

## Town of Freedom Comprehensive Plan Amendment Process

**WE WANT YOUR INPUT!** The Town of Freedom is updating and amending their Comprehensive Plan. Communities with comprehensive plans are required by the State of Wisconsin to update their plan every 10 years to ensure that plan goals and the needs of citizens are being met. Comprehensive Plans are designed to assist communities’:

- Identify areas appropriate for development and preservation
- Provide a base for making land use decisions
- Create a detailed strategy to implement the Town’s overall vision, goals, and objectives as stated in the plan.
- Collect useful information such as demographics, trends, historic data, and to create projections on future community needs.

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 update and amend the *Town of Freedom Comprehensive Plan*. Your input is extremely important; as it will help the Town update the Comprehensive Plan to reflect the goals, values, and wishes of its citizens. The survey may be completed online utilizing the QR code to the right or by filling out the hard copy provided. Feel free to have any adult member of your household complete the survey. To ensure privacy, the survey does not ask you to provide your name. Please answer all 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 Town Clerk Jennifer Roloff at [clerk-treasurer@freedomsaukwi.gov](mailto:clerk-treasurer@freedomsaukwi.gov) or at (608) 522-4343. If you are completing a hard copy survey, please return via mail to the Sauk County Land Resources and Environment (LRE) Department at 505 Broadway, Baraboo, WI 53913.



This project is being guided by the Town of Freedom Comprehensive Plan Committee, including members of the Town Plan Commission and citizen members, and with assistance from Sauk County:

Frank Anstett, <i>Chairperson</i>	Gary Holmes, <i>Member</i>
Carol Brueggeman, <i>Vice Chairperson</i>	Susan Holding, <i>Citizen Member</i>
Larry Phelps, <i>Secretary</i>	<i>Citizen Member</i>
Dennis Rehr, <i>Town Board Representative/Member</i>	Cassandra Fowler, <i>Sauk County LRE Dept.</i>

Your input is extremely valued! The Town’s plan serves as the guide to Town officials and residents on such issues as economic development, environmental preservation, land use and land division and agricultural opportunities. This plan should reflect the vision, goals and values of *all* residents and landowners. All Town of Freedom residents and landowners, neighboring governmental officials and interested persons are invited to participate in the Town of Freedom’s Comprehensive Plan amendment process. The Comprehensive Plan Committee will meet monthly on the 2nd Wednesday of the month at 7:00 p.m. at the Town Hall located at 103 North Maple St, North Freedom, WI 53951.

Thank you,

Town of Freedom Comprehensive Planning Committee

## Town of Freedom Community Survey

*Disclaimer: All responses shall be kept anonymous, but the results will be utilized in the Town Comprehensive Plan.*

### **BACKGROUND**

1. In what type of residence do you live?
  - Single-family house, **non-farm** residence     Mobile home     Part-time/Vacation
  - house Single-family house, **farm** residence     Landowner only     Rental unit
  - Other (please describe) \_\_\_\_\_
  
2. If you own land in Freedom, what is the primary use (check only one)?
  - Agriculture/Working Farm     Non-farm Residence     Farm Related Business
  - Recreational Land     Other:
  
3. How long have you owned or rented property in the Town of Freedom?
  - Less than one year     1 to 5 years     5 to 10 years     10 to 20 years     More than 20 years
  
4. Where is your primary place of work?
  - At home/on farm     In Sauk County     Outside Sauk County (but in WI)     Out of State     Retired
  
5. Approximately how many total acres in freedom do the members of your household own?
  - None (renter)     6-20 acres     51-100 acres
  - Less than 1 acre     21-34 acres     100-150 acres
  - 1-5 acres     35-50 acres     More than 150 acres

### **ISSUES AND OPPORTUNITIES**

6. The quality of life in the Town of Freedom is excellent.
  - Strongly Agree     Agree     No Opinion     Disagree     Strongly Disagree
  
7. What are the three most important reasons for you and your family to live in the Town? (i.e., cost of living, near family, employment)

Check Three Only	
A. Agricultural Opportunities	
B. Appearance of Homes	
C. Community Services	
D. Cost of Home	
E. Historical Significance	
F. Low Crime Rate	
G. Natural Beauty	
H. Near Family and Friends	
I. Near Job or Employment Opportunities	
G. Property Taxes	
H. Quality Neighborhoods	
I. Quality Schools	
J. Recreational Opportunities	
K. Small Town Atmosphere	
L. Inherited Family Farm	
M. Other	

8. How would you describe your thoughts towards future growth and development (commercial, recreational, housing, etc) in the Town of Freedom? (please choose one)
- We need to support and encourage growth and development.
  - We need to slow down the rate of growth and development in the
  - Town. I would like to see the Town stay the way it is.
  - The Town should focus on redevelopment and rehabilitation of existing buildings and land.
  - Not sure.

**HOUSING**

9. The Town of Freedom needs more.... (please check one box in each category)

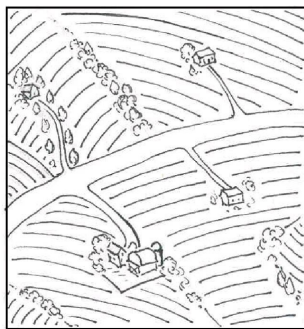
	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
A. Single Family Homes					
B. Duplexes (2 units)					
C. Mobile Homes					
D. Elderly/ Assisted Living					
E. Rental Housing (3 or more units)					
F. Condominiums					
G. Accessory Dwellings					
H. Other: _____					

10. Housing should be located... (please check one box in each category)

	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
A. In and neat the developed areas (i.e. adjacent to the Village of North Freedom)					
B. In and near existing rural concentrations of homes.					
C. On newly developed small "rural" lots					
D. Scattered on large lots (35+ acres) through-out the Town					
E. Directed to newly proposed rural subdivisions (4 or more lots)					

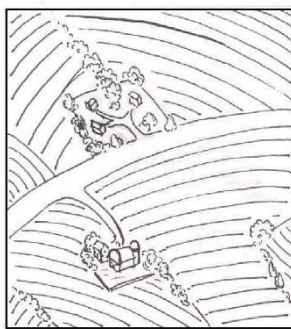
11. Would you MOST prefer housing built in a traditional layout of one house per 35 acres (Option A) or a cluster design of houses on smaller lots surrounded by open space (Option B) or in newly developed rural subdivisions (Option C) or no new housing development (Option D). (Please check one option)

Option A \_\_\_\_\_



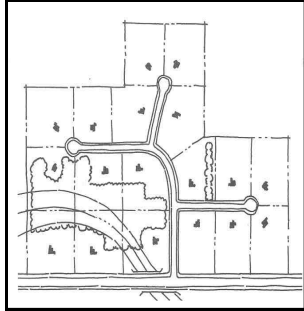
Houses each on 35 acre lots (current development standard)

Option B \_\_\_\_\_



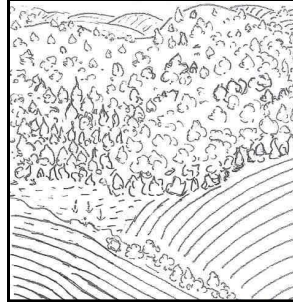
Houses clustered on small lots creating continuous surrounding open space

Option C \_\_\_\_\_



Newly developed rural subdivisions  
(Standard subdivision development)

Option D \_\_\_\_\_



No new housing development

12. Housing is generally affordable in the Town of Freedom.

- Strongly Agree  Agree  No Opinion  Disagree  Strongly Disagree

13. The existing housing stock in the Town provides a wide variety of choices for people of all incomes and needs.

- Strongly Agree  Agree  No Opinion  Disagree  Strongly Disagree

14. The physical condition of the housing stock in the Town is adequate.

- Strongly Agree  Agree  No Opinion  Disagree  Strongly Disagree

### **AGRICULTURAL, CULTURAL AND NATURAL RESOURCES**

15. At the present time, the Town of Freedom is zoned Resource Conservancy 35, which leads to residential build-out configurations such as the one illustrated in question 16, Option A.

- A. Are you in favor of the Town remaining zoned Resource Conservancy 35?

- Yes  No  Unsure

- B. Currently the Resource Conservancy 35 zoning requires a minimum of 35 acres to build a new house. Are you in favor of keeping this requirement?

- Yes  No  Unsure

- C. Are you in favor of increasing or decreasing the minimum 35 acre lot size to build a new house?

- Increase to: \_\_\_\_\_ acres  Decrease to: \_\_\_\_\_ acres  
 No, remain the same.  Unsure

- **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 the property remain as currently used. (Example: You own 40 acres and want to sell 5 acres to build a house. In exchange you, continue to use your remaining 35 acres for farming, recreational purposes etc., but agree not to build more housing on it).

Yes                       No                       Unsure

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

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

Operation	Smaller than existing	Existing are about the right size	Larger than existing	Neutral or unsure
a. Livestock (beef, pig, or sheep) feedlots				
b. Dairy (cow, or goat) operations				
c. Pasture raised livestock				
d. Poultry Farming				
e. Cropland				
f. Forestry				
g. Vegetable Farms				
h. Wineries or Breweries				
i. Fur, Fish or Game Farms				
j. On-Farm sales & Events				

18. The siting and expansion of Concentrated Animal Feeding Operations (CAFOs, i.e. 1000 beef cattle, 700 dairy cows, 2500 hogs, 3,000 sheep, or 82,000 chickens) should be allowed in the Town.  
 Strongly Agree    Agree    No Opinion    Disagree    Strongly Disagree

19. There are adequate agricultural support and complementary services to keep agricultural operations in the Town economically viable.  
 Strongly Agree    Agree    No Opinion    Disagree    Strongly Disagree

20. The Town of Freedom should protect and promote buildings, sites, and artifacts of historical importance.  
 Strongly Agree    Agree    No Opinion    Disagree    Strongly Disagree

21. The water quality issues listed below are of concern in the Town of Ironton.

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

22. The natural resources listed below are important to protect in the Town of Freedom.

Resources	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
A. Air Quality					
B. Farmland					
C. Floodplains					

D. Hillsides/Steep Slopes					
E. Natural Areas					
F. Rural Character					
G. Scenic Views					
H. Shoreline					
I. Water quality of lakes, streams, creeks and rivers					
J. Wetlands					
K. Wildlife Habitat					
L. Woodlands					
M. Other: _____					

**ECONOMIC DEVELOPMENT**

23. The Town of Freedom would benefit from the following:

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

24. The Town of Freedom could benefit from different commercial land uses that may exist or may be developed in the future in the areas listed below:

Type of Business	Rural Areas	Adjacent to the Village	Neither
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 _____			

25. Would you support small business development or large business development in the rural areas of Freedom? (Small business being defined as a ‘mom & pop’ operation).

- Small                       Large                       Both                       None

26. Would you support small business development or large business development adjacent to the Village of North Freedom? (Small business being defined as a ‘mom & pop’ operation).

- Small                       Large                       Both                       None

27. 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			
Brewerie/Wineries			

**COMMUNITY UTILITIES AND FACILITIES**

28. Please indicate whether you feel the following types of community facilities are adequate for the Town.

	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
A. Ambulance Service					
B. Fire Protection					
C. Garbage Collection					
D. Park & Recreation Facilities					
E. Police Protection					
F. Public Library (Baraboo)					
G. Public School system					
H. Recycling Program					
I. Snow Removal					
J. Storm Water Management					
K. Road Maintenance					
L. Bridge Maintenance					
M. Telephone/Internet					
N. Electrical Service/Supply					
O. Cell Phone Service					
P. Other:					

29. The Town of Freedom’s community facilities have adequate provisions for differently abled (i.e., handicapped) accessibility.

Strongly Agree  Agree  No Opinion  Disagree  Strongly Disagree

30. The Town of Freedom has a need for the following amenities:

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

I. ATV Trails					
J. Campgrounds					
K. Primitive 'backpacking' campsites					
L. Other: _____					

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

Facility	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
A. Ethanol Plants					
B. Methane (biogas) Production					
C. Solar Energy Farms					
D. Large-scale wind turbine					
E. Personal wind turbines or solar panels					
F. Other: _____					

**TRANSPORTATION**

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

	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
A. The overall road network (roads, highways) meets the needs of the citizens					
B. The condition of Town roads is adequate for intended uses					
C. Biking facilities should be considered when upgrading roadways or when adding non-motorized transportation.					
D. Facilities that support walking or hiking are adequate within the Town.					
E. Transportation services for the elderly are adequate within the Town.					
F. Area carpooling/"park and ride" facilities should be provided in the Town					
G. The UTV access on the roadways meets the needs of current and visiting citizens.					
H. Other: _____					

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

Strongly Agree  Agree  No Opinion  Disagree  Strongly Disagree

34. The following transportation types should be created or expanded:

Facility	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
A. Snowmobile Trails					
B. ATV Trails					
C. Town/County Roads					
D. Regional Rail Transportation					
E. Hiking or Biking Trails					
F. On-road Bike Routes					
G. Regional Airport					
H. Horse Trails					
Other: _____					



## LAND USE

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

	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
A. Housing subdivisions should be allowed in the rural areas of Freedom.					
B. Housing subdivisions should be allowed adjacent to the Village of North Freedom.					
C. It is acceptable to build houses on tillable land.					
D. Farmers/Landowners should be allowed to sell lots of less than 35 acres for housing development.					
E. Small scale commercial and business development should be permitted in the Town.					
F. Small family non-farm businesses should be allowed in the Town.					
G. More rural houses will increase conflicts between farmers and non-farmers.					
H. New housing should be directed to areas with existing development.					
I. More houses in the Town will lower everyone's property taxes.					
J. There are odor problems in the Town.					
K. There is a problem with excessive noise from business or farm operations in the Town.					
L. The Town should consider night lighting requirements to preserve the Town's 'night skies'.					
M. Your neighbors should not be allowed to infringe on your farming operation.					
N. The Town should support programs that help preserve agricultural lands for future farming opportunities.					
O. The Town should support programs that purchase open space lands, such as wetlands, floodplains, and woodlands for preservation and recreation purposes.					
P. The Town should offer residential development alternatives such as new home clustering.					
Q. The Town should encourage the preservation of historic homesteads and other historic sites.					
R. The Town should participate in watershed improvement projects on area creeks for trout population and habitat restoration.					
S. The Town should encourage the continued purchase of development rights programs in the Baraboo Range.					
T. The Town should pursue opportunities and programs that will give farmers the ability to up-grade their farming operations.					
U. The Town should adopt signage regulations along roads and highways.					
V. Coordinating the land use plans of Freedom with neighboring municipalities should be a high priority.					
W. Development adjacent to the Village of North Freedom should be inclusive of a mix of single-family and multi-family residential.					
X. Development adjacent to the Village of North Freedom should be traditional in size, scale and appearance.					
Y. The Town should allow rural subdivisions inclusive of four or more lots.					
Z. Other:					

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

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

37. In your opinion what is the best option for the placement of new residential development.

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

**PLAN IMPLEMENTATION**

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

Means	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
Landowner education					
Regulation					
Tax incentives					
Direct acquisition					
Sale of Development Rights					

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

- Yes       No

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

- |   |   |
|---|---|
| <input type="checkbox"/> Website                              | <input type="checkbox"/> E-mail Announcements |
| <input type="checkbox"/> Cable Access Announcements           | <input type="checkbox"/> Open Houses          |
| <input type="checkbox"/> Newspaper notices/ Features Articles | <input type="checkbox"/> Newsletters          |
| <input type="checkbox"/> Radio                                |   |
| <input type="checkbox"/> Other (please specify) _____         |   |

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

- Yes       No

Would you be interested in future opportunities?

- Yes       No

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

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Taxation                    | <input type="checkbox"/> State and Federal grants | <input type="checkbox"/> Special Assessments |
| <input type="checkbox"/> New Development Impact Fees | <input type="checkbox"/> Private Fundraising      | <input type="checkbox"/> Other: _____        |