

Glossary of Terms

Some words mean different things to different people. When used in this survey, these words have the following specific meanings. Questions in the survey that include these terms are marked with an (*).

Conservation/Cluster Design:

A conservation/cluster subdivision generally sites houses on smaller parcels of land, while the additional land that would have been allocated to individual lots remains in agriculture or is converted to common shared open space. This is depicted in Alternative B, page 5.

Exclusive Agriculture:

A zoning district used to preserve agricultural land and protect productive farmers by preventing conflicts between incompatible land uses. The minimum lot size in this district is 35 acres.

Farm Incubator:

A collaboration between groups such as La Crosse County, UW-Extension, and the local farm community that establishes a farm in order to provide a training ground for new farmers and to teach the skills of land management.

Greenbelts:

Areas of natural, agricultural, or open spaces that provide contrast between development centers. They are so called due to the native flora that covers the "belts" which tends to be green.

Highway/Transportation Corridors:

Major roadways that provide access to important locations.

Local Governments:

The governments of towns, villages, and cities.

Open Space:

An area of non-developed land that is used for natural resources and wildlife, for agricultural production, for active and passive recreation, and/or for providing other public benefits.

PDR (Purchase of Development Rights):

A voluntary preservation program where a public entity purchases the development rights on a parcel of property, keeping the land in private ownership and maintaining the land in natural or agricultural use.

"Prime" Agricultural Lands:

"Prime" agricultural lands have Class I or II soils ratings. These soils have the fewest limitations for agricultural production.

Rural Areas:

Undeveloped areas outside of incorporated cities and villages including agricultural areas, natural features, and large lot residential developments.

Residential Subdivisions:

La Crosse County Ordinances define a subdivision as a division of a lot, parcel or tract of land by the owner for the purpose of sale for residential development. The division creates 5 or more parcels of 1.5 acres or less each.

Small Residential Developments:

This refers to a minor subdivision development. La Crosse County Ordinances define this form of development as a division of land resulting in the creation of less than 5 parcels or building sites. Each parcel is 5 acres in size or smaller.

Steep Slope:

La Crosse County Ordinances classify a slope as undevelopable if it is 30% or greater. Disturbance or building is not allowed in these areas.

La Crosse County Land Use and Policy Survey

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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Housing affordability is a problem in La Crosse County.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. New residential subdivisions* (5 or more lots) should be allowed in undeveloped rural areas.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. New residential subdivisions* (5 or more lots) should be allowed ONLY where public sewer and water will be provided.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Small residential developments* (less than 5 lots) should be allowed in undeveloped rural areas.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. New development should NOT be allowed if its size, design, or location causes conflicts with existing agricultural operations.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Local governments* should limit the disturbance of prime* agricultural land for new development.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Efforts are needed to encourage urban redevelopment and revitalization efforts in developed cities and villages.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. More should be done to encourage new growth along highway corridors.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. Neighborhoods should be located close to work places such as offices, business, and light industrial parks.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. County and local governments should improve bicycle and pedestrian travel for recreation purposes.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. County and local governments should improve bicycle and pedestrian travel for commuting purposes.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Growth and Development Patters, Continued	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
15. Transportation improvements are needed to allow more commercial and industrial growth in rural areas.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Transportation improvements are needed to allow more commercial and industrial growth near existing cities and villages.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Please select one (1) answer for the following question					
17. How large should new residential properties be in rural areas?	Site Specific. Large enough to safely accommodate sewer/ septic and water. <input type="checkbox"/>	At Least 2 acres <input type="checkbox"/>	At Least 10 acres <input type="checkbox"/>	At Least 35 acres <input type="checkbox"/>	At Least 80 acres <input type="checkbox"/>

Comments on “Growth and Development Patterns”

Community Character and Design

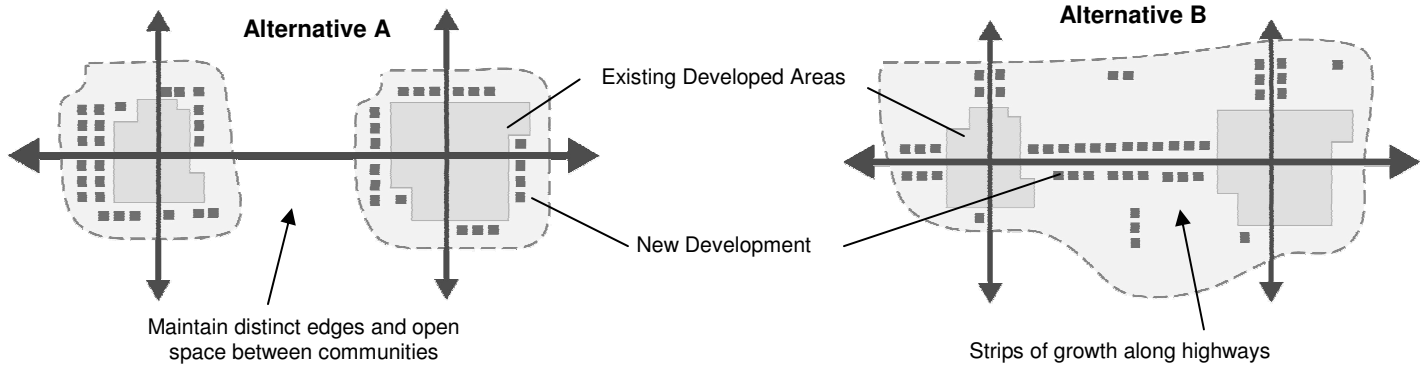
Do you agree or disagree with the following statements?

	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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
19. The appearance of commercial and industrial buildings and sites should be regulated by local governments*.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
20. The appearance of new housing and residential development should be regulated by local governments*.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
21. The appearance of business signs along highways should be regulated by local governments*.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
22. The addition of new billboards (off-site advertising signs) along interstates and highways should be limited.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
23. The preservation of historic buildings and sites is important to the character of La Crosse County.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

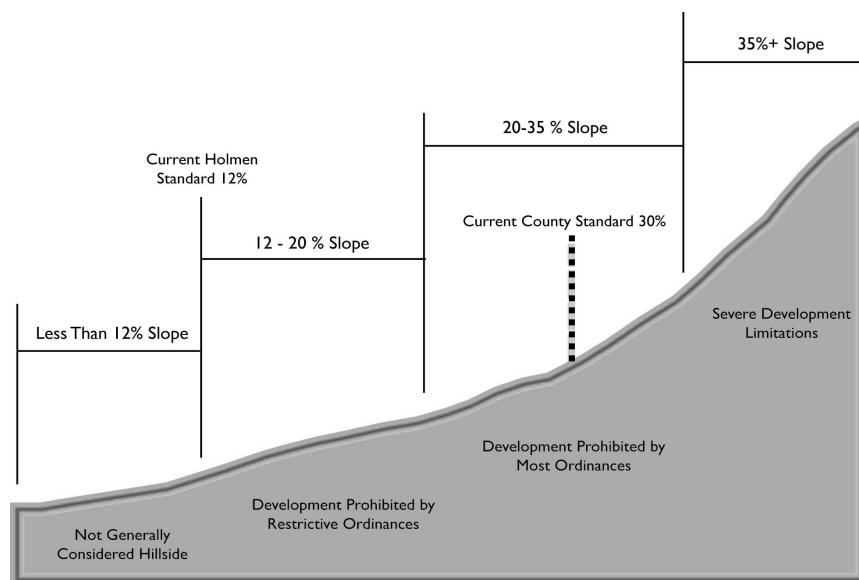


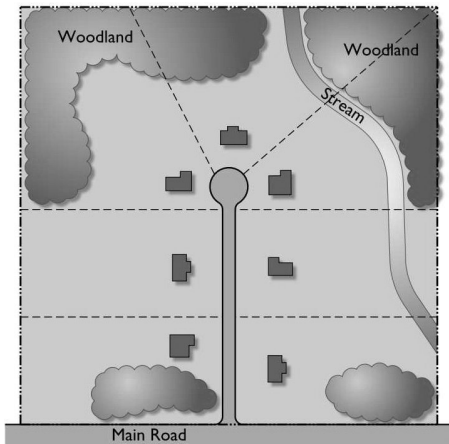
	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
24. Allow growth but maintain distinct community edges and open space between communities along key highways. This is depicted in Alternative A.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
25. Encourage growth to line highways and “fill in” between communities. This is depicted in Alternative B.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

See graphic below for questions 26-29

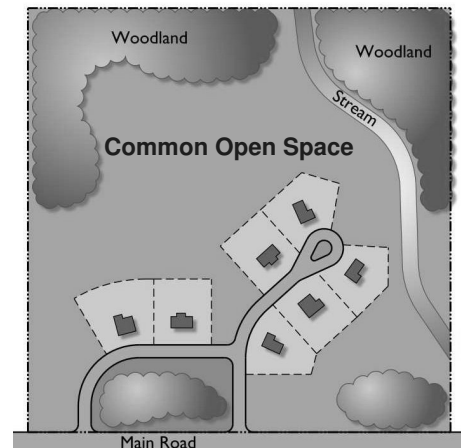
The graphic below shows current standards for developing on hillsides in the County. How do you feel about the following:

26. The County should maintain its current 30% standard.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
27. The County should further restrict development on bluffs and hill sides.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
28. The County should relax its standards on bluff and hillside development	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
29. If given the option, residential development should occur on bluffs before it occurs on productive agricultural lands.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
31. "Alternative B" is your preferred development pattern in rural areas.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
32. The remaining open space in Alternative B should be owned and maintained by:					
a. Homeowner's Association	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. County or Local Government	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Land Trust Organization	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Individual Property Owners- with restrictions placed on open lands preventing further development.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
34. The role of <u>county</u> government in planning and development review should increase.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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 NO NOT SURE / NEED MORE INFORMATION

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

Demographic Information (Optional)

37. Age

- 18-25 41-65
 26-40 66+

38. Gender

- Male Female

33. Do you own or rent your home?

- Own Rent

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

- Less than 1 Year
 1-5 Years
 6-10 Years
 11-20 Years
 More than 20 Years

35. In what community do you live:

- Town of Bangor
 Town of Barre
 Town of Burns
 Town of Campbell
 Town of Farmington
 Town of Greenfield
 Town of Hamilton
 Town of Holland
 Town of Medary
 Town of Onalaska
 Town of Shelby
 Town of Washington
 Village of Bangor
 Village of Holmen
 Village of Rockland
 Village of West Salem
 City of La Crosse
 City of Onalaska
 Not Sure