

## APPENDIX I: Planning our Future - Smart Growth in the Town of Theresa

If a question had multiple responses marked, the count was split between the responses.

Example: Two responses were marked in question 2b. Each response received a .5 when tallied.

### Section I: Issues and Opportunities

- Thinking about this area, overall, how would you rate the quality of life here in the Town of Theresa?  
48 Excellent      142 Good      25 Fair      3 Poor      1 No opinion      6 No Response
- Listed below are several aspects of life in our township. For each one, please tell us whether you think that aspect of life here in the Town of Theresa needs a lot of improvement, a little improvement or no improvement at all.

		Needs a lot of improvement	Needs a little improvement	Needs no improvement	No opinion	No Response
a.	Providing enough homes that people can afford to buy	21	40	122	38	4
b.	Access to town government information	20	94.5	76.5	28	6
c.	Having parks and green space	14	45	147	12	7
d.	Providing roads necessary to handle current and planned development	11	54	134.5	16.5	9
e.	Protection of water resources	33.5	65	88.5	34	4
f.	Having reliable utilities (i.e. electric, phone, cable)	23	59	124	15	4
g.	Providing high quality emergency medical service	4	35	154	25	7
h.	Insure quality police service	9	49	135	26	6
i.	Providing high quality fire protection service	2	32	164	22	5

### Section II: Planning for Growth

- Which of these statements best describes your point of view for our township?  
52 I would like to see no growth      142 I would like to see limited growth  
16 I would like to see significant growth      13 I have no opinion one way or another  
2 No response marked
- Listed below are several types of growth that might occur in our township. Please tell us whether you would generally support or oppose that type of growth for the Town of Theresa.

		Support	Oppose	No opinion	No response
a.	New residential development that includes multi-family and single-family residences	42	151	27	5
b.	New residential development that includes single-family, but not multi-family residences	102.5	81.5	35	6
c.	Encouraging new businesses to locate in our township	158	40	23	4
d.	Encouraging new businesses to locate nearby, but outside our township	97	66	54	8
e.	New roadways to meet future transportation needs	60.5	111	48.5	5
f.	Expanding existing roadways	68	106	44	7
g.	More job opportunities	149.5	33	40.5	2
h.	Preservation of farmland	169	21.5	30.5	4

**Section III: Housing**

5. Based on what you see and hear, how would you rate the supply of housing in this area in each of the following categories?

		We need a lot more	We need a little more	We don't need any more	No opinion	No Response
a.	Single-family homes for first-time buyers	16	65	105	31	8
b.	Rental housing for families and young people	7	50	131	31	6
c.	Moderately priced homes	21	94	69	34	7
d.	Higher priced homes	11	30	138	37	9
e.	Townhouses and duplexes	5	17	166	30	7

6. Some communities like ours are using "conservation subdivisions" as a means to allow some development while protecting rural settings. Conservation subdivisions are housing developments in a rural setting. They typically have compact lots and common open space, where the natural features of the land are maintained to the extent possible. Which of the following statements best describes your point of view?

- 32 I support mandatory conservation subdivisions
- 72 I support encouraging conservation subdivisions but not requiring them
- 87 I do not support conservation subdivisions
- 25 I have no opinion
- 9 No response marked

**Section IV: Transportation**

7. When you decide where you buy or rent your home, what would be the farthest you would be willing to locate from each of the following?

		Under 10 minutes	10 to 20 minutes	21 to 30 minutes	30 + minutes	No opinion	No Response Marked
a.	Travel time to work	12	52	67	53	33	8
b.	Travel time to shopping	16	74.5	69	31.5	26	8
c.	Travel time to theaters or restaurants	6	48	75	46	41	9
d.	Travel time to schools	48	91	24.5	12	40.5	9
e.	Travel time to health care clinics	9	78	76	28	27	7
f.	Travel time to parks	28	49	38	42	60	8

8. Do we need to improve our town local roads, even if it means an increase in our taxes?  
(CHECK ONE BOX)
- 41 Yes      168 No      12 No opinion      4 No response marked

Please comment: \_\_\_\_\_ (Comments are listed on a separate page.)

9. What level of road improvements in the Town of Theresa would you like to see?  
(CHECK ONE BOX)
- 5.83 Reconstruction to improve and upgrade town roads and bridges
  - 162.33 Annual maintenance to keep town roads and bridges in good condition
  - 51.83 Minimum amount of road repairs to keep town roads and bridges from deteriorating
  - 4 No opinion
  - 1 No response marked
10. How do you think that traffic volume has changed in the Town of Theresa over the past five years?
- |  |                   |                    |
|--|-------------------|--------------------|
| 55 It is much heavier, specify road location(s): | 9 Allen Rd        | 2 County Rd AY     |
| 103 It is a little heavier                       | 2 S. Bluemound Rd | 4 County Rd D      |
| 56 It has not changed much                       | 1 Ferris Rd       | 7 County Rd P      |
| 0 It is a little lighter                         | 3 Gill Rd         | 5 County Rd TW     |
| 0 It is much lighter                             | 1 Hochheim Rd     | 1 County Rd ?      |
| 11 No response marked                            | 1 Lone Rd         | 4 State Rd 28      |
|  | 4 McArthur Rd     | 3 State Rd 28 / 67 |
|  | 4 West Bend Rd    | 14 State Rd 175    |
|  | 20 Zion Church Rd |                    |
11. Which, if any, of the following would you support to address any problems on our local roads?  
(CHECK ALL THAT APPLY) (Total number of responses is greater than 225.)
- |                                     |                      |
|-------------------------------------|----------------------|
| 51 Speed limit signs                |                      |
| 28 Stop signs at more intersections |                      |
| 6 Speed bumps                       | 89 None              |
| 35 Stricter enforcement of laws     | 31 No opinion        |
| 28 Lower speed limits               | 7 No response marked |
12. What type of road do you live on?
- |                    |                  |                   |                      |
|--------------------|------------------|-------------------|----------------------|
| 38 State road      | 45.5 County road | 136.5 Town road   | 4 No response marked |
| (Road name: _____) |                  |                   | 1 Not applicable     |
| 4 State Rd 28      | 8.5 Cty Rd AY    | 13 Allen Rd       | 3 Lone Rd            |
| 6 State Rd 28 / 67 | 2 Cty Rd DD      | 3 Bancroft Rd     | 12 McArthur Rd       |
| 10 State Rd 175    | 4 Cty Rd P       | 1 Bluemound Rd    | 5 Meridian Rd        |
| 18 State Rd ??     | 8 Cty Rd TW      | 2 S. Bluemound Rd | 3 Mountain Rd        |
|                    | 2 Cty Rd Y       | 7 Doyle Rd        | 5 North Pole Rd      |
|                    | 21 County Rd ??  | 1 Dunn Rd         | 1 Pine Ct            |
|                    |                  | 5 Ferris Rd       | 2 Racoon Rd          |
|                    |                  | 2 Freedom Rd      | 6 Sunnyview Rd       |
|                    |                  | 2 Gill Rd         | 10 West Bend Rd      |
|                    |                  | 10.5 Hochheim Rd  | 1 Willow Rd          |
|                    |                  | 1 Kamrath Rd      | 14 Zion Church Rd    |
|                    |                  | 1 Lackas Rd       | 26 ?? Town Rd        |
13. What is the condition of the road in front of your house?
- |                      |                     |                      |
|----------------------|---------------------|----------------------|
| 206.5 Good condition | 11.5 Poor condition | 4 No response marked |
| 1 Fair               | 1 OK                | 1 Not applicable     |
- |                                    |                       |                       |              |                    |
|------------------------------------|-----------------------|-----------------------|--------------|--------------------|
| <u>Cross reference #12 and #13</u> | <u>Good condition</u> | <u>Poor condition</u> | <u>Other</u> | <u>No response</u> |
| State Road                         | 36                    | 1                     |              | 1                  |
| County Road                        | 39.5                  | 5                     |              | 1                  |
| Town Road                          | 129                   | 5.5                   | 2            |                    |
| Road type not specified            | 2                     | 0                     | 1            | 2                  |

**Section V: Agriculture, Natural and Cultural Resources**

14. Overall, how would you rate the quality of the environment in the Town of Theresa?

		Excellent	Good	Fair	Poor	No response
a.	Air quality	91	119	12	2	1
b.	Noise level	66	128	22	6	3
c.	Scenic views	115	95	12	1	2
d.	Groundwater quality	58	119	37	6	5
e.	Surface water quality	40	114	56	8	7

16. Do we need to do more to protect our local environment?  
 97 Yes      83 No      32 No opinion      13 No response marked  
 If yes, please specify: \_\_\_\_\_ (Written responses are listed on a separate page.)

17. Would you support regulations that would limit how close homes can be built to existing farming operations?  
 126 Yes      74 No      21 No opinion      4 No response marked

18. Would you support regulations that would limit how close homes can be built to existing crop operations?  
 109 Yes      91 No      21 No opinion      4 No response marked

19. Do you think that existing farmland in the Town of Theresa should be kept as farmland or do you think it could be used for other purposes? (CHECK ALL THAT APPLY)  
 (Total number of responses is greater than 225.)

- 178 Kept as farmland
- 52 Housing
- 27 Commercial uses such as retail shopping
- 35 Industrial uses
- 51 Parks and trails
- 8 No opinion
- 5 No response marked

20. In planning for the future, which of the following initiatives do you think would be the most important steps we should take in our area to protect or improve the quality of our natural environment here in the Town of Theresa? (CHECK ALL THAT APPLY)  
 (Total number of responses is greater than 225.)

- 37 Improving local services such as trash collection and snow plowing
- 54 Stricter water quality regulations
- 19 Investing more in creating new parks and open spaces
- 108 More regulations that protect agricultural land
- 133 Preserving existing woodlands
- 45 Better enforcement of existing laws and regulations
- 8 Other, please specify: \_\_\_\_\_ → → →  
 Find ways to save tax dollars  
 Recycling, support wind farms  
 Preserve existing wetlands  
 More public hunting land!  
 More trees, better air
- 41 None, our environment is fine the way it is
- 11 No opinion
- 5 No response marked

Rivers  
 Water run-off and spot check wells close to big farm operations

Keep housing lots 2 acres or less and not more than 1 home per 12 acres to preserve our open spaces

21. If these steps to improve our natural environment required increases in your taxes, would you support, or oppose tax increases for the following?

	Support	Oppose	No opinion	No response
a. Improving local services such as trash collection and snow plowing	46	130	38	11
b. Stricter water quality regulations	77.5	96.5	36	15
c. Investing more in creating new parks and open spaces	28	151	28	18
d. More regulations that protect agricultural land	110.5	78	27.5	9
e. Preserving existing woodlands	139	52	27	7
f. Better enforcement of existing laws and regulation	69	87	53	16

**Section VI: Utilities and Township Facilities**

22. What school district are you located in?  
 88.5 Mayville      131.5 Lomira      5 Don't know / No response marked

23. How would you grade the quality of education that our local public schools provide to children in our township?

	Total	Mayville	Lomira
A – excellent	54	20	34
B – good	97.5	42	55.5
C – average	26.5	16.5	10
D – below average	5	4	1
F – poor	1	0	1
No opinion	37	6	31
No response marked	4	2.5	1.5

24. Listed below are several services that people in our township might use. For each one please tell us whether you think that service needs a great deal of improvement, a little improvement or no improvement at all.

	A great deal	A little	None	No opinion	No response
a. Day care services	23	30	69	97	6
b. Library services	8.5	41.5	133	36	6
c. Ambulance and paramedic services	6	53	128	31	7
d. Fire protection services	3	31	149	37	5
e. Law enforcement services	13	41	123	40	8
f. Adult education opportunities	12	46	105	53	9
g. Other, please specify:	2	1	16	24	182

*Public access to rivers!  
 Protect property rights  
 ??*

**Section VII: Tell Us about Yourself**

25. What is your age?

- .5 18 – 24
- 17 25 – 34
- 44 35 – 44
- 65.5 45 – 54
- 52 55 – 64
- 41 65 or older
- 5 No response marked

*(The .5 indicates that two people worked on completing a single survey.)*

26. Are you male or female?

- 155.5 Male
- 65.5 Female
- 4 No response marked

27. How many people live in your household?

Number under 18 years				Number 18 years or older			
0	32	=	0	0	2	=	0
1	24	=	24	1	26	=	26
2	28	=	56	2	147	=	294
3	15	=	45	3	29	=	87
4	4	=	16	4	10	=	40
Total	103		141 children	Total	214		447 adults
	122		No response		11		No response

Total number in responding households – 588 people

*Total number in household - based on total number of people listed on each survey*

0	3	=	? (at least 3 people)
1	24	=	24
2	97	=	194
3	32*	=	96
4	39	=	156
5	17	=	85
6	6	=	36
No response	7	=	? (at least 7 people)
Total	225		591

\* One survey listed the total in the household, but did not indicate how many were adults or children

*At least 601 people live in responding households*

28. Which of the following categories best describes your current housing situation?

- 139 Homeowner
- 11 Renter
- 61.5 Farmland owner
- 9.5 Non-resident land owner
- 4 No response marked

*(Many marked both Homeowner and Farmland owner)*

29. How long have you lived in the Town of Theresa?

- 24 Less than 5 years
- 25.5 5 to 10 years
- 45 11 to 20 years
- 112 More than 20 years
- 14.5 Do not live in the Township
- 4 No response marked

30. Do you have Internet access?  
144 Yes      72 No      9 No response marked
31. What is the last grade of school you attended?  
8 Grade school  
13.5 Some high school  
64.5 Graduated high school  
84 Some college or technical school  
35 Graduated college  
7 Graduate school  
13 *No response marked*
32. Which of the following general categories best describes your annual household income from all sources?  
8 Less than \$20,000  
24 At least \$20,000 but less than \$35,000  
73 At least \$35,000 but less than \$60,000  
36 At least \$60,000 but less than \$80,000  
40 \$80,000 or more  
44 *No response marked*

Comments: *(General comments are listed on a separate page.)*

## Town Survey Miscellaneous Comments

The number indicates the question where the comment was written. Words in 'regular' font are taken from the survey. Words in *italics* were written by the person who completed the survey.

1 Good *to* → Excellent

2c Having parks and green space *add playground area to Town Hall*

2e *What is being done to protect water resources?*

2f phone (*circled*) *lines outdated*

2f Having reliable utilities (i.e. electric, phone, cable) *high speed internet*

2f cable (*circled*) *high speed*

2g *Ambulance drivers have no idea where people live – have no knowledge of name/residences*

2h *Insure quality police service Get rid of them*

3 I would like to see limited *planned* growth

3 *Quality! Not quantity* I would like to see no growth or limited "high end" growth only

3 I would like to see limited growth – *keep 35 acre building requirements*

4 *The small farms cannot support themselves, more housing, larger independent farms*

4a multi-family (*circled*) *Not* single-family residences (*circled*) *OK*

4a,b *The town should not cater to low-income people, because they ruin the area for people that work hard to have a nice life in the country.*

4b,c,d *\*We have enough pallet factories and trailer courts in our area. High vacancy rate in village exists now*

4g More job opportunities *only if HIGH END*

4h Preservation of farmland *some* *Oppose*

7 *Because we travel 30+ miles now for almost all of these services, we've realized the importance of having them closer and will consider that when determining our next home location.*

7 *Why do you care!!!*

10 It is much heavier, specify: *Allen Rd – people drive crazy between Mayville and 41*

10 *Only been here 2 years*

10 It is much heavier, specify: *McArthur Rd – Trailer park traffic*

11 Stricter enforcement of laws (*we have none now*)

*Lower speed limits on certain roads*

11 Stop signs at more intersections *28/175 (3-way)*

11 *Caution Children Playing*

11 *Other – Would like to see center line painted on all town roads – seems people don't know where that is any more*

11 *No littering signs*

11 Speed bumps *NO!!* Stricter enforcement of laws *NO!!*

11 *None – Cost of signing would break township. It meets our standard what we have now.*

11 *Don't allow heavy trucks on roads that can't handle it.*



- 12 *Kids are continually running stop sign at corner of road (Sunnyview Rd)*
- 13 *It's okay for the type of road that it is. (#12 Town road – Ferris)*
- 13 *Good condition Great! (question #12 Town road – Allen)*
- 13 *Good condition Poor Condition Truck traffic – no shoulder  
(question #12 Town road – Zion Church)*
- 13 *Good condition Too narrow for new subdivision in Town of Wayne  
(question #12 Town road – West Bend Rd)*
- 14a *Too many people burning garbage*
- 14a *Good except when liquid manure isn't spread*
- 14b *Neighbors are noisy i.e. fireworks, loud music and barking dogs*
- 14b *Noise level Good In spite of trains*
- 14b *Good except when quarry working*
- 14c *Fair changed when quarry came*
- 14a,d,e *How do we know for sure? We hope and assume it is OK*
- 17 *People moving into farming area have to know what they are getting into*
- 17 *No opinion Not sure what issues relate to this*
- 17 *No Too many regulations takes away property rights*
- 17&18 *Yes We would like to see very limited amounts of housing developments*
- 18 *No – depends upon situation – it is essentially up to the landowner and person buying land*
- 18 *No People should use common sense in building where they would like to locate*
- 19 *Kept as farmland / Housing within certain specifications – keep good farmland but allow to  
build on rocky, hilly or small areas that may not be of “high” quality land*
- 19 *Kept as farmland Reasonably*
- 19 *Land close to the village should not be farmland cause people complain about manure smell  
– keep it in the country*
- 19 *Commercial uses such as retail shopping I do not support retail chains but would support  
private business*
- 19 *It should be up to the individual owner what to do but encouraged to keep it rural*
- 19 *Some of everything in certain areas*
- 19 *Housing (Limited, where appropriate)*
- 19 *Housing – single family or duplexes with 3-5 acre minimum parcels – 3 acres for houses  
and 5 acres for townhouse/duplex*
- 20 *Improving local services such as trash collection and ~~snow plowing~~ snow plowing is  
excellent*
- 20 *Better (circled) enforcement of existing laws (underline added) and regulations*
- 20 *Improving (circled) snow plowing (circled)*
- 20 *More regulations that protect agricultural land / less chemical on farmland*
- 20 *Improving local services (underline added) such as ~~trash collection and~~ snow plowing –  
put that blade down and sand every driveway going up a hill or down one to get in the  
driveway!!! Poor plowing out here. (question #13 Town road – Zion Church Rd)*

- 21 *We already pay \$500 a month for property taxes, and all we get is snowplowing!*  
*The town needs to manage funds better.*
- 21 *We don't need tax increase for enforcement of existing regulations.*
- 21 *More taxes is never good!*
- 21 trash collection (circled) *More than ½ day*
  
- 22 ? *No kids*
- 22 *Not sure*
  
- 23 A - excellent *Lunch system could be improved!* (Mayville school district)
- 23 B - good *except for high school math instructors* (#22 Mayville school district)
- 23 B - good *plus!*
- 23 *At Theresa Public we have 4 grades and how many cars parking in front, for what, we need that many teachers, wake up get some that teach and get rid of the rest*
- 23 *No opinion Our kids don't go to the Lomira schools*
- 23 *No opinion – We used school choice to send our children to Town of Herman school*
  
- 24b *Library service hours in a.m.*
- 24b *Library services We have the best now*
- 24b *Library services A little (open on weekends)*
- 24e *Law enforcement services Get rid of them*
- 24e *Law enforcement services A great deal need to respond out of town*
- 24f *Adult education opportunities Provide area for training*
  
- 26 *Both agree*
  
- 29 5 to 10 years -- *lived here*                      11 to 20 years – *owned land*
  
- 30 *Dial up – slow*
- 30 *No Will get in future*
- 30 *Yes Dial up only – too slow*
  
- 32 *None of your business*
- 32 *I don't think that's any of your business*

Town Survey Question #8 Comments

8. Do we need to improve our town local roads, even if it means an increase in our taxes?  
Please comment:

Make repairs as needed; As needed to supply safe roadways; Just maintain existing Town roads  
NO, NO, our roads are fine – patch em, cut and paste them – good enough

Maintain as needed; Simple maintenance is fine; If needed

I think our town roads are just fine the way they are; Our roads seem fine to me

Maintain as they are now; Maintenance (on) roads we have

Our roads are fine; The roads are OK; They are OK; Roads are good; Existing roads are fine!

I think our roads are just fine. Maintenance for upkeep would suffice.

Roads are fine taking a few miles every year and repairing

Every year a little section should be done, so that we don't get everything at once.

Our town roads are good, repair where needed – start improving the roads too much – you get  
more and more traffic and that creates other problems

They always need upkeep – seem to be doing good now; Roads seem to be in good shape

But only as needed; Keep up what we have now!

We do a very good job on maintaining our town roads. Our taxes are too high right now!

Maintain – not improve; If town roads are in need of repair – we need to fix them

They are good now, let's keep them that way; The roads are fine

Just keep on seal-coating and blacktop where needed

Road maintenance. Should be kept up even if that raises taxes

Most of our town roads are in good condition

I believe good roads and bridges are important even if it means a small increase in taxes

Things are fine the way they are!! If it ain't broke don't fix it. . . !!!

We have done well in the past. Do the same in the future.

Maintain existing; Just maintain as needed; Just maintain them; Maintain what we have

Town roads are being maintained just fine now at the present tax rate

I feel the town is doing a good job keeping up with upgrading roads. It is something that has to be  
done a little at a time, all the time. Otherwise it gets to be a big problem and a big tax  
burden later.

Town of Theresa roads are in great shape; Our roads are good enough

I like small country roads. It preserves rural Wisconsin history.

We're "old" people – don't travel around a lot

I think the roads are in fairly good condition, but I don't get around the whole township much

If roads are rough, drive slower

Our roads need no improvement. They are some of the better town roads that I've traveled on  
throughout the state. Maintaining them, to keep them nice is important.

People don't appreciate how good our roads are; The roads are better than other town roads

I think our roads are fine – but would support increased taxes to maintain

We don't need super highways in the township; Not four lanes or expansion

Most are wide enough for traffic; Town roads for local traffic only

They'll drive too fast. There'll be more accidents. Too many questions to answer

I think the Town of Theresa does a very good job. Town of Herman needs to take care of their  
part that adjoins Town of Theresa such as cutting trees and brush, cutting grass and weeds,  
put gravel on shoulders – Hochheim Rd.

Main Town roads like Zion, McArthur, Allen, Gill should get some shouldering done and center striping; Center lines on all roads

Adding shoulders to some of the more heavily traveled town roads

Roads need to be kept up – better shoulders on side roads; Continue to improve shoulders

Some roads are just too narrow to support an increase in travel and are very much so for any added amount of semi usage

Maintain and for safety (widen etc.); Updating for safety should be a priority

County roads need improvement (Cty TW!!!); Some town roads need help.

Too many pot holes and cracks – they need to be plowed in winter. (lives on a County road)

Winter plowing and salting in a timely manner needs improvement (lives on a Town road)

Use the money from all the OWI fines

Let the farm machinery owners pay for the damages and improvements needed to maintain a safe road. That goes for dump trucks also.

Make the developments pay for road by adding a use fee to all building applications

Do regular maintenance – if major improvements are needed due to new developments – they should pay for them

If more revenue is needed to repair roads then cuts should be made in other areas to accommodate it

Our taxes are high enough the way it is; Why?

An increase in taxes for roads leaves people with less money to use them.

Taxes are too high now! We need town employees that don't waste time!

Taxes are high enough; Taxes are high enough!

Low income families are stressed enough!

Taxes are high enough; No tax increase; **NO HIGHER TAXES!!!**

## Town Survey Question #16 Comments

16. Do we need to do more to protect our local environment? If yes, please specify:

Stop manure run OFF by rivers and creeks; Run off and sewage in river  
Manure runoff; Watch manure run-off; Farmers runoff; Watch ag run off; Farm land runoff  
Start checking big farms manure pits and water run-off  
Monitor growth of large farms and manure spreading; Herd size limits  
Have control of manure (DNR); Regulations on open manure pits  
Manure management; Regulate open manure pits; Limit manure spreading  
Limit amount of liquid manure hauled on fields; Manure hauling laws – Grazing on stream banks

Maintain ag land and wildlife lands – monitor well water for purity  
Surface water and ground water – It's good now, but once its bad it's hard to clean up  
Well specs need to be tightened and enforced; Water (ground)  
Cut water pollution; Maintain agricultural buffers around rivers  
Protect our drinking water by less water runoff; Water run-off; Take care of water runoff etc.  
Protect ground water; Check ground water for contamination; Ground water quality  
Cleaner Rock River; Filter runoff – trees, berms, etc.  
The Rock River and streams are important to all wildlife and recreation  
Lakes and rivers; Woodlands and wetlands  
Keep the areas near the rivers, creeks, etc. protected as a buffer. Put your parks there

No quarries; Get rid of quarry  
Keep from building houses on farmland; Limit use of good farmland for construction  
Keep farmland; Farmland preserve  
Less farmland development; Protect agricultural lands – no rezoning  
Minimize building permits; Residential for agriculture and their employees only  
Keep housing requirements up to avoid low income/subsidized housing projects  
Keep as much “rural” as it is now; Keep the small town environment  
Quit expanding subdivisions (or starting new ones); No more mobile homes  
No or little growth by developers; Keep development and business out!  
Control development; No more development  
Limit growth; Don't overpopulate  
No building outside of Town; Limit housing; Not build homes all over!  
Less housing, less people means less pollution

We have a large wildlife population which needs to be managed  
If more manufacture watch noise and air pollution  
We should always be good stewards of God's creation.  
People always need to do what they can to protect the environment.  
Stop United Coop from spraying on windy days.  
Trash on the roadside; Ditch clean ups occasionally  
Use less chemicals on the ground; Minimal salt, more sand  
Law enforcement; Illegal aliens  
Don't we have enough protection?!  
We don't know ... what is being done now?  
Just keep up the good work.

## Town Survey General Comments

I love our little town.

It's a great place to raise kids.

The police, fire and medical are first rate.

Follow village plan for housing.

NO housing on ag land (non-farm related).

Multi-family housing for farm/business.

Make sure land WEST of Fireman's Park is dedicated for park.

Encourage business (small in-house, medium and large), that's what keeps a town healthy & not houses, they cost you money!!

I don't think the township needs to grow. If we need to go shopping, Fond du Lac and Beaver Dam and West Bend are 20-30 minutes away. I like the small township and farming communities we have.

As a rule, low income housing brings an element that generally has a higher incidence of problems and crime and therefore I strongly suggest the Town of Theresa steer clear of accepting/allowing this type of growth.

You get just what you work for, you get too many free loaders.

In schools they have so many sports that kids think life is just fun and games and running around, and wanting this and that.

Have to be very careful about growth. Think how future generations will be impacted.

What we don't enjoy is the loud music coming from the cars going by all day and night! And the engine braking of milk trucks, semi's and gravel trucks early in the morning!

We support farmers and love our rural setting. We want to be sure of clean water supply now and in the future. Our concern would be that the farms are adequately able to control their run off of fertilizer, chemicals and manure. We want to protect the ground water and the marsh. When large issues arise townspeople need to be notified. Not by just a paper on a bulletin board. With gas prices so high we see no benefit to cutting grass along the roads. If it is necessary to keep grass short why not plant something native that doesn't need cutting?

Snow plowing is my only complaint. Drivers bring snow down the hills into my driveway after I've cleaned it. - To go up the hills there's no sand and more than once it's become solid ice which is difficult to drive on -- making a turn into or out of more difficult than it should be. To get in or out of the driveway try using the blade on the truck -- it's what pushes snow away from the roads. Put it down.

Allow development of all kinds along Hwys "D", "28", and "175", also within a 2 mile radius of these highways.

Town Theresa is a good place to live. I like the peace and quiet. I realize that the area will become more populated, but also feel it should be slow and easy. Someday, crop and food production will be of much greater importance than it is now. America has been blessed with over-production. We are told we can't stop progress, but fail to remember history repeats itself. Every great civilization has had its downfall. Roads and cars are not much use if we don't have gas. A nice house and lawn doesn't help if we are short of food. The present Board and especially the president of Town Theresa are doing a very fine job. They listen, they discuss things with all sides, and use common sense and are Fair.

Something needs to be done about the large open manure pits in the township. Our groundwater is at risk! Look what happen in Juneau with the Nehls operation polluting area wells.

The County Land Use Code isn't bad as a guide and we could use most of it and make the land and lot II's whatever we wanted to so we wouldn't have subdivisions but some lots would be able to be sold and that land would then be undividable after those lots would be taken off. This would allow growth and be fair for all landowners no matter what their occupation.

Theresa hasn't grown to any great extent since its hey day. There's no real reason for anyone to move here. You can't work in town or shop. There's no real development to bring stores here. Many small farms are floundering and may be put to better use to improve the quality of living for all, while keeping the quality of our nature.

We need "new thinkers"! Time is moving forward and so must we. We can have a small town feel but uptown improvements. Also a big draw back to our relations with people is our inflexibility when it comes to our law enforcement. We are not under martial law!

It seems that most of the town is farms, and I think that is nice – so most of the questions don't really apply. If there would be any subdivisions, they should be right next to the Village of Theresa. But since there are a couple just starting development in the Village right now, there won't be any demand in the township for quite awhile.

Don't know if it is still the rule that you can only break off a home and outbuildings with 2 acres (no more than). Basically that makes the barn useless. Hobby farmers need 5-10 acres – and that just isn't taking that much from agricultural farmland.

As far as home building which seems to be always an issue, let's have a 40 acre minimum to build a home. If someone has a smaller parcel on one tax key # let them build. If they own 200 acres on one tax key then they can only build one home. We can't just let farmers or farmers friends build homes it just isn't fair is it?

I think the police protection we're getting from the county is lousy. I have lived in the township for over thirty years and I have never seen a county cop parked on one of our town roads checking for speeders. In some townships they have their own officers that check on speeding and other minor things and only work part time.

How many arrests have the county made for speeding on our town roads in the past year?

We must preserve farmland.

I would love to be able to access the activities, town hall meetings, agendas etc via the internet, along with the state government officials who serve our region and their activities during office. The activation of an internet site for the Town of Theresa would be an asset to our community by highlighting our local business, farming groups, activities of the DNR and political endeavors. It could also highlight aspects of our local community activities.

Response from 4b. – Theresa is a nice community with reasonably priced homes, some are rentals. Going beyond townhouses and/or duplexes would invite a more transient group of living, which would be a detriment to what our community currently is. Safe and quiet. Condos would be a feasible option with regular maintenance and upkeep.

Thanks for asking.

P.S. New construction with the utilization of local merchants/contractors would enhance the community's self-reliance and pride.

The town hall is a great place for get togethers. However, it needs to provide another refrigerator. When we hold a good sized party there, we run out of space for refrigerating food and refreshments. There are so many cupboards and they all are empty. I suggest removing some counter area and cupboards on the west side and put in another refrigerator.

Also: This survey was only addressed to my husband. I am taxpayer also, and would like to express my opinions also.

We like the small town feeling of Theresa.

Preserve farmland – Top Priority

The town does a very good job on road care and snow plowing.

But the town needs to protect our water resources (wells, water run-off)

Manure pits for leakage at least 2 time a year.

1) Continue building residential single family homes.

2) Large park(s) needed with nature trails. These will attract more families to Theresa! Kids want a water park with water slides!

We don't need such a heavy police presence. We don't need to have any more subdivisions or trailer parks.

We do need growth as in an industrial park for jobs. Our taxes are way too high due to population growth and the resulting revenue needed for our school system. The more people, the more the taxes go up. It never lowers them. Just look to our south – Slinger, Sussex, Pewaukee, etc. Keep it small. Keep it rural.

Being that residential property is paying the biggest share of taxes, I feel we should have more input into the expansion of increase in sizes of animal population.

Homes belong in the village

Business belong in industrial parks



We definitely need some housing growth. We need growth to generate more tax money. If we have no growth, there will be more taxes burdened on the current homeowners and especially the farmers.

Growth is inevitable to keep with current times, and also for the Town's budget planning. Each year, a certain amount of growth should be allowed.

Doing a fine job, keep up the good work!

For those of us wanting more urban type services, (beyond basic education, fire and police protection, etc), perhaps might want to consider moving to a more urban area.

The quality of life in the Town of Theresa is good plus! Let's leave it the way and preserve what we have.

We need to recognize and appreciate that what we have is unique. Any future development should be limited and restricted toward QUALITY (high end) ventures.

My main priority is preserving farm land.

I would support the development of 'Non Prime' farmland for residential development. I also feel Theresa could be a great "bedroom community" along the lines of a more affordable Theinsville.

Let people do what they want with their own land, would be a great start!

I see an overall picture of good quality of life in this township. What I don't understand is why neighboring townships encourage development of new homes in certain locations, and I see it happening all around us, but for some reason not in the Town of Theresa. I really think we should re-evaluate the restrictions put on landowners, who pay taxes, over possibly offering sites for development of homes to increase the tax base and offer the chance to people who would prefer to live in a rural setting and have limited opportunities due to lack of rural housing.

We bought our house and land in the Town of Theresa because of the open space and rural atmosphere. We are very much opposed to the development of single family/multi family housing, any type of retail/commercial development, or any type of industrial development. We are 20-25 minutes from West Bend or Fond du Lac where we are more than happy to drive to for our shopping needs. There are also many area parks in close proximity – having this developed in our town is not needed.

Our kids have a park in their own backyard – the land we own. If we maintain requirements that limit – or don't allow for tiny lot/land parcels to be sold – this is a non-issue.

While allowing more housing in the township would spread out the tax burden, which keeps rising for the homeowner, it also brings with it a higher demand for services, which in turn, brings higher taxes. Either way, the homeowner loses. More homes, less groundwater, more noise, more pollution, more kids, bigger schools, more teachers, better and more roads = higher taxes for the homeowner. We lose no matter what.

Good survey!

The Town of Theresa is a very nice (place) to live and raise a family!  
We have enjoyed it for many years!

- Stricter ordinances in regards to 'viewable' junk. i.e. take a look at Hwy TW for example
- Propose to village nicer park for families and young children
- Propose to the village some form of retail shopping i.e. grocery or strip mall
- Let's get out of the "bedroom" community and offer more to the community
- Treat all town members equally in terms of fees, zoning, etc. (no special treatment for a farm)
- Allow small business such as bed and breakfasts, green market, some type of recreation
- Inspection requirements for all buildings – electrical, plumbing, etc.

We moved here to Theresa because it was rural. We strongly agree it should be kept that way. Let the farmers do their farming and quit expanding and building more houses and spending all of our (taxpayer) hard earned money . . . . .

I think our town is fine the way it is. I don't need a tax increase.

I support quality growth.

- \* Good housing that increases property values not decreases such as mobile home parks
  - \* We need job opportunities such as an industrial park, which would encourage quality residential growth.
  - \* Quality residential growth would encourage businesses and shops and stores
  - \* Quality businesses, shops and stores would provide more jobs
  - \* More jobs would encourage quality growth
- All of this provides more taxes, not higher taxes.

Here in Theresa Station, we have a couple of channels leading out to the Rock River. – These were designed to be used for pumping water from in the event of a fire. Currently, they are becoming clogged as the Theresa Marsh is engulfing them. It is getting to the point that, if they were ever needed to draw water from, it would not be possible to do so.

These channels need to be dredged for the safety of the residents living here in the station. – Also, the edge of the channel is giving way. The railroad ties are falling into the channel, further blocking it, and thereby making for an unsafe condition.

I am not certain that anyone will actually read these comments, but if they do, I would appreciate a response to them. Thank you.

October 2007

Dear Comprehensive Planning Committee,

Thank you for sending out the survey for planning future growth. When considering options, please remember that Smart Growth is not a law and is to only be use as a tool for planning future growth within our town. Many communities have enacted as if Smart Growth is already law of the land, which I am opposed to.

Our town currently is set up as a farming community, which I would like to see remain that way. We are at least 20 minutes away (Hartford, West Bend, Fond du Lac) from a community with industry and retail shopping. We have chosen to live in the rural atmosphere not in a city or metropolitan area. We should continue to support our local farmers with land/rent options and at the same time, not let one or two big farming operations restrict our options and control land rent pricing.

We should allow those elderly farmers who want to sell their farms, with the option to divide in parcels (35 acres for building without a conditional use permit) as the town is currently set up. This will help increase our tax base, which we will need to continue our current needs.

I feel we should not promote industrial and multi-family development in our township. This would only increase expenses for roads, infrastructure, schools, police and fire protection which our community could not afford without significantly increasing our taxes and take away from our farm land, woods, and green space and our rural way of life. With the Village of Theresa so close by to many of us, this should be options for them not the Town of Theresa.

Thank you for your time and please continue to keep the town informed. Please notify us if open meetings will be conducted on this subject, which I am interested in.

Town Resident