

APPENDIX III
Town of Caledonia Comprehensive Plan 2030

Resident Opinion Survey

- Town of Caledonia Resident Opinion Survey Results
- Town of Caledonia Resident Opinion Survey Comments

CALEDONIA RESIDENT OPINION SURVEY RESULTS

TOTAL RETURNS: 316

Dated: 02/16/04

RESIDENT PROFILE

1. What is your status as a taxpayer in the Town of Caledonia.

a. Full time resident	156	49.3%
b. Farm Owner & resident	40	12.6%
c. Part time or seasonal	49	15.5%
d. Owner of property non resident	68	21.5%
blank	3	1.1%

2. How many acres do you own?

a. 2 acres or less	120	37.9%
b. 2 to 40 acres	114	36.0%
c. 40 to 100 acres	40	12.6%
d. More than 100 acres	38	12.0%
blank	4	1.5%

3. Do you intend to sell with in 5 years?

a. Yes	36	11.3%
b. No	269	85.1%
blank	11	3.6%

4. What best describes you residents

a. Farmstead	50	15.8%
b. Rural Residence	126	39.9%
c. Subdivision home	25	8.0%
d. Seasonal Home	47	14.9%
e. Don't live in Caledonia	61	19.3%
blank	7	2.1%

COMMUNITY OPINION:

1. What type of single family housing do you feel should be allowed in Caledonia
1= most preferred, 5= least preferred.

	<u>MAJ SUB</u>	<u>CLUSTER</u>	<u>2 to 5</u>	<u>35</u>	<u>+35</u>
1.	2	24	105	78	37
2.	37	32	30	51	34
3.	18	37	43	27	22
4.	20	44	16	26	18
5.	73	40	30	23	73

2. Should the town of Caledonia be concerned with and get involved in preserving agricultural and environmentally sensitive lands by regulating where homes can or cannot be built?

Yes	196	62.0%
No	72	22.7%
No Opinion	46	15.0%
Blank	2	.3%

3. Would you favor allowing a new residence to be built on 5 acres or less?

Yes	173	54.7%
No	108	34.1%
No Opinion	28	9.1%
blank	7	2.1%

4. Would you favor allowing a new residence to be built on 5 acres of land or less, if a condition, additional land was set aside as non-developable?

Yes	133	42.0%
No	111	35.1%
No Opinion	72	2.9%

5. If you favor the requirements of setting aside non-developable lands as a Requirement to build on 5 acres or less, how many acres per home site would you require to be set aside?

a. 10	66	20.8%
b. 35	78	24.6%
c. Other	22	6.9%
blank	150	47.7%

6. What type of multi-family homes, if any do you feel should be allowed in Caledonia?

a. Duplexes	81	25.6%
b. Four Family	8	2.7%
c. None	183	57.9%
d. Other	15	4.7%
blank	29	9.1%

7. What type of business do you wish to see in Caledonia.
(see: Schedule A)

8. How do you wish to see these businesses exist?

Operate out of the home.

a. Yes	92	29.1%
b. No	80	25.3%
c. No Opinion	144	45.6%

Operate on a site exclusively for business.

a. Yes	106	33.5%
b. No	57	18.0%
c. No Opinion	153	48.5%

9. Should the township develop standards for the building and maintenance of new Driveways.

a. Yes	91	28.7%
b. No	138	43.6%
c. No Opinion	87	27.7%

10. To better ensure that the construction of new residences within the Township meet State Building Codes, should the Township require inspections and include the cost of such inspections in the building permit fee?

a. Yes	145	45.8%
b. No	104	32.9%
c. No Opinion	67	21.3%

GOVERNMENT SERVICES

1. Would you support paying an additional \$1 to \$3 per property tax bill to help reduce the cost of Township children's participation in City Park and Recreation activities?

a. Yes	113	35.7%
b. No	156	49.3%
c. No Opinion	47	15.0%

2. Would you be will to pay \$100. per year for curb side pick-up

a. Yes	59	18.6%
b. No	223	70.5%
c. No Opinion	34	10.9%

Roads to be paved: See schedule B

Roads to be brushed: See schedule C

**CALEDONIA RESIDENT OPINION SURVEY
RESULTS
SCHEDULE B**

Road Name	Count
Blackhawk Rd	8
County Hwy W	5
Cascade Mountain Rd	3
Allen Dr	11
Dwards Glen Rd	2
Koepp Rd	6
McLesh Rd.	1
Old County U	7
Dupless Rd	1
Oak St	1
Cedar Glen Dr	1

**RESULTS
SCHEDULE C**

Cut bush more than once a year	3
Send letter to landowner, and let them clear.	2

CALEDONIA RESIDENT OPINION SURVEY

TO: TOWN OF CALEDONIA RESIDENT OR PROPERTY OWNER

RESIDENT PROFILE: (Please See Editors Note at End)

1. What is your status as a taxpayer in the Town of Caledonia?
2. How many acres do you own in Caledonia?
3. Do you intend to sell a portion or portions of your property in the next 5 years?
4. What best describes your residence in the Town of Caledonia?

COMMUNITY OPINION:

1. What type of single family housing do you feel should be allowed in Caledonia?
 - Subdivisions – with minimum set aside standards included
 - 35 Acres – Don't change without well planned & approved exceptions that have a sensitivity to land set asides.
 - 2 to 5 Acre – on non usable agric land
 - What happened If some member wants to build a new home on the Family farm, OK. Or if the existing landowner wants to replace an old home OK
 - Cluster Homes – so long as that land is not suitable for agriculture purposes.
 - Major Subdivision – Absolutely Not !!
 - Housing is a must – lets not ruin large tracts of Property because we say they need set amounts – New homes bring in more TAX Revenue –
 - 2 to 5 Acres – Why are we forcing someone to buy more than is Needed? –
 - These rules only encourage sprawl
 - Subdivision, Clustered, 2 to 5 ac; Are Not Prefer at All.
 - Subdivisions on unfarmable Land
2. Should the Town of Caledonia be concerned with and get involved in preserving agricultural and environmentally sensitive lands by regulating where homes can or cannot be built? (Building Envelope Regulation)
 - If people own land, they should be allowed to build a home on it anywhere they want to. They are paying for it. There is too much regulation of land the taxpayer owns.
 - Yes but it is sure to be painful – but unavoidable
 - So long as that acreage is not agriculturally productive
 - Preserve Wooded Bluffs
 - Would like ag land preserved but need more info on "how" you plan to do this.
3. Would you favor allowing a new residence to be built on 5 acres or less of land?
 - If its not agricultural
 - Under set guidelines/analysis of impact/compatibility to surrounding area
 - On non usable agric land
 - To a small point – We are taking away large tracts of land that the perimeters could be built on!
 - Maybe – more information needed here
 - Yes; subdivisions – controlled by covenants
 - But not less than 1 acre

4. Would you favor allowing a new residence to be built on 5 acres or less of land, if as a condition, additional land was set aside as non developable?
 - with guidelines
 - Maybe -- depends on Caledonias definition of what is "non - developable"
 - Won't work. Book work expense to keep tract
 - There is "TOO" much emphasis on environmental issues!

5. If you favor the requirement of setting aside non-developable lands as a requirement to build on 5 acres or less, then how many acres would you require restricting development on per home site?
 - Requires land analysis Process
 - 2.5 total Including the Building Site
 - No more Building Period, on small Tracts that are sold off ag land. Except Farm families who need a new house.
 - 2:1 Ratio, 2 ac lot = 4ac setaside
 - 12.5 w/5 acres buildable totaling 17.5
 - at least 10 acres
 - more than 35
 - 40, a nice even number people can work with, since it's consistant with 40 ac tax parcels
 - 10 - 20 acres
 - Do Not Want

6. What type of multifamily homes, if any, do you feel should be allowed in Caledonia Township?
 - Requires Plan
 - Small additions for elderly or disabled relative only
 - If 35 acres set aside
 - Depends where they are located
 - Any so long as not built on agriculturally productive land
 - As large as the water and land resource, ie sewage, can be without pollution Problems for themselves or for other Property owners -
 - Condo with set - aside
 - Single family homes
 - I think there should be a provision to accommodate related family members in a dwelling unit other than the "primary" unit on the property. i.e. granny flats over a garage or in a separate building on site designed for related family members who can no longer live on their own yet prefer to exercise their independence. I think the property size should not matter. As people continue to live longer, we may eventually be faced with decisions regarding parents and eventually even ourselves. (This response is to Questions 1 thru 6)
 - Duplexes - Only for retired seniors & young married couples up to age 32
 - Family farm with "mother in law house" on it
 - Single Family
 - all on no Farm Land

7. What type of businesses do you wish to see established in Caledonia?
 - Small Business, Independently owned & operated
 - What presently exists
 - Recreational, Restaurants
 - More shopping stores & Home Depot
 - Bank of Caledonia
 - Farming- Agriculture only
 - Manufacturing, Tourism, Recreational, All
 - Manufacturing, Tourism, Recreational, All (Same as above)
 - Home
 - Farming

- No Limit – require “good” appearance from roads
- None
- Recreational
- None
- Restaurant, Hardware, Groceries
- None
- Recreational
- None
- Recreational
- Sm business environmental safe to offset tax base
- Portage has sufficient business to meet needs
- Industrial (lower taxes)
- Environmentally friendly (i.e. no heavy industry or natural-resource excavation business)
- None
- OHV 4X4 Park Trails, ATV Park/trails, Community tavern/Bar & Grill in Black Hawk Park subdivision
- Recreational
- Any business that would help tax base
- Convenience, light industrial
- That which we can be proud to tell our grandchildren about.
- Small business 5 or less employees
- Farm or Ag Related. Small Home Based
- Retail (Grocery – convenience store)
- Mama Papa store only
- ALL
- Family or home business and Small business of any kind
- All types
- Any providing they are non-polluting
- Caledonia already has enough big business. We don't need any more.
- More At-Home Entrepreneur – Type business
- Environmentally friendly, employing many people
- Farms, non – retail, non – polluting
- Cafe and supper club
- No preference
- Grocery Store – Laundromat
- Businesses in keeping with rural & tourism character of area, eg B&Bs, restaurants in town/resort areas, farms
- Hotel – Motel – Restaurant
- Golf Course
- Keep our school open !
- None
- Like Caledonia the way it is
- None
- None
- No Booby Bars or Smut Stores
- Golf Course (Krejchik)
- Grocery store, walking trails, Golf Course w/restaurant
- NO subdiv
- None – Keep agriculture/rural area!
- Manufacturing
- Strong Economic business That doesn't Need Government backing!
- Complimentary to Residential Needs
- Ag Related
- Family owned & run
- Farm products, handmade items, antiques, bakery, ect
- Tourism (bed & breakfast) antique shops, wildlife tours, ect
- Develop the center of town! It's a Ghost Town as it stands!

- No Limit – require “good” appearance from roads
- None
- Recreational
- None
- Restaurant, Hardware, Groceries
- None
- Recreational
- None
- Recreational
- Sm business environmental safe to offset tax base
- Portage has sufficient business to meet needs
- Industrial (lower taxes)
- Environmentally friendly (i.e. no heavy industry or natural-resource excavation business)
- None
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- Horse riding stables, campgrounds, restaurants, family oriented business – day care, elder care ect
- Business w/o comm prep. Should pay something to run their private business out of their home
- Small engine repair (lawn mower, chain saw) B&B
- Non industrial, family owned
- Alternative Ag & Bed & Breakfast
- Small Industrial Park, with small manufacturing & service business
- None
- Home Run (Fill the niche) Businesses, Ethanol Plant
- Clean & Unsightly, quiet
- Low environmental non polluting High Tech
- Any – Well Funded
- Restaurants
- Ag and Service like Gas Station/MiniMart
- Small businesses
- In Home Businesses
- Manufacturing, service, restaurant, golf
- Golf Course
- No; Bars, Topless Bars, Pornography Type Stores
- Restaurant
- Restaurant
- Non Polluting Types
- None, unless at interchanges
- Small Cottage Businesses are Fine If Traffic and Noise Not Problems – Other Businesses Which Are Not Air Polluters or Noisy – Paper-Pusher Types, Like Insurance Co or Office Types OK
- Environmentally friendly. “Cottage” business. Ma & pa operations. Some computer operations
- Golf Course, restaurant
- Bait Shop – Grocery Store – Tavern
- None, this is why I moved here/ “NO” clutter/businesses
- None Do not allow the township to become another Wisconsin Dells
- Grocery/Gas
- NON – ODOR
- Any lawful business, primarily on major highways
- All types and ranges
- Service Business
- Home Occupation (Major & Minor) Recreational, Clean Commercial
- Agriculture, Small or light industry, retail
- Few
- Restricted to agricultural, cottage
- Retail – Restaurants – Bars
- Service Providers, Food Service
- Grocery; light industry; taverns; filling Stations
- Enhancements to bring Jobs to Area
- All Types
- No opinion except No “adult” bookstores
- Agricultural related businesses; wood product processing ; ag manufacturing & Processing; ag sales & service
- Very small, cottage-industry, type businesses
- Recreational – including mountain biking & golf courses.
- Resort types & recreational types of business. Businesses that may help the Township (Pay to Township) but don't increase homeowners taxes & Preserve wildlife, Environment, and Caledonia hills.
- Small individual or family Businesses – craft or woodworking, furniture or boat building for example
- Light non polluting industry
- Computer (tower structure) availability for people to work from home
- Any thing that brings jobs & tax dollars
- Home based businesses
- Not big polluters or anything that could harm our residents

- Why can't an emergency vehicle get through if a car can?
 - Home owner respons.
 - We have a long gravel driveway & it's more accessible, especially in the winter then our neighbor's concrete driveway.
 - (grade, type of surface?) to open
10. To better ensure that the construction of new residences within the Township meet State Building Codes should the Township require building inspections and include the cost of such inspections in the building permit fee?
- Why get involved with more red tape
 - Contractor or builder should be responsible for this – not a government function neither mandated or accomplished by gov't agency.
 - Definitely
 - Home owner respons.
 - Doesn't the "County" already have this requirement? – if not, then yes
 - Home owner should pay for inspections as they occur.

GOVERNMENT SERVICES:

1. Would you support paying an additional \$1 to \$3 per property tax bill to help reduce the cost of Township children's participation in City parks and recreational activities?
- This is absurd! Already School Taxes have remained consistantly highest & increased the most & what results? Kids need to study more than recreate more!
 - individual responsibility
 - No more taxes. If they want to use a park they should pay a park fee to use it. Like the DNR State Parks do, and other County parks charge.
 - Does this include bussing!
 - \$1.50 only, I have 8 tax bills
 - Absolutely not! As much as we pay and for where our \$50.00, all kids in rural schools should be able to go as well as bus pickup
 - I have no children. School taxes "which I pay" should pay this.
 - We should pay more? The city TAXES pay for Rec Services
 - Let their parents pay the full cost! I'm tired of paying for everyone's kids.
 - Extra activity costs should be the burden on those families involved through fees ect.
 - Not sure what you are asking
 - "HIGHLY RECOMMEND"
2. Would you be willing to pay up to \$100.00 per year more in taxes to have weekly curb-side pick up of garbage and recyclables?
- don't be so lazy folks.
 - If others are interested fine, but would like option to go to refuse site
 - We would have no use for curb pick up, our land is just for recreation.
 - More Taxes, NO. I have seen what it looks like in Sauk county! The trash cans blow all over the place along side the road. If some one wants it picked up they can do the hiring.
 - We are "totally" against weekly curb-side garbage pick up. I could not leave my garbage out from Sunday night to when ever it was garbage day. Keep the Dump. Thanks
 - Unless you have a 99 year Contract that doesn't increase the price –
 - Again absolutely not!
 - The risk of garbage being blown away or scattered by coons, coyotes, ect is too great
 - Definitely "not"
 - My taxes are high enough. This should be included to help improve our community, not to increase my taxes
 - I would have to be convinced that the township would provide better service at a lower cost than Waste Management

- 3. Do you have a recommendation for town roads to be paved?
 - Start returning roads to gravel/dirt. Stop paving roads. It is a waste of money. I moved up from Central Missouri we had dirt roads and gravel roads. And guess what. Taxes were a lot cheaper. And the roads were great to drive on and were a speeding deterrent
 - I believe the roads are doing OK the way they have been maintained in the past. The better the roads, the faster they go
 - Keep to absolute minimum necessary
 - And Plowed. Also graded and holes filled
 - No, however white lines on "Old U" would be really nice!
 - Check water drainage under Cascade Mtn Rd first off Hwy 33. Concrete Slab is washing out on South Side.
 - If it doesn't cost me any more in taxes!
 - Old Cnty U; Lycon should help pay, their trucks put extra load and much abuse on the road!
 - No, But the roadsides around bridges on Durwards Glen Road need to be redone. Small gravel has not stayed in place and has washed into Prentice Creek, the Creek has changed dramatically with the floods of '93 and 2000, and is full of gravel. Large native rocks would do better if there is another flooding.
 - NO, keep as is/maintain existing only/ taxes too high already
 - Concrete the most traveled
 - My only request is that the Township Treasurer stop naming roads after him or herself
 - Yes a wider better Allan Rd, And a better safer Old U
 - All roads should be paved or the reductions for people residing on non paved roadways
 - NO new paving, Keep the back-woods, dirt roads as they are
 - Yes they should ideally be paved
 - Old U - cement plant should pay for paving they tore up.
 - As \$ available
 - Hwy W from 33 to Beich Rd. It is getting really Bad shape
 - Reuman Rd (should there be side rails on either side of the tunnel at N-5480)?
 - Eliminate Circle Bluff Road South from Indian Farm Road to County U
 - Blackhawk Park-Caledonia, Wood & Hilltop Sts. Need center & shoulder paint stripes
 - Because of the increase in traffic I think Allan Rd and Old U should be improved.

- 4. Do you have a recommendation for town roads to be brushed?
 - I think the roads are too severely brushed. The brush cutter which reaches far back is destructive to property as well as very unnecessary.
 - Stop brushing roads/wasted money
 - Did you mean - have the brush cut? Or Are you actually brushing the road surface?
 - No leave my trees alone!!! And save money at the same time.
 - NO Brushing!
 - Yes, but more so would like to see them stop flooding as it ruins the Roads on the lower Roads in Blackhawk Park
 - They need to be brushed . But chipping is expensive. Burn the Brush!
 - No brushing except where safety would be an issue
 - Keep to absolute minimum necessary
 - Roads should be brushed more often in order to control non native plants. Brushing should be done in an "etherial manner". Also control of Garlic Mustard should be done along with other non native weeds in early spring before going to seed. Employees should be aware of what to cut and (being able to identify problem areas.)
 - Do Not Understand "Brushed"; Swept? NO; Cut Brush On Sides? NO
 - Seems to have been too much - going too far from road
 - You should cut the grass along the roads more then once or twice a year, and do a better job of plowing the roads and using salt not wait until the snow has stopped for 12 hours and then decide

to come out and remove snow with one swipe and not put down any salt. People shouldn't have to risk their necks to get to their jobs.

- Black Hawk Rd on River Raised & Dressed/Paved- Better Maintenance
- Heck, No need to have roads brushed! This is another attempt at raising my taxes!
- NW corner of STHwy 78 to Old Cnty U during growing season
- Since this and plowing are the only services I get for my High tax of \$4200.00/year. Keep doing these. Also, The "range" that people along Cnty Rd U pay is nothing short of illegal. The fact that some people are older and retired has no bearing on the amount of tax to be paid according to Wisconsin. Some states have "officially" declared that after a certain age you no longer pay school tax. "Wisconsin has NOT" This practice with your City taxes is not only unprofessional and discriminatory it is against Wisconsin tax codes/laws
- Yes. Decrease Accidents "Due to Visibility"
- Weeds should be cut back in June especially near intersections, as to give viability for car where driver sits lower than Town Trucks
- Only if deemed impassable
- Keep it as back – woodsy as you can. Don't encourage more auto traffic.
- Yes, improves safety for drivers
- Don't know what this means.
- All town roads equal
- Spring & fall
- (Hwy W from 33 to Beich Rd) Branches overhanging Road
- Yes, They need to be brushed and mowed wider
- The current method of brushing with large rotary mower leaves a very unattractive result, and at times appears excessive

COMMENTS:

- Its a tough Job –Keep up the struggle
- Suggestion: New Ordinance, Can't have any adult type business next to or within 1000 ft of any property with a residence on it or a public park.
- I only have a lot on Long Lake so I feel I don't need to use the above properties
- I feel because we don't live in Caledonia that my opinion isn't valuable on these issues.
- My opinion is that the more and expensive houses, the more taxes go up. Go Figure. It is time to stop spending and reduce our tax burden. The town of Caledonia was once a peaceful and uncluttered place to live. It is no longer the case. There are houses and people everywhere, along with traffic.
- Bc accepting, There are two Towns – Recreational/Residential areas & special Agricultural/Forest Areas – Let all be enjoyed without eliminating beauty.
- Building second Home on Farmstead for Family to continue Farming without a acre amount
- I seem to remember my house being assessed by an increase of nearly 50% in 2002. Now I see the mill rate has increased so as increase my taxes when I was told this reassessment in 2002 would help lower my taxes... You are only taxing me out of this area and making the area less desirable with all proposed increased fees! In 2002 I paid \$1950. Now my bill is nearly \$2200. For the extra \$250 I request : free road brushing, free garbage pickup, free building permits, no restrictions on building. Keep the old building restrictions.
- Thank you for the opportunity to participate in this survey
- I do not feel I can answer some questions because I'm not there all the time and people that live there year around may need some of these things. I'm against building all over the country, because that ruins the beauty of Wisconsin. Some places should be left alone.
- It is very hard to answer these questions if you don't live in Caledonia proper. Besides giving either ors doesn't help anyone except the survey takers. What is the reason for all the restrictions? Is there a problem in Caledonia? If so how do residents know about it?
- The boat landing need a lot of work. (Blackhawk Park)
- Thank you for Paving Pigtail Alley
- Overall I feel a fine job is being done by the Township and the people involved. Thank you
- How will results of the surveys be made available for residents?
- Our compliments to Road and Brush crew. They do a good job.

- Remove Dead Tree at W-12055 Baltic Ave "on" north "RIGHT OF WAY" Thanks
- I'm "absolutely" appalled at the increase of my taxes! We are a seasonal cottage with no snow removal. We have done nothing improvement-wise on our place, and the taxes are getting to be way out of control!
- A correction to be made. I am sole owner of Parcel# 11004-1421. Therefore would like to have this changed to read:
- You are doing a wonderful job of keeping up the township. I appreciate it.

EDITORS NOTE:

Treasurer ordered 1000 copies of this Survey; however the Treasurer thinks 1100 were sent out. 316 were returned. Therefore between 28.7% and 31.6% were returned. Also refer to numerical/percentage tabulation summary prepared by Bob Loeffler.

I tried to use the exact spelling, punctuation, wordage, and case as the writer/responder did to express as closely as possible his/her opinion as well as feeling.

It is obvious that some people are confused, thinking Caledonia is part of Portage.