

## 1.1 INTRODUCTION

### The Planning Program

On May 7, 2007, the Town of Theresa Board approved the motion to continue with local zoning in the Town of Theresa (hereafter referred to as "Town" or "the Town"). The Town Board also approved the updating of the Town's 1996 Comprehensive Plan to bring the plan into compliance with Wisconsin's 'Smart Growth' legislation. Thirteen Town residents were appointed to form a comprehensive planning committee and the first meeting was held on June 27, 2007. The Town Board approved a public participation plan that included a public opinion survey, monthly planning meetings that are open to the public, and one or more public hearings to be held prior to the adoption of the updated comprehensive plan.

### The Purpose of Planning

Development in a town such as the Town of Theresa consists of thousands of land use decisions each year by related and unrelated individuals, and by corporate associations such as private business firms, nongovernmental organizations, and government organizations. Generally, these decisions conform to tradition and experience, but are also based on a wider variety of conceptions of rationality, optimality, self-interest, as well as a concern for the public welfare. Land use decisions, too, are affected by the declining importance of old technologies and the rise of other technologies. In the twentieth century, we saw not just the rise of the automobile and the implications that had for our use of the land, but the separation of the conveyance of information from transportation; we can "visit" another place and interact with people there without moving from our home or office.

Land use decisions are important. Whereas the land we own as property is often the means to earn our way in the world, the consequences that result from our decisions about the use of land at any particular point in time are neither confined to that moment or to any particular place; our decisions have consequences that continue on in time and across the boundaries of our property. Our decisions may affect our descendants. Our decisions on land use may also affect more immediately, in the here and now, our neighbors and their uses of land and resources beyond the boundaries of our land. The difference between our neighbors and our descendants, of course, is that our neighbors will let us know if what we are doing affects them; any zoning board meeting entertaining a petition to change a land use will serve as an example of that. But our descendants, for the most part, are yet silent. An interesting method in planning might be to ask what they would say. Would they regard our decisions to protect the land as farsighted and wise? Or would they wonder why we decided to think only for the short term and neglect those who would come after us? We must, in our communities, think about what they will need in their lives on the lands that we now have stewardship over.

What we do can affect the ground and surface waters that constantly flows in, on and through the land that we might call our own, to reach the property of someone else. Our land use decisions can affect the air we breathe, the amount of traffic on the roads, and the beauty of the land. Each of our land use decisions has the potential to affect our neighbors and descendants in positive and negative ways. A very important purpose of

planning is to enhance the possibility that our land use actions will result in positive consequences for the land.

The process of making a plan and the existence of a plan as a legal document establishes an arena in which a community of people can consider the effects land use decisions have over time and the immediate effects upon one's neighbor. Without a plan, landowners and the public as a community of people have little opportunity to reflect on the potential consequences of land use decisions. In such a case, land use decisions need pay little or no attention to the interests and well-being of other property owners, nearby residents, and those who come after us. Property owners and residents would then have little protection from decisions of others that may not only not be in their interest, but may even be harmful to them. The quality of life and the value of property could plummet in a competition to exact exclusive, immediate and even terminal value from one's land, perhaps calculating to act in advance of a neighbor's indulgence in the same strategy. Planning is an appreciation of the value of property and a respect for others, both here and now, and in the future. It is an articulation of community standards, sense of beauty, concern for the safety and welfare of its citizens and principles for land use. It is a set of rules established to maintain and enhance property value and encourage a sustainable generation of wealth.

Land and the public services provided to the people who live on the land are too expensive to use unwisely. Limited resources must be used in the most beneficial and least wasteful manner. The process of planning attempts to apply a rational process of research, analysis, and forethought to the development process. It attempts to guide the use of town resources in an efficient, convenient, healthful, and thoughtful manner. The plan is a guide to public and private decisions concerning land. It is not an ultimate design to be etched in stone and forever obeyed. Rather, it represents at a particular point in time a process of thought, research, analysis, dialogue with residents, and creation of a set of ideas about land use. A plan will require periodic reconsideration. The plan is long range and general, not something to be imposed in a narrow and rigid manner.

Wisconsin Statutes, Section 66.1001, by reference from Section 60.62(4), provide that a town's plan commission or other body of the town that is authorized to prepare or amend a comprehensive plan may recommend the adoption or amendment of a plan that contains all of the following elements:

1. Issues and Opportunities Element
2. Housing Element
3. Transportation Element
4. Utilities and Community Facilities Element
5. Agricultural, Natural and Cultural Resources Element
6. Economic Development Element
7. Intergovernmental Cooperation Element
8. Land Use Element
9. Implementation Element

Wisconsin Statute 66.1001(3) states: Beginning on January 1, 2010, if the Town of Theresa engages in any of the following actions, these actions must be consistent with the Town's comprehensive plan:

- Official mapping established or amended under s 62.23(6)
- Local subdivision regulation under s. 236.45 or 236.46
- Town zoning ordinances enacted or amended under s. 60.61 or 60.62
- Zoning of shorelands or wetlands in shorelands under s. 59.692, 61.351 or 62.231

### Mission

The mission is the purpose for which planning is done and the direction to guide future decisions. What and who are we doing this for? What is the basic, most fundamental concern? What is important? How do we perceive the land? How do we conceive the use and care of the land? What will be the condition of the land for those who follow us on it? What is the beauty inherent in the land and what can we do to preserve it?

### Town of Theresa Mission

- ♦ To preserve and protect the natural and agricultural environment;
- ♦ To maintain the rural atmosphere and character;
- ♦ To provide all citizens of Theresa with healthy, safe, convenient and attractive places to live, work, shop and play;
- ♦ To control development according to the standards that the Town of Theresa establishes; and
- ♦ To achieve its mission by the most practical, economical and efficient means available.

## 1.2 ISSUES AND OPPORTUNITIES

### History and Setting

The Village of Theresa was founded in 1833 by Solomon Juneau, a French Canadian fur trader for the American Fur Company in Milwaukee. During his many trips between Milwaukee and Green Bay, Juneau stayed at the Indian campground on the east branch of the Rock river. This campsite, bounded by the Rock River on the north, east, and west sides, became part of the original Village plat in 1846. Juneau named the Village in honor of his mother, Theresa, and the Town took its name from the Village. The Town was surveyed in 1834 and 1835 and given the designation Township No. XIII North, Range XIV East 4th Principal Meridian, Northwest Territory.

Two books provide some information about the history of the Town of Theresa:

1) The History of Dodge County, Wisconsin, published by the Western Historical Company in 1880. 2) Dodge County, Wisconsin. Past and Present, written by Homer Bishop Hubbell in 1913. The Theresa Historical Society organized in 1956 has restored Solomon Juneau's home and has also collected over 2,000 photos and other documents related to the history of Theresa. For Theresa's Sesquicentennial celebration the Theresa Historical Society published "Portraits of the Past, a Pictorial Look at the History and Founders of the Community of Theresa."

The Town of Theresa is located approximately 18 miles south of Fond du Lac, 40 miles northwest of Milwaukee, and 50 miles northeast of Madison. Located in the northeast portion of Dodge County, Theresa is adjacent to Washington County on the east. STH 175 runs north and south through the eastern portion of the Town and U.S. Highway 41, a major north-south transportation route reaching Milwaukee, Chicago, Fond du Lac, Appleton, and Green Bay, is located in the extreme eastern portion of the Town. [See Map 1-1 for the regional location of the Town of Theresa.]

The Town of Theresa is a rural area. Farmlands, farm residences and buildings, wetlands, hills (drumlins formed by glacial activity) and woods create beautiful "picture postcard" Wisconsin scenery. The East Branch of the Rock River meanders peacefully through the town and village, after leaving Theresa Marsh, a large wetland approximately 2,000 acres in size.

### Population Trends

The population of the Town of Theresa is considered in terms of total numbers of people and the changes in numbers over time. The characteristics and composition of the population are also considered.

Theresa's population has been relatively stable since 1960, as shown in Table 1-1. The Town's population increased slightly between 1960 and 1980, but has decreased since the 1980 census. This population trend is local; Wisconsin and Dodge County have grown steadily in the past 45 years. Without an urban concentration, Theresa's population has reflected trends in agriculture more than it has trends in nearby larger, more urban, areas.

TABLE 1-1  
Long-Term Population Trends 1960 - 2000

Year	Town of Theresa		Dodge County		Wisconsin	
	Population	% change	Population	% change	Population	% change
1960	1,092		63,169		3,951,777	
1970	1,174	7.51%	69,004	9.24%	4,417,821	11.79%
1980	1,152	-1.87%	75,064	8.78%	4,705,642	6.51%
1990	1,083	-5.99%	76,559	1.99%	4,891,769	3.96%
2000	1,080	-0.28%	85,897	12.20%	5,363,715	9.65%
Total Change	-12	-1.10%	22,728	35.98%	1,411,938	35.73%

Source: U.S. Census of Population

Table 1-2 shows population trends in the Town of Theresa, Dodge County and Wisconsin over the last eighteen years. The state's annual population estimates show a steady increase in population in the town, county and state. The Town's actual population in 2000 is significantly lower (59 people less) than the 1999 population estimate. The state's estimates again show the Town's population is steadily rising since the 2000 census. Is the state's annual population estimate an accurate indicator of the Town's population growth? Probably not. It is more likely that the Town's population has remained relatively constant since the last census.

TABLE 1-2  
Recent Population Trends

Year	Town of Theresa		Dodge County		Wisconsin	
	Population	% change	Population	% change	Population	% change
1990*	<b>1,083</b>		<b>76,559</b>		<b>4,891,769</b>	
1991	1,081	-0.18%	76,884	0.42%	4,920,507	0.59%
1992	1,073	-0.74%	78,032	1.49%	4,968,224	0.97%
1993	1,090	1.58%	78,738	0.90%	5,020,994	1.06%
1994	1,092	0.18%	78,945	0.26%	5,061,451	0.81%
1995	1,104	1.10%	79,915	1.23%	5,101,581	0.79%
1996	1,120	1.45%	80,839	1.16%	5,142,999	0.81%
1997	1,126	0.54%	82,147	1.62%	5,192,298	0.96%
1998	1,137	0.98%	83,348	1.46%	5,234,350	0.81%
1999	1,139	0.18%	84,312	1.16%	5,274,827	0.77%
2000*	<b>1,080</b>	-5.18%	<b>85,897</b>	1.88%	<b>5,363,715</b>	1.69%
2001	1,087	0.65%	86,476	0.67%	5,400,449	0.68%
2002	1,092	0.46%	87,083	0.70%	5,453,896	0.99%
2003	1,096	0.37%	87,599	0.59%	5,490,718	0.68%
2004	1,110	1.28%	88,285	0.78%	5,532,955	0.77%
2005	1,108	-0.18%	88,748	0.52%	5,580,757	0.86%
2006	1,116	0.72%	89,063	0.35%	5,617,744	0.66%
2007	1,119	0.27%	89,225	0.18%	5,648,124	0.54%
Total Change	29	2.66%	10,487	13.32%	627,130	12.49%

\*Actual census count

Source: Wisconsin Department of Administration - Official Population Estimates

TABLE 1-3  
Town of Theresa - Age Distribution

Age	Population	Population	Population	1980-1990 Change		1990-2000 Change		20-year Change	
	1980	1990	2000	Number	Per cent	Number	Per cent	Number	Per cent
Under 5	98	75	71	-23	-23.5%	-4	-5.3%	-27	-27.6%
5 - 9	103	104	78	1	1.0%	-26	-25.0%	-25	-24.3%
10 - 14	130	108	90	-22	-16.9%	-18	-16.7%	-40	-30.8%
15 - 19	132	90	99	-42	-31.8%	9	10.0%	-33	-25.0%
20 - 24	91	68	51	-23	-25.3%	-17	-25.0%	-40	-44.0%
25 - 29	86	80	43	-6	-7.0%	-37	-46.3%	-43	-50.0%
30 - 34	71	87	71	16	22.5%	-16	-18.4%	0	0.0%
35 - 44	148	167	201	19	12.8%	34	20.4%	53	35.8%
45 - 54	107	121	171	14	13.1%	50	41.3%	64	59.8%
55 - 64	105	75	111	-30	-28.6%	36	48.0%	6	5.7%
65 - 74	54	69	51	15	27.8%	-18	-26.1%	-3	-5.6%
75 - 84	21	25	37	4	19.0%	12	48.0%	16	76.2%
85 and over	6	14	6	8	133.3%	-8	-57.1%	0	0.0%
Totals	1,152	1,083	1,080	-69	-6.0%	-3	-0.3%	-72	-6.3%
Median Age	26.3	31.0	37.3						

Source: U.S. Census of Population

### Population Characteristics

Populations reflect certain characteristics that may change over time. These include age, sex, race and household composition. These characteristics are considered in the following paragraphs.

The population of the Town of Theresa is becoming older. The median age of the population of Theresa rose from 26.3 years in 1980 to 31.0 years in 1990 and to 37.3 years in 2000. This upward median age trend indicates that the population will continue to age. Table 1-3 shows changes in the age composition from 1980 to 2000.

Theresa's age distribution is compared with Dodge County in Table 1-4. The Town of Theresa has a slightly older population than Dodge County's population. The median age for Dodge County's population was 37.0 years in 2000 while the Town of Theresa's was 37.3 years. The Town of Theresa is 'aging' faster than the rest of Dodge County. The number of people over the age of 35 living in the Town has increased at a greater rate than in the rest of the county.

TABLE 1-4  
Town of Theresa and Dodge County - Age Distribution

<u>Age</u>	<u>1990</u>				<u>2000</u>			
	<u>Theresa</u>		<u>Dodge County</u>		<u>Theresa</u>		<u>Dodge County</u>	
Under 5	75	6.93%	5,462	7.13%	71	6.57%	5,098	5.94%
5 - 14	212	19.58%	11,836	15.46%	168	15.56%	12,095	14.08%
15 - 24	158	14.59%	9,621	12.57%	150	13.89%	11,174	13.01%
25 - 34	167	15.42%	13,009	16.99%	114	10.56%	11,746	13.67%
35 - 44	167	15.42%	11,166	14.58%	201	18.61%	15,018	17.48%
45 - 54	121	11.17%	7,599	9.93%	171	15.83%	11,341	13.20%
55 - 64	75	6.93%	6,524	8.52%	111	10.28%	7,439	8.66%
65 - 74	69	6.37%	6,109	7.98%	51	4.72%	5,812	6.77%
75 - 84	25	2.31%	3,790	4.95%	37	3.43%	4,364	5.08%
85 and over	14	1.29%	1,443	1.88%	6	0.56%	1,810	2.11%
Median Age	1,083	100.00%	76,559	100.00%	1,080	100.00%	85,897	100.00%
	31.0		33.7		37.3		37.0	

Source: U.S. Census of Population

### Gender

As shown in Table 1-5, the Town of Theresa contains more men than women. In 1980, the "10-14" age group was equally divided by gender: 65 were male and 65 were female. Ten years later, there were 28 more males than females in the "20-24" age group. The number of females in that cohort declined by 45, or over 69 percent. The total number of males outnumbered the total number of females in each census year shown.

TABLE 1-5  
Town of Theresa, Sex Distribution by Age

Age	1980		1990		2000	
	Males	Females	Males	Females	Males	Females
Under 5	58	40	36	39	37	34
5 - 9	55	48	47	57	37	41
10 - 14	65	65	64	44	48	42
15 - 19	72	60	43	47	46	53
20 - 24	56	35	48	20	31	20
25 - 34	82	75	79	88	52	62
35 - 44	74	74	96	71	97	104
45 - 54	63	44	58	63	101	70
55 - 64	51	54	45	30	56	55
65 - 74	31	23	37	32	28	23
75 - 84	9	12	14	11	17	20
85 and over	3	3	6	8	4	2
Totals	619	533	573	510	554	526

Source: U.S. Census of Population

### Marital Status

The Town of Theresa contains substantially more single (never married) men than women as shown in Table 1-6. In 1990, the number of married, separated and divorced persons was 565 and in 2000 that number was 628. Two-thirds of the Town's population over age 15 is married (66.0 percent in 1980, 66.7 percent in 1990, 72.0 percent in 2000).

TABLE 1-6  
Town of Theresa, Marital Status by Sex of Persons Age 15 and Over

Marital Status	1980		1990		2000	
	Males	Females	Males	Females	Males	Females
Never married	146	84	128	73	98	71
Married	271	269	266	265	303	299
Separated	1	0	2	1	0	2
Widowed	11	23	10	20	13	26
Divorced	9	4	20	11	13	11
	438	380	426	370	427	409

Source: U.S. Census of Population

### Race

As of 2000, nearly all of the Town's residents are of European origin. As shown in Table 1-7, there are also eight Asians, and five "Other" - which generally represents Hispanics. The number of residents of minority races increased from four in 1980 to eight in 1990 and to seventeen in 2000. As of 2000, there were no African-American residents in the Town of Theresa.

TABLE 1-7  
Town of Theresa, Racial Distribution

<u>Race</u>	<u>1980</u>	<u>1990</u>	<u>2000</u>
White	1,148	1,070	1,056
African-American	0	0	0
American Indian	0	0	0
Asian and Pacific	4	8	17
Other	0	5	7
	<u>1,152</u>	<u>1,083</u>	<u>1,080</u>

Source: U.S. Census of Population

### Living Arrangements

Types of households remained fairly stable between 1980 and 1990, with the exception of non-family households of two or more. There were three in 1980 and there were ten in 1990. There were small numeric increases in households of this type among both men and women. The average number of persons per household in 1980 was 3.56, in 1990 it was 3.29, and in 2000 it was 2.97. Based on this data, the average number of people in each household is declining. The data for this section is shown in Tables 1-8 and 1-9.

TABLE 1-8  
Town of Theresa, Households by Type

<u>Household Type</u>	<u>1980</u>	<u>1990</u>	<u>2000</u>
One Person			
Male	18	20	25
Female	18	14	26
Two or More Persons			
Family			
Married Couple	264	257	279
Male, No Wife	16	19	15
Female, No Husband	5	9	6
Non-Family			
Male Head	3	8	6
Female Head	0	2	7
Total	<u>324</u>	<u>329</u>	<u>364</u>

Source: U.S. Census of Housing

TABLE 1-9  
Town of Theresa, Population and Number of Households - Projections to 2025

<u>Historical Census</u>	<u>Population</u>	<u>Households</u>	<u>People per household</u>
1970	1174		
1980	1152	324	3.56
1990	1083	329	3.29
2000	1080	364	2.97
<u>Projections</u>			
2005	1077	369	2.92
2010	1074	375	2.86
2015	1072	381	2.81
2020	1067	383	2.79
2025	1062	386	2.75

Source: Demographic Services Center (as of November 2003)



### Household Size

Table 1-10 shows that the most common occupancy of households in Theresa is by two person families. The percentage of two person households increased from just under 28% in 1990 to slightly more than 34% in 2000. Families of two to four members represent 70.0 percent of all households.

TABLE 1-10  
Town of Theresa, Household Size by Family Status

<u>Size of Household</u>	1990			2000		
	<u>Family</u>	<u>Non-family</u>	<u>Total</u>	<u>Family</u>	<u>Non-family</u>	<u>Total</u>
1 person	0	34	34	0	51	51
2 person	85	7	92	112	12	124
3 person	65	1	66	57	0	57
4 person	67	1	68	74	0	74
5 person	38	1	39	43	1	44
6 person	16	0	16	8	0	8
6 or more	14	0	14	6	0	6
Totals	285	44	329	300	64	364

Source: U.S. Census of Housing

### Education

Among Theresa's population age 25 or older, 81.0 percent had at least a high school education in 2000, up from 68.1 percent in 1990 and 59.3 percent in 1980. Table 1-11 shows years of school completed by Theresa residents.

TABLE 1-11  
Town of Theresa, Years of School Completed by Persons 25 Years or Older

<u>Years of School</u>	<u>1980</u>	<u>Percent</u>	<u>1990</u>	<u>Percent</u>	<u>2000</u>	<u>Percent</u>
Less than 12	270	40.7%	183	31.9%	133	19.0%
12	246	37.0%	316	55.1%	284	40.6%
13 - 15	115	17.3%	49	8.5%	208	29.8%
16 or More	33	5.0%	26	4.5%	74	10.6%
Total	664	100.0%	574	100.0%	699	100.0%

Source: U.S. Census

### Migration

There are two sources of population change, natural increase or decrease, and migration. Natural increase or decrease is the number of births compared with the number of deaths among residents of the Town. The increasing number of elderly residents and declining number of children in the Town of Theresa suggest that natural increase will not be a dependable source of population growth for the immediate future.

Migration is the movement of people into or out of a community. Table 1-12 shows that migration into the Town of Theresa increased between 1980 and 1990 and remained relatively stable between 1990 and 2000. Among persons five years old or older, 18.0 percent of Theresa's population in 1980 had moved in from another location within the

preceding five years. In 1990, 24.1 percent of Theresa's population had moved in since 1985. In 2000, 24.0 percent had moved in since 1995.

TABLE 1-12  
Population Migration of Persons 5 Years or Older

<u>Place of Residence</u>	<u>1980</u>		<u>1990</u>		<u>2000</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Same House as 5 Years Before	866	82.0%	765	75.9%	752	76.0%
Different House:						
Same County	96	9.1%	164	16.3%	131	13.2%
Other Wisconsin County	82	7.8%	69	6.8%	89	9.0%
Other State or Country	12	1.1%	10	1.0%	18	1.8%
Totals	1,056	100.0%	1,008	100.0%	990	100.0%

Source: U.S. Census of Housing

Migration between 1980 and 1990 came mostly from within Dodge County itself. The number of people moving to Theresa from other parts of Dodge County increased by 68 people between the 1975-1980 and the 1985-1990 periods, an increase of 70.8 percent. Migration from other counties or states increased significantly between the 1985-1990 and the 1995-2000 time periods. The number of people moving to Theresa from parts of Wisconsin other than Dodge County declined somewhat between 1980 and 1990, but increased by 20 people between 1990 and 2000. The number of people moving from out of state declined by 2 people from 1980 to 1990, but increased by 8 people between 1990 and 2000.

### Population Projections

Population projections are important in the planning process so that appropriate amounts of land can be identified for the needs of future populations. Neither natural increase and/or migration has provided major changes in Theresa's population in recent years. It is anticipated that expansion outward from the Milwaukee metropolitan area will increase migration to the Theresa area, particularly adjacent to the STH 175 and US 41 transportation corridor. Table 1-9 shows historical and projected populations for the Town of Theresa.

Any method of population projection is not going to foretell future populations with complete accuracy. The projections we have procured from the Demographics Service Center, Wisconsin Department of Administrations, for example, projected a population of 1,077 in Theresa for the year 2005. The official estimated 2005 population by the agency, however, came to 1,108 – an error of 2.8 percent. Instead of a projected loss of population, this estimate shows that the Town gained population. Theresa's historical population since 1960 shows a decade of gains and then three decades of losses. The projected Town population continues to show only losses for the next 15 years. Since most projections are only extrapolations of current population change rates, the historical pattern of fluctuation is not repeated in the current projections.

Future trends, such as increasing transportation costs, are difficult to predict and are likely to affect growth or loss of population in the Town of Theresa. Greater increases in gasoline's prices at the pump, as a result of our dependence on foreign petroleum, could alter current trends of migration in the U.S. and Wisconsin, and slow or even reverse movement away from larger metropolitan regions to rural areas.

### 1.3 Issues and Opportunities Analysis and Discussion

Analysis of population and housing tables determined that 59 houses were built in the last 10 years, the population has stayed the same overall, residents are getting older, agriculture is the basis of economy in the town, and most people have jobs outside the town.

As the planning committee discussed population, housing and economy in the Town of Theresa, these statements were made:

- Industry pays taxes.
- Town does not have sewer or water available for business.
- Need money to build an industrial park.
- We don't have industrial growth that would require more housing.
- Everybody wants growth, but not next to 'me'.
- It's better to have population growth in the city or village.
- Village of Theresa is residential.
- TIF district in village. Mobile home park in village. Owner put in sewer and water.
- With growth comes added costs and headaches for providing fire protection, emergency medical service, and police services.
- Growth isn't necessary.
- Town is in a unique position: distance from Milwaukee, close to major highway, close to several large cities – don't have to spend money to take advantage of the services
- Zoning controls growth
- Need to plan for housing.
- Must look at the quality of the land – should not build on good farmland.
- Resident population is aging. Aging farmers are looking to sell off land parcels.
- Housing costs the town money.
- Town doesn't want to promote housing.
- Housing depends on where people want to build.
- Market will determine prices paid for houses.
- House size and appearance may affect value of neighboring properties.
- Need to look at well-being of future generations.
- Look at what's best for the community, not the individual.
- Water table is going down.
- Grain prices are up. Agricultural economics will drive growth.
- Low-income housing? Town doesn't need to promote it. It's available in the village.
- Senior housing? Put in the village.
- Poverty? Not evident
- Unemployment not a problem. Jobs are available to fill everyone's needs in the area.

- Town's industry is in agriculture, construction, home-based occupations, service industry. Don't foresee any change.
- Disabled persons? The county provides services. Town isn't involved.
- Schools have adequate facilities
- It's easier for a city or village to provide housing at different levels.
- Industrial parks need housing nearby for employees. (Village or city residential area.)
- Other benefits such as a hospital or Wal-Mart need a large population to support them.

#### 'Planning Our Future – Smart Growth in the Town of Theresa' Survey

The comprehensive planning committee determined questions to ask that would assist them in planning for the future in the Town of Theresa. Approximately 445 surveys were sent out to all Town residents and property owners in September 2007. Six surveys were returned because the address was vacant or the post office was unable to forward the letter. 225 surveys were completed and returned. Survey questions, response tabulations and comments are available for review in Appendix I.

During the committee's discussion of the survey, they determined that survey respondents are most concerned about preserving farmland and controlled growth. The quality that respondents value most is the Town's rural atmosphere. Survey respondents most want to protect the rural atmosphere, good roads, farmland, and water resources.

The trade-off that respondents are willing to make to protect farmlands and woodlands and to have well-maintained roads is tax increases. Respondents are in favor of growth by allowing construction of single-family residences, but they don't want multi-family residences built in the town. They are unwilling to have tax increases for developing new park areas or constructing new roads in the town.

The survey results indicated that our community's strengths are good services and good roads. And it indicated that our community's weaknesses are limited access to Town information, some bridges need improvement, and more job opportunities are needed.

In the years ahead, survey respondents want this community to stay much the same as it is now with limited growth.

#### Topics to Discuss During Planning

Topics, issues and areas of concern that were identified by the committee which need to be discussed as planning progresses:

- Wind turbines, cell towers, radio towers
- Snowmobile and ATV trails, recycling, landfills
- Quarries, ethanol plant, transmission lines, pipeline
- Dog kennels, mobile homes, adult book store/entertainment
- Preserve farmland and woodlands, conserve water resources
- Rights of residents, right to farm, right to hunt
- Shared public services, annexation
- What level of growth do we want?
- Do we encourage factories and businesses? An industrial park?
- Do we pay for local police protection? How?

- Do we want to set up criteria for building design or house values?
- Do we want to designate areas for housing subdivisions?
- Need policies to govern all situations
- Ways to make comprehensive plan fair to all residents

The Town needs to provide more information to constituents in all areas of planning. This is to be accomplished by making copies of the survey available, by putting information on the website, by publishing updates in newspaper, and by posting at the Town Hall.

#### 1.4 Issues and Opportunities Goals, Objectives, Policies, Recommendations

**Goal:** Balance individual property rights with community interest and goals.

**Policy:** The current rural and agricultural nature of the Town should be maintained to the maximum extent possible, particularly by having single-family residences as the primary source of housing and agriculture as a major economic base.

**Goal:** New development in the Town should occur in a well-planned and aesthetically pleasing manner.

**Objective:** Utilize the Town's comprehensive plan.

**Policy:** The Comprehensive Plan shall be utilized as a tool to guide Town decision-making in accordance with state statutes.

**Policy:** The Town Plan Commission should establish a development review process that objectively examines the type, location, and quality of the proposed development, and potential long-term impacts on the Town.

**Recommendations:**

1. Retain local control of land use decisions.
2. Discourage residential development on the best farmland.
3. Discourage subdivisions.
4. Adopt a land division/subdivision ordinance.
5. Enforce land division, subdivision and zoning ordinances.

**Goal:** Encourage citizen participation in regard to planning and development issues.

**Objective:** Create opportunities for citizen participation.

**Policy:** Public participation shall be required as part of the development of and/or amendment to any Town plans, ordinances, or programs.

**Recommendation:** Utilize the Town's website.

**Recommendation:** Develop opportunities for increased public involvement in Town government through means such as special public meetings, informational flyers, newsletters, and web-site announcements.

## 1.5 Issues and Opportunities Programs

The following programs are currently utilized by the community or are available for use by the community to implement the goals, objectives, policies, and recommendations identified.

### Wisconsin Department of Administration, Division of Intergovernmental Relations

The Division of Intergovernmental Relations coordinates and provides information with regard to Wisconsin's comprehensive planning statute. The division also administers the grant program that assists local governments in developing comprehensive plans. For further information on the division and their programs contact the WDOA or visit their website. Their website contains a variety of information including fact sheets, grant information, model ordinances, guides for developing the elements of comprehensive plans, and links to a variety of other sources of information for comprehensive planning.

### Wisconsin Department of Administration, Demographic Services Center

The Demographic Services Center's primary responsibility is to develop annual total population estimates for all Wisconsin towns, villages, and cities. It also makes annual estimates of the voting age population for all municipalities and total population estimates for Zip Code areas. In addition, the Demographic Services Center develops population projections by age and sex for the counties, population projections of total population for all municipalities, and estimates of total housing units and households for all counties. For further information on the Demographic Services Center, contact the WDOA or visit its website at [www.doa.state.wi.us](http://www.doa.state.wi.us).