

La Crosse County Land Use and Policy Survey- Overall (344 Responses)

Growth and Development Patterns

Do you agree or disagree with the following statements?

| | Strongly Agree | Agree | No Opinion | Disagree | Strongly Disagree |
|---|----------------|-------|------------|----------|-------------------|
| 1. Local governments* should manage the location of new housing growth. | 28% | 46% | 8% | 11% | 6% |
| 2. Housing affordability is a problem in La Crosse County. | 19% | 32% | 18% | 27% | 4% |
| 3. New residential subdivisions* (5 or more lots) should be allowed in undeveloped rural areas. | 6% | 35% | 11% | 29% | 16% |
| 4. New residential subdivisions* (5 or more lots) should be allowed ONLY where public sewer and water will be provided. | 17% | 32% | 13% | 26% | 11% |
| 5. Small residential developments* (less than 5 lots) should be allowed in undeveloped rural areas. | 9% | 42% | 11% | 26% | 11% |
| 6. New development should NOT be allowed if its size, design, or location causes conflicts with existing agricultural operations. | 35% | 44% | 7% | 8% | 4% |
| 7. Local governments* should limit the disturbance of prime* agricultural land for new development. | 37% | 36% | 6% | 13% | 8% |
| 8. Land owners should have the option to cluster new homes on smaller lots in exchange for leaving the remainder of the site undeveloped or in agricultural production. | 17% | 42% | 14% | 22% | 4% |
| 9. Efforts are needed to encourage urban redevelopment and revitalization efforts in developed cities and villages. | 38% | 43% | 12% | 5% | 2% |
| 10. More should be done to encourage new growth along highway corridors. | 8% | 32% | 26% | 26% | 6% |
| 11. New office, industrial, and commercial development should be located in or near existing cities, villages and small rural communities (for example- Midway, Mindoro, and St. Joseph's Ridge). | 16% | 51% | 16% | 13% | 3% |
| 12. Neighborhoods should be located close to work places such as offices, business, and light industrial parks. | 14% | 38% | 19% | 25% | 4% |
| 13. County and local governments should improve bicycle and pedestrian travel for recreation purposes. | 28% | 41% | 14% | 12% | 4% |
| 14. County and local governments should improve bicycle and pedestrian travel for commuting purposes. | 31% | 44% | 11% | 10% | 3% |

| Growth and Development Patterns, Continued | Strongly Agree | Agree | No Opinion | Disagree | Strongly Disagree |
|--|--|------------------|-------------------|-------------------|--------------------------|
| 15. Transportation improvements are needed to allow more commercial and industrial growth in rural areas. | 6% | 32% | 14% | 32% | 14% |
| 16. Transportation improvements are needed to allow more commercial and industrial growth near existing cities and villages. | 15% | 56% | 11% | 13% | 3% |
| Please select one (1) answer for the following question | | | | | |
| | Site Specific. Large enough to safely accommodate sewer/ septic and water. | At Least 2 acres | At Least 10 acres | At Least 35 acres | At Least 80 acres |
| 17. How large should new residential properties be in rural areas? | 59% | 15% | 12% | 8% | 3% |

Comments on “Growth and Development Patterns”

Community Character and Design

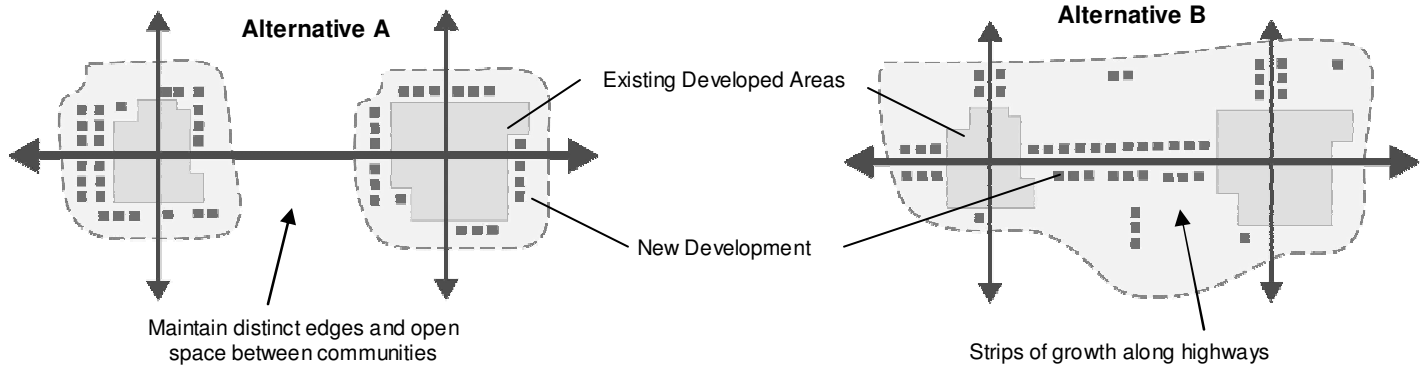
Do you agree or disagree with the following statements?

| | Strongly Agree | Agree | No Opinion | Disagree | Strongly Disagree |
|---|-----------------------|--------------|-------------------|-----------------|--------------------------|
| 18. The appearance of buildings, signs, roads, and natural features impacts the character of La Crosse County. | 46% | 47% | 3% | 2% | 1% |
| 19. The appearance of commercial and industrial buildings and sites should be regulated by local governments*. | 22% | 51% | 9% | 12% | 4% |
| 20. The appearance of new housing and residential development should be regulated by local governments*. | 18% | 41% | 10% | 24% | 6% |
| 21. The appearance of business signs along highways should be regulated by local governments*. | 31% | 49% | 7% | 10% | 3% |
| 22. The addition of new billboards (off-site advertising signs) along interstates and highways should be limited. | 42% | 42% | 8% | 6% | 1% |
| 23. The preservation of historic buildings and sites is important to the character of La Crosse County. | 38% | 38% | 12% | 8% | 3% |

If you agreed with statement 23- Please list some of the historic sites and buildings that are important to you:

Community Character and Design, Continued

Utilize these graphics to answer Questions 24-25

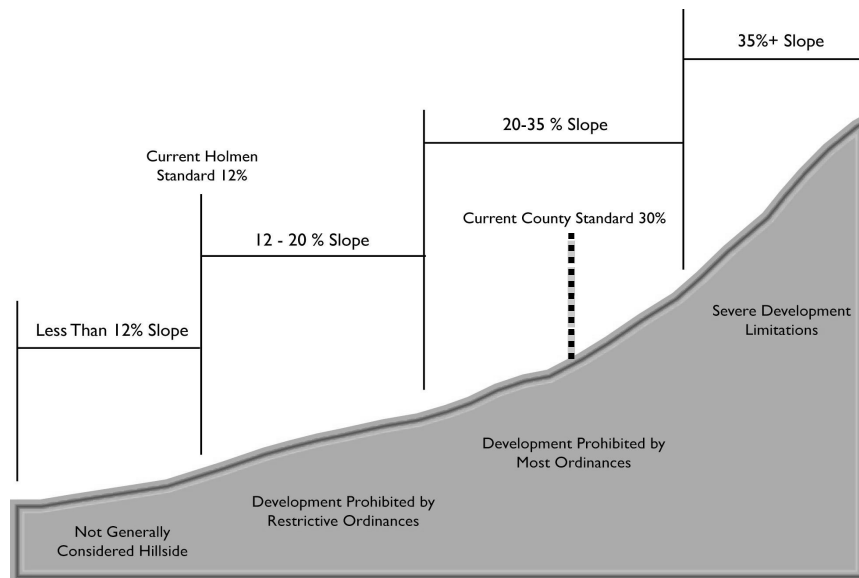


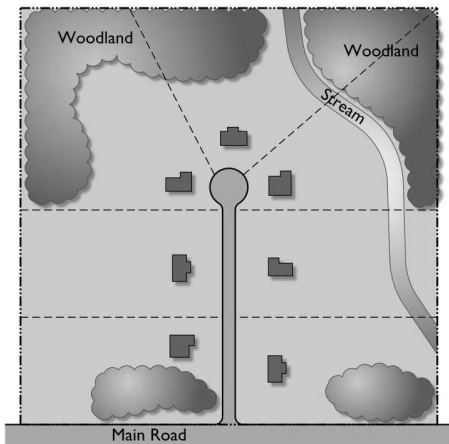
| | Strongly Agree | Agree | No Opinion | Disagree | Strongly Disagree |
|--|----------------|-------|------------|----------|-------------------|
| 24. Allow growth but maintain distinct community edges and open space between communities along key highways. This is depicted in Alternative A. | 20% | 38% | 15% | 20% | 4% |
| 25. Encourage growth to line highways and “fill in” between communities. This is depicted in Alternative B. | 6% | 28% | 16% | 30% | 17% |

See graphic below for questions 26-29

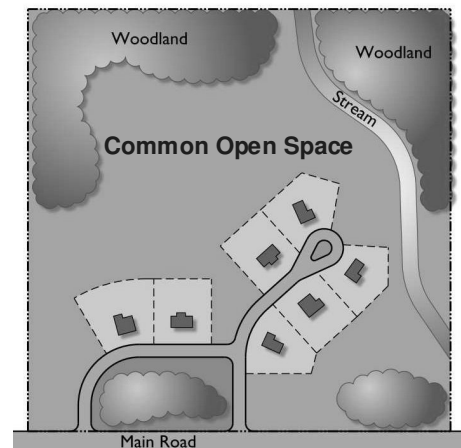
The graphic below shows current standards for developing on hillsides in the County. How do you feel about the following:

| | | | | | |
|--|-----|-----|-----|-----|-----|
| 26. The County should maintain its current 30% standard. | 22% | 43% | 9% | 18% | 6% |
| 27. The County should further restrict development on bluffs and hill sides. | 38% | 31% | 10% | 16% | 6% |
| 28. The County should relax its standards on bluff and hillside development | 3% | 8% | 9% | 41% | 39% |
| 29. If given the option, residential development should occur on bluffs before it occurs on productive agricultural lands. | 8% | 22% | 18% | 34% | 15% |





Alternative A



Alternative B

See the illustrations above to answer questions 30-32.

| | Strongly Agree | Agree | No Opinion | Disagree | Strongly Disagree |
|---|----------------|-------|------------|----------|-------------------|
| 30. Alternative A" is your preferred development pattern in rural areas. | 10% | 19% | 8% | 41% | 15% |
| 31. "Alternative B" is your preferred development pattern in rural areas. | 20% | 38% | 8% | 20% | 6% |
| 32. The remaining open space in Alternative B should be owned and maintained by: | | | | | |
| a. Homeowner's Association | 6% | 26% | 11% | 15% | 9% |
| b. County or Local Government | 4% | 15% | 10% | 25% | 13% |
| c. Land Trust Organization | 6% | 20% | 16% | 16% | 9% |
| d. Individual Property Owners- with restrictions placed on open lands preventing further development. | 15% | 38% | 8% | 11% | 6% |

Comments on "Community Character and Design"

Implementation

Do you agree or disagree with the following statements?

| | Strongly Agree | Agree | No Opinion | Disagree | Strongly Disagree |
|---|----------------|-------|------------|----------|-------------------|
| 33. The role of <u>local</u> government* in planning and development review should increase. | 11% | 42% | 10% | 24% | 8% |
| 34. The role of <u>county</u> government in planning and development review should increase. | 11% | 35% | 15% | 29% | 6% |
| 35. There is a need for agricultural programs to help sustain the local farm economy such as farm incubator programs* or young farmer education seminars. | 20% | 46% | 18% | 9% | 3% |

36. PDR (Purchase of Development Rights)* is one of many implementation tools to preserve environmental areas or productive farmlands. Should La Crosse County consider such a program:

YES **33%** NO **20%** NOT SURE / NEED MORE INFORMATION **44%**

If you selected "Yes" above, what is the range of cost you would be willing to contribute to fund this program? For example, if your home and property were worth \$150,000 which of the following amounts would you be willing to contribute each year? (check one)

| | | | | |
|----------------|------------|-----------|-----------|-----------------|
| Less than \$25 | \$50 | \$75 | \$150 | More than \$150 |
| 14% | 14% | 3% | 2% | 2% |

Demographic Information (Optional)

37. Age

1% 18-25 **15%** 41-65
54% 26-40 **26%** 66+

38. Gender

72% Male **25%** Female

33. Do you own or rent your home?

95% Own **0%** Rent

34. How long have you lived in La Crosse County?

1% Less than 1 Year
7% 1-5 Years
7% 6-10 Years
16% 11-20 Years
67% More than 20 Years

35. In what community do you live:

- Town of Bangor **3%**
- Town of Barre **1%**
- Town of Burns **2%**
- Town of Campbell **6%**
- Town of Farmington **3%**
- Town of Greenfield **7%**
- Town of Hamilton **6%**
- Town of Holland **8%**
- Town of Medary **2%**
- Town of Onalaska **13%**
- Town of Shelby **7%**
- Town of Washington **1%**
- Village of Bangor **1%**
- Village of Holmen **3%**
- Village of Rockland **0%**
- Village of West Salem **3%**
- City of La Crosse **24%**
- City of Onalaska **5%**
- Not Sure