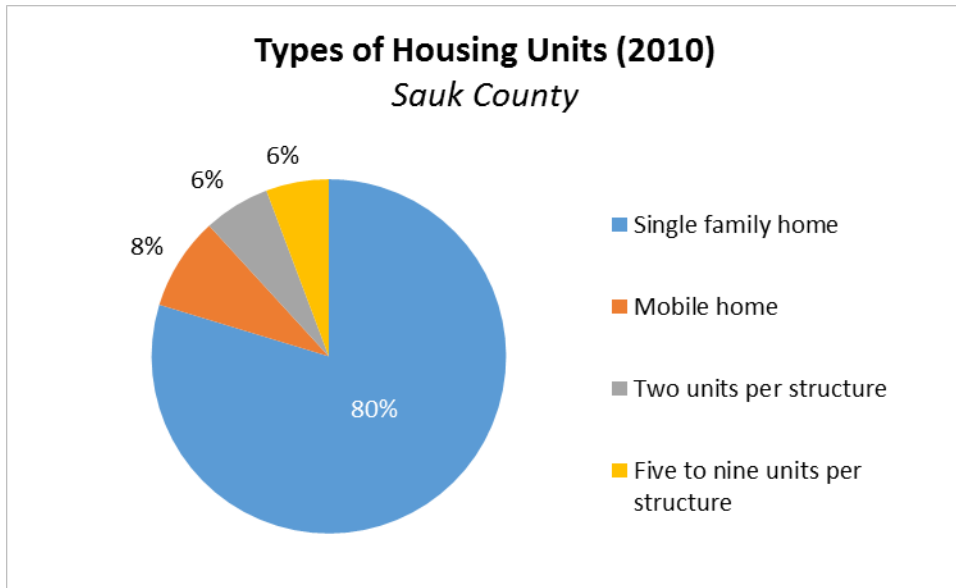
Source: U.S. Census Bureau 2010; Town of Reedsburg Comprehensive Plan 2004

H.7 Structure of housing units, Town of Reedsburg (2010)



Source: U.S. Census Bureau, 2010

H.8 Structure of housing units, Sauk County (2010)



Source: U.S. Census Bureau, 2010

H.16 Moderate housing affordability**TOWN OF REEDSBURG (2010)***Household Median Income (HMI) = \$65,781*

Household Income Category	Rounded Description	Proportion of Population	Housing Expenses per Month (based on 30% of income standard)
Extremely low income (below 30% of HMI)	< \$15,000	10.1%	\$375
Very low income (30-50% of HMI)	\$15,000 - \$35,000	22.7%	\$375 - \$875
Low income (50-80% of HMI)	\$35,000 - \$50,000	16.7%	\$875 - \$1,250
Moderate income (80-100% of HMI)	\$50,000 - \$75,000	22.1%	\$1,250 - \$1,875

*Source: U.S. Census Bureau, 2010 ACS 5-year Estimates***Housing assistance programs****Federal**

Under the Housing Choice Voucher Program (Section 8), a federal voucher fully or partially covers rental payments for privately-owned rentals. These vouchers are primarily intended for low income families, the elderly, and the disabled. Currently, the Sauk County Section 8 voucher program is closed to new applicants.

Low-income residents may also seek privately-owned subsidized housing. There are four Sauk County properties listed on HUD's affordable apartment search site: Donahue Terrace (Baraboo), The Lutheran Home (Baraboo), Howard Wynne Villa (Reedsburg), and The Villages (Reedsburg).

Public housing is also available to low-income families and single persons over age 62, disabled, or displaced by government action or disaster through the Sauk County Housing Authority (see "County" subsection below).

State

The Home Improvement Loan Program (HILP) and Home Energy Loan Program (HELP) provide loans to low- and moderate-income homeowners for home repairs and improvements. Administered by the Wisconsin Housing and Economic Development Authority (WHEDA), the loans offered through HILP and HELP are available at below-market-rate interest rates. Another program called the Home Energy Incentive Program can be used in conjunction with HILP for energy conservation projects.

The Low-Income Energy Assistance Program is available to low-income renters and homeowners whose income is less than 150% of the federal poverty level and who pay for their own energy. This program is offered through the Wisconsin Home Energy Assistance Office.

Regional

The Weatherization Assistance Program (WX) is available to Adams, Columbia, Juneau, and Sauk County residents who are at or below 150% poverty. Assistance provided through the WX program includes energy efficiency improvements such as insulation, air sealing, and appliance replacement. Funding for WX comes from the State Department of Administration, Division of Energy.

The Home Buyer Down-Payment Assistance provides cost assistance toward a home purchase for Adams, Columbia, Dodge, Juneau, and Sauk County households with members who have a disability.

The Home Rehab (Repair) Program assists households whose income does not exceed 80% of county median income with home repairs pursuant to HUD Housing Quality Standards. This program is open to residents of Adams, Columbia, Dodge, Juneau, and Sauk Counties.

County

The Winfield Apartments in Reedsburg are 2-3 bedroom units owned by the Sauk County Housing Authority and intended for families and elderly or disabled residents who fall under established income limits. The Sauk County Housing Authority also has rural development properties in Loganville, Rock Springs, and Spring Green, as well as public housing in Prairie du Sac.

The Federally-funded Section 8 housing voucher program has been closed in Sauk County since February 2012 due to Federal regulations that prohibit new applicants from being added to the voucher waiting list when the wait time reaches 12-24 months. Because current demand for affordable housing in Sauk County greatly exceeds the available supply, it is difficult to predict when the program will open to new applicants and how long it will remain open.

Energy assistance is available for qualified Sauk County residents through Energy Services Inc., located at 916 8th Avenue in Baraboo (phone: (608) 356-8887).

Mobile home use and permit process

Under the Sauk County Zoning Ordinance, mobile homes are permitted as temporary dwellings used during construction or to accommodate dependency living arrangements and agricultural uses. A conditional use permit and review by the Sauk County Conservation, Planning & Zoning

Committee are required for such uses. Mobile homes are also permitted in mobile home parks located in multi-family residential (MFR) zoning districts; however, this situation does not apply in the Town of Reedsburg because it does not have any MFR zoning districts.

Assisted living facilities

The Sauk County Health Care Center recently conducted a study on the potential market for assisted living facilities in the Reedsburg area. The Center's Board of Trustees is now beginning to review building cost estimates and potential returns on investment for such a project.

Other alternative living facilities in the Reedsburg area include County Casa, Casa de Oakes, and the Knull Adult Family Home.

13.3 Economic Development

Education

In 2012, Madison Area Technical College completed a \$2.4 million renovation of its Reedsburg campus, including an advanced learning center, an expanded library, a student achievement center, and a new science lab.¹ The expansion also included the creation of a community garden/greenhouse that serves as an agriculture business incubator, allowing town residents to engage in commercial plant sales.

Employment opportunities

The Sauk County Health Care Center, which employs a staff of about 165, moved to the City of Reedsburg in 2009 in order to enhance its services, increase accessibility to health care and local businesses, and increase convenience for fire and safety purposes. At the time it relocated, the SCHCC had 82 beds, which are typically kept at around 94% occupancy. This means that the relocation also resulted in a small population decrease of about 77 people.

Architectural review board

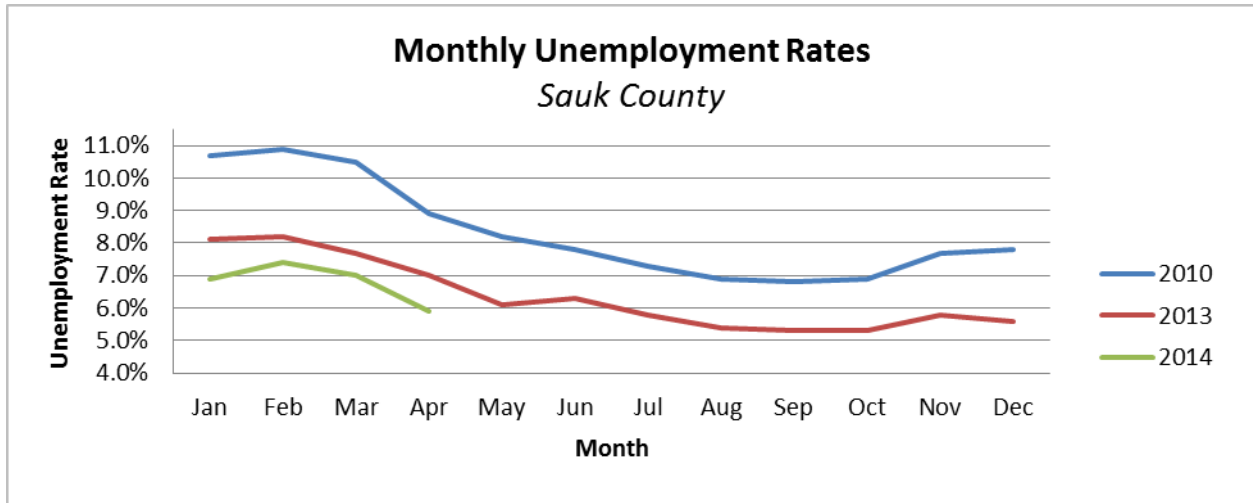
The Town of Reedsburg Plan Commission may look at establishing an architectural review board as a subcommittee. If created, this subcommittee would handle the building design aspects of development review, a responsibility currently fielded by the plan commission.

ED.3 Unemployment statistics (2010-2014)

Category	Town of Reedsburg (2010)	Sauk County (2010)
Civilian labor force	739	35,099
Employed	717	33,210
Unemployed	22	1,889
Unemployment rate	3.0%	5.4%
Not in labor force	290	12,984

Source: US Census Bureau, 2010 ACS 5-Year Estimates

¹ "Reedsburg MATC to highlight recent expansion," *Reedsburg Times-Press*, 9 Jul 2012.



Source: Wisconsin Department of Workforce Development 2014, <http://worknet.wisconsin.gov/worknet/>.

Unemployment has increased at both the town (1.1% to 3.0%) and county (3.0% to 5.4%) level from 2000 to 2010. Despite this increase, the chart in ED.3 shows a decline in the unemployment rate in more recent years (2010 to 2014), even taking into consideration seasonal variations that occur each year.

ED.8 Employment by occupation, Town of Reedsburg (2010)

Occupation	Employed population (2010)	Percent of Employed Population (2010)	Employed population (2000)	Percent of Employed Population (2000)
Management, business, science, and arts occupations	259	36.1%	162	25.9%
Service occupations	65	9.1%	62	9.9%
Sales and office occupations	193	26.9%	167	26.7%
Natural resources, construction, and maintenance occupations	77	10.7%	88	14.1%
Production, transportation, and material moving occupations	123	17.2%	147	23.5%
Total			717	626

Sources: 2004 Town of Reedsburg Comprehensive Plan; U.S. Census Bureau, 2010 ACS 5-Year Estimates

ED.10 Farm receipts, capital, and income: Sauk County vs. State of Wisconsin (2012)

	Sauk County	State of Wisconsin
Market value of agricultural products sold (total sales)	\$207,053,000	\$11,744,476,000
Market value of agricultural products sold (milk from cows)	\$93,119,000	\$4,959,039,000
Percent of market value from milk sales	45.0%	42.2%
Average value of all farmland and buildings (per farm)	\$775,478	\$819,551
Average value of all farmland and buildings (per acre)	\$3,881	\$3,924
Average value of machinery and equipment (per farm)	\$132,189	\$129,561
Average net farm income (per farm)	\$19,101	\$44,058

Sources: USDA, 2012 Census of Agriculture, County Data; USDA Census of Agriculture, 2012 Census Vol 1, Chap 2: County Level Data for Wisconsin

ED.11 Farm income in Sauk County vs. State of Wisconsin (2012)

	Sauk County	State of Wisconsin
Percent of farms with positive net income	50.0%	53.0%
Value of total government payments	\$5,597,000	\$237,307,000
Percent of farms receiving government payments	57.4%	55.8%
Total number of farms	1,665	69,754
Value of sales under \$10,000	50.6%	47.7%
Value of sales \$10,000 to \$49,999	17.8%	18.6%
Value of sales \$50,000 to \$99,999	9.2%	9.1%
Value of sales \$100,000 plus	22.3%	24.6%

Source: USDA Census of Agriculture, 2012 Census Vol 1, Chap 2: County Level Data for Wisconsin

ED.12 Travel expenditures and economic impact

	Sauk County	State of Wisconsin
2012 Direct Visitor Spending (millions)	\$857.23	\$10,395.45
2013 Direct Visitor Spending (millions)	\$888.48	\$10,845.58
Percent Change	3.65%	4.33%
2013 Total Employment	10,709	185,495
Total Labor Income (millions)	\$213.69	\$4,657.63
State and Local Taxes (millions)	\$108.57	\$1,349.53

Source: Wisconsin Department of Workforce Development, 2014. <http://industry.travelwisconsin.com/research/economic-impact>.

Sauk County has the third highest visitor spending in the state, following Milwaukee County at number one and Dane County at number two. In the Town of Reedsburg, new events and attractions such as Fermentation Fest contribute to the area's appeal as a tourist destination.

13.4 Agricultural Trends

Exclusive agriculture zoning

First established in 1979, Exclusive Agriculture (EA) zoning was updated and certified by the Wisconsin Department of Agriculture, Trade, & Consumer Protection (DATCP) in 2012 in order to comply with Wis. Stat. Chapter 91. The new county zoning ordinance, including updated EA zoning provisions, was officially adopted in February 2014. Under the new ordinance, EA certificates are no longer used. Instead, owners of EA zoned property in a Farmland Preservation Area are eligible to participate in the Farmland Preservation Program (FPP). Farmers who participate in FPP receive a \$7.50 per acre tax credit in exchange for meeting certain agricultural performance standards related to soil erosion and manure runoff, helping to keep productive and successful farms on the landscape. The county currently estimates that 27 participants have a total of about 4500 acres enrolled in the Farmland Preservation Program.

Sustainable farm practices, agricultural infrastructure, and agricultural tourism

Cover crops and no-till farming techniques are currently being implemented on the Sauk County Farm, which covers lands in the Towns of Reedsburg and Westfield. Managed rotational grazing is another technique that is becoming more popular with area livestock producers. Research by the USDA and the University of Wisconsin-Madison agroecology students in the former Badger Army Ammunition Plant site demonstrates the effects of cover crops, alternative grazing practices, and the use of goats in managing brush-invaded landscapes. Both Sauk County and the Town of Reedsburg Comprehensive Plan Committee encourage farmers to engage in such practices on their own properties in order to preserve land and resource quality and increase productivity. Environmentally-minded farmers are also encouraged to participate in the county's Ag Plastics Recycling Program and/or install alternative energy systems such as windmills and solar panels on their property.

According to the Sauk County UW Cooperative Extension, Sauk County's agricultural economy contributes \$676 million to total business sales each year, or about 11% of the county economy (2011). Of the 1,923 farms counted in 2011, over 85% are family or individual owned. Horticultural products including Christmas trees, fruits and vegetables, greenhouse, nursery, and floriculture products yield \$5.6 million each year. Reedsburg producers can tap into the county's strong agricultural economy by participating in seasonal farmer's markets (M, W, Th at City Park, F at Reedsburg Area Medical Center) or by taking advantage of the community garden and greenhouse at the new MATC expansion. The Town of Reedsburg is home to many CSAs, agricultural tourism opportunities, and other operations that currently contribute to the local agricultural economy. Local ag-related businesses noted in the 2014 Sauk County Farm

Connect Guide published by the UW Extension Office are Grandpa “B’s” Sugarin’, Riverbend Livestock Farm, Dorothy’s Homemade Delights, Valley Springs Farm Bed & Breakfast, Wormfarm, and Hyzer’s Green Acres Farm. Additionally, events such as Fermentation Fest provide additional opportunities to take advantage of the town’s strong agricultural infrastructure and rural culture.

A.2 Agriculture land sales: Town of Reedsburg, Sauk County, and State of Wisconsin

	Number of Transactions	Acres Sold	Dollars per Acre	Total Farmland in 2012 (acres)	Percent of Farmland Sold and Converted
<i>Agriculture Land Continuing in Agriculture Use</i>					
Sauk County (2011)	14	622	\$3,582		
Sauk County (2012)	21	1,117	\$3,897		
State of WI (2011)	1,110	70,807	\$4,076		
State of WI (2012)	1,432	83,814	\$4,414		
<i>Agricultural Land Diverted to Other Uses</i>					
Sauk County (2011)	1	36	\$3,180		
Sauk County (2012)	1	28	\$3,550	332,649	0.01%
State of WI (2011)	55	1,850	\$5,002		
State of WI (2012)	55	2,454	\$6,789	14,568,926	0.01%
<i>Total of All Agricultural Land</i>					
Sauk County (2011)	15	658	\$3,560		
Sauk County (2012)	22	1,145	\$3,889		
State of WI (2011)	1,165	72,657	\$4,099		
State of WI (2012)	1,487	86,268	\$4,482		

Source: USDA National Agricultural Statistics Service, Wisconsin 2012 Agricultural Statistics: Growing Wisconsin; Wisconsin 2013 Agricultural Statistics

A.3 Trends in farm numbers, Sauk County and Town of Reedsburg

	Sauk County	State of Wisconsin
Farm Numbers 2007	1,923	78,463
Farm Numbers 2012	1,665	69,754
Percent change	-13.4%	-11.1%
Dairy farm numbers 2007	295	14,158
Dairy farm numbers 2012	222	11,295
Percent change	-24.7%	-20.2%
Farms per mi ²	2.00	1.29
Dairy farms per mi ²	0.27	0.21

Source: USDA National Agricultural Statistics Service, Wisconsin 2012 Agricultural Statistics: Growing Wisconsin; Wisconsin 2013 Agricultural Statistics

Map 13-3: Farmland preservation

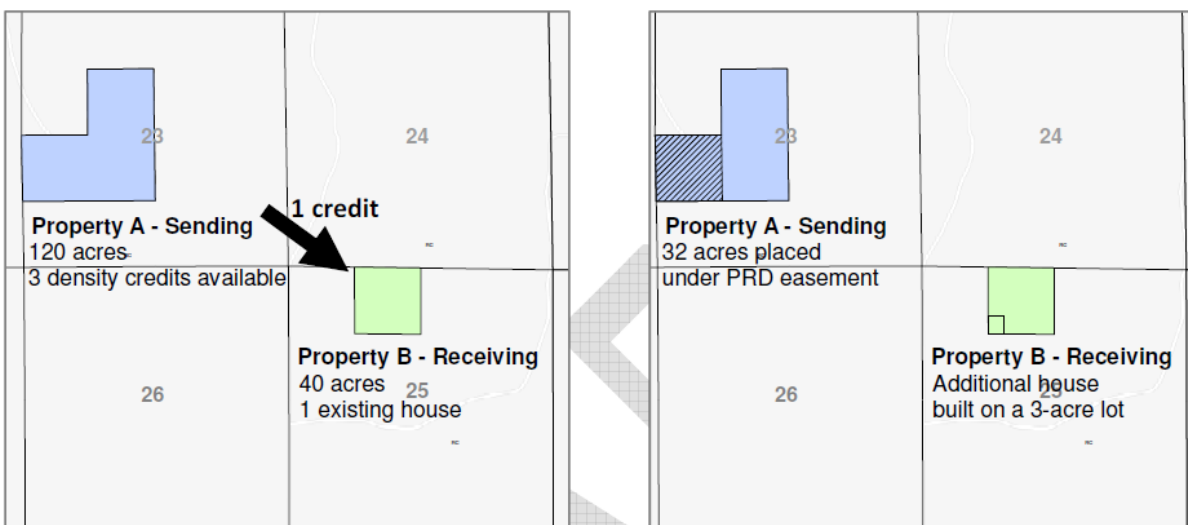
13.5 Natural and Cultural Resources

Mineral resources

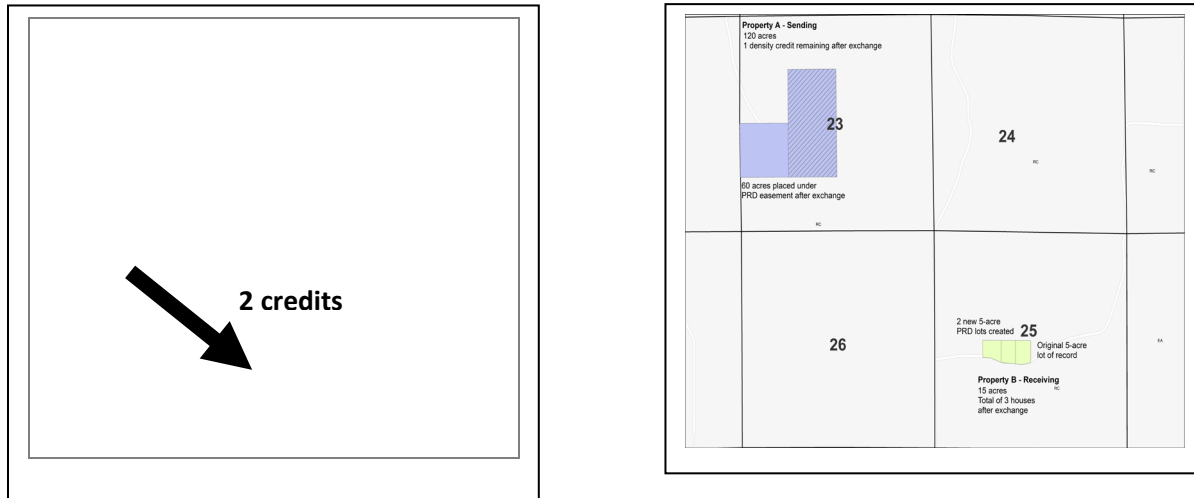
The Town of Reedsburg is currently collaborating with the City of Reedsburg on a mining and blasting ordinance that would affect properties in the area governed by the City’s extraterritorial zoning ordinance. The rest of the town falls under Sauk County’s new Chapter 7 zoning ordinance, which includes regulations for nonmetallic mining in s. 7.060, 7.061, and 7.062.

Transfer of development rights program

The Chapter 7 Sauk County Zoning Ordinance, adopted in February 2014, contains a new transfer of development rights (TDR) program that is available to property owners in townships that have adopted the county zoning ordinance and updated their comprehensive plans to identify appropriate sending and receiving areas. The density credit exchange process, described in s. 7.111, is designed to preserve farmland, protect unique environmental resources, and allow greater flexibility in housing location. Density credits can be transferred from sending areas to lots of record located in receiving areas. As part of the exchange, a PRD preservation area easement is placed on at least 35 acres of the land in the “sending” area. Density credit exchanges may occur between both adjacent and non-adjacent landowners in Exclusive Agriculture and Resource Conservancy zoning districts, and are independently negotiated between the interested property owners. In the future, the density credit exchange program could also be used to transfer development credits from the town to a city or village.



Example 1: One property owner owns two non-contiguous parcels. Property A is a 120-acre undeveloped parcel used for agricultural production. Property B is a 15-acre lot of record (created before the current zoning ordinance was in place) with one existing home. The property owner would like to keep Property A in production, but wants to further develop the lot of record where his home is located. He transfers 2 density credits from the 120-acre parcel the 15-acre parcel, creating 2 additional lots of 5 acres each. He then places 60 acres of his cropland under easement to maintain an overall density of 1 housing unit per 35 acres.



Example 2: Two different property owners agree to exchange density credits. Property A is a 120-acre undeveloped parcel used for agricultural production. Property B is a 40-acre parcel with one existing home and no density credits available. However, the owner of Property B would like to build a second home for one of her children. The owner of Property A sells one of his unused density credits to the owner of Property B so that she can build the additional house on a 3-acre lot. In exchange, the owner of Property A places 32 acres of his property under easement to maintain a density of 1 housing unit per 35 acres.

Example 3: The town is designated as a sending area, giving town property owners the ability to sell development credits to property owners in a city or village designated as a receiving area. This has the benefit of concentrating development where higher densities already exist (the receiving area) and preserving open space in rural areas through the placement of conservation easements on properties in the sending area. Such an arrangement would need to be established through an intergovernmental agreement between the town and an interested city or village.

The Town of Reedsburg recognizes all lands within the township that are not subject to the City of Reedsburg extraterritorial zoning ordinance as appropriate sending and receiving areas.

Pursuant to section 7.111 of the Sauk County Zoning Ordinance, landowners whose properties are located within the jurisdiction of this ordinance are hereby eligible to participate in density credit exchanges once this plan update is adopted. Credit exchanges will be reviewed by the Reedsburg Town Board on a case by case basis.

Baraboo Range Preservation Association

The Baraboo Range Preservation Association (BRPA) is a private local land trust formed in 1994 by local property owners and conservationists. The group's main activity is to facilitate conservation easement agreements between the land trust and property owners in order to protect environmentally strategic areas in the Baraboo Range, an exhumed mountain range in Sauk and Columbia Counties that is home to large number of unique plant and animal species.

Sauk Prairie Conservation Alliance

The Sauk Prairie Conservation Alliance is community environmental group dedicated to "promoting conservation of the former Badger Army Ammunition Plant lands and the greater Sauk Prairie landscape through ecological restoration, education, research and recreation."² The group has been working since 1997 to develop and implement the Badger Reuse Plan in order to ensure that the site of the former Badger Army Ammunition Plant becomes a community-based and conservation-oriented public recreation area.

Map 13-4: Environmentally sensitive areas

² Sauk Prairie Conservation Alliance, *About Us*, 2011. http://saukprairievision.org/about_us.

13.6 Transportation

“The Bus”

After receiving a grant from the Wisconsin DOT in 2009, the Sauk County Aging & Disability Resource Center (ADRC) established a fixed-route, deviated-stop public transit system known as “The Bus” as a pilot project designed to address unmet transportation needs in Sauk County. In Reedsburg, the Blue Line operated primarily to transport riders to Wal-Mart and Kohl’s in Lake Delton. After 5 years of operation as a pilot, the DOT reported that The Bus was not meeting cost efficiency goals due to low ridership. Incremental changes to fares and routes were made in April and July of 2014, with service expected to terminate in October of this year. The ADRC will instead focus on providing one-day bus excursions to popular destinations and a reduced-fair taxi program in Reedsburg, Baraboo, and Sauk Prairie. ADRC programs operating in Baraboo and the county as a whole are targeted primarily toward serving elderly and disabled residents.

Bike trails

The Town of Reedsburg is currently working with the City of Reedsburg regarding interest in a proposed bike route (Map 13-5). Now that plans for the Great Sauk Trail (Sauk Prairie to Devil’s Lake State Park) are being developed, there is also the potential for a future connection with 400 State Trail.

Rail

A 70 mile segment of rail line previously owned by the Union Pacific Railroad and leased to Wisconsin Southern Railroad was purchased by the Wisconsin Department of Transportation in July 2014. Trains will continue to come to Reedsburg now that this right-of-way is state owned, securing support for local businesses such as Grede Foundries, Primex Plastic Corp., and Henke Trucking that provide over 2,500 jobs in the area.³

³ Rebhahn, Peter. “Rail line purchase good news for Reedsburg, Sauk County,” 19 July 2014.

TR.1 Roadway improvement projects

Jurisdiction	Year	Roadway	Location	Length (mi)	Project Type
State	2009-2011 (north section) 2015-2017 (south section)	US 12 Corridor (Baraboo Bypass)	US 12, I-90/94 (Lake Delton) to Ski Hi Road (south of Baraboo) in Sauk County	11.1	Construction
	2015	Hwy 23	Spring Green - Reedsburg	0.14	Replace existing structure
	2016	Hwy 154	STH 23 - Rock Springs	5.54	Mill and overlay existing pavement; replace box culvert
County	2013 carry over	CTH V	City of Reedsburg to STH 33	6.81	Pulverize and repave
	2014	CTH K	CTH G to Alexander Avenue	8	Pulverize and pave 4" asphalt surface
	2014	CTH K	Church Street to Ernstmeyer Drive	2	Pulverize and pave 4" asphalt surface
	2015	CTH CH	Bridge ID P56-943		Bridge replacement
	2015	CTH H	Fawn Valley Road to Frontage Road	11	Pulverize and pave 4" asphalt surface
Town	2005	Old Loganville Rd		1	TRID Program
	2007	Golf Course Rd		1	TRID Program
	2012	E Reedsburg Rd		0.6	TRID Program - total reconstruction
	2015	Golf Course Rd		0.6	TRID Program - total reconstruction

Source: Wisconsin 2014-2019 Six Year Highway Improvement Program (Feb 19, 2014 Snapshot; Region - Southwest); Sauk County 6 year Highway Improvement Plan; Town of Reedsburg

TR.2 Average annual daily traffic counts, Town of Reedsburg

	2008 AADT	2002 AADT	Difference	Percent Change
USH 12 (Hwy 33 to I-94)	14,800	15,900	-1,100	-6.9%
Hwy 33 East of City	8,400	4,000	4,400	110.0%
Hwy 33 West of City	5,600	5,400	200	3.7%
Hwy 23 South of City	4,700	4,000	700	17.5%
Hwy 23/154	3,700	4,100	-400	-9.8%
Hwy 154	1,100	1,200	-100	-8.3%
CTH H	6,800	<i>n/a</i>	<i>n/a</i>	<i>n/a</i>
CTH K	1,400	1,700	-300	-17.6%
CTH S	320	320	0	0.0%
CTH V	1,300	1,200	100	8.3%

Source: Wisconsin Department of Transportation, 2008.
<http://www.dot.wisconsin.gov/travel/counts/docs/sauk/reedsburg2008.pdf>;
<http://www.dot.state.wi.us/travel/counts/docs/sauk/sauk2008.pdf>

Map 13-5: Reedsburg Area Bike and Pedestrian Plan

13.7 Facilities and Utilities

Educational facilities

As mentioned in section 13.3 Economic Development, the Reedsburg-area MATC recently underwent a major expansion, with the result that new, state-of-the-art educational facilities are now available to Reedsburg residents.

Fiber optic network

Reedsburg Utility Commission recently expanded the fiber optic network throughout the Town of Reedsburg, meaning that the majority of the town has access to high-speed broadband internet service, phone, and television. In 2012 and 2013, interested Town residents were able to have fiber optic service installed in their area in exchange for committing to RUC service. Areas where homeowners did not opt in to RUC service, such as Golf Course Road between Junction and Ski Hill Roads, can be added to the network in the future if desired.

Sauk County Health Care Center

Since the 2004 plan was written, the Town has lost a healthcare facility due the relocation of the Sauk County Health Care Center to the City of Reedsburg.

Map 13-6: Facilities and Utilities

13.8 Intergovernmental Cooperation

Intergovernmental agreements

Since 2004, the Town of Reedsburg has entered into an intergovernmental agreement with the City of Reedsburg regarding annexations and the extraterritorial boundary.

Update on towns with plans

The Towns of Winfield and Ironton are currently in the process of determining whether to adopt the new Sauk County Zoning Ordinance, draft their own zoning ordinance, or proceed without an established zoning ordinance.

In 2012, the Town of Excelsior amended their comprehensive plan to include policy direction to adopt Exclusive Agriculture (EA) zoning. The adoption of EA zoning was approved at the town board meeting on August 19, 2014.

Since the Town of Reedsburg's 2004 plan was drafted, the Town of Westfield has adopted their comprehensive plan.

Sauk County adopted a new comprehensive plan in 2009.

13.9 Land Use

Permit trends and rate of growth

Overall, the issuance of permits for new development in the Town of Reedsburg has exhibited a decline since 2006. From 2010 to 2013, only 1.25 permits per year have been issued on average (**IO.19**), suggesting an average growth rate of 2% to 4% every 10 years. This represents a significant decrease from the 12% to 15% 10-year growth rate calculated in the 2004 plan.

New development within the City of Reedsburg's extraterritorial area has been limited since 2004, with the Copper Creek Crossing being the biggest development initiative in recent years. Of the 26 lots created by this subdivision, only 1 has been purchased, and no construction has occurred to date.

Alternative development scenarios

Alternative 2 described on page 137 has been adopted as the Town's development policy. This policy limits land divisions of less than 40 acres to 3 per 5 year period in order to set a reasonable pace of growth while still treating large property owners fairly, avoiding overly-restrictive regulations, and allowing flexibility. This policy also requires the placement of 20-year easements on properties more quickly if the PRD program is used.

Farmland consolidation

The new Sauk County Zoning Ordinance adopted in 2014 no longer includes farmland consolidation because it did not comply with state farmland preservation statutes. Landowners in the Exclusive Agriculture (EA) and Resource Conservancy (RC) zoning districts can now apply for the Planned Rural Development (PRD) program, which replaces the former PUD/cluster lot program. Subchapter IX of the Sauk County Zoning Ordinance describes the process of PRD creation.

Divisions by parcel

Divisions by parcel vary according to each specific property. For this reason, it is best to contact the Sauk County Conservation, Planning & Zoning Department, who will research the situation and outcome and provide a detailed explanation.

[Map 13-7: Zoning districts](#)

[Map 13-8: Hydrology](#)

[Map 13-9: Soils](#)

Sources of Information

U.S. Census Bureau

Rural Wisconsin Today (Wisconsin Rural Partners and the University of Wisconsin Extension)

US Department of Agriculture National Agricultural Statistics Service

U.S. Department of Housing & Urban Development

Wisconsin Department of Administration Demographic Services Center

Wisconsin Department of Workforce Development

Wisconsin Department of Transportation

Sauk County Conservation, Planning & Zoning Department/Sauk County Zoning Ordinance

Sauk County GIS Department

Sauk County Treasurer/Real Property Lister

Sauk County Aging & Disability Resource Center

Sauk County Housing Authority

Sauk County Health Care Center

Sauk County UW Cooperative Extension

Sauk County Highway Department

Reedsburg Utility Commission











Reedsburg Times-Press

Sauk Prairie Conservation Alliance website

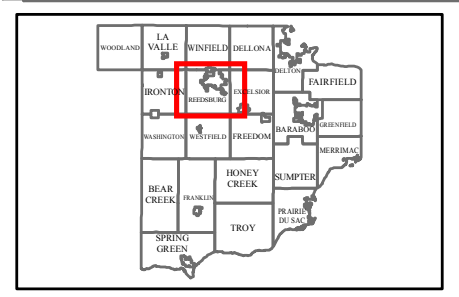
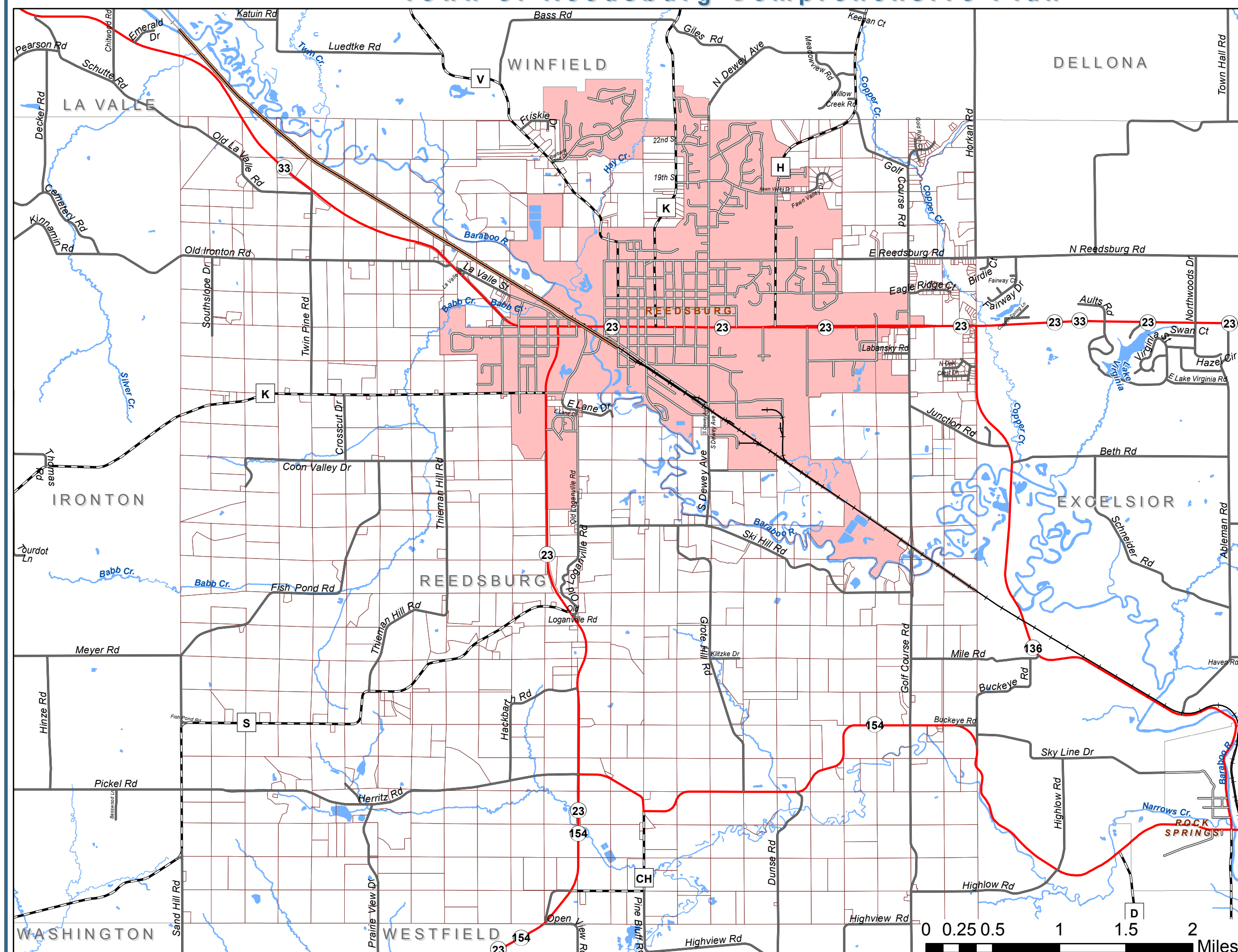
Town of Reedsburg Comprehensive Plan

Map 13-1

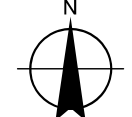

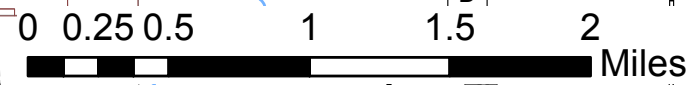
Legend

-  State Road
-  County Road
-  Town Road
-  Municipal Road
-  Railroad
-  400 State Trail
-  Sauk Parcels
-  Lake
-  Stream or River
-  City of Reedsburg

Town Of Reedsburg Map










FOR INFORMATIONAL PURPOSES ONLY
 Sauk County does not attest to the accuracy
 of the data contained herein and makes no
 warranty with respect to its correctness or validity.
 Data contained in this map is limited by the method
 and accuracy of its collection.

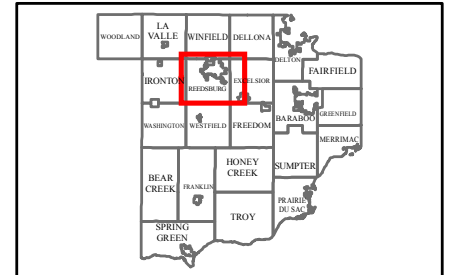
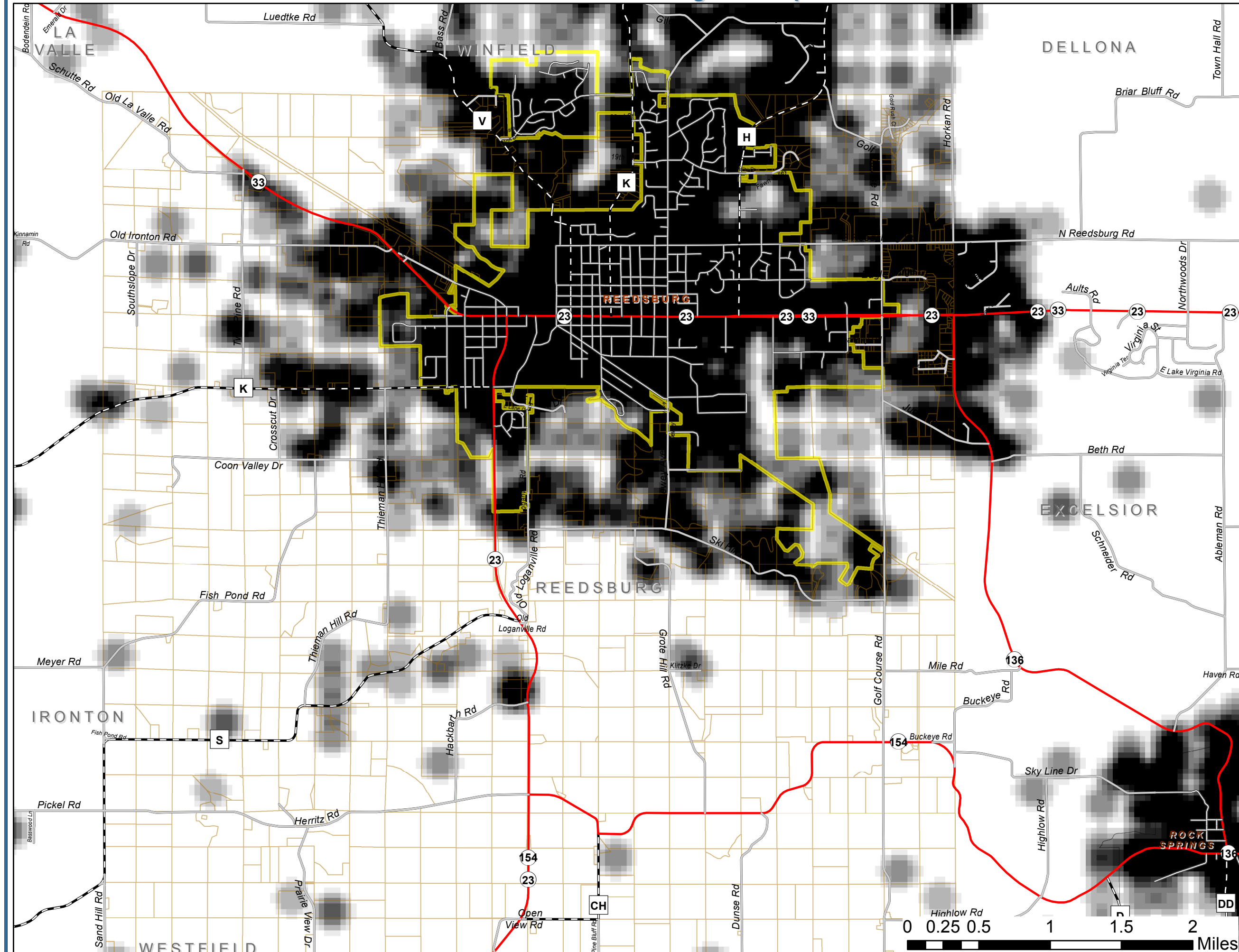
Town of Reedsburg Comprehensive Plan

Map 13-2

Legend

-  100 People/sq mile
0 People/sq mile
-  Sauk Parcels
-  City of Reedsburg
-  State Road
-  County Road
-  Town Road
-  Municipal Road

Population Density



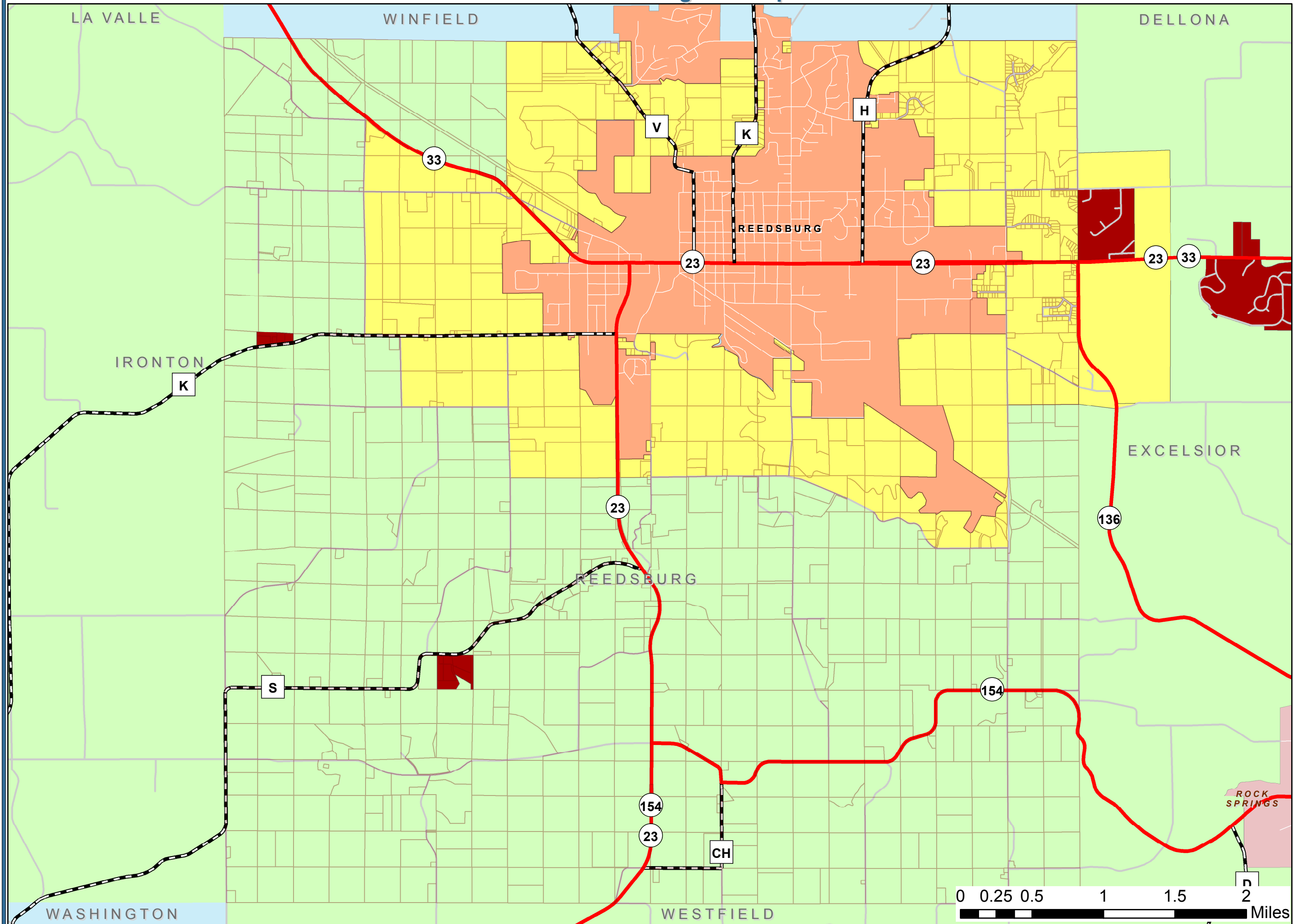
FOR INFORMATIONAL PURPOSES ONLY
Sauk County does not attest to the accuracy
of the data contained herein and makes no
warranty with respect to its correctness or validity.
Data contained in this map is limited by the method
and accuracy of its collection.



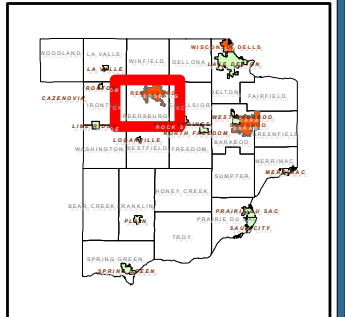
Town Of Reedsburg Comprehensive Plan

Map 13-3

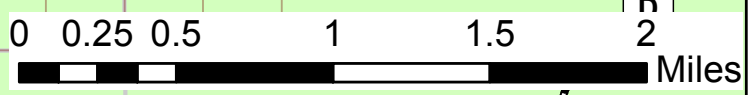
- Legend**
- SaukParcels
 - State Roads
 - County Roads
 - Town Road
 - Municipal Road
 - Federal/State/County Lands
 - Farmland Preservation Area
 - Transition Area
 - Unincorporated Development Area
 - City Boundary
 - Township Boundary



Farmland Preservation



FOR INFORMATIONAL PURPOSES ONLY
 Sauk County does not attest to the accuracy of the data contained herein, and makes no warranty with respect to its correctness or validity. Data contained in this map is limited by the method and accuracy of its collection.

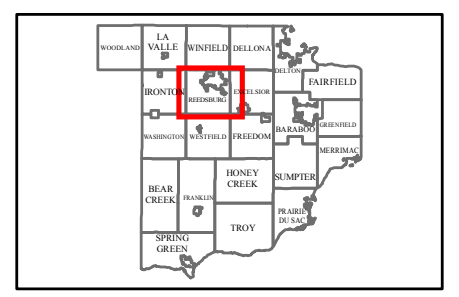


Town of Reedsburg Comprehensive Plan

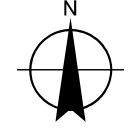
Map 13-4

Legend

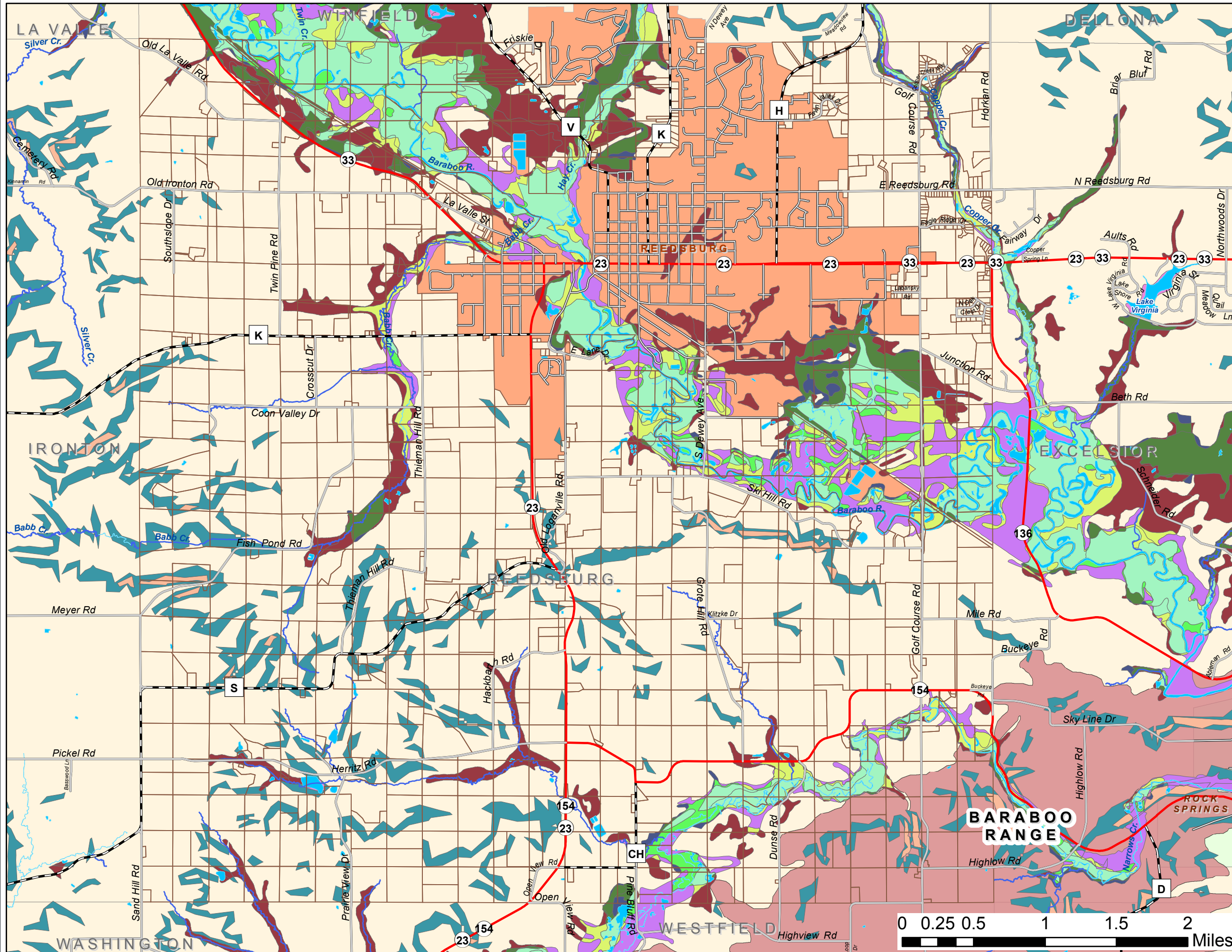
-  Floodplains & Hydric Soils
-  Hydric Soils Only
-  Wetlands & Hydric Soils
-  Wetlands & Floodplains
-  Wetlands & Hydric Soils & Floodplains
-  Floodplains Only
-  Wetlands Only
-  Surface Water
-  Waterbody
-  City of Reedsburg
-  Stream or River
-  Baraboo Range
-  Slopes > 12%
-  Slopes > 20%
-  County Road
-  Town Road
-  State Road



FOR INFORMATIONAL PURPOSES ONLY
 Sauk County does not attest to the accuracy of the data contained herein and makes no warranty with respect to its correctness or validity. Data contained in this map is limited by the method and accuracy of its collection.









Environmentally Sensitive Areas

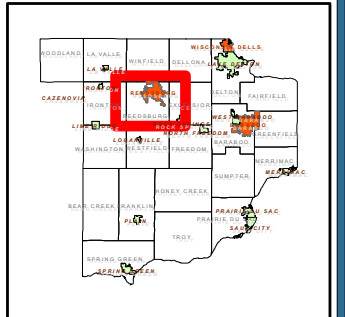
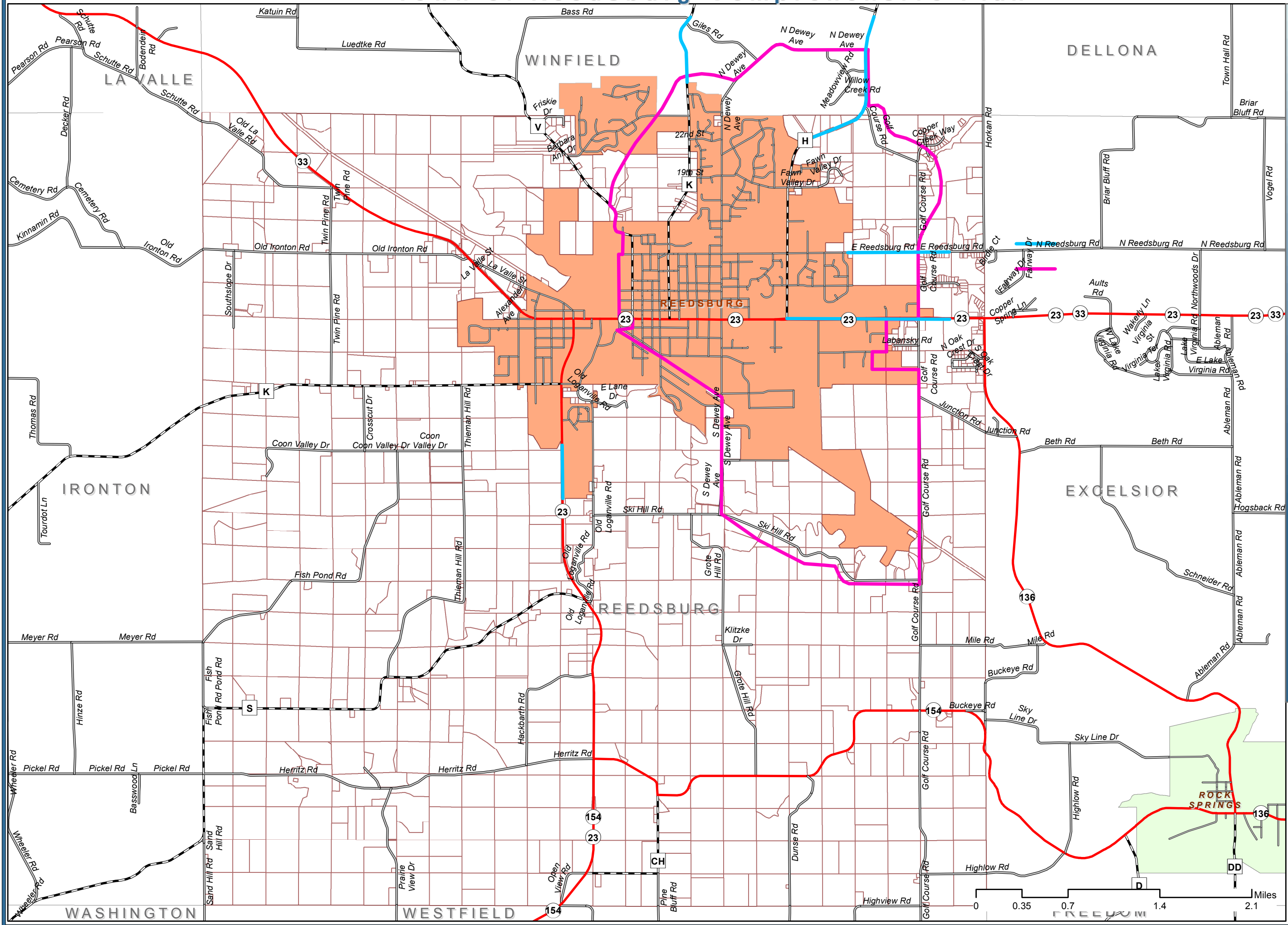


Town of Reedsburg Comprehensive Plan

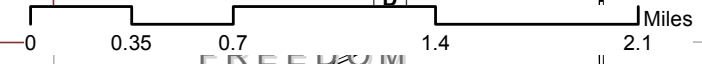
Map 13-5

Legend

-  State Road
-  County Road
-  Town Road
-  Municipal Road
-  Main Loop
-  Bike Routes



FOR INFORMATIONAL PURPOSES ONLY
 Sauk County does not attest to the accuracy
 of the data contained herein, and makes no
 warranty with respect to its correctness or validity.
 Data contained in this map is limited by the method
 and accuracy of its collection.


























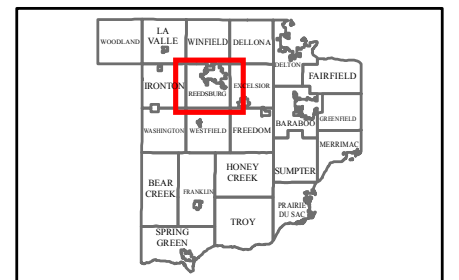
Bicycle and Pedestrian Trails

Town of Reedsburg Comprehensive Plan

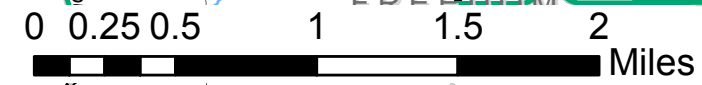
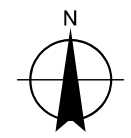
Map 13-6

Legend

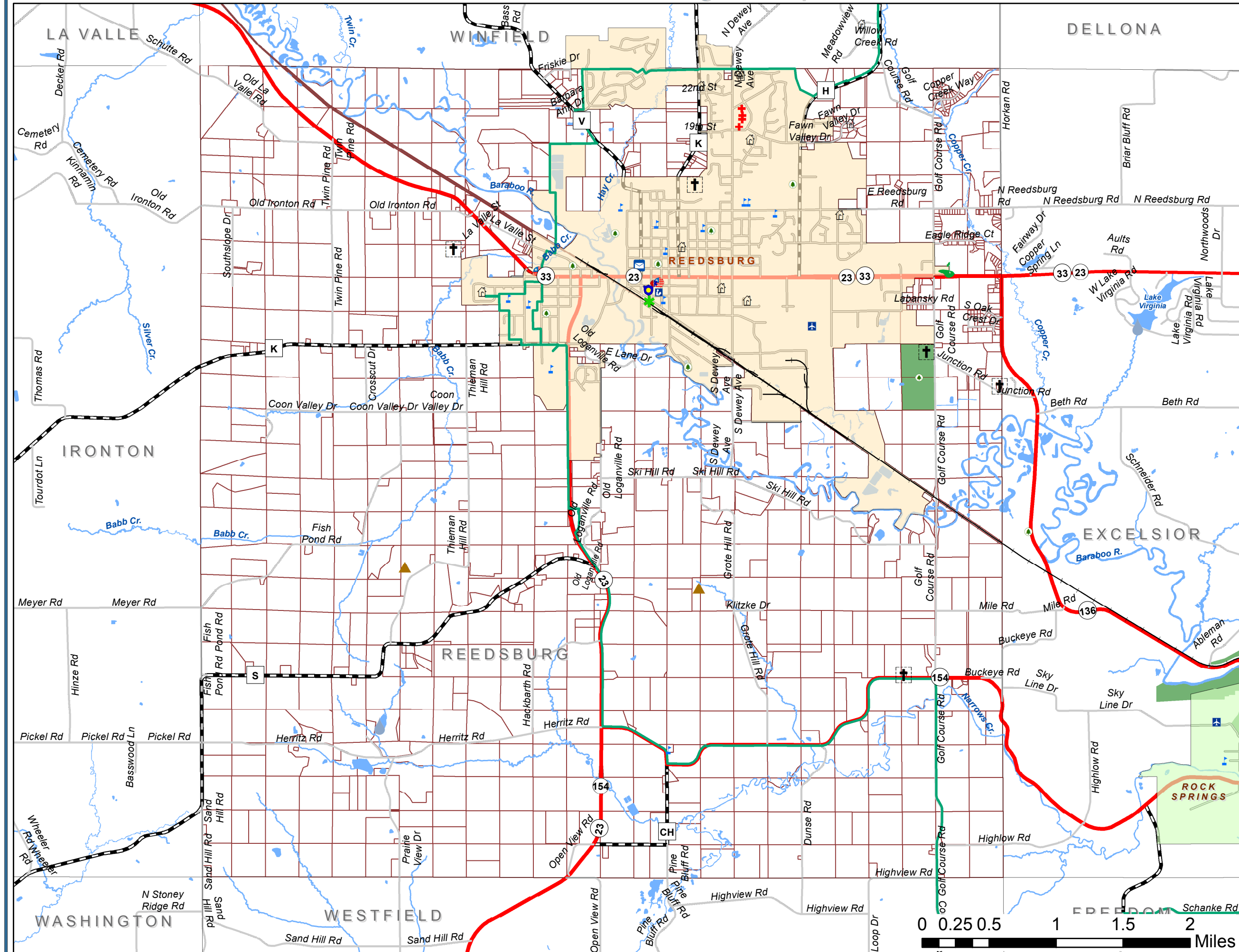
-  Court House
-  Natural Formations
-  Park
-  Golf Course
-  Library
-  Picnic Area
-  School
-  Cemetery
-  Post Office
-  Nursing Home
-  Airport
-  Ambulance Service
-  Fire Station
-  Law Enforcement
-  Medical Facility
-  City of Reedsburg
-  Sauk Parcels
-  Rivers and Stream
-  Fiber Optic 2014
-  County Highways
-  Municipal Roads
-  Town Roads
-  State Highways



FOR INFORMATIONAL PURPOSES ONLY
 Sauk County does not attest to the accuracy
 of the data contained herein and makes no
 warranty with respect to its correctness or validity.
 Data contained in this map is limited by the method
 and accuracy of its collection.



Facilities and Utilities



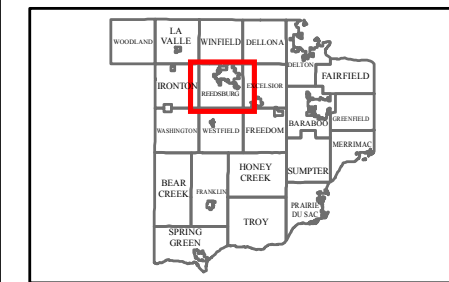
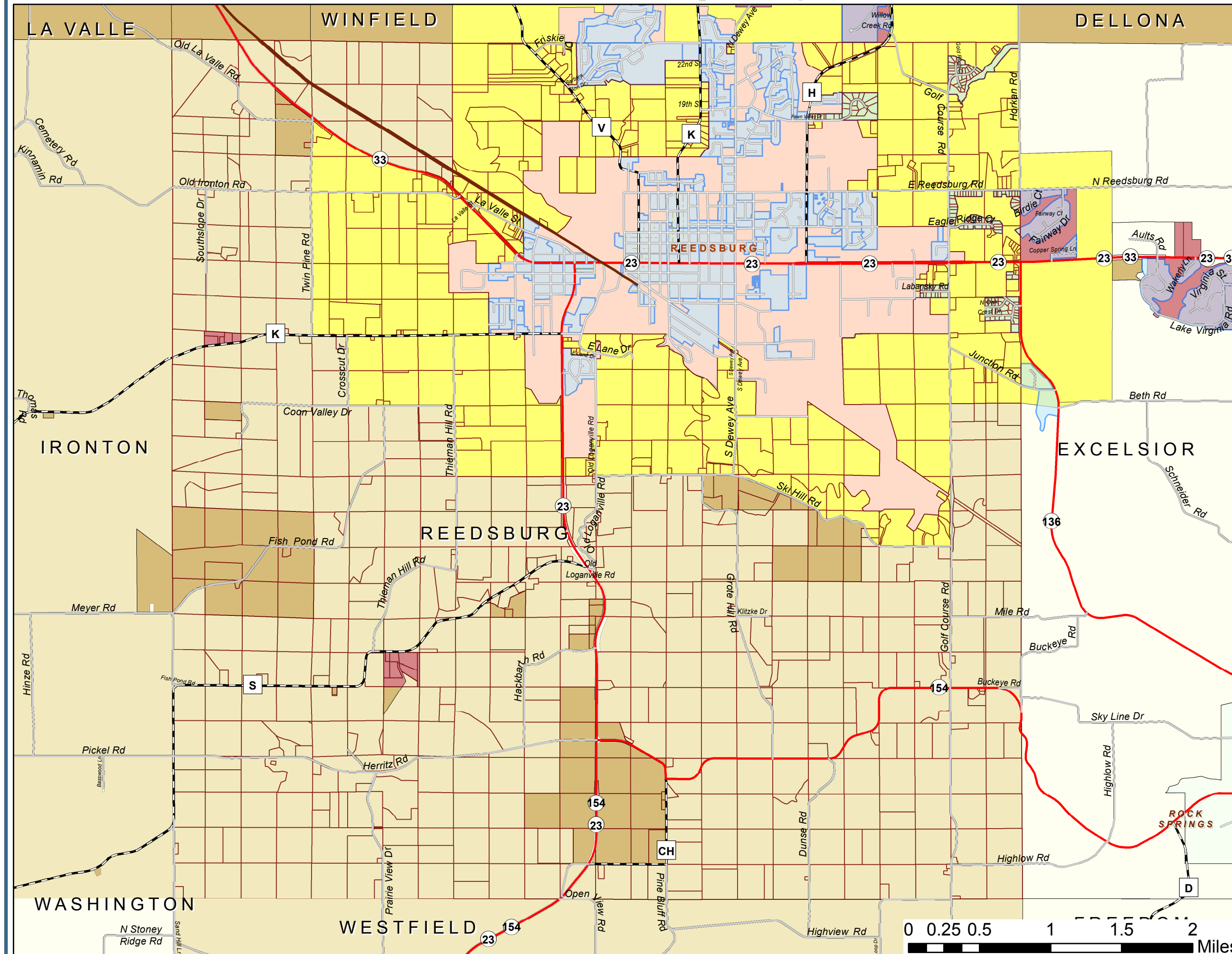
Town of Reedsburg Comprehensive Plan

Map 13-7

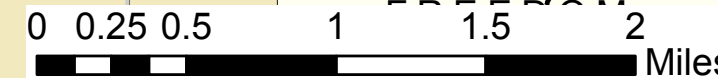
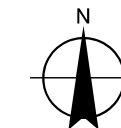
Legend

- City of Reedsburg ET
- Development Area
- City of Reedsburg
- Agriculture
- Exclusively Agriculture
- Town or Reedsburg
- Sauk Parcels
- Certified Survey
- Town Road
- Municipal Road
- County Road
- State Road

Zoning Districts





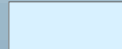
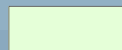
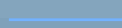





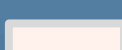
FOR INFORMATIONAL PURPOSES ONLY
 Sauk County does not attest to the accuracy
 of the data contained herein and makes no
 warranty with respect to its correctness or validity.
 Data contained in this map is limited by the method
 and accuracy of its collection.



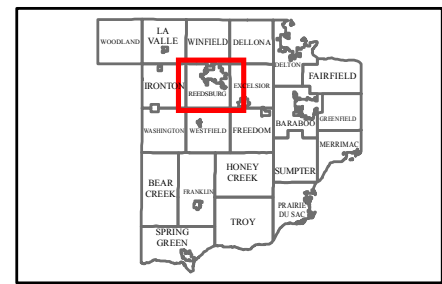
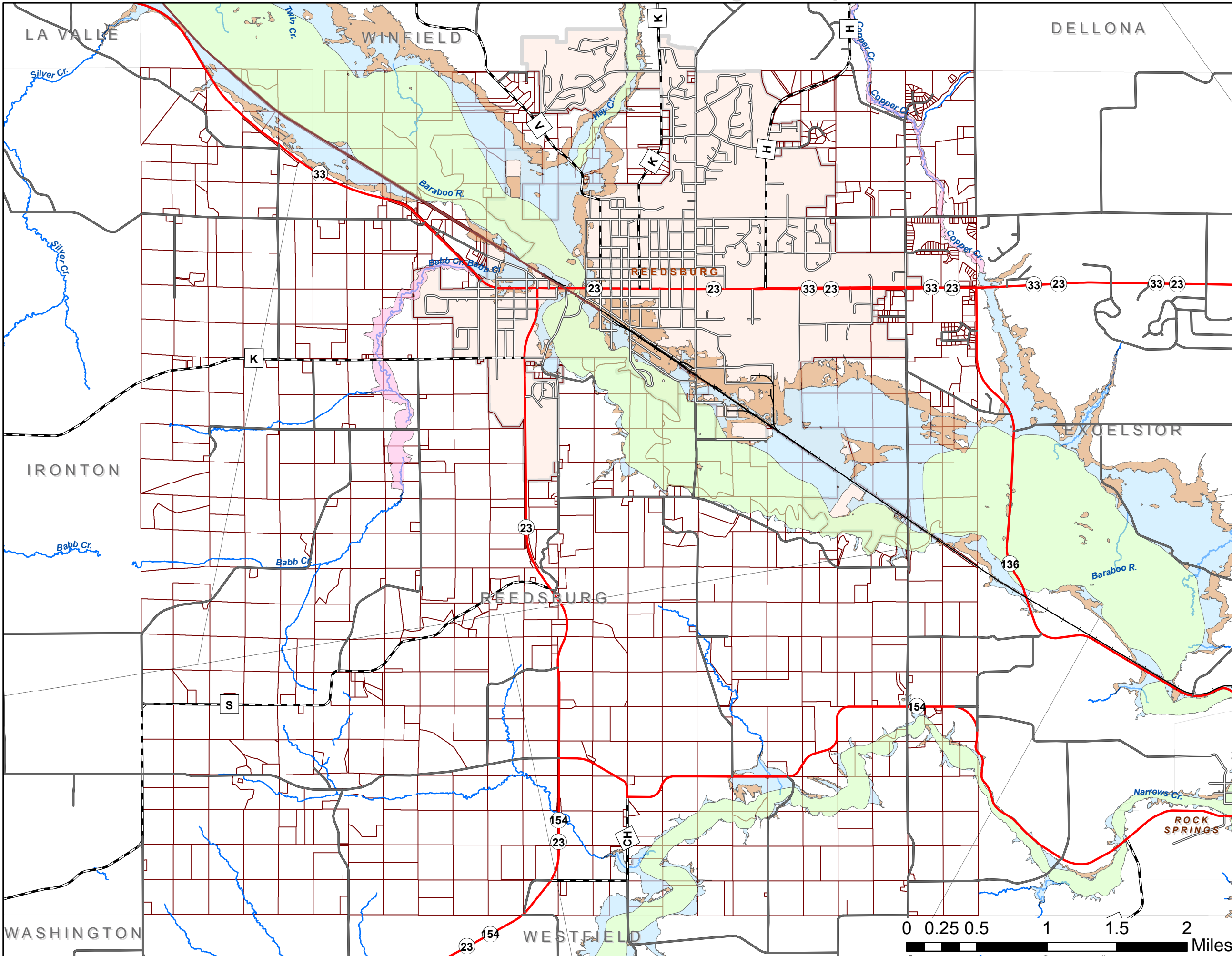
Town of Reedsburg Comprehensive Plan

Map 13-8

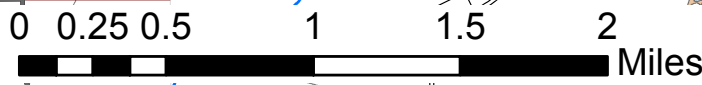
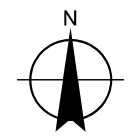
Legend

-  500 Year Flood
-  100 year Flood
No Est. Elevation
-  100 year Flood with
Est. Elevation
-  Floodwaters
-  Stream or River
-  State Road
-  County Road
-  Town Road
-  Municipal Road
-  Sauk Parcels
-  City of Reedsburg

Hydrology



FOR INFORMATIONAL PURPOSES ONLY
Sauk County does not attest to the accuracy
of the data contained herein and makes no
warranty with respect to its correctness or validity.
Data contained in this map is limited by the method
and accuracy of its collection.



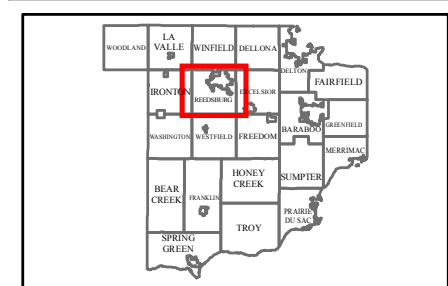
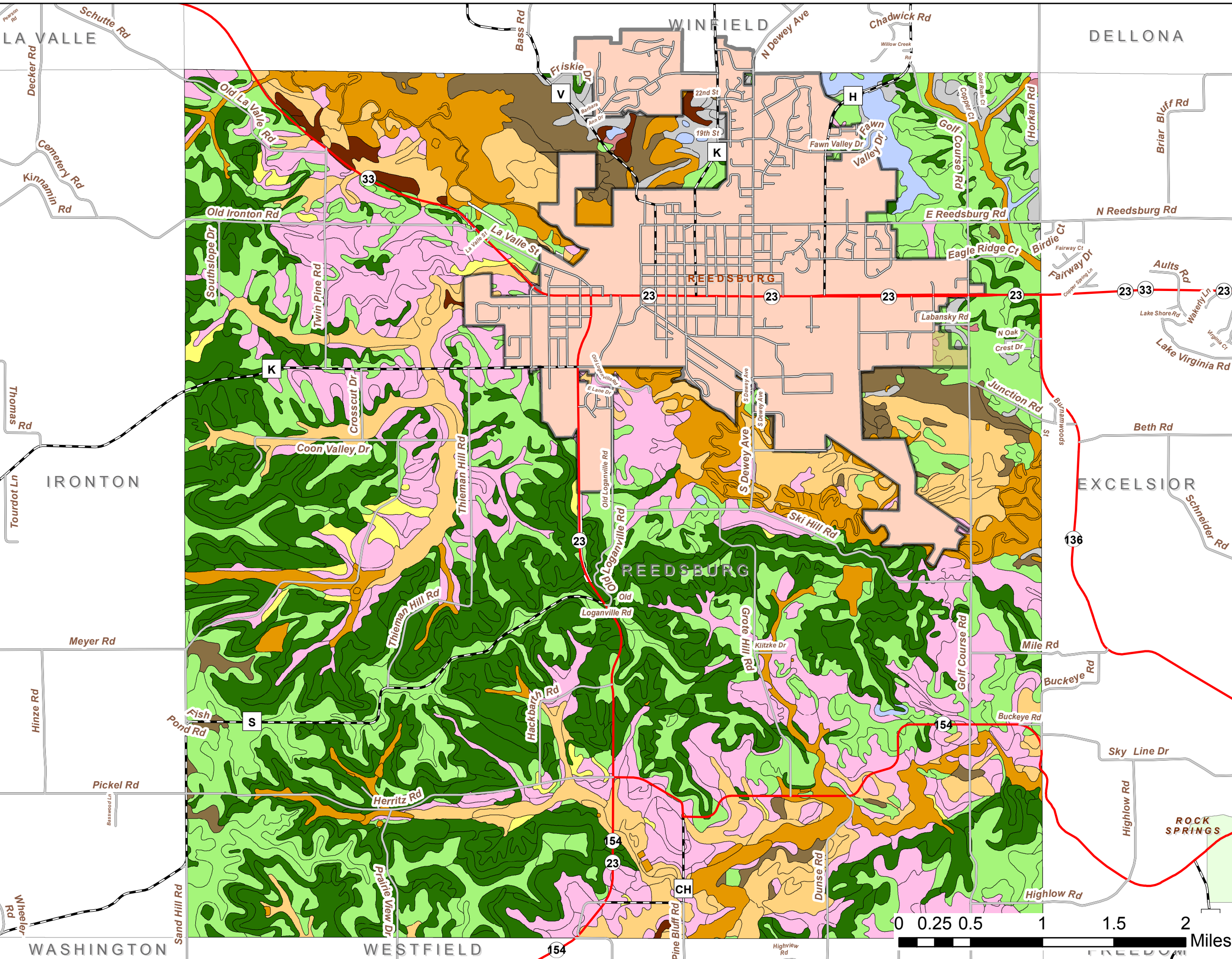
Town of Reedsburg Comprehensive Plan

Map 13-9

Legend

-  Adrian Muck
-  Tell Silt Loam
-  Ettrick Fluvaquents, wet Curran
-  LaFarge-Norton-Gale
-  Valton
-  Granby Variant Silt Loam
-  Boone Sand
-  Plainfield Loamy Sand
-  Granby Loamy Sand
-  Flaculants, Wet-Flaculants
-  Baraboo Rock Outcrop
- Town Road
- County Road
- State Road

Soil Map



FOR INFORMATIONAL PURPOSES ONLY
 Sauk County does not attest to the accuracy of the data contained herein and makes no warranty with respect to its correctness or validity. Data contained in this map is limited by the method and accuracy of its collection.

