



# TOWN OF LIBERTY

## COMPREHENSIVE PLAN

This Comprehensive Plan is dedicated to the memory of Judy L. Daily because:

- Judy believed deeply in the value of local government and in the ability of the people of Liberty to plan for themselves instead of hiring the expensive consultants who were offering to do our work for us.
- Judy sensed the planning mandates coming and began to prepare even before "Smart Growth" was passed as part of a biannual state budget.

Judy was right. Although she died in 2003, the people of Liberty created a plan and a vision for the future development of our beautiful town along the West Fork of the Kickapoo River.

There is more to this story however. When Judy Daily died, Cecil Chapin immediately stepped in to take over where Judy left off. He began to wrestle with the nine elements, to discuss the meaning of the legislation, and to draft parts of the elements where others had lost focus. Cecil worked diligently with a quiet determined pushing forward to make sure that we did not lose our momentum to complete this very important project for the Town of Liberty. Thank you Cecil for your dedication and commitment for our Town.

I, Kevin Dempsey, the current Chairman of Liberty, would like to thank our Clerk, Lori Polhamus, for taking over the work on this comprehensive plan after the nine elements were completed. Lori spent hours of her personal time gathering information and using her computer skills and knowledge to give our plan a professional touch. Lori stepped up willingly to take on this task, well beyond the duties expected of her as clerk. Thank You, from all of the residents of the Town of Liberty.

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## CHAPTER 1.0 INTRODUCTION

The Town of Liberty has a long tradition of independent thinking and straightforward expression of opinions by its citizens. From the Town's establishment in 1858, when the community sought permission to split off from the Town of Viroqua because it took "too long to travel to the city of Viroqua to do business," to the present day, the Town of Liberty has valued above all the well-being of its citizens, the free exchange of opinions, a strong work ethic, the beauty of the area, and the freedom from unnecessarily burdensome regulations.

When the State of Wisconsin first passed the Comprehensive Planning Law, commonly referred to as "the Smart Growth Law," under the 1999-2001 Wisconsin State Biennial Budget (Wis. Stats. 66.1001), the Town Board and many of the town residents carefully studied the new law. They approached it with a healthy mix of wariness for the agenda driving the law's preparation, a critical eye to some of the buzzwords and implications of the law, skepticism for the initial protestations that 'planning does not mean zoning,' (true, but then how would we fully implement our plan?) and 'towns are not required to plan,' (again, true, but if we want to have any voice in regulating our own future then we must plan), an open mind to both the challenges and opportunities the new law would create, a pragmatic acceptance of the fact that times have certainly changed from the 1850's to the 21<sup>st</sup> century and that laws must change with the times, and ultimately, an enthusiasm for involving our local government and all our citizens in a systematic, innovative, all encompassing exercise in planning in order to take control of our own future.

During the late 1990's the Town of Liberty had the good fortune of being chosen as one of three towns being studied by a young doctoral candidate from the University of Wisconsin, Lynne Heasley. Ms. Heasley's doctoral thesis, submitted in 2000, explored the conflict of 'property versus the environment' and 'the ways in which our culture views nature first and foremost through a prism of property.' Ms. Heasley's thesis also outlined, both graphically and in thought-provoking narrative, the effects of 'unintended consequences' when new laws

and programs are passed. Lynne's particular emphasis was on the consequences to land cover, especially forests, but also the effect on land tenure. The broad lessons were not lost on us. We have included those parts of Ms. Heasley's thesis directly relating to the history of the Town of Liberty.

One of the underlying methods in our planning process was to make a very serious attempt to tear apart and examine every recommendation we proposed or had proposed to us; to see where it led; what the results and ramifications would be, to be sure we weighed every idea to see who benefits (and how) and who gets hurt (and how). We will, of course, not catch everything, but we hope, in the end, to have minimized the law of unintended consequences.

One of the larger social and environmental issues of recent years in this area was the proposed La Farge Dam in the neighboring Town of Stark, which was never built and which finally came to a good end in the Kickapoo Valley Reserve. The details of the story are readily available elsewhere and we will not recount them here, but we do affirm that it was the human toll on those who lost their farms and their land through condemnation by the federal government for the proposed dam, that bothered us the most. Bernice Schroeder, one of the most articulate of the people who lived in the area through the whole process, said in an interview that:

"One of the things that bother me is that our adversaries, that's what I call them, I don't know what else to call them, have failed to acknowledge people or that people ever lived there. We were nothing. Nobody. Just suddenly everything was gone. So that bothers me because of the people, you know, because they had an appreciation of the land. They lived on the land. They got their living from the land. It was their retirement in old age; the kids' inheritance.... The people element was never recognized or any thought given to the people.... Those in opposition never recognized how it hurt the people. How it broke up the communities. Neighbors and people were just cast to the four winds."

So we want our plan and the implementation of it to first and foremost consider the people who live here now and who will live here in the future.

Our town and the surrounding area seem to have always been the focus of a lot of outside interest. In 1896, Gertrude Frazier, an editor of the Viola newspaper, and Rose Poff, prominent and active Viola resident, felt it necessary to defend the “locals” by writing *The Kickapoo Valley, The Gem of Wisconsin*. In the introduction, Frazier and Poff note:

The Kickapoo Valley and its inhabitants have an established unsavory reputation, extending throughout the State of Wisconsin and even beyond that it is a territory some fifty miles long, wild and undeveloped, inhabited by illiterate people who are designated timber thieves, horse thieves and desperadoes. That such statements are wholly false, we will prove by the indisputable evidence herein.”

Those of us who make our homes here have, at times, gotten the impression that the state government in Madison, or the urban-based land-use professionals who expect to instruct us in how best to plan for our rural future, or the various special interest groups who have agendas to push, still view us as modern day illiterate rustics or land and water-destroying desperadoes. We hope that our plan will prove that “such statements are wholly false.”

Frazier and Poff said of the “locals” in 1896:

“...any persons who are far from being scholarly are rich in ‘knowledge never learned of schools’ and possessed of a refinement which springs from an inborn sense of justice and a love for truth and humanity.”

We say that is still true. The tables and charts we include in our plan document, our demographics, our incomes, our housing stock, our infrastructure, the way we make our living or how we cope economically with retirement. But the real truth of what we are and what we hope to be is perhaps better shown in Frazier and Poff’s comments on the “Social Conditions” in the area in 1896.

“The Kickapoogians as a whole are not a moneyed class...the homes on the Kickapoo are characterized by comfort rather than by display...but to the rich and to the poor alike, the stately bluffs add dignity.... No one is ashamed to work. Some may be too lazy to do so, but such are few. The children of both the well-to-do and of the poorer parents are taught that it is no disgrace to be a worker, but that the shirker is to be despised.

We find a remarkable continuity between that description and the conditions and work ethic that exists today.

We first took on the task of comprehensive planning in part because we had to. But we found a number of insights, a reaffirmation of our history and our community, and a shared sense of real accomplishment along the way.

The following goals, objectives and policies, with all supporting documentation, are the product of the collective efforts of the town's residents and landowners in the first few years of the 21<sup>st</sup> century. We developed the goals by exploring our values: the values which the community identified in the 1800's; the values that we hold now; the values that we feel are worth passing on to the next generation. We find that the core values have not changed all that much in the past 150 years. We hope that, twenty years from now, the community and its leaders will think that we planned well, that we identified what is important and that we tried to save it.

Judy Daily

12-7-1938/11-11-2003

Town Clerk (April 1983 – November 11, 2003)

## CHAPTER 2.0 ORGANIZATION OF THE PLAN

Our comprehensive plan is organized with individual sections for each of the nine elements specified in the state law:

- Issues and opportunities
- Housing
- Transportation
- Utilities and community facilities
- Agricultural, natural and cultural resources
- Economic development
- Intergovernmental cooperation
- Land use
- Implementation

Our plan begins with ISSUES AND OPPORTUNITIES. The Issues and Opportunities section contains the broadest statement of our values, goals and objectives – those values that underlie the more subject-specific goals for each of the other elements. The Issues and Opportunities section serves as:

- A guide for the development of the other goals
- A method of insuring that each of the elements is integrated into the plan as a whole
- A method of insuring that any individual goal is not in conflict with other goals
- A guide for insuring that all goals and objectives that we identify are realistic and within our power and authority to accomplish.

The comprehensive plan ends with sections devoted to the LAND USE element and the IMPLEMENTATION element. The land use section is essentially the result of all the other individual elements and goals. It creates a picture, in maps and text, of how the town looks now and how it will look when each of the goals and objectives is put into practice. The implementation section gives a specific chronology of all the actions (from every element) to be taken over the next 20 years to implement all parts of the plan and to review and update the plan as needed. We tried to identify which actions must come first to prepare the way for the next action, and to provide a specific timeline for these actions.

Within each individual section we show goals, objectives, policies and supporting documentation in the form of charts, maps or text. For each goal we begin with a very short statement of the goal, followed by a longer background discussion. Each goal is then followed by objectives and policies for achieving the goal.

## INTEGRATION OF THE PLAN

As you can see from the broad content of the plan, the process of planning involved a lot of coordination and negotiation; in proposing goals, weighing each goal against the other proposals to avoid conflict or confusion, prioritizing goals, determining exactly how we could best accomplish each goal. We began this process by involving many residents and landowners of the town in the actual plan preparation. A survey sent to all town landowners and residents is shown in Appendix A. A list of all the committees working on the plan is shown in Appendix B.

We prepared written guidelines for public participation to insure that everyone affected by the plan had an opportunity to be involved and to have their questions and comments addressed carefully. We held many public committee meetings to encourage discussion and direct input. (Appendix B)

We hope that we have prepared a document that is both useful and real. We did not approach this as a “busy-work” assignment meant only to satisfy the letter of the law, but as a very real statement of our collective values, a prioritizing of the goals we feel are important and a roadmap of specific steps that we expect to take to accomplish this plan.

## CHAPTER 3.0 ISSUES AND OPPORTUNITIES

### Goals:

General planning goals were produced with the aid of “Results of Land-Use Planning Survey. (See Appendix A) The overall planning goals for the Town of Liberty are as follows:

- To promote the health, safety, general welfare and economic sustainability of the Town
- To maintain local control in planning and development
- To protect community rights and respect for property rights
- To maintain a local quality of life which preserves local values and desired landscape characteristics along with growth and change.
- To encourage the Town government to pursue benefits for coordination and cooperation with other units of government.
- To give opportunity for public participation throughout the planning process.

### Objectives:

- To develop plans for the needs and potentials for the Town of Liberty
- To identify and address specific planning issues and opportunities
- To identify the demographic characteristics and forecasts which will help to describe the twenty year planning outlook for Town of Liberty.

### Programs:

The overall elements of this section consist of the following:

- To evaluate the results of the “Land-Use Planning Survey.”
- To consider in order the five most important items of services and infrastructure
- To use the economic and quality of life issues and to incorporate the nine most important issues in our Plan.

## CHAPTER 4.0 HOUSING

### Needs Assessment:

The Town of Liberty was established in 1858, when the community received permission to split from the Town of Viroqua because it took “too long to travel that distance to do business”. Liberty is unique because we have only 24 sections instead of the 36 that a regular town has. 2008 population figures show 226 residents. The population is mostly a mixture of older, retired, to middle-age workers, and farmers. The Town has a per capita income of \$13,987, and a per household income of \$24,688. Long time residents have expressed concern over the year 2000 sale of four square miles of farmland for residential and recreational use.

(CHART 4.1)

YEAR	POPULATION	YEAR	EQUALIZED VALUE
2008	226	2008	28,645,300
2007	218	2007	27,336,000
2006	216	2006	21,404,100
2005	213	2005	19,219,100
2004	206	2004	18,680,300
2003	199	2003	15,319,900
2002	187	2002	14,310,000
2001	171	2001	13,230,600
2000	167	2000	10,888,800

\*source – WI Dept of Administration and WI Department of Revenue

### Goals:

1. To preserve the freedom and encouragement to build one's own house.
2. To maintain the environmental assets of the town so that it continues to be an attractive place to live.

### Implementation strategies:

1. To improve local government and realtor communication.
2. To develop land use regulations that guides the location of future development and protects prized features of the natural environment.



## HOUSING

To understand affordable housing in the Town of Liberty, one needs to go back in time when small family farms dominated the landscape. From 1954 to 1967 cropland declined nearly 60 percent. Land in contoured strips decreased by 50 percent.

The depression of the 1930's continued late into the 1940's; land changed hands regularly with local farm families retaining control. After 1955, Liberty saw an influx of absentee owners. The average-sized parcel of land increased to hundreds of acres, each. By 1965 absentee owners had made inroads in Liberty and by 1978 owned nearly half of Liberty's land, and by 1995 controlled the majority of the town.

These absentee landowners (beef ranchers) were not on the scene year around. They had farm managers, some of from whom they had bought farms. This had an immediate consequence.

The ranchers tore down barns, burned and abandoned many of the farm houses that came with the land, some of which were rentals. In the late 1960's, cattle were assessed, and the assessment date was May 1<sup>st</sup>. Semi truck loads of cattle were shifted from road to road and were not put on pasture until after this date so that they could avoid being assessed. Prior to this, the livestock and the infrastructure on these farms provided a large portion of taxes collected by Town of Liberty. This avoidance of tax liability affected the tax base, creating a greater tax burden for the remaining property owners in Liberty. This also created a shortage of affordable rental housing.

We do not foresee anyone building rental housing now or in the near future. Relatively low wages in the area, along with long distances to commute to work, does not offer an incentive for a developer to consider building affordable rental property. As of 2008, there are few rental units.

Woodland Farms bought farms and started the Kirkland project, subdividing the land into lots. These have become recreational parcels with small cabins. However, as of 2008, more families are building permanent, year around homes and the school buses are driving in and out, taking the children to the local schools.

One rancher, Liberty's largest landholder, with four square miles of land, sold his property in the year 2000 to a real estate developer. This land was subdivided into small farm lots with houses and farm buildings and smaller tracts of land.

Small Amish cabins, mid-priced seasonal homes, and residential homes are being constructed on these properties. According to our survey (see Appendix A), many future retirees are contemplating building new homes on their properties. Mobile homes have also been placed on these lots and Ordinance # 2005-2 describes the specifications for these structures for the lots to have sewer and water before a mobile home may be placed on land in the Town of Liberty. We wish to preserve the aesthetic beauty of Liberty's lovely landscape of fields, meadows and forests.

In the future, we see the subdividing of some of these lots and their minimum size will be regulated by ordinance. We promote the development of housing choices to meet the needs of persons of all income levels and in all stages of life – from young wage earners to couples with grown children, and those with special needs. The Town of Liberty will work with the various agencies and programs, such as HUD and USDA-RD. Where there is a lot size specification, the person or persons may request a variance in order to qualify for these loans or grants.

We encourage the freedom to build one's own home and encourage ownership, rather than rental.

We are a rural community and we do not have municipal sewer and water available, so Town of Liberty is not conducive for the building of independent and assisted living facilities for elderly residents. However, the elderly can obtain these services in the nearby municipalities of Viola, Viroqua and Readstown.

(CHART 4.2)

**NUMBER OF RESIDENTIAL STRUCTURES BY AGE**

1959 & earlier	1960-1969	1970-1979	1980-1989	1990-2000
41	9	12	18	57

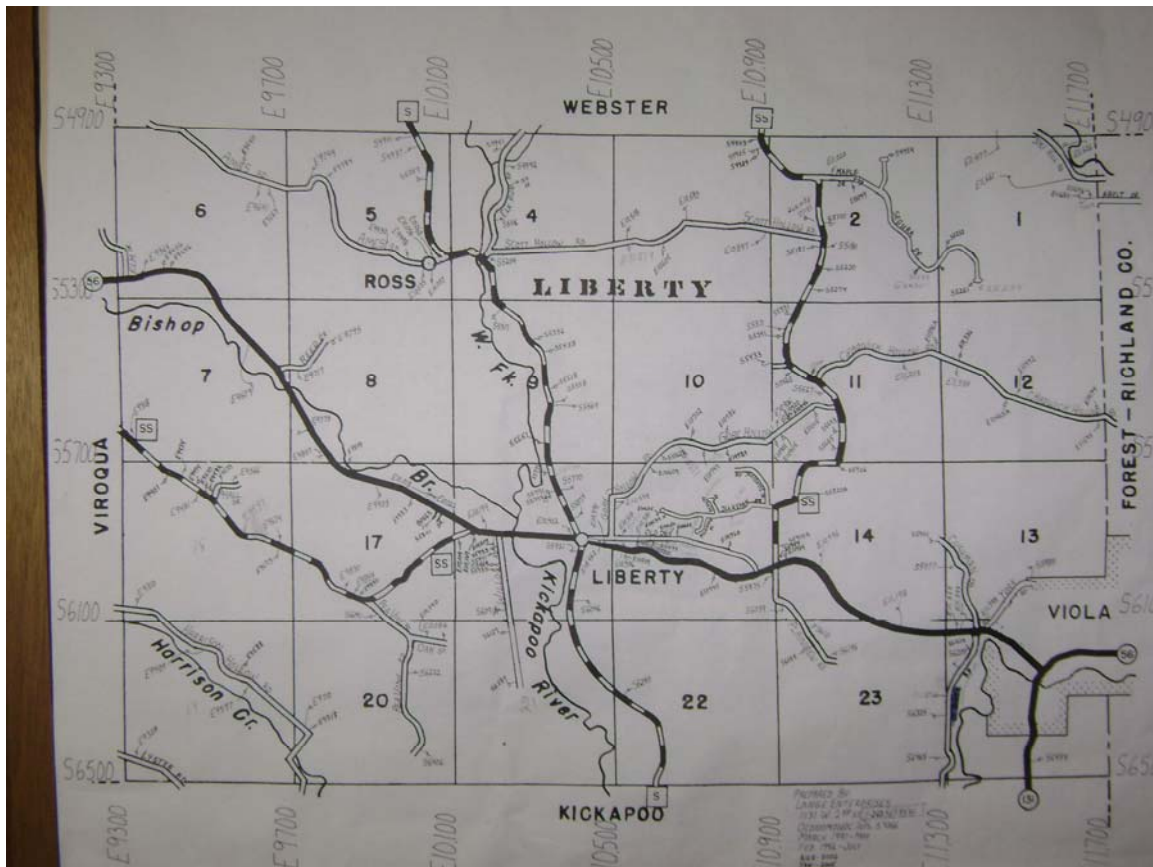
Source: 2000 Census of Population & Housing

(CHART 4.3)

**RESIDENTIAL HOUSING UNITS BY DATE**

1970	1980	1990	2000
70	72	81	123

Source: US Census Bureau



**Map of Fire Numbers and House Locations within Town of Liberty as of June 2009**

**Source: Lange Enterprises and Updated by Town of Liberty**  
**(MAP 4.1)**



## CHAPTER 5.0 TRANSPORTATION

### SCOPE

The scope of the Transportation Element will be confined to the Town of Liberty and adjoining towns abutting the Town of Liberty only to the extent that town roads meet with adjoining towns. Every attempt should be made to work with adjacent towns to establish uniformity in construction and maintenance of adjoining roads.

### VISION

Because of the rural nature of the Town of Liberty, the growth potential being limited by terrain and economic factors, it is felt the existing town road system, in conjunction with county trunk and state highways will be adequate to safely accommodate existing traffic as well as an increase in volume of 100% in the ensuing 10 years from 2008 with only minor modifications. Existing road maintenance practices will be maintained based on need dictated by increased vehicular volume.

### INVENTORY

Existing town roads comprise 18.89 total miles as certified by the State of Wisconsin DOT on 4/1/2000 and provide adequate traffic movement; all of which are gravel as of 2008. Any roads developed in the future must meet the specifications set forth in Road Ordinance #1, as adopted 3/30/1992 and amended 6/11/2001. The Town also includes two State Highways (State Hwy 56 and State Hwy 131) and two County Roads (County Road SS and County Road S).

## GOALS AND OBJECTIVES

To maintain the existing town road system to provide safe, adequate traffic movement within and through the town to connect to other municipalities. Also to provide a plan of orderly growth to accommodate new roads accepted into the town road system.

## ASSESSMENT OF NEEDS, CURRENT AND FUTURE

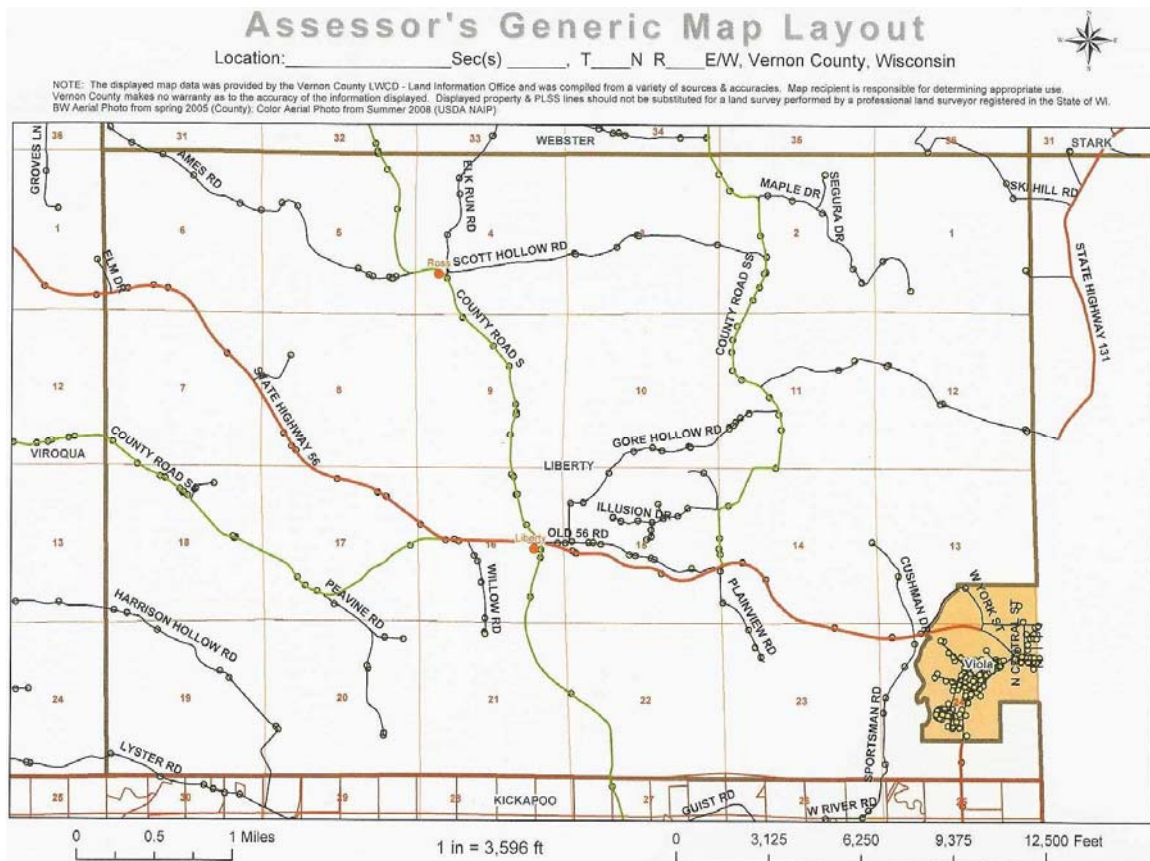
Since the Town of Liberty is a small, rural town without rail service, no transit service, no airport, no harbor, no bicycle lanes, paths, trails or accommodations, no pedestrian accommodations or walkways, the only element presently available is the town road system.

By the nature of the topographical features found within the town, namely, the steep terrain in the majority of the town's 24 square miles, new road building will be limited; therefore, any development should be scrutinized to assure aesthetics and erosion control are observed. Certain portions of the town are also governed by flood control restrictions relating to building structures, further limiting the amount of buildable land, thereby impacting potential road building. It should be noted, however, that with the increased popularity of biking there may be future requests by the State and Vernon County for cooperative efforts to build bicycle trails adjacent to state and county highways within the Town of Liberty. The Town of Liberty will look favorably upon these cooperative efforts to extend existing trails.

## DEVELOPMENT OF TOWN POLICIES

Existing town ordinances regulating road building, driveways, building permits, and set-backs and any other ordinances enacted in the future that may in any way impact traffic movement of any kind over town roads shall be made a part of the overall growth plan of the Town of Liberty.

(MAP 5.1)



**Listing of Roads and Housing Points as of 2009**  
**Source: Vernon County Treasurer's Office**



## CHAPTER 6.0 UTILITIES AND COMMUNITY FACILITIES

### Introduction

The Town of Liberty is a totally rural town with an attitude of independence and as much freedom from regulation as is possible and responsible. The goal for this element is to guide the future of the town in the way that is a benefit to the residents and meets their desires.

A survey of property owners (See Appendix A) and renters came up with the following basic goals/desires:

- Maintain rural character
- Strive to prevent higher property taxes
- Preserve open space
- Restrict Mega farm – industrial
- Encourage agriculture
- Allow Cottage industry
- Improve water quality
- Set minimum parcel size

We as a town will strive to balance these goals in the least restrictive way possible. In all applicable areas private enterprise should fill needs rather than government. Allowing small size cottage industry would be one way to do so; for example in home child care and after school care.

The survey also showed these desires for services and infrastructure:

- Fire protection
- Rescue squad
- Law enforcement
- Schools
- Town Roads
- Medical care near by
- Solid waste management



What is already established here was rated good or adequate.

## Facilities

The Town of Liberty has few facilities. They are located at Old 56 and Gore Hollow Road, and include the town maintenance building and town hall.

The maintenance building, on the northeast corner, holds the road equipment, sand/gravel, garbage and recycling facilities. **(PHOTO 6.1)**



The Town Hall, on the southwest corner, holds monthly, special and public meetings, as well as elections.



**Outside photo of Town Hall prior to addition of handicap parking area (PHOTO 6.2)**



Outside photo of Town Hall after addition of handicap parking area (PHOTO 6.3)



Inside photo of Town Hall - prior to handicap voting booth updates (PHOTO 6.4)



Inside photo of Town Hall – After handicap accessible changes (PHOTO 6.5)

**GOALS:**

- Enlarge the maintenance facility to the east to hold all the sand needed for winter road care.
- Continue the recycling grant that we receive from the State for being the responsible party as a stand alone recycling facility separate from Vernon County. Also to continue looking for opportunities to pursue recycling efficiency grants.
- We must work with the town residents to do the best possible job in recycling all things eligible. Expansion of the maintenance building would give more room for this, and could allow exchange tables to be set up.
- A larger building could be added for community events and use by the people of the town. Also available land surrounding could be landscaped as a town park.
- Maintenance of the present Town Hall building for its continued use and as a historical part of the Town.

The Town of Liberty has approximately 20 miles of roads. Upkeep and plowing of town roads is done by one part-time employee, with help as needed by the Town Chairman. There is much appreciation for the town service of driveway clearing and gravel delivery. Storm water runoff is one of the considerations included in the town ordinance for driveway permits. This allows for inspection of the site to prevent damage to the roads from runoff. This also gives the parcel a fire number so emergency services can locate the parcel.

**Goals:**

- Continue plowing the driveways where they meet the approved Town Board driveway guideline standards
- Continue providing gravel delivery to town residents
- Large paved parking areas or very large building roofs must have catch basins for runoff
- Continue maintaining the roads in the present manner

## **SERVICES:**

Services available to the Town are:

Fire Protection: Viola Fire Department, a volunteer group, with assistance from nearby villages as needed. **(MAP 6.1)**

Rescue Squad: Kickapoo Valley Rescue Squad, a volunteer group out of Viola, with assistance from Tri-State Ambulance or La Farge Ambulance, as needed.

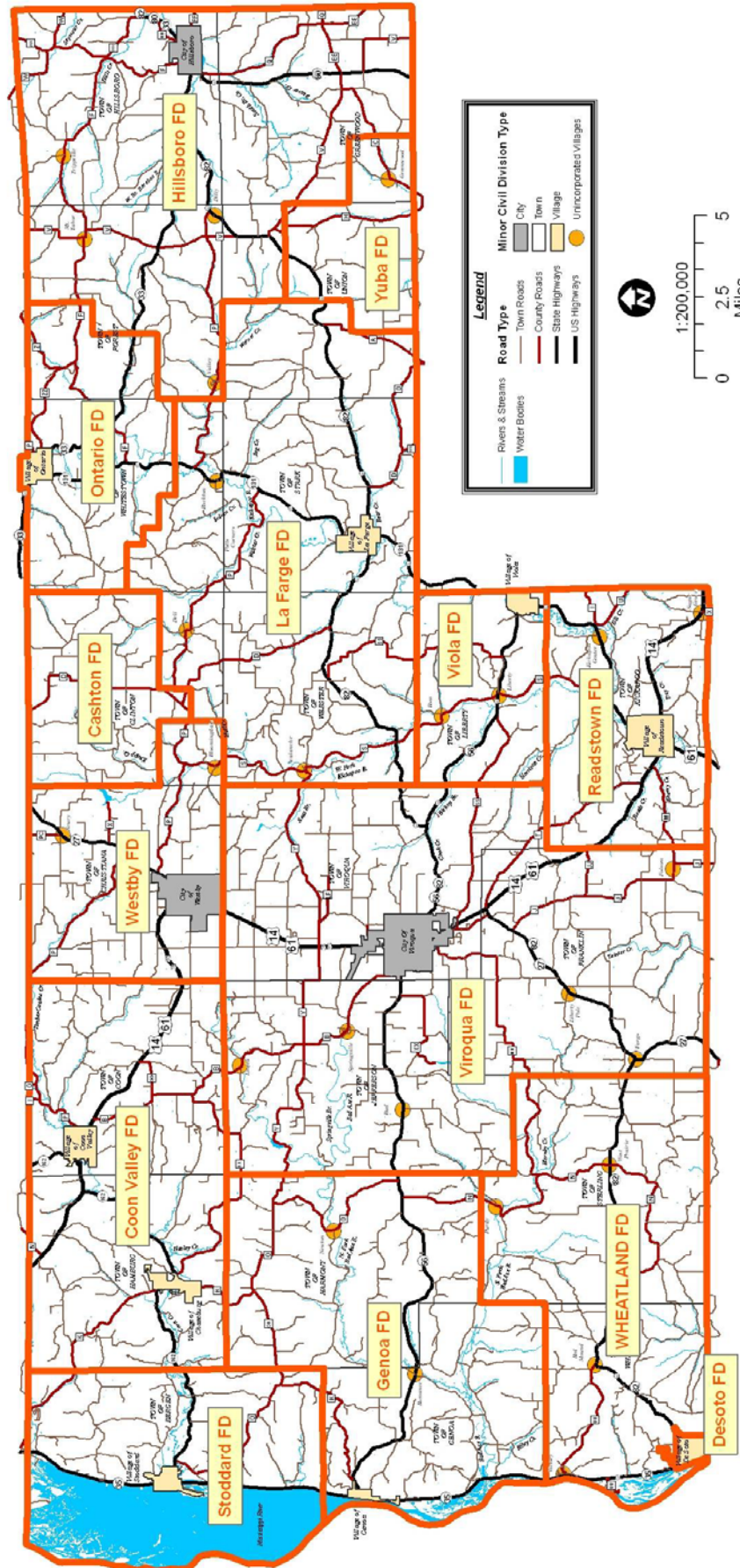
Emergency 911: An emergency number for fire, police and rescue.

Health care: Many private care facilities are in the region.

Police: Vernon County Sheriff's Department answers the 911 number and dispatches fire, rescue and police protection. **(MAP 6.2)**

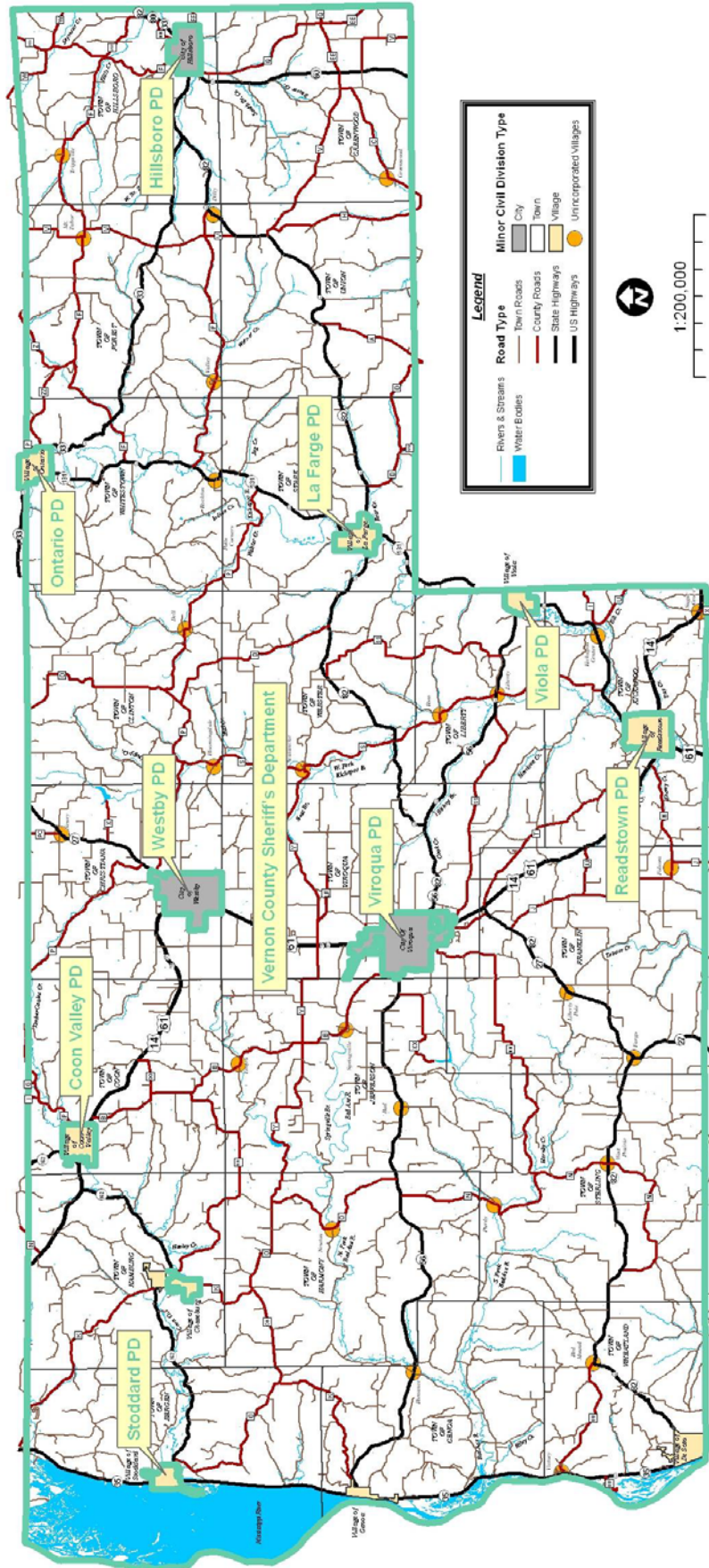


# Fire Department Service Areas - Vernon County, Wisconsin



Map Produced by the Vernon County UMCD - Land Information Office for Comprehensive Planning Purposes. Water features are from MNDNR 1:24K Hydrography data, all other map data is from Vernon County maintained GIS data. Map Date: 4/20/2018 Cartographer: Doug Audles, GIS Coordinator

# Law Enforcement Service Areas - Vernon County, Wisconsin

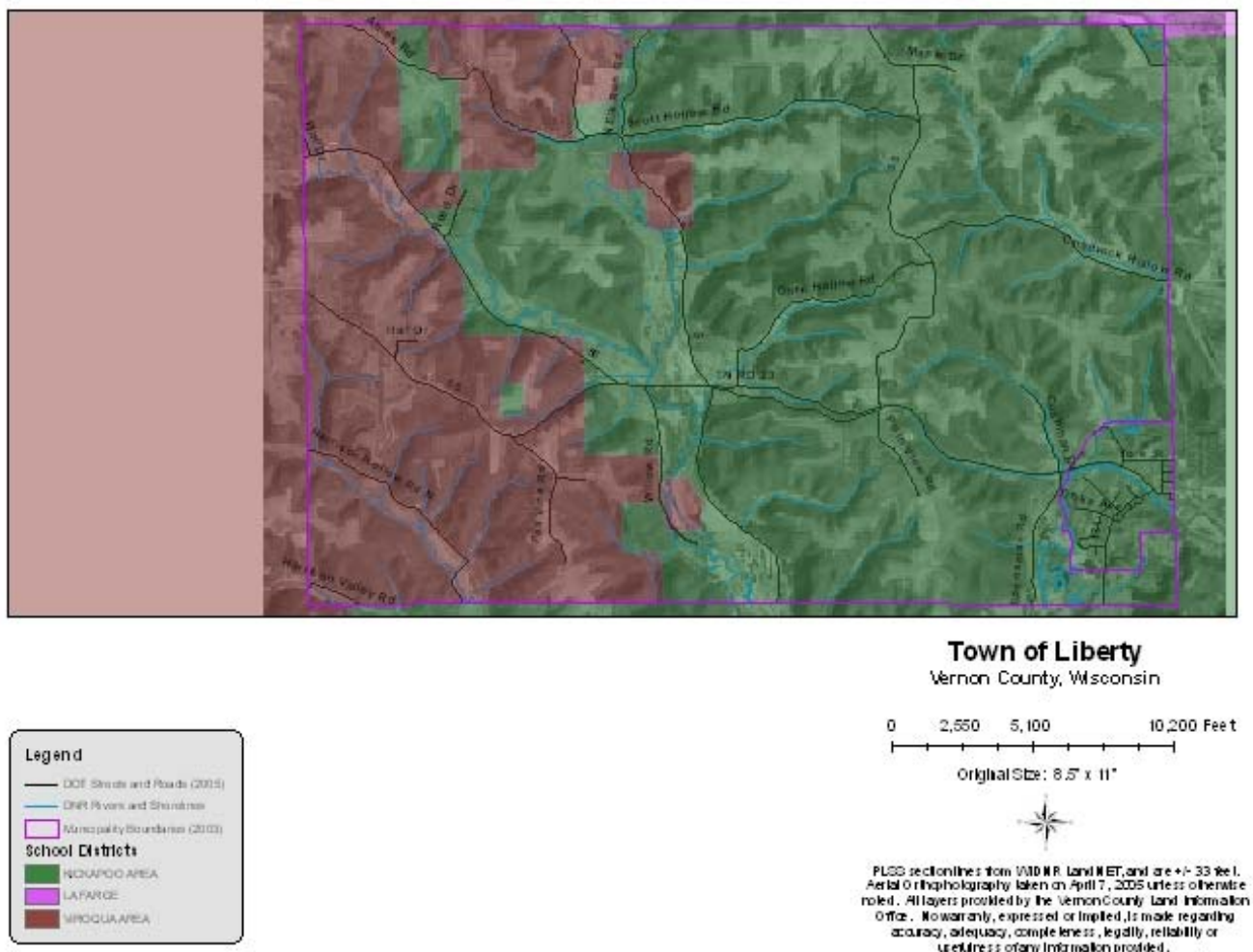


Map Produced by the Vernon County UWCD - Land Information Office for Comprehensive Planning Purposes. Water features are from WI DNR 1:25k Hydrography data, all other map data is from Vernon County maintained GIS data. Map Date: 4/20/2009. Cartographer: Doug Aviles, GIS Coordinator



Schools: Kickapoo Area Schools covers most of Town of Liberty, with some residents in the Viroqua Area School District. We also have the option of private schools such as Cornerstone Christian Academy, Waldorf Pleasant Ridge; both in Vernon County, home schooling, and several Christian schools are also available in the area. The Southwest Technical College and Western Technical College are also available resources to our residents as part of the tax base of Liberty.

(MAP 6.3)



Library: A library card is available to our residents at no cost to give access to the local libraries in the area as part of a regional system. Stickers added to your card give you access to other areas.

### **GOALS:**

The Town's goal is to continue to work with the providers of these services and maintain good relations with them.

### **RECOMMENDATIONS:**

Conduct a "Meet your volunteer/leaders Day Picnic" once a year at the Town Hall or other places within the Town to be determined. This would also be a way to build community among town residents. Food, games, commentary, appreciation boxes, certificates, etc. could be part of this.

### **UTILITIES**

Utilities are the responsibility of private individuals.

Well and septic are regulated by the Wisconsin Department of Natural Resources. Outhouses and vault privies and holding tanks are regulated under town ordinances (See Ordinance # 2.03 as listed in Appendix E) Any house with indoor plumbing is required to have a septic system.

Telephone service is provided by Vernon Telephone Cooperative, Frontier Telephone Company, and various wireless services.

Communication Towers The one communication tower in Town of Liberty is for police/emergency services, and is located on the ridge on County Road SS, just north of State Highway 56. A Vernon County ordinance on towers has been adopted by resolution by the Town of Liberty. (See Resolution # 2003-2 as listed in Appendix E).

Electric Service is provided by Vernon Electric Cooperative. No major transmission lines or power plants are located in the Town of Liberty.



Natural Gas lines run through the area, but are not available to residential customers.

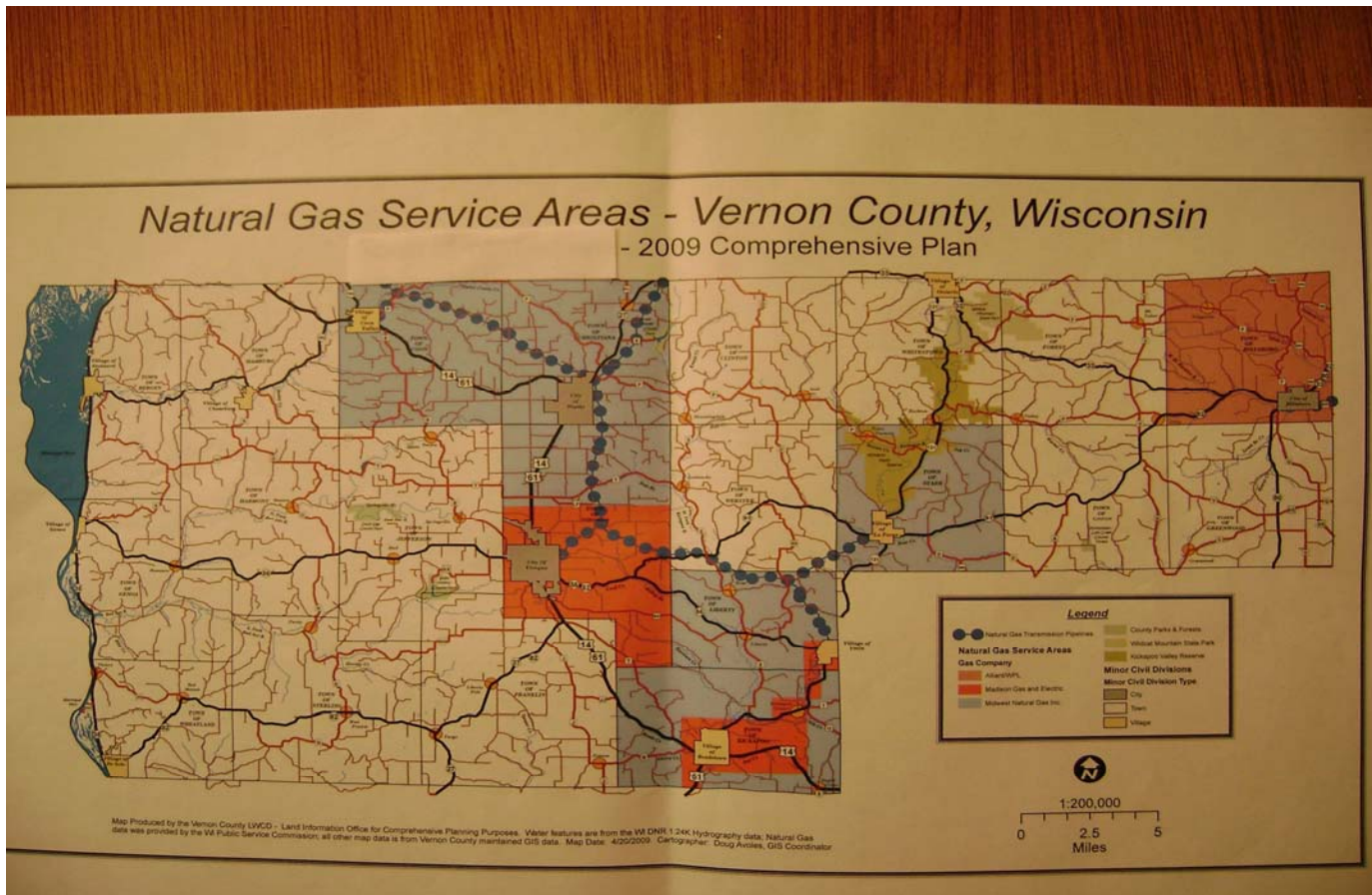
Heating is largely propane or oil, provided by local companies. Many people supplement with wood heat or other alternative heating sources.

Diggers Hotline has location information on utilities and must be called before any digging is done.

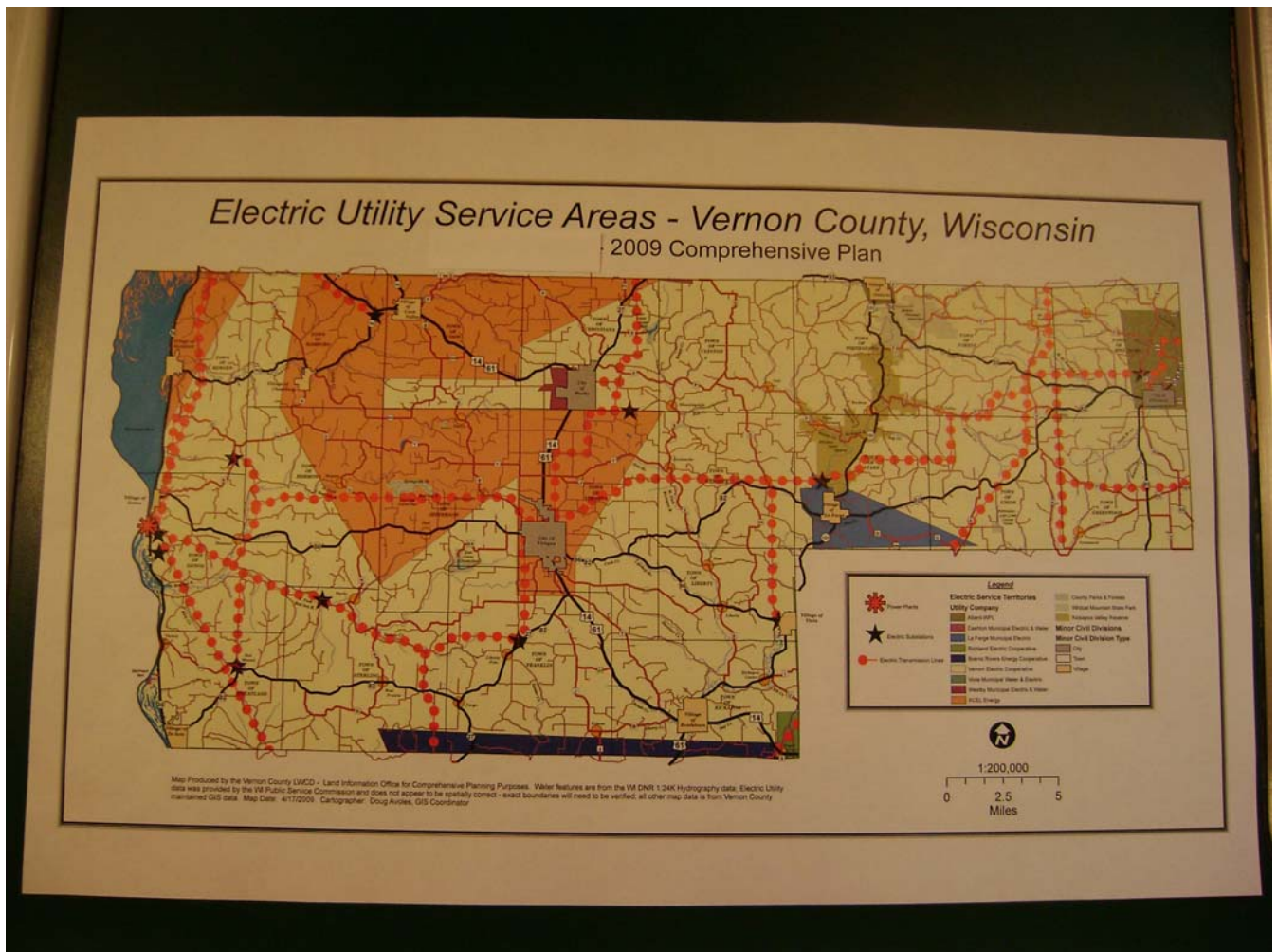
### GOALS:

- Maintain good relations with the various utility providers
- Energy savings should be encouraged through such things as front load washers, water saving shower heads, etc.
- Other water treatment issues might arise if business moves into the Town. This is not an issue at this point and could be addressed in any future zoning.

### (MAP 6.4)



(MAP 6.5)



**RECOMMENDATIONS:**

Set utility corridors along roads where utilities are allowed, preferably on the down hill side, in a ditch, and the required minimum depth.

Set location of possible transmission lines or power plants, towers.

Residents should be encouraged to follow all conservation measures they can implement as it would help the utilities and address many issues, such as fewer power plants, lines, pollution, limited resources and costs to consumers. This could be helped by posting information at the recycling center, such as energy saving appliances, coupons from utilities, new products, rebate information and alternative sources.

## **CHAPTER 7.0 AGRICULTURAL, NATURAL AND CULTURAL RESOURCES**

### **AGRICULTURE**

#### **A. Soil & Water**

Nobody likes soil erosion or water pollution. In order to address these problems, county, state, and federal governments have produced a myriad of rules, regulations, incentives, plans, programs, etc.

In the Town of Liberty the historic threat to both soil and water quality is nicely summarized by the Vernon County Land & Water Conservation Department:

“Rain and melting snow that run off the land eventually end up in streams and lakes. This runoff often carries soil, nutrients, bacteria, fertilizer, pesticides, and other pollutants into our surface waters. When these pollutants reach streams and open water, the results are sedimentation and increased aquatic growth, poor water quality, reduced populations of game fish, and damaged habitat for wildlife.

Water that does not run off but soaks into the ground can create another pollution problem. As it travels through the soil, water can carry nitrogen and other chemicals into ground water-the source of our drinking water supply. When these pollutants contaminate groundwater, they can cause serious illness in humans and livestock.

Sources of these pollutants include cropland and streambank (sic) erosion; construction site runoff; oil and grease from urban and rural sources; organic matter and bacteria from improperly spread manure; and fertilizers and pesticides from farms, lawns, gardens, and recreational areas.

These types of water pollution are called nonpoint source pollution, because the water contamination does not have a specific point of origin. Instead, the contamination is the cumulative effect of many smaller sources.”

The United States Government Printing Office published a detailed “Soil Survey for Vernon County, Wisconsin” in 1969. This publication includes maps of the entire county, at a scale of 1:15840, with several hundred different designations of <soil types, moisture, slope, & erosion status>. In general, the low land in

Liberty town is described as “Arenzville-Orion-Fayette association: Loamy, nearly level to moderately steep, deep, well-drained to poorly drained soils on stream terraces and bottom lands.” The ridge land in Liberty Town is described as “Fayette-Stony rock land-Dubuque association: Steep, stony rock land and nearly level to moderately steep, silty, deep to shallow, well-drained soils on upland ridges.” (MAP 7.01)

***State and Federal Requirements:***

It is beyond the scope of this document to list all of the pertinent State and Federal laws and programs. The following list includes those that are the most significant and directly applicable as of 2008.

- Wisconsin DNR rule NR-151 (went into effect 10/2/02) sets performance standards regarding soil erosion and water quality.
- Wisconsin Department of Agriculture, Trade, and Consumer Protection rule ATP 50 identifies conservation practices that farmers must follow to meet DNR standards.
- Federal “Clean Water Act” addresses surface water quality protection.
- United States Department of Agriculture 2002 Federal Farm Bill.  
Especially “Environmental Quality Incentive Program (EQIP)”

***Recommendations:***

If one assumes that Liberty will be subject to developmental pressure, which will have unprecedented destructive consequences, we could try to ensure that future activities at least meet the existing standards. New development is subject to reasonable state regulation with regards to soil & water quality. However, it would be within the scope of the “Comprehensive Plan” to stipulate that future activity not be more destructive to soil & water quality than existing activity as allowed in 2008.

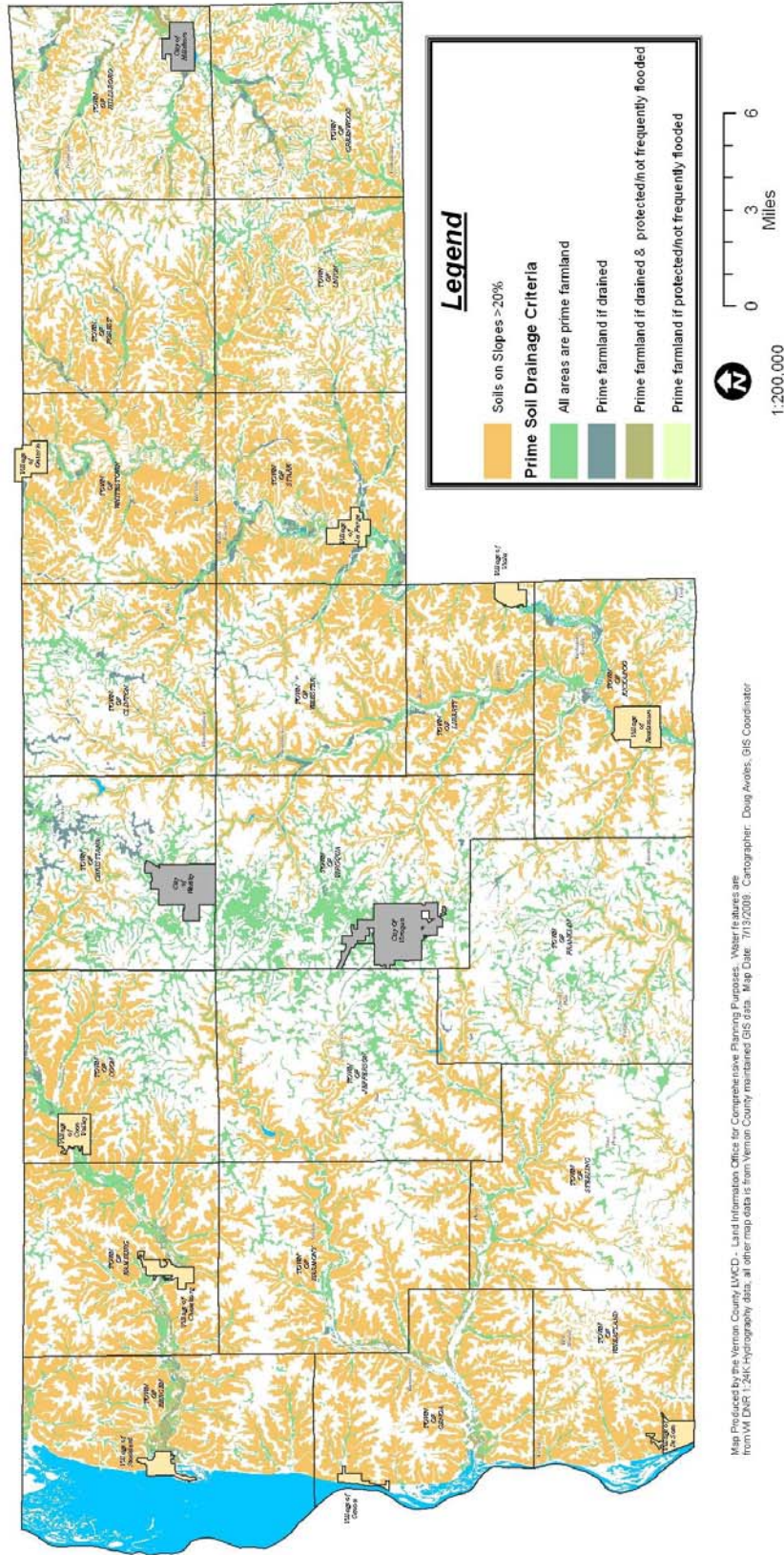
***Goals:***

Protect the quality and quantity of ground water resources to assure future availability for drinking water and agricultural use.

Monitor and study ground water conditions and use measures to avoid ground water pollution.



# *NRCS Prime Ag Soils & Soils on Slopes > 20%*



## **B. Bluffs and Steep Slopes/Scenic Views**

Southwest Wisconsin is unique as a non-glaciated area with its many ridges, valleys, coulees and bluffs. It should be our responsibility to protect and preserve as much of this unique scenery as possible. How to do this while at the same time allowing construction in locations with a “view” will involve many tradeoffs.

Most of the definitions here are adopted from the Vernon County Comprehensive Zoning Ordinance (Bluff land Zoning) which was outlined but never finalized. The Vernon County version dealt exclusively with the bluffs/steep slopes along the Mississippi River but do provide a good starting point for our more local use.

Bluff Area – lands which have a slope of 30 percent or greater.

Bluff line – Lines connecting points along the top edge of a bluff at which the slope becomes less than 30 percent.

Bluff top setback – 40 feet setback from the bluff line.

Buildable Bluff Top – land lying 230 feet back from the bluff top setback.

Under the proposed Vernon County Bluff Top Zoning the only permitted construction within the bluff top setback is small decks (400 square feet or less including walkways) that are less than 7 feet in total height from the original grade and that the only permitted use within the buildable bluff top be:

- a) single family residence and uses accessory to single family residential structures;
- b) Agricultural uses.
- c) Non-structural recreational uses.

In an attempt to control runoff and erosion only sustained yield forestry (thinning and selective cutting) within the bluff area and bluff top setback and buildable bluff top is

allowed with no more than 20 feet in any 150 feet along the bluff top shall be clear-cut. And finally, that all logging roads when no longer in use shall be resloped and seeded.

La Crosse County has even more restrictive language concerning construction on steep slopes and bluffs, but does allow exceptions for single family homes if the site can be accessed under their driveway restrictions.

These proposals, both Vernon and La Crosse Counties, dealt only with Mississippi River and adjoining valley slopes and bluffs and may be too restrictive for our local setting, where a larger percent of the area would fall within the defined areas. But it does give us a starting point. Specifics on percentage of slope and setbacks and particularly any control over logging have to be looked at under Town of Liberty ordinances relating to driveways and buildings.

Most or all of the land in Town of Liberty is considered “scenic,” and that is one of the things that many people like about this area. “Scenic quality” or “visual integrity” is generally acknowledged to be subjective. As a result, it is difficult to measure and legislate. Most people agree that the largest threat that we can address arises from potential human impacts that we consider unsightly. The most likely, specific threats are listed below with a few notes about each.

Billboards. At present, there are no large commercial advertisements in the Town.

Areas of clear-cut forest. Although local forests contribute a significant amount to the wood products industry, in addition to personal use, the most common forest practice in the area is to log selectively. By leaving behind a significant number of trees, the visual impact of the logging is minimized. However, forestry styles change and clear-cuts could potentially be an issue in the future.

Communication towers. At present, we have one large radio tower and no cell phone towers. This could potentially be an issue in the future but would be regulated by the Vernon County Ordinance adopted by reference by the Town.

Unightly land use. Junkyards, landfills, poorly designed quarries, unkempt farms and sprawling housing developments can have a negative effect on the scenic value. An ordinance to regulate these items was passed 12/18/08 by the Town of Liberty.

***Recommendations:***

Town of Liberty should adopt an ordinance to regulate large billboards.

**Goals:**

Protect our scenic vistas for our children and our children's children.

## **C. FLOODPLAINS AND WETLANDS; NAVIGABLE WATERS**

Nearly all of Wisconsin's 15,000 lakes are glacial gifts, a legacy laid down 12,000 to 14,000 years ago by melting glaciers. As glaciers moved they scrape and scout the land surface, removing large amounts of gravel, sand and boulders. When glaciers recede, this debris, or "moraine," is left behind, changing the landscape until the next glacial age. The importance of glacial activity in forming lakes and wetlands is illustrated by the lack of these water bodies in the driftless area. Because the Town of Liberty was never covered by glaciers, waterways are found only in river valleys.

### ***I. FLOODPLAINS***

The **floodplain** is that land which has been or may be covered by floodwater during the regional flood. The floodplain includes the floodway and floodfringe areas.

The **floodway** is the channel of a river or stream, and those portions of the floodplain adjoining the channel required to carry the regional flood discharge.



The floodway is the most dangerous part of the floodplain: it is associated with moving water.

The **floodfringe** is the portion of the floodplain outside the floodway, which is covered by floodwater during the regional flood. The term floodfringe is generally associated with standing water rather than flowing water. It is also that part of the floodplain in which development is allowed, subject to the floodplain development standards.

The **regional flood elevation** is the elevation determined to be representative of large floods known to have occurred in Wisconsin or which may be expected to occur on a particular lake, river, or stream at a frequency of 1% during any given year.

The **flood plain protection elevation** is an elevation that is 2 feet above the regional flood elevation.

Allowed in the floodway are certain structures accessory to open space or historical areas, campgrounds and certain DNR uses.

Not allowed in the floodway are all structures intended for human habitation, storage of materials that are buoyant, flammable, explosive or injurious to human animal, plant, fish or other aquatic life; sewage systems or wells; waste disposal facilities; or wastewater treatment ponds or facilities.

Allowed in floodfringe are certain residential, commercial, manufacturing and industrial uses and uses accessory; storage of materials, public utilities and infrastructure and private sewage systems and wells.

Not allowed in the floodfringe are solid or hazardous waste disposal facilities.

Conditional uses may be granted upon application and public hearing, provided that the provisions and objectives of the floodplain zoning ordinance are met.

Variances or Appeals may be granted by the County Zoning Board of Adjustment provided the applicant can meet strict criteria.

Regulations for floodplain management covering the Town of Liberty exist both at the State level (Wisconsin State Statutes §87.30) and at the County level (Sanitation/Zoning Administrator 608-637-5270)

## ***II. WETLANDS***

A **wetland** is “an area where water is at, near or above the land surface long enough to be capable of supporting aquatic or hydrophytic (water loving) vegetation, and which has soils indicative of wet conditions.”

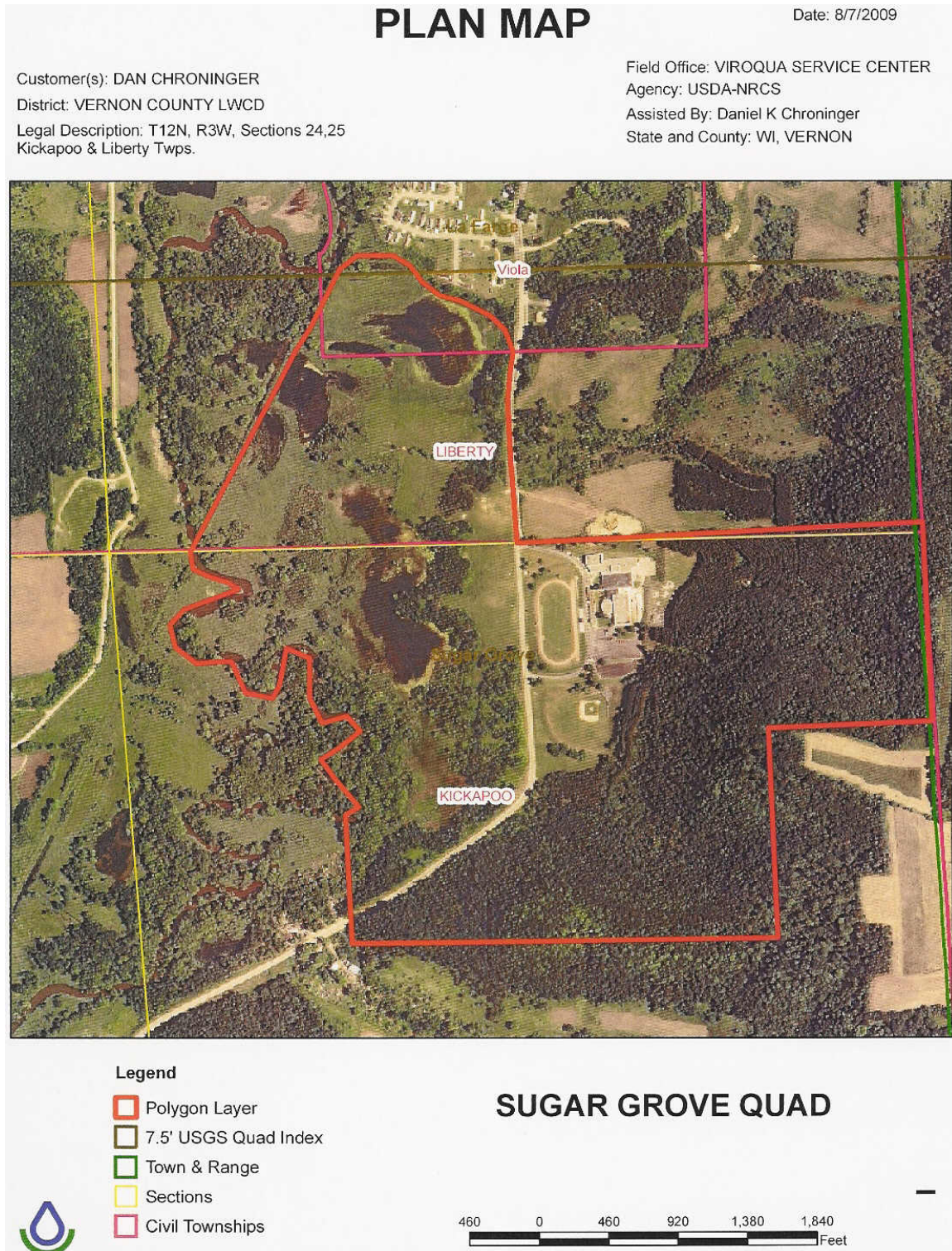
Wetlands contribute to the economic and environmental health of our Town:

- ◆ by filtering pollutants, nutrients and sediments, protecting water quality in rivers, streams and wells.
- ◆ by storing runoff from heavy rains and snow melts, reducing flood damage
- ◆ by providing essential habitat for fish, waterfowl and other animals, in turn creating recreational opportunities for residents and visitors
- ◆ by promoting infiltration and recharge of the aquifer
- ◆ by acting as a buffer between land and water, protecting against erosion
- ◆ by providing beautiful open spaces, enhancing the quality of life, private property values and tourism.

Kickapoo Land Stewardship, an organization under the auspices of the Kickapoo School District and the Griffin Estate land trust, is undertaking a wetland restoration project on land in both the Towns of Kickapoo and Liberty as well as the Village of Viola. No taxpayer dollars have been invested in this project, with funding coming from numerous other sources and volunteer organizers. The students in every class can use this land for one purpose or another. Biology,

art, physical education, mathematics, English, life and natural sciences all find an application to their specific subject in the land. They are also undertaking a timber stand management project and restoration of prairie areas. The map below shows the project area.

(Map 7.02)



### **III. NAVIGABLE RIVERS**

The Town of Liberty has one “navigable river” of note, the West Fork of the Kickapoo River. Over the years, enormous volumes of soil have eroded from the stream banks, especially in times of storms and spring snow melt-offs.

In recent years many private landowners have voluntarily improved the floodway with stream bank rip-rap stabilization and installation of trout structures for improvement of fish habitat.

Town of Liberty encourages landowners now and into the future to continue these improvement practices over and above existing regulations. Local resource of note is the West Fork Sports Club in Avalanche, providing advice, assistance, and information about obtaining grants.

#### **State and Federal Requirements:**

It is beyond the scope of this document to list all of the pertinent State and Federal laws and programs. Town of Liberty recommends referral to State and Federal programs for most up to date information.

#### **Recommendations:**

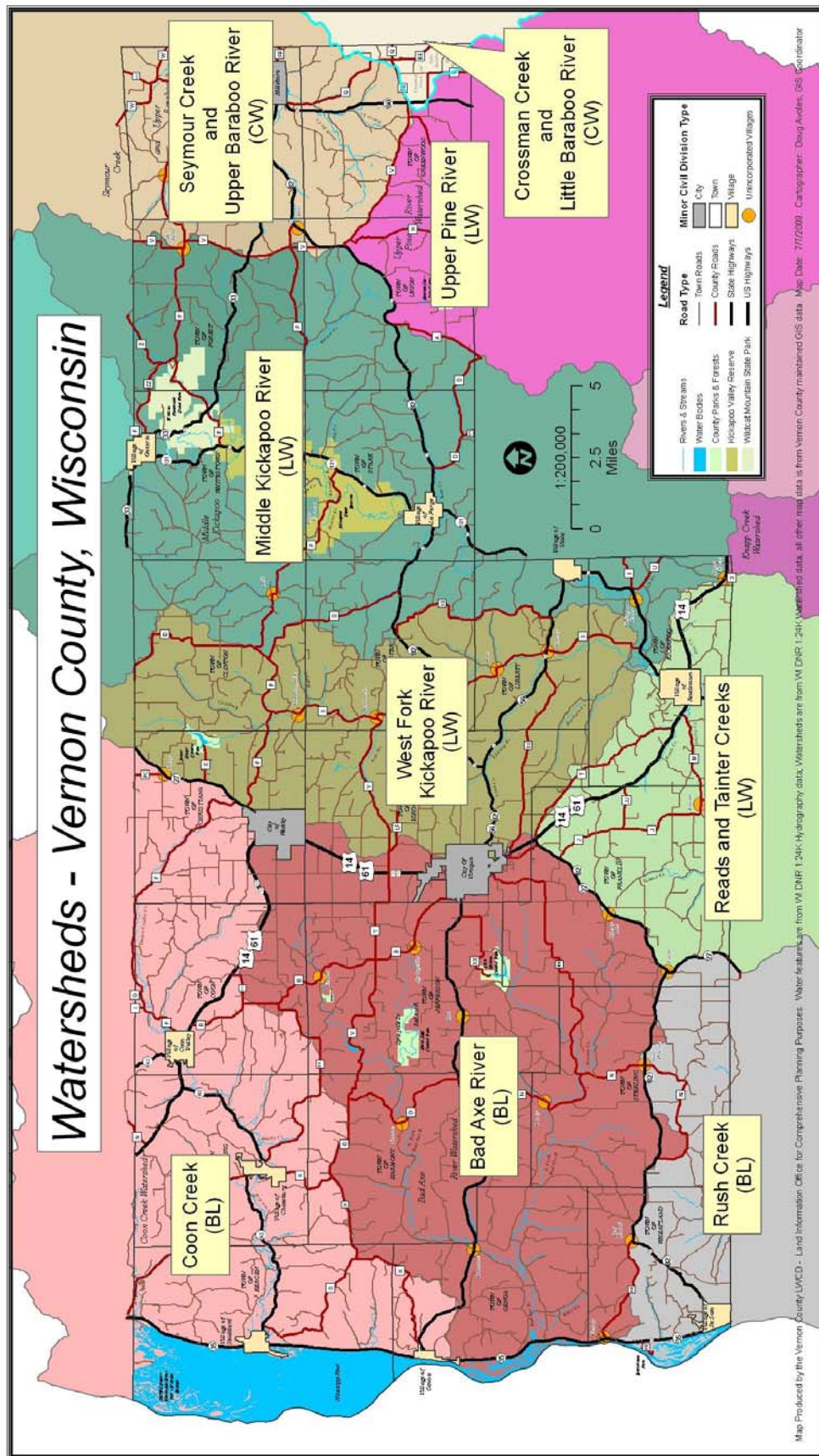
Town of Liberty will maintain a watchdog attitude to ascertain future difficulties and deal with them as they arise.

#### **Goals:**

Protect our water supply, wildlife habitat and natural settings by maintaining our wetlands. **(MAP 7.03)**



# Watersheds - Vernon County, Wisconsin



## **D. Farming**

There has been quite a shift in the area of farming in the past several years.

Where once dairying was done on most of the area farms, as of 2008, there are only three dairy farms in the Town of Liberty. We do not foresee any more dairying after these farmers retire or decide not to milk.

There are two larger beef operations in the Town of Liberty. We also have several smaller beef operations.

We have a shift to the raising of corn and soybeans as a cash crop. Some are considering going Organic.

### **Mega Farms**

Whereas, the Vernon County Board of Supervisors has passed a County Livestock Ordinance and,

Whereas the Town Board of the Town of Liberty has adopted the Vernon County Livestock Facility Licensing Ordinance, and,

Whereas, the topography of the Town of Liberty is such that the 500 animal unit maximum listed in Section 3 (16) (b) may be detrimental to the land, the Town Board recommends a maximum animal unit lower than this and,

Therefore, be it resolved that the Town of Liberty has adopted a 250 animal unit maximum.

The Town of Liberty does not want to issue a use permit for a large animal unit for a number of reasons:

- (1) The topography of the Driftless Area of Vernon County and the fact that we have coulees, ridges, and valleys and the Town's geology is largely karst, or fractured limestone which allows for contamination of our water supply.
- (2) Locating a large operation on the ridges would allow seepage into both the Kickapoo River and the West Fork of the Kickapoo River.
- (3) The Kickapoo River and its tributaries are valued Trout Streams that need to be protected.
- (4) We are concerned with the health effects of confinement hog operations based on the health and safety issues raised by Dr. David Chakoian.

As of 2007, 7,153 acres are classified as agricultural. Of these approximately 3,964 were classified as tillable. This includes 122 acres of Maple trees that are tapped for Commercial Maple Syrup production. 3,289 acres were classified as pasture.



## Goals and Objectives

\*To recognize that productive lands are a valuable resource and are important to the quality of life in the Town of Liberty.

\*Protect and preserve farmland as a resource whenever possible.

\*To set aside an area, or areas, where residential or other development may occur.

## 7.1 NATURAL COMMUNITIES / ENDANGERED SPECIES

Wisconsin's geologic history has left a striking legacy of bluffs throughout the state. The Driftless Area is famous the world over because it is completely surrounded by glaciated territory. The deposits of glaciation are spoken of as "drift." The Driftless Area is mostly in the *Western Coulee and Ridges* area of Wisconsin, but also extends into the Central Plain and the Northern Highland. It covers an area of nearly 15,000 square miles, 13,360 of which lie in Wisconsin with the remainder extending into Minnesota, Iowa and Illinois.

**Town of Liberty, Vernon County, Wisconsin**, with the West Fork of the Kickapoo River is centrally located in the Driftless Area, and contains some of the State's most scenic vistas.

When southern Wisconsin was cleared and plowed for agriculture, the steepest slopes were often unsuitable for cultivation.

"Such parts of this country as are unfit for the plough are most admirably adapted to the rearing of sheep. In fact, to my mind, much ... is admirably adapted to sheep husbandry." Page 275, *History of Vernon County Wisconsin* (1884).

These undeveloped hillsides and bluffs feature a diverse mosaic of woody hillsides, rocky precipices, south-facing dry prairies and shady north-facing slopes. Bluffs and hillsides often represent some of the largest blocks of undisturbed wildlife habitat, and also serve as primary animal migration corridors, helping to assure mobility and exchange of genetic material and thus the long-term viability of wildlife populations.

Hillsides and bluffs are unique and often desired sites for possible development. They are considered desirable places to live as they often have attractive views and are often found in more natural settings. Bluffs and hillsides are attractive visual resources for everyone and development on them can be seen as having a negative effect on the landscape. They also pose possible engineering and construction problems as hillsides are prone to natural hazards and constrain development design. Thought must be given to access to buildings for fire and emergency vehicles.

Slopes are extremely vulnerable to erosion, and are difficult to stabilize once disturbed by construction. The result is lost remnants of rare habitat communities and the species they contain and the property is also subject to landslides such as witnessed on 8/18/07 in Vernon County.

Town of Liberty's ecological landscape is characterized by its highly eroded, driftless topography, relatively extensive forested landscape, with the wide river valleys. The rivers are the Kickapoo River and West Fork of Kickapoo River. Spring-fed, cold-water streams are common. These rivers are prone to flooding.

Our forested and grassland communities consist primarily of:

**Alder Thicket:** These wetlands are dominated by thick growths of tall shrubs, especially speckled alder, Canada bluejoint grass, orange jewelweed, several asters, and boneset.

**Algific Talus Slope:** (Possible) This rare community consists of steep slopes of fractured limestone (dolomite) rock that retains ice and emits cold air throughout the growing season. The cold microhabitats enable the persistence of northern species and “periglacial relicts” such as northern monkshood and rare terrestrial snails. The woody overstory is often sparse, with scattered small black ash and white birch. Mountain maple, a northern shrub, may be frequent and extensive beds of bulblet fern and mosses are characteristic.

**Dry Prairie:** This grassland community occurs on dry, often loess (silt loams)-derived soils, usually on steep south or west facing slopes or at the summits of river bluffs with sandstone or dolomite near the surface. Short to medium sized prairie grasses: little bluestem, side-oats grama, hairy grama, and prairie dropseed are the dominants in this community. Common shrubs and forbs (flowering plants) include lead plant, silky aster, flowering spurge, purple prairie-clover, cylindrical blazing-star, and gray goldenrod.

**Dry-Mesic Prairie:** This grassland community occurs on slightly less droughty sites than Dry Prairie and has many of the same grasses, but taller species such as big bluestem and Indian grass dominate. Needle grass may also be present. The herb component is more diverse than in Dry Prairies, including many species that occur in both Dry and Mesic Prairies.

**Floodplain Forest:** (Severely degraded) This is a lowland hardwood forest community that occurs along rivers that flood periodically. Canopy dominants may include silver maple, river birch, green ash, hackberry, swamp white oak, burr oak, box elder and cottonwood. Nettles, sedges, ostrich fern and gray-headed coneflower are important understory herbs and lianas such as Virginia creepers, grapes, Canada moonseed and poison-ivy are often common. Among the striking and characteristic herbs of this community are cardinal flower and green dragon.

**Mesic Prairie:** (Mostly extinct. The plant community is gone. This is the first area to be farmed when populated) This grassland community occurs on rich, moist, well-drained sites. The dominant plant is the tall grass, big bluestem. The grasses little bluestem, indian grass, porcupine grass, prairie dropseed and tall switchgrass are also frequent. The forb layer is diverse in the number, size and physiognomy of the species. Common taxa include the prairie docks, lead plant, heath and smooth asters, sand coreopsis, prairie sunflower, rattlesnake-master, flowering spurge, beebalm, prairie coneflower and spiderwort.

**Moist Cliff:** This “micro-community” occurs on shaded (by trees or the cliff itself because of aspect), moist to seeping mossy, vertical exposures of various rock

types, most commonly sandstone and dolomite. Common species are columbine, the fragile ferns, wood ferns, rattlesnake-root, northern monkshood and wild sarsaparilla. The rare flora of these cliffs vary markedly in different parts of the state.

**Oak Opening:** (Uncommon. Impacted by fire suppression.) This is an oak-dominated savanna community in which there is less than 50% tree canopy. Historically, oak openings occurred on wet-mesic to dry sites. The extant remnants are mostly on drier sites, with the mesic and wet-mesic openings almost totally destroyed by conversion to agricultural and residential uses, and by the encroachment of other woody plants due to fire suppression. Burr, white and black oaks are dominant in mature stands as large, open-grown trees with distinctive limb architecture. Shagbark hickory is sometimes present. American hazelnut is a common shrub, and while the herblayer is similar to those found in oak forests and prairies, with many of the same grasses and forbs present, there are some plants and animals that reach their optimal abundance in the “openings”.

### Endangered species

To the best of our knowledge, there are no mammals in Town of Liberty nearing endangerment; there are numerous birds, reptiles and amphibians of concern. Certain animals are considered to be overpopulated, such as the Whitetail deer. As the ecology of the land changes, animals increase and decrease. Locals have noticed decline in fox, ruffed grouse, whippoorwill, sora rail, marsh hawk, and red-headed woodpecker. An obvious increase in eagles, sand hill cranes, deer, raccoons and coyotes has been noted over the last 30 years.

Following are 19 bird species as set out in *Managing Habitat for Grassland Birds*, believed to be of endangerment in the Southwestern Upland:

- Henslow's sparrow
- Loggerhead shrike
- Lark sparrow
- Grasshopper sparrow
- Eastern meadowlark
- Field sparrow
- Upland sandpiper
- Western meadowlark
- Bell's vireo
- Short-eared owl
- Dickcissel
- Northern harrier
- Bobolink
- Blue-winged teal
- Greater prairie-chicken
- Clay-colored sparrow (north)
- Brewer's blackbird (north)
- Savannah sparrow

Barn owl

*The 19 priority species mostly consist of midgrass species and species requiring woody vegetation for nest structures and shortgrass species. One tallgrass species, the Henslow's sparrow and one open-water species, the blue-winged teal, are also included.*

There are 47 bird species that require grasslands during their breeding cycle:

Cattle egret  
Green-winged teal  
Northern pintail  
Blue-winged teal  
Northern shoveler  
Gadwall  
American wigeon  
Northern harrier  
Red-tailed hawk  
American kestrel  
Gray partridge  
Ring-necked pheasant  
Greater prairie-chicken  
Sharp-tailed grouse  
Northern bobwhite  
Yellow rail  
Upland sandpiper  
Wilson's phalarope  
Barn owl  
Short-eared owl  
Horned lark  
Sedge wren  
Eastern bluebird  
Loggerhead shrike  
Bell's vireo  
Dickcissel  
Clay-colored sparrow  
Field sparrow  
Vesper sparrow  
Lark sparrow  
Savannah sparrow  
Grasshopper sparrow  
Henslow's sparrow  
LeConte's sparrow  
Sharp-tailed sparrow  
Boblink

Eastern meadowlark  
Western meadowlark  
Brewer's blackbird  
Brown-headed cowbird  
Sandhill cranes  
Canadian geese  
Mallard ducks  
Blue herons  
Red wing black birds  
Wood ducks  
Whippoorwill

Wisconsin grasslands are broadly described to include all native grasslands, from sedge meadows to open bogs to prairies, savannas and barrens communities. Also included are surrogate prairie grasslands, which represents the vast majority of grassland habitat in Wisconsin.

Surrogate prairie grasslands are similar to and replace the former prairie that historically occurred in Wisconsin, and include agricultural habitats such as hayfields, small grains, row crops, fallow fields, old filed, pastures and set-aside fields. Because of the fragmented nature of these landscapes, habitat size becomes a management issue for grassland birds.

#### Amphibians

Bishop Branch Restoration Project is a brook and brown trout habitat restoration program in part of Town of Liberty, with special emphasis on stream corridor management for Herptiles. Bishop Branch in Liberty is a Class II trout stream. The project provides over-winter protection for snakes and turtles and diverse cover for nesting and cover. The Blanchard's Crick Frog (endangered) Redside Dace (special concern) and Four-toed salamander (special concern) will all benefit from this program. (*See Appendix D Bishops Branch Restoration Project*).

#### **State and Federal Requirements:**

There are no state laws that prohibit development on steep faced hillsides or bluffs. Some regulatory programs require set backs from steep slopes before certain permits are issued. Sewer service to areas having steep slopes is discouraged in the Sewer Service Area planning process through the Vernon County Zoning Department.



## Recommendations and Goals:

Large-scale prairie and oak savanna restorations

Grassland bird management

Goat prairie restoration and maintenance

Preservation of cliff communities, along with cave and bat hibernacula

Management of large floodplain forests, and large southern upland forest tracts (Kickapoo watershed)

Maintenance of red and white oak as a cover type

Source: *Planning for Natural Resources, A Guide to Including Natural Resources in Local Comprehensive Planning* (Department of Urban and Regional Planning, University of Wisconsin-Madison/Extension and Wisconsin Department of Natural Resources, January 2002

*Ecological Landscapes of Wisconsin* (DNR Publication)

*Managing Habitat for Grassland Birds, A guide for Wisconsin,*

David W. Sample and Michael J. Mossman, 1997 (DNR Publication)

(Permission to quote these publications given by Wendy Weisenfell, DNR, 266-7310 and by an unnamed person at U-EX in July, 2003)

## 7.2 CULTURAL RESOURCES

### ***Archeological:***

The Town of Liberty has the possibility of being rich in archeological sites. These are typically discovered during earth disturbance events: farming and building being most common. Seven Native American sites, two “European” cemeteries, and one single grave burial site have been catalogued.

Unique to our area are effigy mounds. These are found on either side of the Mississippi River from Trempealeau, Wisconsin to Galena, Illinois, Harper’s Ferry, Iowa, to Madison, Wisconsin, and nowhere else in the world. Vernon County has a number of documented effigy mounds. Only about 4,000 of roughly 20,000 individual mounds have survived agriculture and construction in Wisconsin. Many effigy mounds are located in the Village of Viola adjoining Town of Liberty (Mound Park), and are under plow or residential construction at this time.

There are also several effigy mounds in Town of Kickapoo, but we do not believe that any effigy mounds have been documented in Town of Liberty.

### **State and Federal Requirements:**

Wis. Stats. 157.70, explains the Burial Sites Preservation rules and regulations.

**Local programs and actions:** The Vernon County Historical Museum has catalogued the above known sites.

**Recommendations:** As sites are identified they are included on the Town Map.

That Village of Viola investigate and document their mounds and enact ordinances and restrictions to protect this treasure. There are tax benefits available to the landowners and public education must be a priority.

**GOALS:** Mississippi Valley Archeological Association has agreed to work with interested Liberty residents to survey the Town over the next 10-15 years.

***Historical Buildings:***

The Town of Liberty has no historical buildings as defined by law. We acknowledge that we have old buildings, such as post and beam barns, century farmsteads, Elk Run School, sugar camps and the Town Hall.

The Foreaker School also known as the Country School Museum that is located on West Broadway in the City of Viroqua is a one-room school building that was built in 1889 in the Town of Liberty and later moved to Viroqua in 1963. This building is now maintained by the Vernon County Historical Society.

***Cemeteries:***

Mc Collough Cemetery/Dustin Farm Cemetery: Next to field-road near bank of West Fork of Kickapoo River in Section 9.

Martin Cemetery/Oliver Farm Cemetery: In wooded area on the west bank of West Fork of Kickapoo River in Section 9.

Reed Plot: One home-made stone on hillside at junction of Hwy "S" and Hwy 56 in Section 16.

**State and Federal Requirements:** n/a

**Local programs and actions:** Vernon County Historical Museum has information relating to the Round Barns of Vernon County, of which there are none in Town of Liberty. The City of Viroqua has a Main Street Program and a Historical Preservation Committee which, although not applicable to the Town of Liberty, would provide relevant assistance to interested parties.

**Recommendations:** The Town support any private efforts to establish a legal historical building by providing access to old records, reports to the State as required, or copies. No financial support is available.

## CHAPTER 8.0 ECONOMIC DEVELOPMENT

### Introduction

The Town of Liberty does not have any industries and very limited employment opportunities. This element profile will include information on Vernon County, Western Wisconsin Region, and the State of Wisconsin.

Labor force data is collected at the county, metropolitan statistical area and large city levels by the Wisconsin Department of Workforce Development (DWD). DWD does not compile figures for communities with populations less than 25,000.

The most recent information summarized in Table 2-1 shows that the size of the labor force in Vernon County has steadily increased over the last decade. Between 1990 and 2000, an additional 1,269 individuals in the County were part of the labor force, which was an increase of 10.6 percent. During the past ten years, the unemployment rates in the County were slightly higher than the state rates and the rates seen in the eight-county Western Wisconsin Region. In 2000, the average unemployment rate in the County was 4.2 percent, which was two tenths of a percentage point higher than the Region and seven tenths of a percentage point higher than the State. Unemployment in all three areas during the past decade was at the lowest level in 1999.

### (CHART 8.1)

Table 2-1  
Labor Force Employment Status  
Vernon County, Western Wisconsin Region, and Wisconsin  
1990-2000

Year	Vernon County Labor Force			Unemployment Rates		
	Employed	Unemployed	Total	Vernon County	Western Central Region	Wisconsin
1990	11,955	589	12,544	4.7%	5.0%	4.4%
1991	11,494	796	12,290	6.5%	6.0%	5.5%
1992	11,751	782	12,533	6.2%	6.0%	5.2%
1993	12,169	750	12,919	5.8%	5.5%	4.7%
1994	12,585	740	13,325	5.6%	5.4%	4.7%
1995	12,869	653	13,522	4.8%	4.5%	3.7%
1996	13,024	618	13,642	4.5%	4.0%	3.5%
1997	13,195	641	13,836	4.6%	4.3%	3.7%
1998	13,409	594	14,003	4.2%	3.8%	3.4%
1999	12,886	529	13,415	3.9%	3.6%	3.0%
2000	13,236	577	13,813	4.2%	4.0%	3.5%

Source: Wisconsin Department of Workforce Development.

## REGIONAL ECONOMIC DEVELOPMENT CONTEXT

The conventional measure of a local economy is jobs and related income levels. An important part of the economy for the Town of Liberty is measured by its place in the regional economy and much of this is in the form of commuting to jobs within the region. The resident labor force is dependent upon such commuting because there are not any large employers. On a county wide basis, 37% of the Vernon County labor force commuted outside of the county for work in 2000.

If we look at the overall economy of Vernon County, it will give us a perspective to view the economic base of the Town of Liberty.

“Like its neighbor to the north, La Crosse County, Vernon County has a high percentage of people working in the service industry. Also, like La Crosse County, Vernon County has a large health service industry sector. However, Vernon County’s wages in the service industry are much lower than La Crosse County’s service industry wages. In 1999, service industry wages in Vernon County were only 68% of the state average. Service industry wage were 94.4% of the state average in La Crosse County.”

Overall, the average annual wage in Vernon County was two-thirds of the state average in 1999. The only industries in Vernon County that paid wages that were at least 90% of the state average were transportation, communications, and public utilities which accounted for just 4.6% of employment in Vernon County.

A number of noticeable changes in the top ten private employer list occurred in 1999. Nelson Industries increased from third to the largest private employer in Vernon County. Wal-Mart increased from sixth to third place, and Dairyland Power nudged up slightly, from ninth to eighth place. Making its first appearance in Vernon County top ten list was the Coulee Region Organic Produce Pool (CROPP), placing seventh.

According to the Wisconsin Department of Workforce Development (WDWD), the top five employers in Vernon County in March 2000, by industry group were: educational services, health services, eating & drinking places, executive-legislative & general, and social services. The top five employers at this time were reported to be: Nelson Industries, Vernon Memorial Hospital, Bethel Home and Services, Wal-Mart Associates, and the Vernon Area Rehabilitation Services.

Agriculture is a substantial part of Liberty’s economy; however this sector is significantly influenced by national economic influence and governmental policies. The State Department reports that Vernon County is one of only four Wisconsin counties where 40% or more of total county employment is directly related to farming or farm related products.

The residents of Liberty are a resilient people, willing to become entrepreneurs and control their own destiny as evidenced by the many various cottage

industries and businesses. These vary from body shops, repair shops, woodworking, crafts, construction, commercial maple syrup production and other small businesses from their homes.

The Town of Liberty and surrounding areas are naturally beautiful with their hills and valleys which need to be marketed as such for drawing people into the community.

There are opportunities for hunting, fishing, and camping with a nice campground established with campsites and cabins along the West Fork of the Kickapoo River.

The Town of Liberty area offers a wide range of outdoor recreational activities that support the local tourism industry. However, this must be balanced with preserving the quality of our natural resources.

## **ECONOMIC DEVELOPMENT ANALYSIS**

Strengths – Located on one State and two County highways  
Within commuting distance to other areas of employment  
Rural character and beauty  
Located in the Kickapoo River and Driftless Area  
County-wide Economic Development programs available (VEDA)  
County-wide Revolving Loan program available  
Availability of the internet and other telecommunications in the area will expand the opportunities for home businesses

Weaknesses – No diversified transportation options  
Commuting jobs are somewhat distant but may have higher pay  
Limited visitor and business housing  
No major employers

## **OPPORTUNITIES**

Tourism throughout the driftless area

- Organic agriculture industry
  - Scenic, remote, timbered lands provide an appeal to the urban, recreational and the retired housing market
- New housing and tax base growth from the retired and the commuting labor force



## GOALS

A community that is an inviting place to live, work, and to enjoy the recreational activities available  
Positive relationships between resident and absentee owners  
Promote the Town's natural amenities including the Kickapoo River, bluffs, and woodlands

## OBJECTIVES

Protect existing jobs and encourage growth  
Grow the local tax base  
Maintain public services which will attract individuals and families to live and to work in the Liberty area  
Maintain our own identity and not become a bedroom community for Viroqua and Richland Center

## PROGRAMS

- Provide standards to insure and maintain quality of life
- Support a tourism marketing program in partnership with local tourism Stakeholders, with the County, and the Hidden Valleys Tourism Organization
- Participation in the economic development programs of the Mississippi River Regional Planning Commission and Vernon County Economic Development should be considered
- Consider an economic development partnership between local and county units of government, local school systems, and the University Extension Service to coordinate and target economic development resources

## CHAPTER 9.0 INTERGOVERNMENTAL COOPERATION

### GOAL OF THIS PLANNING ELEMENT:

The goal of this element is to analyze the interrelationship of existing governmental services in the Town of Liberty, and to incorporate existing intergovernmental agreements between the Town of Liberty and other units of government and to use joint planning and make decisions with other jurisdictions.

### SCHOOL DISTRICTS

The Town of Liberty is served by two school districts. Most of the area is served by the Kickapoo Area School District, while the western part is served by the Viroqua Area School District. The option of private schools such as Cornerstone Christian Academy, Waldorf Pleasant Ridge; both in Vernon County, home schooling, and several Christian schools are also available in the area. The Southwest Technical College and Western Technical College are also available resources to our residents as part of the tax base of Liberty.

### EXISTING RELATIONSHIP TO LOCAL UNITS OF GOVERNMENT

These school districts operate independently from other units of government. However, the Kickapoo Area School District has a cooperative agreement in some areas with the La Farge School District. The Viroqua Area School District also works with the Westby Area School District in some areas.

### GOALS:

- To maintain positive relationships between the school districts and other units of government.
- To encourage cooperation between other school districts to initiate savings and to expand offerings of some different classes.

## OBJECTIVES:

- To maintain these school districts as important economic and social elements of the Town of Liberty.
- To keep communication on all issues of mutual interest.

## POLICIES:

- To provide services that result in cost savings.
- To work together on economic development so that opportunities for employment will result in families staying in the area and sustaining school enrollments.

## COUNTY GOVERNMENT

### EXISTING RELATIONSHIPS WITH COUNTY GOVERNMENT:

The Town of Liberty has positive relationships with county government. Most of these relationships are set out in state statutes. There is a county-wide enforcement of flood plain, shore land and wetland zoning, and also county-wide sanitation codes, which relate to on-site waste disposal systems. The county has the responsibility of maintaining the county highway system. The County Land and Water Conservation Department administers a variety of conservation programs. We can get assistance from programs related to community development and education from the University of Wisconsin Extension. Other services from the county are the County Health Department, Sheriff's Department, Emergency Management and the County Solid Waste Department.

## GOALS:

- To maintain a positive relationship between the Town of Liberty and the County.

## OBJECTIVES:

- To maintain communications on all issues of mutual interest.
- To have sound planning in regard to land use, natural resources, and public services.

## POLICIES:

- To maintain communication and coordination between the Town of Liberty and county government officials on programs which impact the town.

## PROGRAMS:

- To have open communication with county staff and supervisors on issues of common concern.
- To exchange information between the County and the Town of Liberty regarding services, benefits, and the needs of each unit of government.
- To cooperate on a county-wide basis for development and the economic needs to preserve and to find new jobs for the people in this area.

## ADJACENT UNITS OF GOVERNMENT

### EXISTING RELATIONSHIP TO LOCAL GOVERNMENTS IN THE AREA:

The units of government adjacent to the Town of Liberty are:

Towns of Viroqua, Webster and Kickapoo in Vernon County

Town of Forest in Richland County

Village of Viola

### EXISTING AND POTENTIAL CONFLICTS:

There does not seem to be a conflict between the Village of Viola and the Town of Liberty. We have cooperative agreements with them, including some road maintenance and sharing of fire/EMS services. One area of conflict was between Town of Liberty and Town of Webster, caused because there was not any development policy or zoning in either town. A motocross race track was constructed causing strain on both towns and local EMS and fire services. This property has been sold and is now residential. The Town of Liberty has since adopted a Regulation and Licensing Places of Amusement Ordinance on 8/20/2001. There are no known conflicts at the present time.

## GOALS:

- To maintain positive relationships with all units of government.
- To continue a positive relationship between the Town of Liberty and the Village of Viola.

## OBJECTIVES:

- To have open communication on all issues of mutual interest.
- To share services where practical.
- To seek sharing for cost efficiencies, grant opportunities, and for receiving services that otherwise would be impossible for the Town of Liberty to provide on its own.

## POLICIES:

- To cooperate in the provision of services in ways that will create efficiencies and minimize costs.
- To coordinate planning and construction of infrastructure across jurisdictional lines.

## PROGRAMS:

- To continue service sharing potentials between the Town of Liberty and the Village of Viola.
- To continue the Viola, Forest, and Liberty joint fire department.
- To continue the Kickapoo Rescue Squad
- To continue to help provide the needed equipment needed by the joint fire and EMS services.

## STATE GOVERNMENT

### EXISTING RELATIONSHIP TO STATE GOVERNMENT IN TOWN OF LIBERTY:

There are many types of relationships between state government and the Town of Liberty. We have a positive relationship regarding land development and

certain standards. One standard is the Solid Waste standard for the disposal of solid waste and recycling.

The State Department of Transportation applies various standards for location and improvements for the Town and County roads receiving state and federal aid. The Department of Commerce changed the requirements under the Wisconsin Uniform Building Code for municipalities of less than 2500 in population on 1/1/2005, which requires all units of government to inspect all one and two-family dwellings. The Town of Liberty has complied and a state approved building inspector is providing that service at the present time.

#### GOALS:

- To maintain a positive relationship with state government.

#### POLICIES:

- To work with state legislators for state cooperation and assistance to the Town of Liberty.

#### PROGRAMS:

- To continue to monitor legislative proposals and to communicate with the state and the legislators on a regular basis as determined on an issue by issue basis.

#### FEDERAL GOVERNMENT:

##### EXISTING RELATIONSHIP TO THE TOWN OF LIBERTY:

Some of the federal programs include the various soil and water conservation programs of the Department of Agriculture's Natural Resource Conservation Service (NCRS), which is administered by the County Land and Water Conservation Department. A variety of funding for housing assistance is available through the U.S. Department of Housing and Urban Development and the U.S. Department of Agriculture. The U.S. Department of Transportation provides funding for state and county roads.



#### GOALS:

- To maintain positive relationships and to use federal programs that benefits the Town of Liberty.

#### OBJECTIVES:

- To seek help in obtaining benefits from federal programs.
- To keep informed of federal programs.

#### POLICIES:

- To cooperate with federal agencies on programs that affects the Town of Liberty.
- To work with the Mississippi Regional Planning Commission and the county for assistance in dealing with federal programs.
- To work with congressional representatives to communicate our needs and recommendations to help improve the Town of Liberty.

## CHAPTER 10.0 LAND USE

### GOAL OF THIS ELEMENT

The goal of this plan is to allow the Town of Liberty:

- To meet the goals, objectives, policies, and programs which will maintain a high quality of life in our area.
- To avoid costs required to deal with development problems.
- To preserve the environmental qualities of the area
- To have local control in matters related to land use when enacted under statutory procedures.
- To distribute the Partners in Rural Wisconsin guide to positive neighbor relations in Wisconsin Farm Country published by the Wisconsin Farm Bureau Federation to new residents that move to the Town of Liberty to apprise them of the realities of rural living.

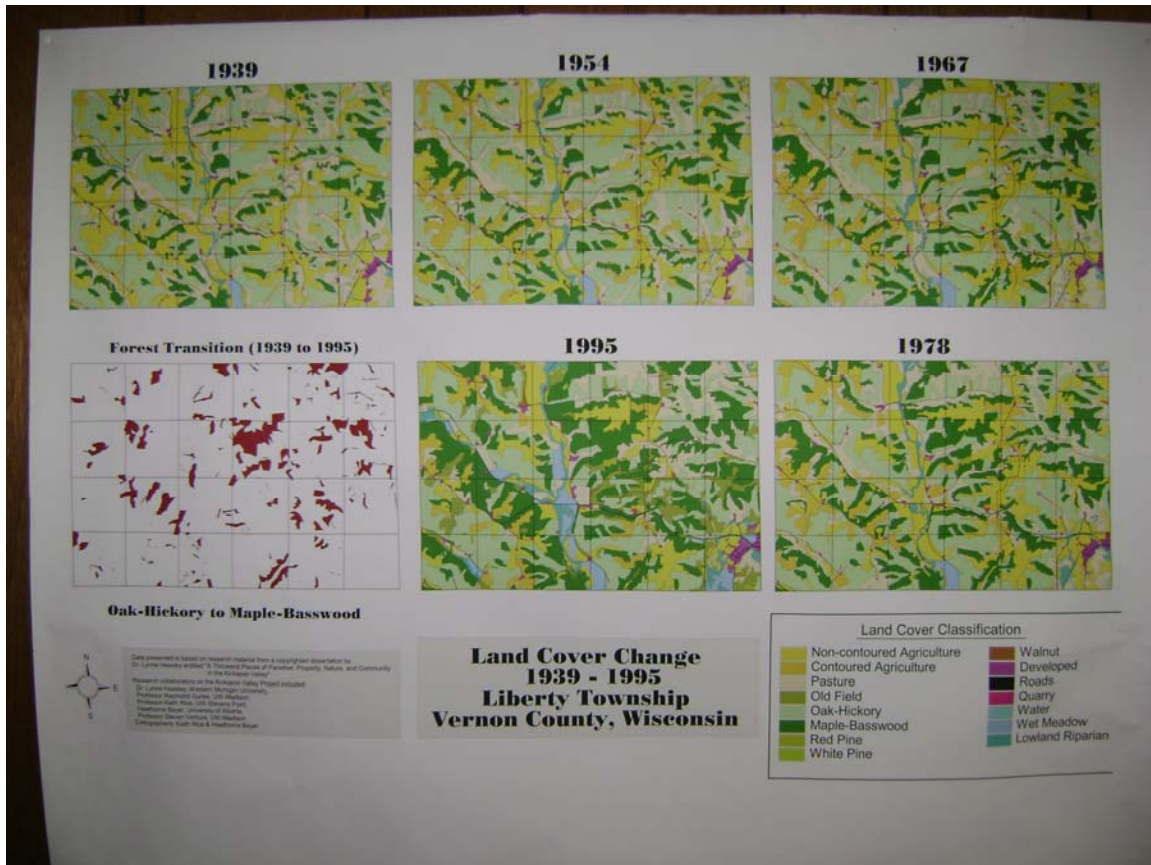
### LAND USE PLANNING CONTEXT

The Town of Liberty is about 23.57 square miles in area. As of 2008, of the total acreage, 6,699.279 acres are in agriculture, while 2,243.860 acres are classified as agricultural forest and 1,630.056 are productive forest land. There are 1,498.930 acres in Woodland Tax Programs. 785.838 acres are classified as residential.

(CHART 10.1)

Assessment Codes	2003 Acreage	2008 Acreage	Total Change
AGRICULTURE	6753.291	6699.279	- 54.012
FOREST	4030.823	1630.056	- 2400.767
UNDEVELOPED	2111.277	1918.862	- 192.415
RESIDENTIAL	750.665	785.838	+ 35.173
AG FOREST	0.00	2243.860	+ 2243.860
PUBLIC (Exempt)	201.270	201.270	0.00
COMMERCIAL	24.900	25.123	+ .223
WOODLAND	1208.35	1580.53	+ 372.18
<b>TOTALS</b>	15080.576	15084.818	XXXXXXX

Source: Tax Assessment data – Vernon County Treasurer's Office



Source: Dissertation by Dr. Lynne Heasley entitled: "A Thousand Pieces of Paradise: Property, Nature, & Community in the Kickapoo Valley"

### (MAP 10.1)

## LAND USE TRENDS:

### LAND SUPPLY

The present demand for land in Town of Liberty is for home building and for recreational-hunting uses. Small cabins without water and sewer are on some of these lots, while others have built year-around houses with private wells and on-site sewer systems.

### LAND PRICES

The prices for land in Town of Liberty are quite modest when compared to similar lands near urban areas. Land prices have increased lately as non-residents are purchasing rural lands for homes and recreational use. The Kickapoo River and the wooded hills and valleys all contribute to the beauty and serenity of this area.

## EXISTING AND POTENTIAL LAND USE CONFLICTS:

One of the most significant problems is in a development where the land was surveyed improperly and incorrect survey records at the County level. The other area of concern is between non-farm homes and agricultural activities.

## LAND USE PLAN:

### GOALS:

- Land use patterns that are compatible with cultural and environmental resources
- Compatibility between adjacent land uses.
- To respect property owner's rights and the Town's rights.

### OBJECTIVES:

To adopt land use policies which:

- Maintain local control over land use and development
- Provide some certainty to residents, farmers and businesses about the future land use in a given area.
- Encourage farming operations and the local farming economy.
- Conserve prime agricultural lands.
- Provide safe and healthy rural housing environments.
- Conserve soil and water resources.
- Preserve the valleys and wooded hills.
- Minimize problems from storm water runoff.

### POLICIES:

- Assure that all land use ordinances in the Town of Liberty are consistent with our Comprehensive Plan.
- Plan and manage our land use to protect and develop our area's economic welfare.

## PROGRAMS:

- Maintain an up-to-date Land Use Plan Map.
- Have strong enforcement of all Town of Liberty ordinances and procedures.
- Explore any boundary agreements with the Village of Viola if any issues should arise.

## MAINTAINING RURAL CHARACTER

GOAL: Protect agricultural lands and limit non-farm developments in order to maintain rural character.

### Objectives and Actions:

- Develop “clustered” subdivisions based on historical patterns and environmental factors (soils, slopes, view, etc.)
- Develop a “secondary farmstead” ordinance  
This ordinance allows farmers to build a second home on their property or on an adjacent lot, for the express purpose of housing a resident that will be working on the farm, such as a hired hand or family member.
- Discuss growth control measures through rural density ratios and/or restricted lot sizes. These can preserve the town’s rural integrity, protect natural habitat, conserve resources, preserve open space and to maintain agricultural basis.  
The Town of Liberty recommends that future residential development take place on lots that are a minimum of twenty (20) acres.

## **CHAPTER 11.0 IMPLEMENTATION**

The implementation of the Town of Liberty Comprehensive Plan involves decision making by both the public and citizens of the Town.

### **IMPLEMENTATION MEASURES**

The Town of Liberty Ordinances list and adoption dates are in place for the Town (see Appendix E). Flood plain, shore land and wetland zoning is county wide and administered by the County Zoning Office. Building Permits are required for any structure over 100 square feet (Ordinance #2.02). The Wisconsin Uniform Dwelling Code was enacted in 2003, and requires application of this code for one and two-family dwellings. After receiving an approved Town of Liberty Building permit, the applicant will receive the Wisconsin Uniform Dwelling Code application form.

### **CUSTODIAN OF THE COMPREHENSIVE PLAN**

The Town of Liberty shall designate a custodian. This person will keep the plan in front of governmental decision making personnel. The custodian would be responsible for detecting when amendments to the plan are necessary or desirable as circumstances change. The custodian also maintains copies of the emergency preparedness plan and election contingency plan. (Appendix F)

### **PROCESS FOR UPDATING THE PLAN**

The Town of Liberty will review and update the Plan every five years; this will include trends in the use of the land and the population of the residents. All revisions will be presented to the Town Board for adoption, and a public hearing will be held on any recommended Comprehensive Plan revision. The Comprehensive Plan custodian will have a role in updating the plan.



## APPENDIX A

### SURVEY

(Mailed: May 15, 2002)

230 Surveys mailed, using mailing labels prepared by County Treasurer's Office based on current tax roll, plus all known renter/residents who were not on tax roll; one survey per household.)

This survey is being sent to every resident and property owner (one per household) in the Town of Liberty. Please complete the following profile information, mark the survey questions, and return by June 1, 2002. Thank you.

### RESIDENTS

Your name: *78 mailed / 32 returned = 41%*

Number of Adults in your household: *60*

Number of children: *15*

Age (show number of adults in each)

18-35 = *7*

36-50 = *23*

51-65 = *18*

66+ = *12*

How many acres of land do you own in the town? *1116 acres*

5 acres or less? = *3*

6-35 acres? = *12*

36-50 acres? = *2*

Over 50 acres? = *12*

Are you a resident (eligible to vote in this town) 32 or non resident? \_\_\_\_\_

If you are a resident, how long have you lived in the Town of Liberty?

Less than one year? = *1*

1-5 years? = *8*

5 years or longer? = *23*

91 years? = *1*

If you are a non-resident, do you: (check all that apply)

\_\_\_\_\_ use your land only as recreational property

\_\_\_\_\_ expect to move here permanently and become a resident. (If so, in how many years? \_\_\_\_\_)

\_\_\_\_\_ expect to sell your land within the next year or two

\_\_\_\_\_ currently have a house or cabin on your property

What is your primary employment?

Farmer = *6*

Laborer = *7*

Clerical/Service = 4  
Professional = 7  
Retired = 13  
Other = 0  
Self-employed = 3  
Machinist = 1

## NON-RESIDENTS

Your name: 152 mailed / 46\* returned = 30.3%

*\*of those 46 households, approximately 1/4 are local people  
living in adjoining Towns or nearby City, or who live out-of-town now, but spent  
much of their life here.*

Number of Adults in your household: 93

Number of children: 17

Age (show number of adults in each)

18-35 = 11

36-50 = 32

51-65 = 44

66+ = 6

How many acres of land do you own in the town? 3068 acres

5 acres or less? = 8

6-35 acres? = 7

36-50 acres? = 8

Over 50 acres? = 18

Are you a resident (eligible to vote in this town) n/a or non resident? 46

If you are a resident, how long have you lived in the Town of Liberty?

Less than one year?

1-5 years?

5 years or longer?

If you are a non-resident, do you: (check all that apply)

30 use your land only as recreational property

19 expect to move here permanently and become a resident. (If so, in how many years? )

*10 within 5 years*

*6 within 5-15 years*

0 expect to sell your land within the next year or two

20 currently have a house or cabin on your property

(Taken in conjunction with age breakout, this suggests they plan to retire here.)

What is your primary employment?

Farmer = 0

Retired = 9

Laborer = 5

Other = 0

Clerical/Service = 3

Manager/Sales = 2

Professional = 28

## LAND USE AND ZONING

The Wisconsin Comprehensive Planning Law requires that we address the issue of “land use.” We must identify objectives and policies to guide future development of public and private property. We must prepare data on currently existing uses of land, analyze trends, and make projections for future residential, agricultural, commercial and industrial land uses. We must create a series of maps that show this data. In addition, the Comprehensive Planning Law requires an “implementation” element in which we identify programs and specific actions we will take to implement the land use and other objectives that we identify. A zoning ordinance is one tool that we could use to implement our plan. Although there is not yet any legal opinion on this issue, we interpret the law’s language to mean that creating of a zoning ordinance is an inevitable result of the Comprehensive Planning Law as it is currently written.

Are you in favor of a zoning ordinance for our town? \_\_\_\_ yes \_\_\_\_ no  
Why? Why Not?

	<i>Non-Resident</i>	<i>Resident</i>	<i>All</i>
<i>Yes</i>	27 (58.7%)	23 (71.9%)	50 (64.1%)
<i>No</i>	13 (28.3%)	7 (21.9%)	20 (25.6%)
<i>Undecided</i>	6 (13%)	2 (6.3%)	8 (10.3%)

## RESIDENT COMMENTS: LAND USE AND ZONING WHY?

*\*Because (moto-cross) are the perfect example of an unpleasant situation that could have been prevented. I’m very in favor of agricultural and related commercial uses that are managed wisely with our children in mind. We might as well decide what we want now before someone else does it for us.*

- \* Address our own situations rather than abide by generalities of county.*
- \* I’d like “moderate” zoning with minimum acres and a NO shanty provision.*
- \* Too many small lots.*
- \* Unregulated growth can be disastrous to a community.*
- \* For orderly use of land and those who live here.*
- \* So town can have a voice in how the inevitable development will actually occur.*
- \* To have some way to regulate the nuisance problems.*
- \* Intelligent planning is good. Should be simple, clear and possible for everyone to understand.*
- \* Unregulated development is destroying the traditional lifestyle of the valley.*
- \* Our township will be over-run by non-caring people.*
- \* To have more control over what comes into the township (e.g. huge hog operation).*
- \* To improve quality of life and make area more attractive to newcomers, businesses, tourists, etc.*
- \* So that County Board won’t dictate to us.*
- \* It could be made to fit our area, not the county’s.*
- \* So we have control, the state doesn’t dictate what’s done.*
- \* Control of future development and destruction of woodlands; need approval of new roadways.*

- \* *Keeps out undesirable elements, noise pollution, etc.*

## **NON-RESIDENT COMMENTS: LAND USE AND ZONING WHY?**

- \* *For me personally, I do not like to see zoning, but realize the need for it in some cases. To prevent absentee landowners from demanding surfaced roads and door to door pick-up of garbage.*
- \* *This is a common sense approach to rural development.*
- \* *To minimize the building of a lot of small cabins/houses, to help maintain beauty of area.*
- \* *Very rural township. Keep it that way by using incentives and ordinances.*
- \* *To control subdivision development, etc.*
- \* *For agriculture.*
- \* *The time has come-keep up with the times.*
- \* *With no plan comes chaos. Example: Motocross track off County SS.*
- \* *Control of area.*
- \* *Prevent motor cross tracks.*
- \* *The township should protect its rural character.*
- \* *It would keep a handle on how our township grows.*
- \* *Land use requires coordination and oversight.*
- \* *To properly plan light commercial, residential, agricultural, etc. usage.*
- \* *Establish some basic guidelines for any development.*
- \* *To keep the rural character...noise prevention.*
- \* *Segment where industry and manufacturing goes.*
- \* *I feel it's a good start to future development of the area.*
- \* *Some things can be eliminated that would negatively affect property values.*
- \* *To control commercial development.*
- \* *It is important to have a plan for future land use, development, etc.*
- \* *Control of unnecessary and unsightly development.*
- \* *Keep development in areas that are appropriate for development.*
- \* *It would then give the township control over zoning laws, rather than the county.*
- \* *Motor cross tracks should not be allowed in an agricultural setting.*
- \* *To prevent large real estate companies from breaking up large tracts of land.*
- \* *Once land-use patterns change, it is nearly impossible to change them back. Zoning will control growth in a manageable way.*

## **RESIDENT COMMENTS: LAND USE AND ZONING WHY NOT?**

- \* *Isn't this the land of the free?*
- \* *Ambivalent about loss of private rights.*
- \* *Too many restrictions.*
- \* *Because zoning can restrict residents from making some of their own decisions.*
- \* *I am not really enthusiastic about (zoning), but if we need one then let's have input.*
- \* *Taxes will go up again. Don't want to be told what to do with my property.*
- \* *I'm afraid it would mean losing control over things we have worked hard to gain control.*

## NON-RESIDENT COMMENTS: LAND USE AND ZONING WHY NOT?

- \* *They tend to be so restrictive that it limits what you can do on your land.*
- \* *Too restrictive.*
- \* *We like it the way it is.*
- \* *I don't like any change.*
- \* *Too much bureaucracy in life already.*
- \* *I do not believe all people would receive fair/equal treatment by the township (New owners vs. longtime residents).*
- \* *Restricts landowners' rights.*
- \* *I thought this is a free country. Zoning is controlling too much.*
- \* *Everyone has to be concerned about inordinate, nonsensical government regulation.*
- \* *If zoning is too restrictive it can cause higher taxes for landowners in the township.*

## COUNTY ZONING OR TOWN ZONING

Under current law, since Vernon County has no comprehensive zoning ordinance, the town may take steps to develop their own ordinance. If Vernon County were to adopt a comprehensive zoning ordinance in the future, it would not take effect in a particular town unless the Town Board voted to be included. However, once a County Comprehensive Zoning Ordinance exists, then the Town no longer has the authority to develop their own ordinance without the approval of the County (usually given only if a town zoning ordinance is more restrictive than the county's).

Advantages of a County Ordinance are that the County Zoning Office would be responsible for administration and enforcement, including granting permits and variances. This would save the town money and time. A County Ordinance would also ensure more uniformity among towns.

Disadvantages of a County Ordinance are that once a Town has agreed to join in the ordinance the Town has very little control over preparation, revision and implementation, and would have little say in granting variances. The Town may negotiate with the County for a particular revision or decision, but has no authority to require the County to take a particular action. There also would be little control over special situations that might exist in a particular Town.

Given these facts, are you more in favor of:

\_\_\_ County Zoning Ordinance \_\_\_ Town Zoning Ordinance Why? \_\_\_

	<i>Non-Resident</i>	<i>Resident</i>	<i>All</i>
<i>County</i>	11 (23.9%)	7 (21.9%)	18 (23.1%)
<i>Town</i>	32 (69.6%)	20 (62.5%)	52 (66.7%)
<i>Neither</i>	3 (6.5%)	3 (9.4%)	6 (7.7%)
<i>Undecided</i>	---	2 (6.3%)	2 (2.6%)

## **RESIDENT COMMENTS: FOR TOWN ZONING ORDINANCE**

- \* More opportunity to have a voice and a say in what goes on around me.*
- \* Local control. Problems in another area may not apply here and vice versa. Uniqueness.*
- \* Past and present records show we have done a great job on our own. "Working together" is our method of control.*
- \* What is important to Viroqua or Hillsboro may not be applicable or advantageous for Liberty Town.*
- \* The people who live in the town should have final vote on land use.*
- \* To keep our township the way we who live here want things vs. Viroqua needs, which end up as county ordinances. Keeps us from getting gobbled up by Viroqua.*
- \* Keep local control.*
- \* Gives town authority to develop solutions that are tailored to our own decisions on what is important.*
- \* I am also afraid that a County Zoning Ordinance will reflect mostly the opinions of those county employees who consider themselves "land use professionals" and that those opinions reflect the prevailing fashions in the universities rather than the needs of the range of individuals who live in the country. Also, I do not care at all about uniformity because Vernon County does not have a uniform landscape or condition.*
- \* Town government needs to keep all the local powers it can.*
- \* Undecided. Unfortunately, we don't know enough about county or township government to know which is more capable.*
- \* Our township will be run by too many outsiders.*
- \* Each township should be able to decide what is in the best interest of their township.*
- \* More local control and easier to fit local specific needs.*
- \* For reason stated above (so County won't dictate) and because much of our town is unique in that it is river bottom and steep terrain and not truly suitable for profitable farming. The County Board has a farming mentality, or a city mentality, with little tolerance for anything in between.*
- \* Keep control in our hands.*
- \* The township should decide what to do in the township, not someone who doesn't know the township.*
- \* More control at local levels to do it how you want it.*
- \* Local control.*

## **NON-RESIDENT COMMENTS: FOR TOWN ZONING ORDINANCE**

- \* Local township control should supersede other governmental control.*
- \* I am against all zoning, but you have to have zoning in towns or you would have junk piled all over the place. I know because I live in a town and people just will have cars parked all over if there wasn't zoning, but I don't believe it should be in the county.*
- \* If I had to choose, I would take a town zoning over county zoning, so special cases could be dealt with by people more close to the situation.*
- \* Once the township loses authority, it ceases to have a reason to exist.*

- \* *Would like to see towns retain some control.*
- \* *Keep it local.*
- \* *Residents live close together so a tighter control would be best.*
- \* *It retains local control.*
- \* *Have local people make the local rules – more democratic.*
- \* *To allow for individual differences amongst townships, keeping in mind hopefully won't be too restrictive or tunnel-visioned or undiversified in its thinking.*
- \* *To maintain control.*
- \* *The townships vary quite a bit topographically. Some are level farmland, others are hills and valleys. Local control seems like a better choice.*
- \* *The town is more in tune to the needs of the area, where the county would make a larger blanket law for the whole area.*
- \* *Keep the power in the hands of the people living there. They know best what should be done for this town.*
- \* *More local control.*
- \* *More local control. We should know what is better for us.*
- \* *We would have more control over our township.*
- \* *More control.*
- \* *Gives the town more power.*
- \* *To your credit you are bringing up the issue that needs to be addressed. This area needs a plan before it is ruined. The county still sits on its hands. One day it will wake up, but I would now be in favor of the township. At least you have taken the first step. Thank you.*
- \* *Take control now. Before we have to comply to what others see as our needs.*
- \* *To have better control over what happens in the township.*
- \* *For more local control in those given townships.*
- \* *Because there are instances whereas the township may want to be more restrictive than the county ordinance.*
- \* *Prefer no zoning – but if inevitable that county will enact one, then town should enact its own to have more control over its destiny.*

## **RESIDENT COMMENTS: FOR COUNTY ZONING ORDINANCE**

- \* *Believe County Zoning would be conservative. Uniform zoning across the county. Save township time and dollars.*
- \* *I would rather see consistency among all townships than have the decision to enforce left at the local level. For example, over the debate on dumping of waste in another township. Our township has very little participation other than the Board, there is greater effort in numbers, especially when most landowners are not full-time residents.*
- \* *I feel it would be beneficial to have the same zoning laws across town lines as well as the county bearing the cost instead of each individual township.*
- \* *For uniformity and cut costs.*
- \* *Uniformity throughout the county*
- \* *Saves taxpayer dollars and ordinances are consistent within a (relatively) small area.*



## **NON-RESIDENT COMMENTS: FOR COUNTY ZONING ORDINANCE**

- \* Maintain some independence in decision making from the county, however, support consistency across townships.*
- \* If county was zoned agriculture we wouldn't have to do this.*
- \* Cost and continuity between townships.*
- \* The county has more resources.*
- \* Comprehensive.*
- \* In favor of uniformity and streamlining the bureaucratic functions.*
- \* No need for duplication.*
- \* Seem to be the most efficient.*
- \* I think it is critical to look at the big picture. Plus, I think it would be too hard to get all of the townships to agree on anything.*

## **RESIDENT COMMENTS: ARGUMENTS AGAINST ZONING**

- \* Public good should "seldom (very rarely)" take precedence over private property rights.*
- \* This is the only true problem I have with restrictive zoning (i.e. takes away some of a landowner's rights to do what he chooses with his own property).*
- \* Too many restrictions and laws.*
- \* Minimum parcel size does not allow for future homes for the children or parents, etc. Having land to pass on a home or homes to my children is very important to me. It is very important to me that I can build whatever housing I see fit on my 40 acres.*

## **NON-RESIDENT COMMENTS: AGAINST ZONING ORDINANCE**

- \* Other: The 35 acre requirement is causing loss of farmland instead of preservation of it. A better solution must be found.*
- \* By restricting development you are restricting the tax base, forcing existing tax payers to absorb all future tax increases.*
- \* This is what zoning does. I know because I lived in a zoned area (re: takes away some of a landowner's rights...)*
- \* Tell me who needs more than 2 acres for a house. I think the township would make more money if they had more houses built in the township.*

## RESIDENT COMMENTS: ARGUMENTS FOR ZONING

*\* Create an ordinance that would require clean up of existing abandoned machinery, vehicles, etc. to improve the esthetics of our township.*

*\* I probably don't completely understand all of this material – but I know this County eventually fails at setting up any kind of long-running business or employment – mink farming – tobacco raising – we even have trouble finding a grocery store without driving 20 or 30 miles. After 41 years I want to remain my own boss on my own property.*

*\* Lead the way to “open recreation” – “with permission”.*

*\* I want to take this opportunity to expound on a grievous turn of events. The Indians and our forefathers understood land stewardship. They respected and understood economical and ecological balance. They hunted for food and Indians roamed freely. Of course our forefathers were more stationary but they, like the Indians, respected the land and water and harvested what was mature. Now – in the last 20 years – and a lot of this prevailing attitude comes straight out of Illinois. The current attitude is “I own this land” or “I own this water”, therefore “no hunting,” “no trespassing.” The only thing we truly own is what we take to heaven with us. The rest we are stewards of. Because of this simple, self-serving, arrogant, self-imposing omnipotence we now have deer and other animals who have diseased themselves by overpopulation. We have insurance companies screaming about deer damage to vehicles and overcrowding of hunters on select property promoting accidents. How did we get so stupid and why aren't the people who post their land paying big premiums for this travesty on the “common public good.”*

*\* Keep townships the way the actual residents want it and not how the absentee owners or vacation owners want it. Our little .... Would be a real mess if the “out-of-staters” had their way (they would zone the locals right out of existence. Our neighbors bitch about our boat because if we park it at end of our driveway it ruins their “view”, but we live here. This could be an argument for no zoning, but this is what I mean if we don't zone to some degree or intentionally don't zone, then someday the county will do it and then I won't be able to park a car outside, hang out my laundry or enjoy the wildflowers on our land because the neighbors will make me spray everything out of existence except just the kind of plants they like.*

*\* I do not see any beginning farmers buying land in our township to start farming. The remaining farms do not have adequate buildings or acreage to make a viable unit.*

*\* Zoning, when done correctly, should have aspects that actually protect some private property rights, as well as restrict rights (e.g. To keep special interest groups from imposing their own values or profit-motives on your area). It will always be a trade-off, but I think times are changing and I want township people to be able to draft their own laws before someone else does it for us.*

*\* To protect the town from all the unseen and unthought-of!*

*\* We do not want to see ever smaller parcels of land and/or ever increasing density of poorly constructed buildings.*

*\* If done properly it shouldn't be a problem. I'm in favor of zoning. This idea of people coming in to our township and dig a big hole in the side of a bluff and erecting a shack is for the birds.*

*\* We think there should be some kind of ag zoning to protect farmland, but not sure of what. We tend to not like the large (35?) parcel size requirements – too arbitrary(?).*

*\* “Public good” should take precedence over “private property rights” in certain circumstances.*

- \* I would like to see a dark skies ordinance.*
- \* I don't know if it falls under "zoning", but I would like to see a "dark sky" ordinance.*

## **NON-RESIDENT COMMENTS: FOR ZONING**

- \* There is definitely a place for "public good", e.g. Extending Chicago Ave. through Hanson Farm to Airport Road (re: "public good" vs. "private property rights").*
- \* Our farmers' rights and benefits should have priority over non-farmers moving in (regarding taxation).*
- \* It if depreciates my property (re: preventing neighbor from doing anything he wants).*
- \* No hog lots. We're having trouble in Iowa with this – pollutes water and absolutely stinks.*
- \* But I don't want hunters cuz I want animals preserved.*
- \* When I bought my 27 acres, the agreement was no sub-divisions, no full-time liver, only getaways.*
- \* Avoid water or air pollution, etc.*
- \* As a person who is leaving a township that has tried to control subdivision development by impact fees and land size. You as a township must keep control of your area and not let developers run things. They have little or no care what happens to the land or your lifestyle, they only want the money and run. Development brings a loss of country living, higher crime, outsiders ideas of change. This is your township.*
- \* Motocross track.*
- \* Comprehensive land use zoning is sensible and necessary.*
- \* We appreciate the thoughtful care you took preparing this questionnaire and love the natural beauty of the township and county. Thanks for being so proactive.*

## **RESIDENT COMMENTS: NEITHER**

- \* Neither (no zoning)*
- \* Neither. Too many ordinances*
- \* Neither. The above is like saying "Let's all commit suicide because the terrorists are going to kill us anyway."*

## **NON-RESIDENT COMMENTS: NEITHER**

- \* I question the effect of either one because usually in the counties I have lived in, there is usually a way to get around it. They were a good thing for those who qualified for Farm Land Preservation tax relief. I am not real good at addressing this subject, because I see advantages and disadvantages.*

## ECONOMIC AND QUALITY OF LIFE ISSUES:

Which of the following items are most important to you? (Select eight and number 1-8 with #1 being the most important.)

Non-Residents

Residents

**Ranking:**

<u>3</u>	<u>1</u>	Prevent higher property taxes
_____	_____	Encourage _____ Discourage commercial development
_____	_____	Encourage _____ Discourage residential development
<u>5</u>	_____	<del>Encourage</del> <u>*</u> Discourage industrial development (non-resident response)
_____	<u>7</u>	Encourage _____ <del>Discourage</del> agricultural development
<u>2</u>	<u>5</u>	Restrict mega-farms (over 1000 animal units) through zoning and/or impact fees
_____	_____	Affordable housing (affordability defined as paying no more than 30% of household income for housing) for all income levels
<u>7</u>	_____	Preserve wetlands and open spaces on private property by restricting development in those areas
<u>4</u>	<u>2</u>	Encourage preservation of wetlands and open spaces through incentive programs (not restrictions)
<u>6</u>	<u>7</u>	Improve water quality by restricting or regulating development or agriculture on private property along streams
_____	_____	State non-point pollution regulations to improve water quality are already too restrictive and no other local restrictions on agriculture and development should be considered
<u>1</u>	<u>3</u>	Maintain the rural character of the area with policies that promote large expanses of privately owned open land even if agriculturally unproductive
_____	_____	Encourage growth of tax base through more improvements on vacant land
_____	_____	Promote tourism
_____	<u>6</u>	Right to Farm laws (policies that prevent nuisance suits against farmers because of the smells, noise, and other normal activities of farming)
<u>9</u>	<u>9</u>	Encourage agri-business or other agricultural jobs
<u>10</u>	<u>4</u>	Allow cottage industry, in-home shops or businesses in all areas of town
_____	_____	Prevent in-home shops or businesses in some

		areas through zoning ordinance
		Seal-coat all or most town roads
<u>8</u>		Set a minimum acreage or lot size before a
		parcel of land may be improved
		Regulate cell towers for safety and aesthetic
		reasons
		Do not regulate cell towers because leases to
		cell tower companies could be a substantial
		source of income to landowners and would
		improve cell phone service
		Other (identify)

The top 8 (or 9 in case of tie) issues are listed in order of importance, first by the number of times the item was checked, then based on the weighting given to the item.

#### **RESIDENTS:**

Prevent higher property taxes	Prevent higher property taxes
Preserve wetlands/ open space with incentives, not restrictions	Right to Farm Laws
Maintain rural character	Restrict mega farms
Allow cottage industry in all areas	Maintain rural character
Restrict mega farms	Allow cottage industry in all areas
Right to Farm Laws	Preserve wetlands/open space with incentives, not restrictions
Encourage agricultural development	Encourage agricultural development
Improve water quality with restrictions or regulations	Set minimum parcel size
Encourage agricultural jobs	

#### **NON-RESIDENTS:**

Maintain rural character	Maintain rural character
Restrict mega-farms	Prevent higher property taxes
Prevent higher property taxes	Preserve wetlands and open spaces with incentives not restrictions
Preserve wetlands/open space with incentives, not restrictions	Restrict mega-farms
Discourage industrial development	Discourage industrial development
Improve water quality with restrictions or regulations	Preserve wetlands/open spaces by restricting development
Set minimum parcel size	Set minimum parcel size
Encourage agricultural jobs	
Allow cottage industry in all areas	

#### **ALL RESPONDENTS:**

Maintain rural character	Prevent higher property taxes
Prevent higher property taxes	Maintain rural character
Preserve wetlands/open spaces with incentives not restrictions	Restrict mega-farms
Restrict mega-farms	Preserve wetlands/open spaces with incentives not restrictions
Allow cottage industry in all areas	Right to farm laws
Improve water quality with restrictions or regulations	Discourage industrial development
Encourage agricultural jobs	Set minimum parcel size
Discourage industrial development	Allow cottage industry in all areas

## **RESIDENT COMMENTS: ECONOMIC AND QUALITY OF LIFE ISSUES**

- \* Promote tourism through environmentally friendly development, e.g. Bike trails, camping, bed and breakfast.*
- \* Two issues we would like to see addressed are: 1. noise (caused by ATV and motorcycle race tracks) noise pollution ordinance 2. the unsightly accumulation of old cars, junk, unused equipment, falling down buildings (danger!) etc.*
- \* Need to stop using toxic chemicals.*
- \* Bicycling is better on non-gravel roads.*
- \* Just don't shut down my little office.*
- \* Snow plow, including driveway, is good and much appreciated.*
- \* Simplicity is good. Average citizen should be able to understand the laws and rules. Kafka-esque bureaucracy is alienating and disempowering.*
- \* Attempt to maintain the rural character of the area with policies which encourage or facilitate (but not dictate) retention of large expanse of privately owned open land even if agriculturally unproductive.*
- \* Set minimum size of house (cabin) to 400 sq.ft. It will restrict these small sheds which are used as cabins.*
- \* Be able to discourage sub-standard roadways be put in housing developments, and township pave existing gravel roadways, and take over maintenance of roads.*
- \* The most important thing to me is to prevent non-resident squatters with the trailers on one acre plots. They don't promote the area in any substantial way; nor do they promote the schools due to non-residency and they look hideous.*
- \* Only if hunting, fishing, etc. allowed (re: maintain the rural character...)*
- \* "Noise pollution": the more people moving in, the more noise they are bringing with them. Are mufflers not required anymore? Liberty could make a lot of money if they charged for overnight parking at the town shop. At least in regulated Parking Areas they would be more quiet at 3:00 a.m. It costs \$8 to park overnight in Viola.*
- \* Discourage commercial development that takes away from the larger community and environment. Regulate this heavily.*
- \* Encourage agricultural development...especially cottage industry, related products, anything people are doing to create an income on their land they live on.*

## **NON-RESIDENT COMMENTS: ECONOMIC AND QUALITY OF LIFE ISSUES**

- \* Other: zoning rules against auto junkyards being started.*
- \* Other: Zoning to protect water resources from pollution and other kinds of pollution such as paper mills, etc.*
- \* Other: consider noise pollution (i.e. Motocross) just because the agreement has been reached to limit the number of "races" does not mean that there is not an abundance of noise on non-race days for practice and warm-ups often starting as early as 7:00 a.m.*
- \* Encourage specialty acreage agriculture on formerly small tobacco fields, etc. such as hazel nut production, etc. i.e. Alternative Agriculture.*

## SERVICES AND INFRASTRUCTURE:

Which of the following items are most important to you? Select five and number them 1-5, with #1 being the most important.) Then for each item you select, show what you think about its current status.

Non-Residents	Residents	Good	Adequate	Needs Improvement
<b>Ranking:</b>				
_____	_____			County and state highways
_____	<u>5</u>			Town roads
<u>4</u>	<u>2</u>			Fire Protection
<u>1</u>	<u>3</u>			Law enforcement protection
<u>5</u>	_____			Solid waste disposal
_____	_____			Recycling program
<u>2</u>	<u>1</u>			Rescue squad service
<u>3</u>	_____			Medical care nearby
_____	<u>4</u>			Quality of public schools
_____	_____			Recreational opportunities
_____	_____			Other (identify)

Results below listed in order of importance (first by number of times checked, then weighted by points) for the five most important items:

<b>Residents:</b>	
Rescue Squad	Fire Protection
Fire Protection	Law Enforcement
Law Enforcement	Rescue Squad
Schools	Schools
Town Roads	Town Roads
<b>Non-residents:</b>	
Law Enforcement	Law Enforcement
Rescue Squad	Fire Protection
Medical Care Near	Recreational Opportunities
Fire Protection	Rescue Squad
Solid Waste	Medical Care Near

## RESIDENT COMMENTS: SERVICES AND INFRASTRUCTURE

- \* *Other: highway maintenance (plowing and salting) needs improvement.*
- \* *Other: Quiet country life – needs improvement.*
- \* *It would be nice to have Harrison Hollow Road seal-coated.*
- \* *Recycling: Judy Wilmes does good work.*
- \* *Vernon Memorial Hospital is good.*
- \* *We have not yet required fire, law or rescue emergency services. I suppose we would rate them higher if we had.*
- \* *Solid waste: adequate (would like an additional weekday to bring garbage in).*
- \* *Other: quality of life.*



## **NON-RESIDENT COMMENTS: SERVICES AND INFRASTRUCTURE**

- \* I've come to regard all these as important.*
- \* Solid waste: need extended hours. Being a weekender mainly, I have to carry all my garbage out with me.*
- \* Other: tourism.*
- \* Solid waste: as a weekend resident, we have no way to dispose of our garbage when we leave.*
- \* The Dump is only open on Saturday. The solution could be as simple as having a small dumpster that is not locked.*
- \* Law enforcement: Good. Dealt with burglary incident/case few years back. They contacted us.*
- \* Other: Protection of the natural environment.*
- \* Other: Environmental quality.*
- \* I'm not familiar enough with current services to rate them. (This was a common comment among non-residents.)*

## **RESIDENTS WHO RESPONDED TO SURVEY**

Jeff and Stacia Bartovics  
Gerald and Donna Bassett  
Nola Bender  
Eddi Blakley  
Pearl Boggs  
Kathryn Bonny  
Jennifer and Ken Brickl  
John Brouillette  
Cecil Chapin  
Judy Daily and Judy Wilmes  
Dan and Kristi Deaver  
Thomas Dolar  
Steve Firebaugh  
JoAnn Groves  
Peter Groves  
Donald Kyser  
Wanda Lewison  
Pat and Roger Martin  
Brian Matthes  
Lester Meyer  
Susan O'Brien  
Carol and Bill Oliver  
David and Corinne Oliver  
Dan and Lori Polhamus  
Edward Rack  
Ed Rebhahn  
Craig Starr  
Aaron Storer  
Terry Theis  
Ron Trampe  
Craig Unger  
Ken and Michelle Workowski

## **NON-RESIDENTS WHO RESPONDED TO SURVEY**

Dale Blakley  
Jim Kellogg  
Vern Lewison  
Michael Lieurance  
Dave Mithum  
Wayne Sherry  
Kermit Sisbach  
Robert Starr  
Calvin Wallace  
Betty Zube

The Kraemer Company  
Tom and Nancy Albrecht  
James and Henry Babson  
Lea Beaubien  
Ron Benson  
Chris Brady  
Jordan Breindel  
Edward Brewer  
Steven and Linda Clark  
Michael Day  
Peter and Jodi Finzel  
Doug Groy  
Michael Hallberg  
Lillian Hanke  
Andrew and Linda Hollmer  
Michael Joyce  
Karen Jacobs  
Randie Jorgensen  
Mark and Amy Knepper  
Michael Koppa and Vicki Hoffmann  
Gary & Susan Linton, Kevin & Katherine Cochrane  
Sheila McCarville  
Richard Meloy  
Leddie Peterson  
Patricia Pietsch  
John and Charlotte Robertson  
Cheryl and John Sandner  
James Von Sagon  
Joseph Weyker  
John Wollwert  
Roger Wriedt  
Judy Woodburn

Robert & Kathleen Duda  
Michael Flunker  
Jim & Nikki Gazvoda  
John and Susan Gesslein

## **APPENDIX B**

### **PUBLIC PARTICIPATION PLAN**

In the early stages of this plan, a survey was sent to all residents and non-residents in the Town of Liberty asking for their opinions and ideas for the future growth of our Town. Within this survey it was stressed that the specific topics to be addressed within our plan are dictated by the State of Wisconsin, however the CONTENT of the goals and solutions we choose to include in the plan are not. OUR plan should reflect how we here in our Town want our area to look in the future and how we feel we can best make that happen.

It was stressed that everyone has a stake in the Town's future and that involvement is the key. There will be a range of opinions among town landowners about what is most important for the town; there are many special interest groups both within and outside the town who have a specific agenda that they wish to promote; there are neighboring towns and villages that we will want to coordinate our planning with to avoid potential conflicts; there are practical concerns relating to funding of town services and planning proposals. There is no one right answer about the town's future. It is important that all voices and ideas be heard and considered carefully.

There are many innovative approaches we can take to reach the goals we jointly identify. We don't have to be bound by standard simplistic solutions and boiler-plate zoning ordinances. We feel the most creative solutions will grow out of constructive, civilized dialogue about what is most important for our town. The Town Board is committed to finding REAL solutions and asks for everyone's input on a continuing basis.

The survey was to encourage thought processes regarding the consequences, costs, and benefits of all areas within the planning process.

Once the survey was tabulated and areas of concern were identified, planning committees consisting of local residents were formed to write each of the chapters included within our Town document. Each chapter was given careful consideration by those who understand the issues, the people of Liberty that have a vested interest in the outcomes of our goals for the future. All committee and working groups were subject to the Wisconsin open meetings law and all meetings met the requirements for public posting.

The goal of a complete and useful document did not end with the chapters included within but with continued public meetings to address each chapter and bring the final document together for our Town's future planning.

The Town Board has been involved throughout the planning process so that all citizens are working towards the same goals and the local government officials elected to maintain the Town's document understand the concerns of its citizens.

A public hearing on the recommended plan is required. Once the plan is complete, copies of the plan will be made available to all residents and non-residents with a vested interest in the Town of Liberty as well as Vernon County, neighboring municipalities, and all local libraries.

## **Proposed Land Use Planning Committees as of 2002**

Census Data Compilation:		Jim Lieurance
Computer Data Storage, Back-up, Retrieval:		Steve Firebaugh
Power-point Presentations:		A volunteer with a lap-top?
Land Use Element:	Chair:	Kristi Deaver
	Secretary:	Judy Daily
		Committee to be named later
Mapping:	Chair:	Roger Martin
		Nick Ligtenberg
		Judy Wilmes
		Kayla Warren
		April Riley
Economic Development Element	Chair:	Stacia Bartovics
		Wanda Lewison
		Sally Colacino
		Thom or Chris Dolar
Intergovernmental Cooperation:		Beth Unger
		Kristi Deaver
		Rose Langer
		Eddi Blakley
		Diana Gorzalski
Agricultural, Natural and Cultural Resources:		
	Chair:	Carol Oliver
		Peter Groves
		Rod Dustin
		Steve Firebaugh
		Sue O'Brien
Transportation Element:	Chair:	Gerry Bassett
		Orlin Engh
		Kevin Dempsey
		Lori Polhamus
		Ron Trampe
Housing Element:	Chair	Craig Unger
		Cecil Chapin
		Bill Oliver
		Michelle Workowski
		Ed Rack

Utilities and Community Facilities

Chair:

Carol Theis  
Martin Chapin  
Marilyn Storer  
Craig Starr  
Brian Matthes

Public Participation:

Chair:

Dan Deaver  
Jo Ann Groves  
Pat Martin

Other Committees to be named later:

Data Analysis and Projections

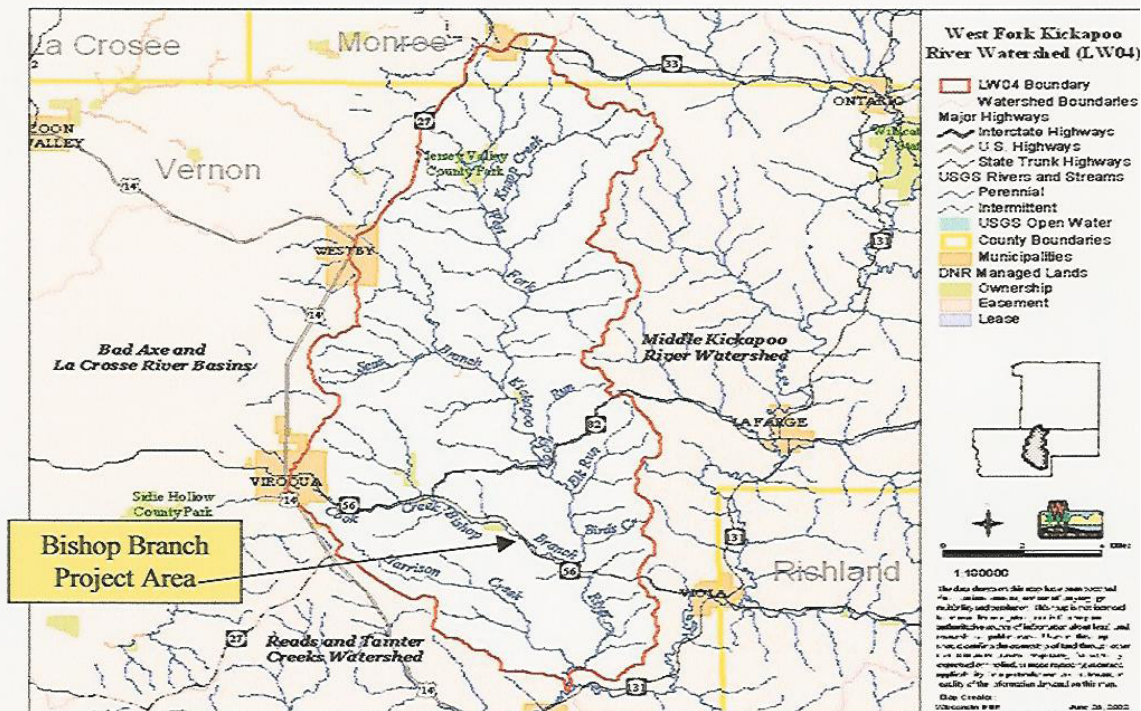
Implement Element

Legal Questions (to coordinate with attorney)

Recommend specific ordinances

## APPENDIX C

### Bishops Branch Restoration Project - Vernon County River Protection Grant - Project Scope/Description



**Description of Project Area:** Bishops Branch is located in central Vernon County and flows in a southeasterly direction for 6.0 miles before reaching the West Fork of the Kickapoo River; south of the Town of Liberty. This stream has a gradient of 30 feet of drop in elevation per mile and drains forested hillsides with agricultural activity limited to the valleys. Bishop Branch is a Class II trout stream from its mouth upstream (through project area) and then Class I for the next one-mile upstream. However, the DNR has listed it's "Potential Use" as COLD I in the "Streams in the West Fork Kickapoo River Watershed, table" (The State of the Lower Wisconsin River Basin - July 2002). Bishop Branch is classified as *Exceptional Resource Water*, (ERW).

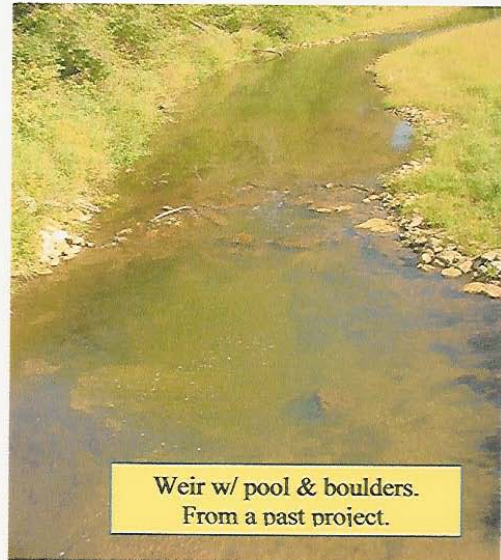
The project area is under "Special Regulations" Category 5 with a daily bag limit of 5 and all trout kept must be less than 12".



### Project Goals and Objectives:

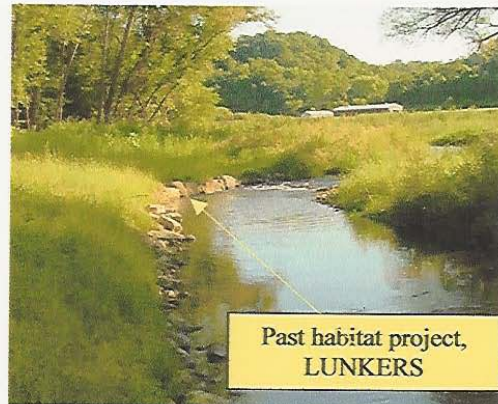
Our proposal is to improve over a one-mile stretch of habitat for brook and brown trout on Bishops Branch with a special emphasis on stream corridor management for Herptiles. Our office staff has just completed a Stream Corridor Workshop and would like to incorporate what we have learned to benefit "Herps."

We have developed different goals and objectives for the upper half than the bottom half of the project area. The upper reach will focus on beaver dam removal, brook trout, in stream habitat improvement and stream bank stabilization. The lower reach will be primary stream bank stabilization, beaver dam removal, and in-stream habitat with a special emphasis of developing a stream corridor management area for Herptiles that is adjacent to a wetland area. (see map)



Weir w/ pool & boulders.  
From a past project.

**Upper Reach:** Improve over 2600 linear feet of stream. Overhead cover for native trout will be accomplished with the placement of 19 "LUNKERS". Over 10 boulder retards will be placed in stream. Weir/pool habitat will be constructed at over 8 sites. Over 1,200 feet of eroding bank will be stabilized with rock riprap and bank shaping and seeded with native grasses and forbs. The stream is lacking in overhead cover and there is some bank erosion. This is a cooperative project between multiple partners. Project partners include the Vernon County Land and Water Conservation Department, NRCS, WDNR, USFWS, Vernon County Conservation Alliance and several local Trout Unlimited chapters.



Past habitat project,  
LUNKERS

**Lower Reach:** Improve over 2,700 linear feet of stream. Overhead cover for native trout will be accomplished with the placement of 28 "LUNKERS". Over 8

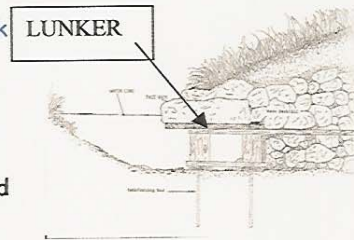
boulder retards will be placed in the stream. Weir/pool habitat will be constructed at over 5 sites. Over 1630 feet of eroding bank will be stabilized with rock riprap and bank shaping and seeded with native grasses and forbs. The stream is lacking in overhead cover and there is some massive stream bank erosion. This project will minimize the impact of sedimentation to the Upper Mississippi National Wildlife and Fish Refuge. This is a cooperative project between multiple partners. Project partners include the Vernon County Land and Water Conservation Department, Vernon County Conservation Alliance, NRCS, WDNR, USFWS, DATCP and several Trout Unlimited chapters.

#### Benefits of In-stream Management for Herptiles:

- **Varied depths** - provide over wintering in deep pools, foraging and breeding in shallows.
- **Varied substrates** - silt, sand, cobble and rock - support varied prey and provides breeding habitat for fish and Herptiles.
- **Varied flows** - provides greater use by more herps species.
- **Varied structure** - provides shelter and basking for predators and prey.

#### Description of Methods and Activities:

- ✓ Increase in fish numbers by as much as 1400% with the aid of overhead cover using LUNKER.
- ✓ Stabilize banks/reduction in silt with streambank stabilization.
- ✓ Decreased surface area of creek cross section using weirs, logs, and deflectors.
- ✓ Increased depth and current velocity during base flow conditions, by creating pools and adding weirs and deflectors.
- ✓ Reduce monotypic shorelines like reed canary grass and box elder by replanting disturbed areas with native grasses and forbes.
- ✓ Construct an artificial "Snake Den" for over winter hibernation.
- ✓ Place logs above water line to act as escape logs for turtles.
- ✓ Replace temporary cover (tree falls in creek) with permanent over head cover specifically designed for over wintering turtles.



Diversion directing water into LUNKERS



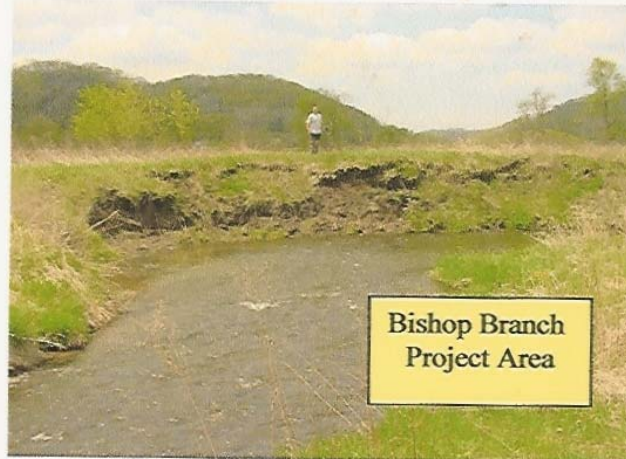


### Description of Problems to be addressed by Project:

- ✓ Overall, **streambank erosion** is the major source of Nonpoint pollution in this project area. Soil deposited into the stream can put a healthy trout population at risk. The reproductive success of trout depends on clean gravel areas where fertilized eggs incubate from fall through early spring. If silt settles into these gravel areas, the eggs become buried and consequently unable to hatch. Deep pools are another vital type of in-stream habitat which adult fish use for feeding and protection from predators. The addition of sediment to a stream threatens the number and quality of pools found in a stream.

The 2002 "The State of the Lower Wisconsin River Basin" by the DNR Recommended that:

- ...Bishop Branch would benefit from the purchase of streambank easements... and
- ...Bishop Branch would benefit from the restoration of in-stream habitat.

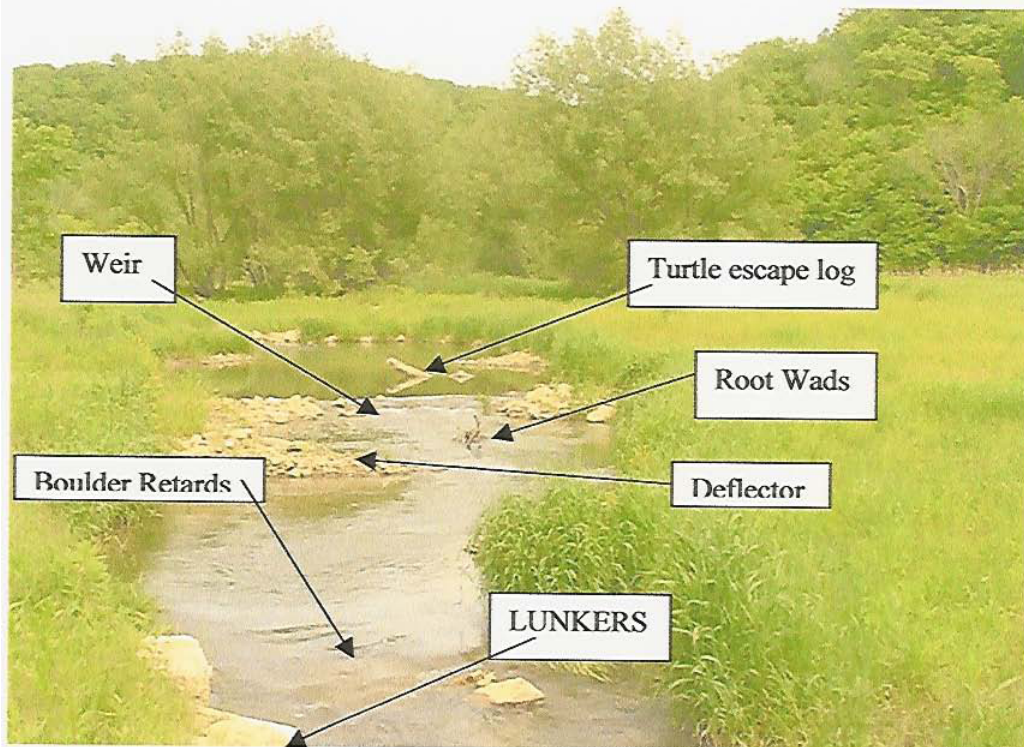


- ✓ **Reduce Crowding & Provide Additional Public Access:** During the summer of 1999 Trout Unlimited and the University of Wisconsin Extension conducted a survey of 8764 anglers. This survey covered Bishops Branch and concluded..." *Trout anglers felt that appearance of crowding and etiquette of others needed improved management attention...thus, management effort to alleviate crowding remains as a key regional need.*" This project, with its public fishing easement will add an additional one-mile stretch of improved trout habitat to the area.
- ✓ **Increase Overhead Cover:** In most of the Kickapoo Watershed streams sportfish populations are limited by the amount of available cover and shelter. Fish use these protective areas to rest, hide from predators, and catch food items drifting in the currents. Adding boulders, anchoring logs, and trees, and building platforms along the banks called LUNKERS can increase numbers by as much as 1400%!

- ✓ Create quite water below weirs and diversions that are important for breeding frogs (such as: Blanchard's cricket frog, Pickerel frog & Cope's tree frogs).

### Description of Project Products or Deliverables:

- |  |                                       |
|--|---------------------------------------|
| ➤ Streambank stabilization with rock riprap      | 2,830 ft. rock riprap                 |
| ➤ Trout habitat improvement of over              | 1 mile of stream                      |
| ➤ Over head cover with LUNKERS                   | 47 LUNKERS                            |
| ➤ Over winter protection for:                    |                                       |
| ○ Snakes   | 1 Snake Den                           |
| ○ Turtles  | 2 Turtle Dens                         |
| ○ Diverse cover for nesting and cover            | 3.5 acres of native grasses and forbs |
| ➤ Escape logs for turtles                        | 3 logs                                |
| ➤ Varied flows and structures for fish and herps | 20 Boulder Retards                    |
| ➤ Permanent Pools for protection from predators  | 12 Weirs                              |
| ➤ Cover and structure for fish                   | 5 Root wads                           |
| ➤ Varied flow and structure for fish and herps   | 8 Deflectors                          |





## Report of Endangered Species:

Dave Matheys, DNR Wildlife Biologist in Viroqua provided us with a report listing the following species as Endangered or of Special Concern. We hope to improve the habitat of these species with our project. We are also working with Robert Hay, DNR Cold-blooded Species Manager with the Endangered Resources Program. Mr. Hay is reviewing our designs and we are incorporating them into our project. As far as we know



**Redside Dace - Status "Special Concern"** Prefer clear, cool streams with a gravel bottom and a mixture of pools and riffles. They need clear water so they can see their prey. Siltation of streams due to erosion, and channel alteration, are the main perils facing the threatened Redside Dace. By stabilizing the streambanks and creating pools and riffles we should help this species.



**Blanchard's Cricket Frog - Endangered** Cricket frogs can't survive in polluted waters and are sensitive to changes in water quality. Requires reasonably permanent water in open country. Open mud flats and stream banks with abundant, low emergent vegetation preferred. We plan on developing some quiet water areas along the stream that are important

breeding sites for several frog species. Plus, stabilizing the streambanks will reduce turbidity, which is negatively associated with most amphibians. Plus, stabilizing the streambanks will reduce turbidity, which is negatively associated with most amphibians.



### **Four-toed Salamander - Special Concern**

Salamanders are not as well known as frogs due to their secretive nature, as salamanders are almost exclusively nocturnal, spending their days under logs or underground. Again, stabilizing the streambanks will reduce turbidity, which is negatively associated with most amphibians.



### Timber Rattlesnake - Special Concern.

Increased residential development within the bluff lands of southwestern Wisconsin has led to increased human/timber rattlesnake encounters, resulting in the loss of snakes and their habitats. Rock fissures and crevices provide communal dens for overwintering. We will be constructing our first Snake Den along with this project.

### Description of data to be collected:

The addition of habitat for snakes, frogs, and turtles is a first for our office and maybe a first for any Land and Water Conservation Department in the state. We will be working closely with both Bob Hay, Cold-blooded Species Manager, with DNR's Endangered Resources Program and our own local Wildlife Biologist Dave Matheys. Mr. Hay has already reviewed our drawings and feels the concepts and locations are ideal. We will be working with these gentlemen to try and evaluate the success of our designs. If the designs prove to be successful we plan to incorporate more projects similar to this in the future. We will also pass this on to other Soil Conservation Departments in the state through several of presentations. Our office is often asked to present at state and area meetings about our work.

### Description of Existing and Proposed Partnerships:

**Bob Hay & Dave Matheys, DNR** - advisors for frog, turtle and snake habitat work and will help us evaluate the success of our project.

**Dave Vetrano, DNR Fisheries** - advisor for the trout habitat and is also interested in the endangered habitat projects. Dave has for years expressed interest in doing this kind of work when he does his fisheries work.

**U.S. Fish & Wildlife Service** - Jim Nissan & Pam Thiel have been very supportive of the habitat work we have done in Vernon County contributing over \$180,000 for habitat work. They hope to contribute \$3,000.

**Blackhawk TV** from Janesville will contribute \$2,000 to the project. The Janesville chapter has helped us build LUNKERS every year for the past six years and has contributed over \$30,000 in the past.



Pam Thiel & Jim Nissan  
reviewing a recent project



### Description of Existing and Proposed Partnerships, continued:

**Avalanche Sportsmen's Club:** will contribute \$2,000 towards the project and help with a LUNKER construction day.

**Vernon County Conservation Alliance** will contribute \$2,000 towards the project and help with the LUNKER construction day.

**Dan Chroninger, NRCS Soils Technician:** has already walked the site and is helping with designs and has obligated approximately \$28,000 of EQIP dollars to the project.

**Vernon County Land and Water Conservation Department:** Will manage the project and donate time (\$2,960) for surveys, designs, over seeing construction and evaluating the project.

**Timetable for implementation of key activities:** The Land and Water Conservation Department has developed a plan to implement this plan in two phases. (See map). The "upper half" will be completed in the summer to late fall of 2004 and the "lower half" will be completed in the summer of 2005.

**Plan for sharing project results:** There will be many opportunities to share our results.

- **WALCE Conference:** The Land and Water Conservation Dept. employees meet once a year for professional improvement. At the conference there is always a half day for just county presentations on "new an innovative projects". This project would be an excellent place to show case our designs, costs, and results.
- **State Land & Water Conservation Association:** This once a year annual conference also highlights local program work. They are often looking for new and innovative programs to be presented.
- **State TU chapter meetings:** Annually our department presents power point presentations about the work we do in the county. This would be an excellent opportunity to get the word out about doing additional habitat work for turtles, snakes and frogs when doing habitat work for trout.
- **News Releases & Newsletters:** We plan to publish our work both locally and regionally with news releases, and possibly local TV.
- **State DNR meetings:** Both Wildlife Biologists and Fish Biologist meet annually to discuss new an innovative work. We plan on developing a Power Point presentation with before and after pictures of the work on this project, highlighting the frog, turtle and snake work.

**Likelihood of Success:** Our office was awarded the "River Champion Award" in 1997 by River Alliance of Wisconsin. We were the first to receive such an award from this organization. Also, in 2004 Jim Radke, NRCS District Conservationist and Jeff Hastings, County Conservationist, both from the Viroqua Field Office were awarded "Resource Professionals of the Year" for their outstanding commitment to the Cold Water Resources of Wisconsin. Presented by the Wisconsin State Council of Trout Unlimited.

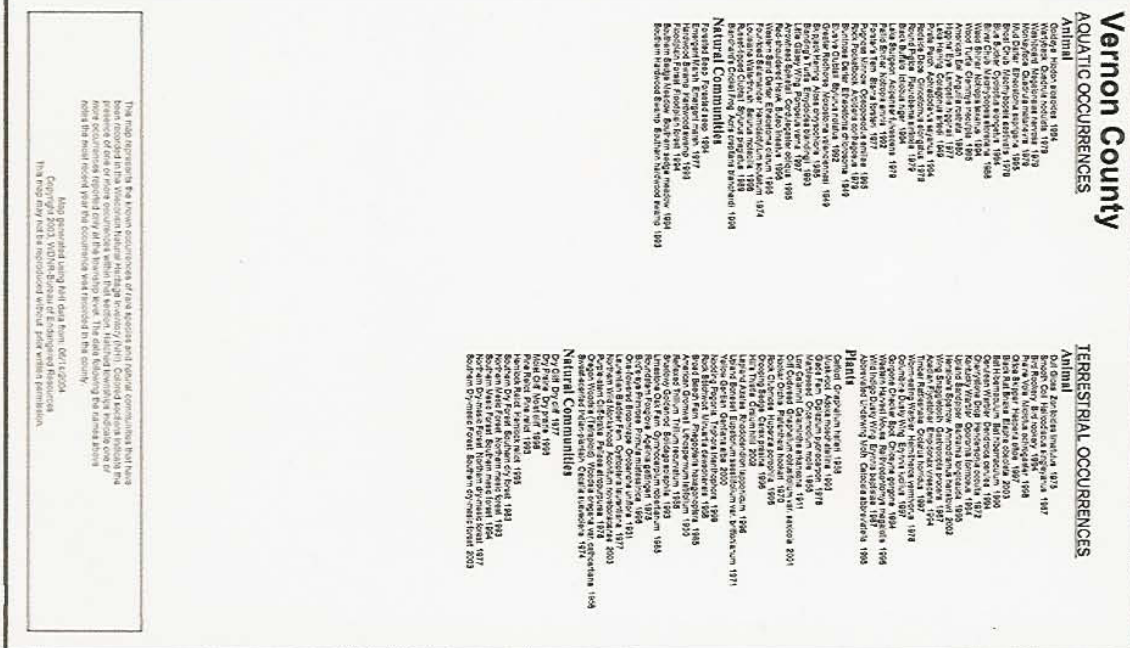
The Viroqua Field Office has installed over 2500 LUNKERS and has annually spent more than \$350,000 a year on streambank stabilization and trout habitat for the past ten years.

We have an excellent relationship with contractors, TU chapters, DNR water regulations staff, and the DNR fisheries. We contribute much of our success to our working relationships with these groups.

<b>River Protection Grant</b>	<b>\$ 23,138.00</b>
Janesville Trout Unlimited	\$ 2,000.00
EQIP	\$ 28,000.00
Avalanche Sportsmen's Club	\$ 2,000.00
Vernon County Conservation Alliance	\$ 2,000.00
Vernon Co. Land & Water Cons. Dept.	\$ 2,090.00
U.S. Fish & Wildlife Service	<u>\$ 3,000.00</u>
Grand Total for Project	\$ 62,228.00







# River Management Grant Ranking Sheet

The 2002 "The State of the Lower Wisconsin River Basin" by DNR PUBL WT -559-2002. Page 143 RECOMMENDATIONS; - Bishop Branch....and West Fork of the Kickapoo River would benefit from the purchase of streambank easements from willing sellers. & Bishop Branch....and West Fork of the Kickapoo River would benefit from the restoration of in-stream habitat.

## II Management Grants

- A. The degree to which the project will protect critical riverine ecosystems.
  - A. 4 River has high ecological importance. Class I trout stream (see Vetrano letter of support (page 6). Also classified as an Exceptional Resource Water. Page 138 of the State of the Lower Wisconsin River Basin
  - A. 5 Proposed management activity is located in, or geared towards, a critical habitat segment of the stream system. See page 19 of the application. Several endangered or threatened species are located in the project area. Our project for the first time of any streambank and trout habitat project addresses other species with specific habitat practices other than trout and streambank stabilization.
- B. The degree to which the project will restore the quality of a rivers ecosystem or aids in the linkage or concentration of critical habitat;
  - b. 4 (see attached map) this segment is significant for a number of reasons; (1) the map clearly shows that our proposed project area is the missing link to almost a complete restoration of the entire stream. Much of Bishops Branch, other than the project area has had restoration work. (2) Beaver dams, currently block the movement of trout upstream. Our project will remove several dams. (3) This project will add almost one mile of public fishing easement.
- C. The degree to which the proposed activities have a good likelihood of successfully meeting the project objectives and where the sources or causative factors of the problems to be remedied have been or very likely will be controlled prior to management activities.
  - c.1. Dave Vetrano, Area Fish Biologist reports that "similar projects in the area have resulted in 1400-1500% increases in trout numbers in just a few



years". This project exceeds many of the projects we have put in the past with more LUNKERS, weirs, root wads, and boulder retards. We hope to do a stream survey (stream shocking) to determine population increases. We are also working with two wildlife biologist, see report to increase the number of frogs, snakes and turtles in the area.

c.2 Our past success with spending and implementing over \$300,000 in streambank stabilization and trout habitat a year for the past ten years clearly shows our capability. We have the contractors, the quarries, the staff experience and the know how to get the job done. Our office has been recognized with state awards from Trout Unlimited and River Alliance of Wisconsin.

- D. The degree to which the project is supported in a federal, state or local resource management plan and make efficient use of all other available funding sources.

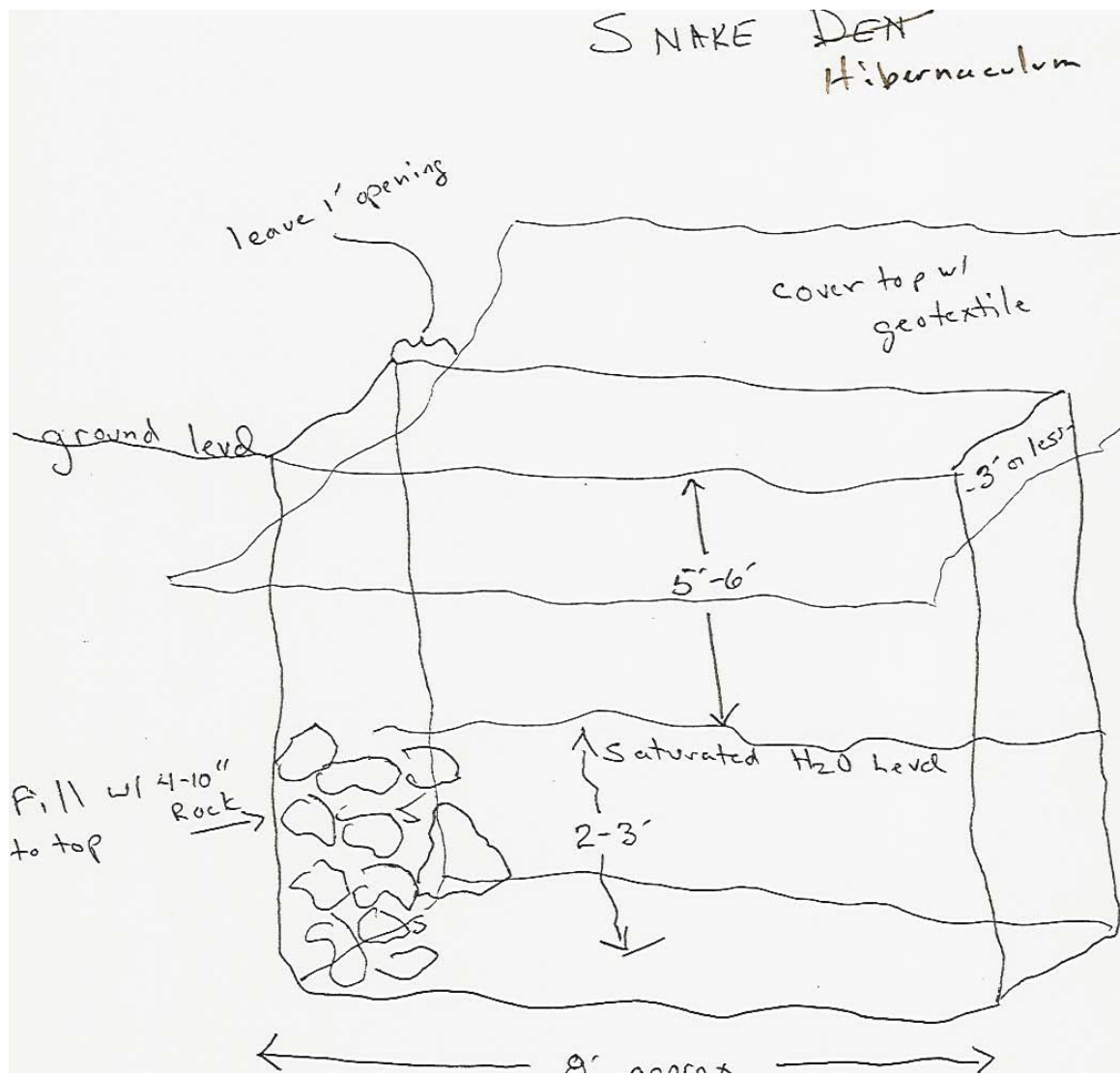
D.1. The Vernon County Land and Water Resource Management plan specifically mentions several times the importance of trout habitat and streambank stabilization is needed in Vernon County. The annual plan of work also obligates staff time and dollars towards trout habitat and streambank stabilization. As mentioned earlier, this project would implement two recommendations from the "The State of the Lower Wisconsin River Basin Plan" published by the DNR in 2002.

D 4. \$39,090 will be obtained from other sources of funding besides the River Protection Grant.

- E. The degree of public support for the project

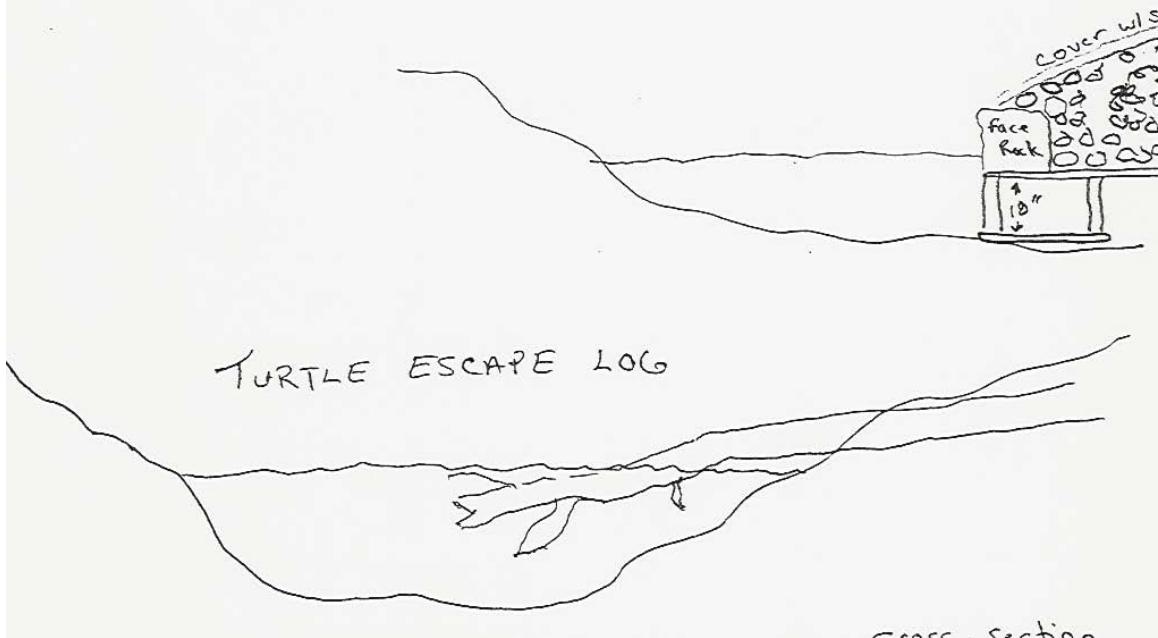
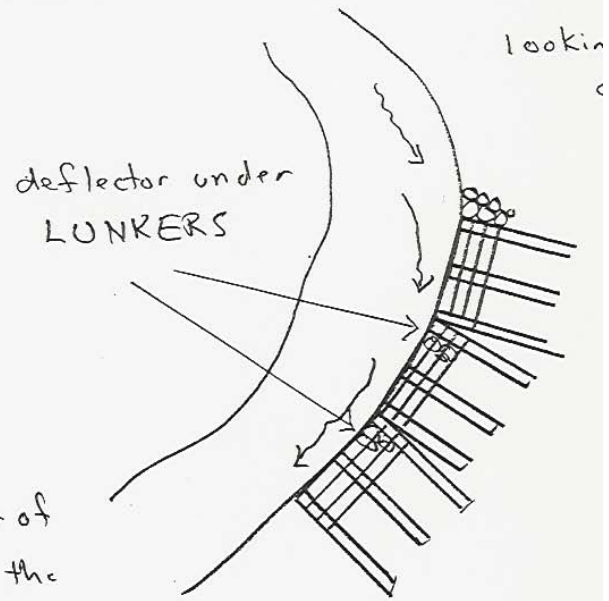
E.2. We have supplied two letters of support and could easily supply more on request. We have two Trout Unlimited clubs financially supporting the project and both will contribute labor to build the LUNKERS. We also have outside funding sources from Federal, and the Vernon County Conservation Alliance.

- F. This is the first time the Vernon County Land and Water Conservation Department has applied for a River Protection Grant.



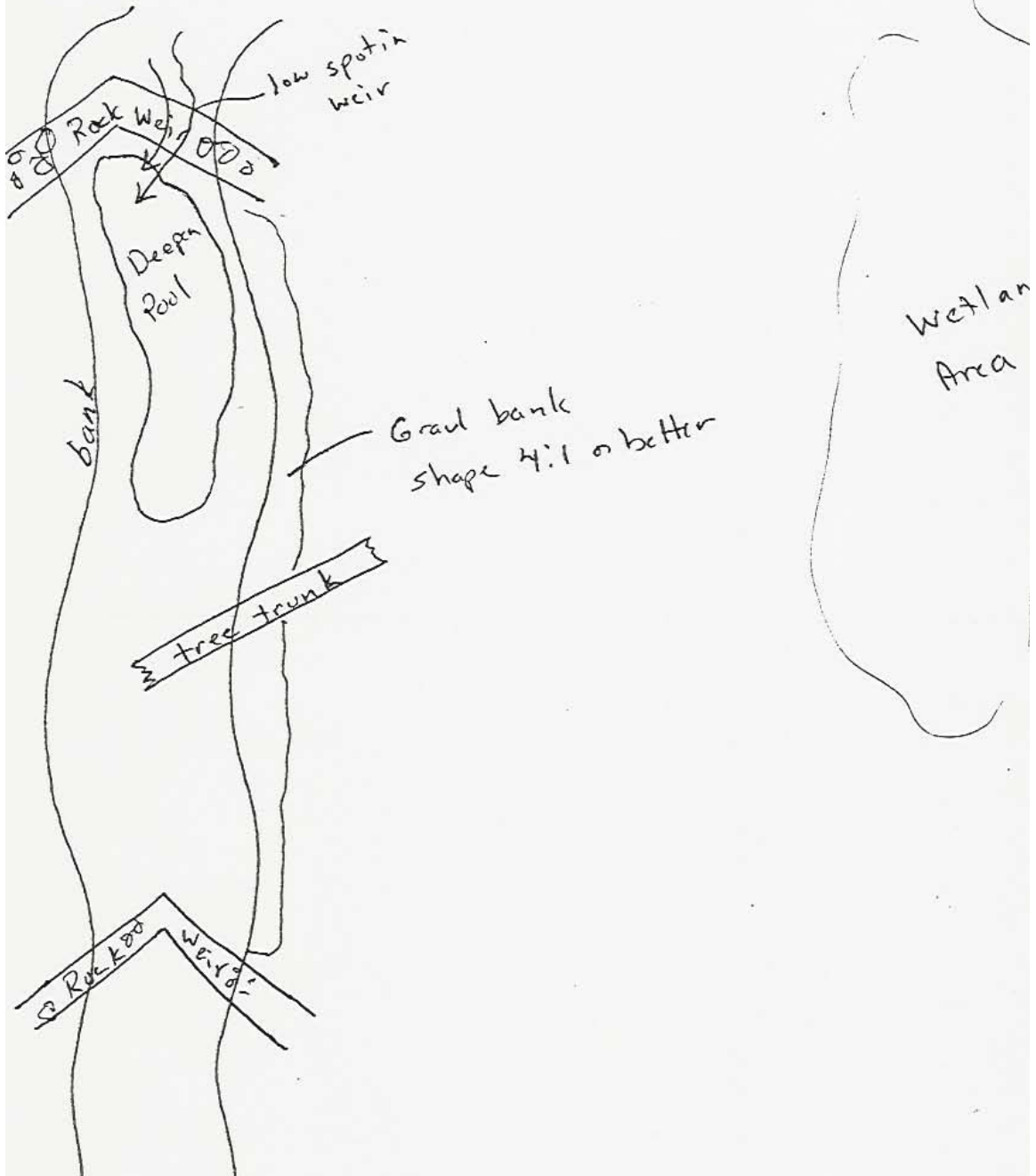
## Turtle LUNKER

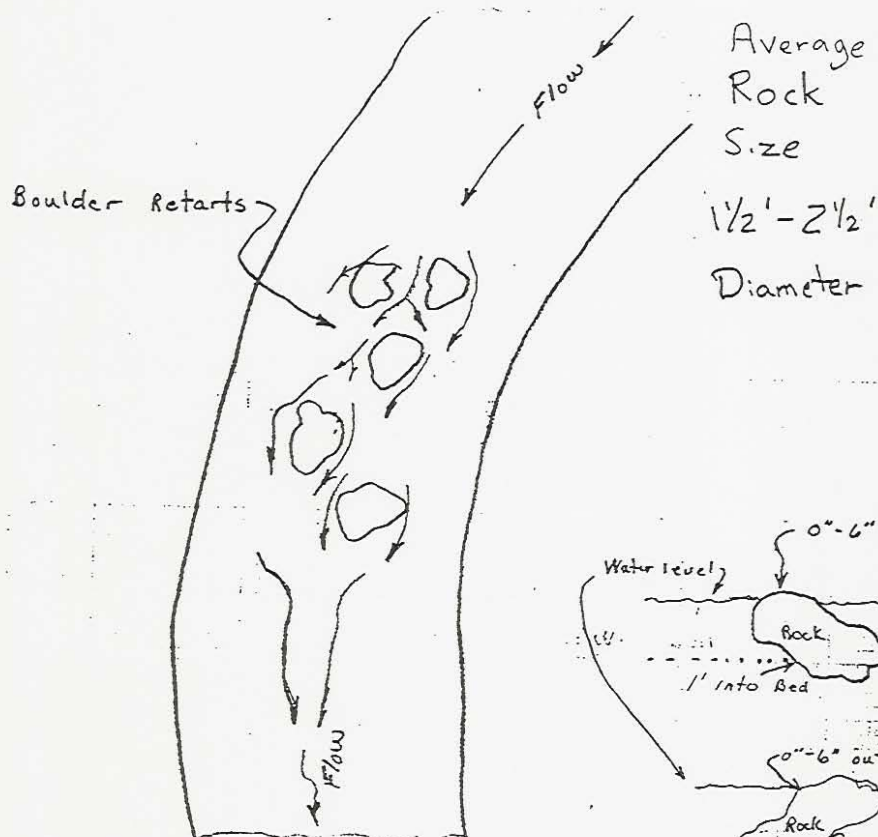
The deflector under a LUNKER is designed so that the area behind the deflector will potentially accumulate fine sediments and create a mini backwater area out of the main flow, but where the water exchange will keep the oxygen levels high.



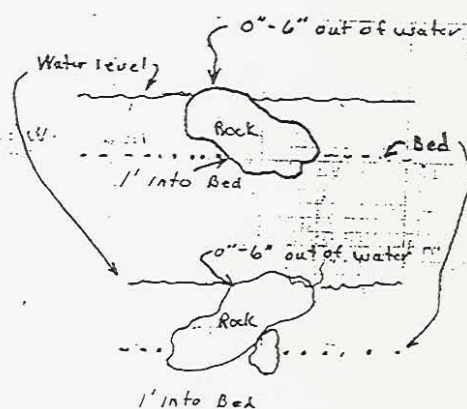
## TURTLE ESCAPE LOG

# Frog Habitat





Plan View



Side View

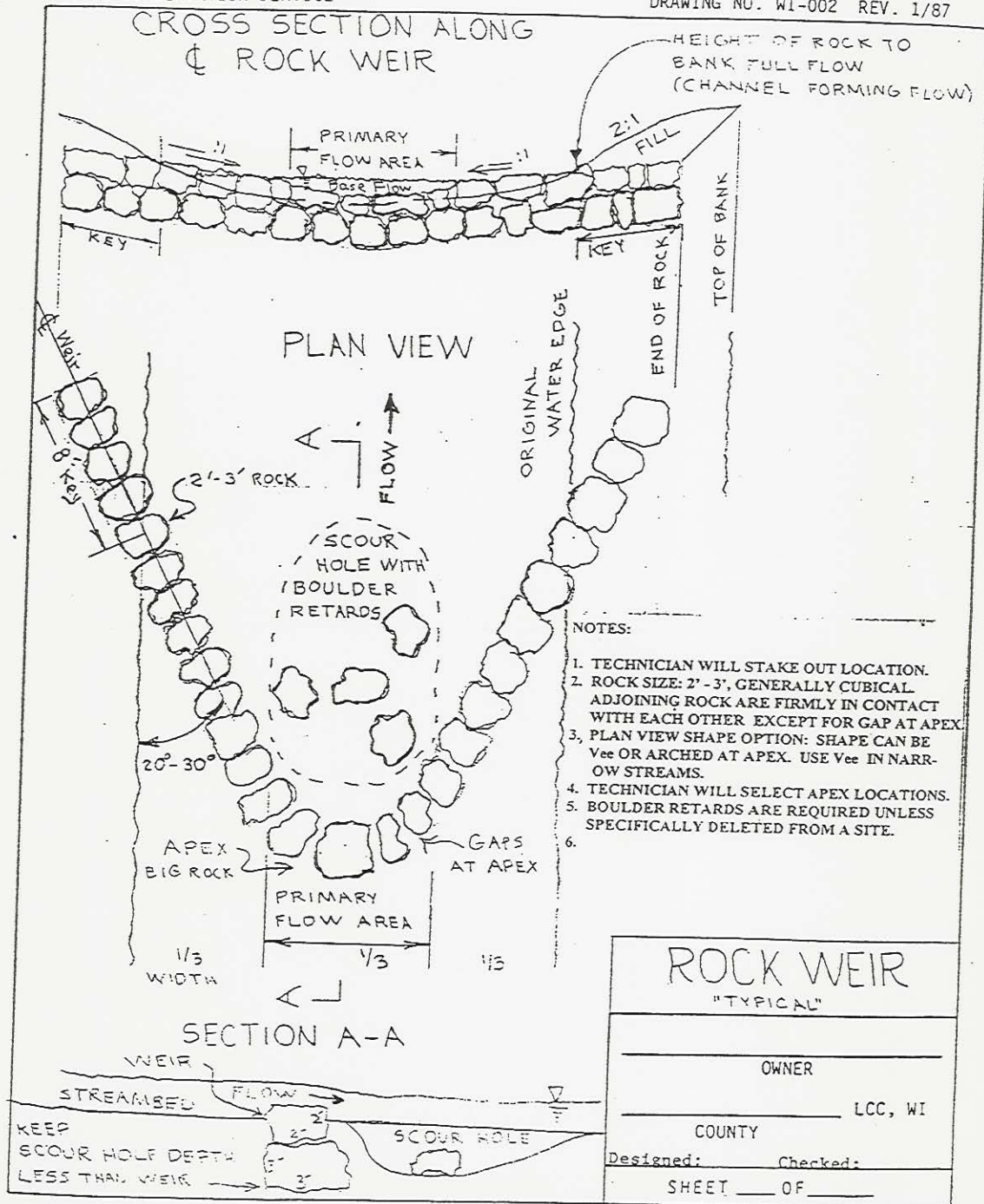
Note:

1. Try to find rocks with irregularities to provide slight overhang, or use 2 together.
2. Place so current is not deflected to bank unless it is anchored w/ rock or structures.
3. Tech. to stake out locations.
4. Top of Rock Not to exceed 6" out of water.

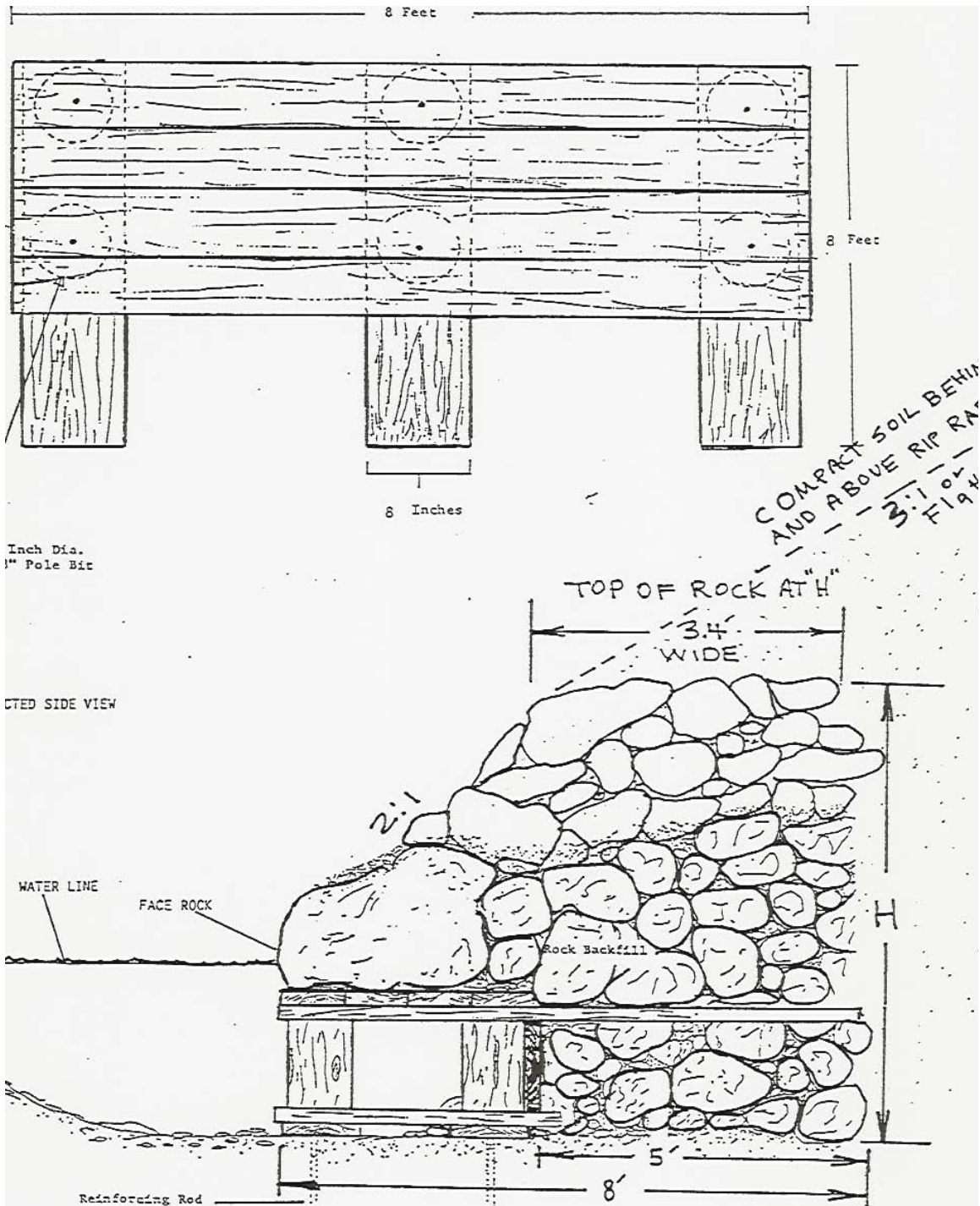
Boulder Retards

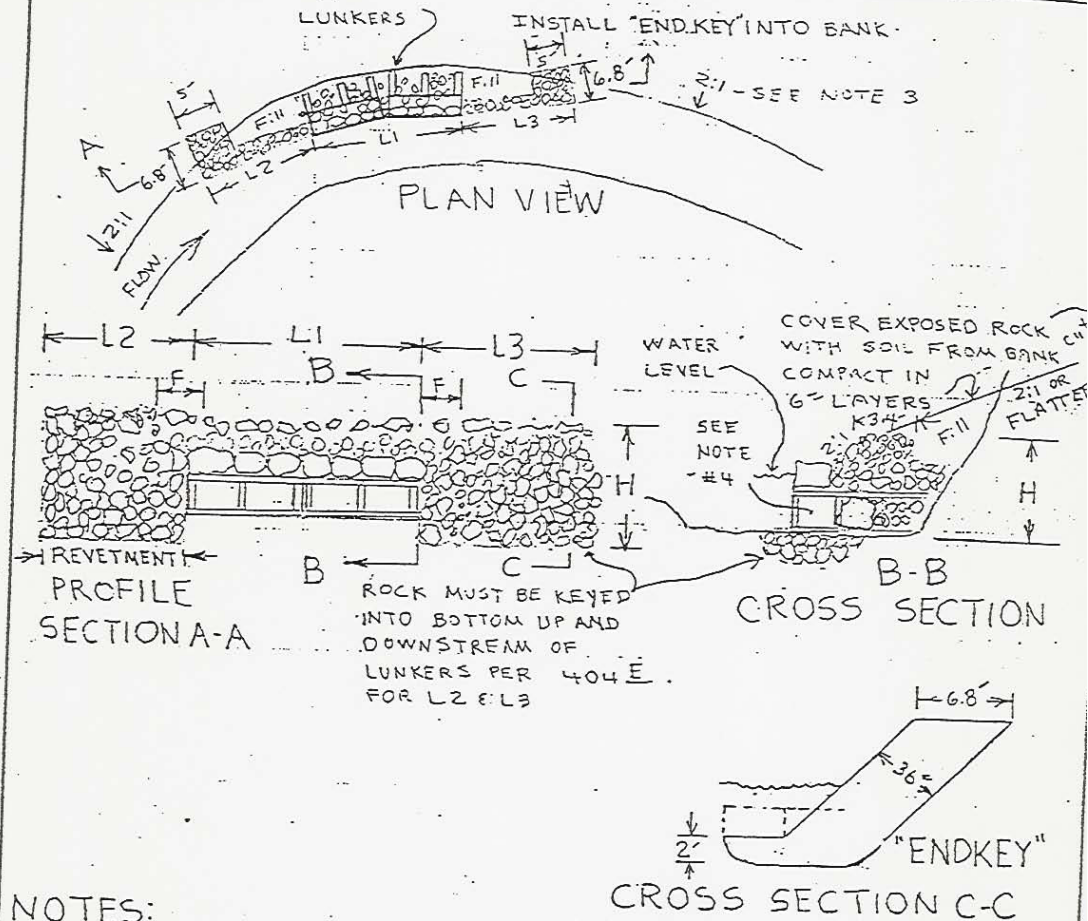
OWNER	
Vernon	LCC, WI
COUNTY	
Designed:	Checked:
SHEET ____ OF ____	











NOTES:

1. SEE CHART, SHEET \_\_\_\_\_, FOR NUMBER OF LUNKERS BY SITE ID, ELEVATION "H" AND L2 AND L3 LENGTHS.
2. SEE SHEET \_\_\_\_\_ FOR LUNKER DETAIL.
3. SEE SHEET \_\_\_\_\_ FOR REVETMENT DETAIL.
4. SLOPE NATURAL BANKS THAT ARE UPSTREAM AND DOWNSTREAM OF ROCK TO A 2:1 OR FLATTER. SLOPE 10' UP AND DOWNSTREAM.
5. THE OPENINGS AT LUNKER ENDS MUST BE KEPT OPEN FOR WATER FLOW.
6. LUNKER POSITION WILL BE DIRECTED BY TECHNICIAN.
7. "F" IS A WARPED ROCK SURFACE FROM END OF LUNKER INTO RIPRAP REVETMENT.

ROCK PLACEMENT  
AT  
LUNKER SITES  
"TYPICAL"

OWNER  
Vernon LCC, WI  
COUNTY  
Designed: JGA Checked:  
SHEET \_\_\_\_ OF \_\_\_\_

# FISH HABITAT STRUCTURE (LUNKER)

(Standard)

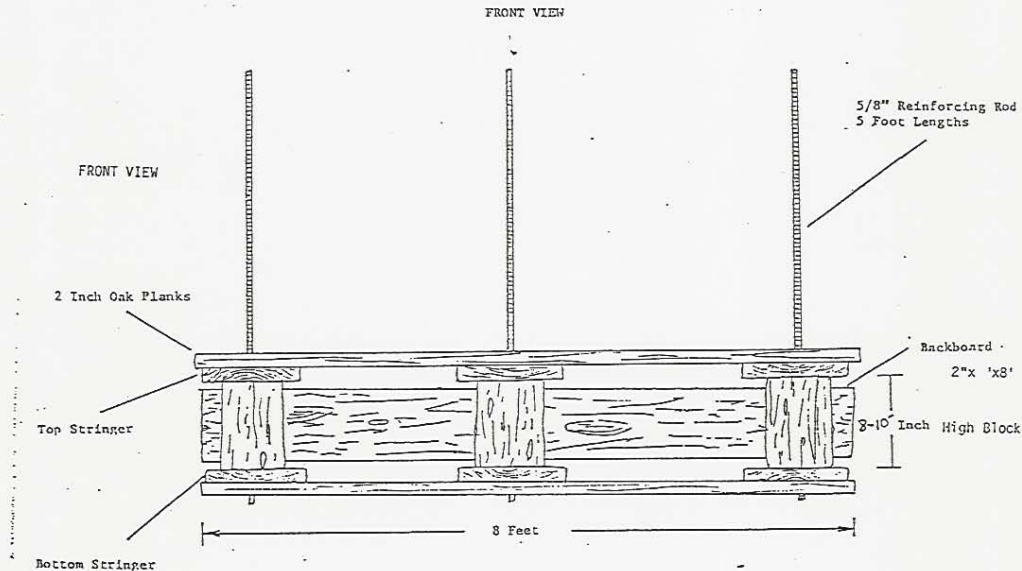
## MATERIALS LIST

Lumber - White Oak  
117.3 Bd. Ft. / LUNKER  
(Excluding Blocks)

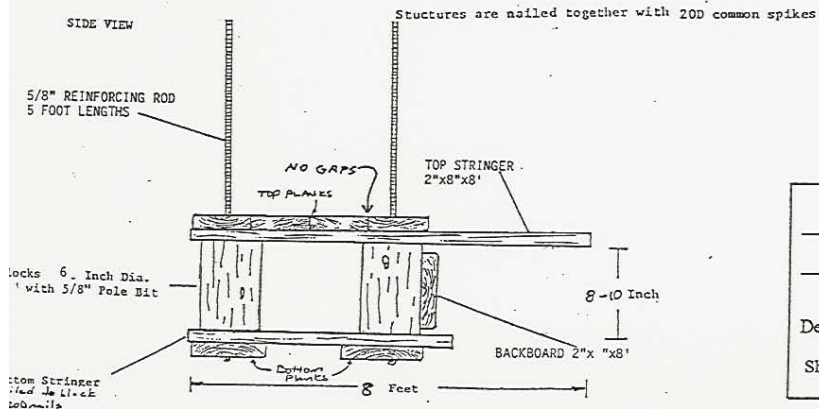
(6)	Boards (2" x 8" x 8')	Top and Bottom
(1)	Boards (2" x 8" x 8')	Bottom Stringer (each 32" long)
(3)	Boards (2" x 8" x 8')	Top Stringers
(1)	Board (2" x 8" x 8')	Back Board
(11) Boards Total		

Reinforcing Rod  
Nails  
Blocks

(6)	5 Foot Lengths 5/8" Diameter
(60)	20D Common Nails
(6)	Oak Blocks 6" Diameter, 8" High (Can use green <u>HARDWOOD</u> trees like elm, oak or ash for blocks)



Structures are built using 2 inch thick oak planks



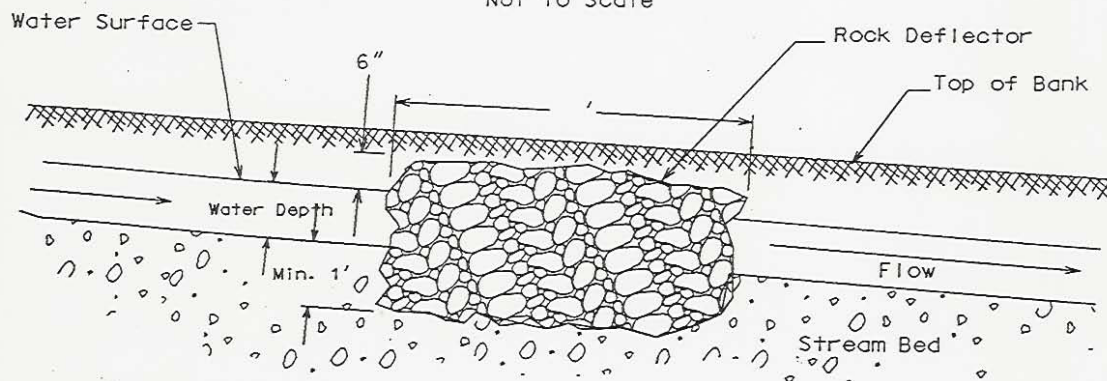
Owner	
Vernon	Wisconsin
County	
Designed:	Checked:
Sheet ____ of ____	



# Rock Deflector

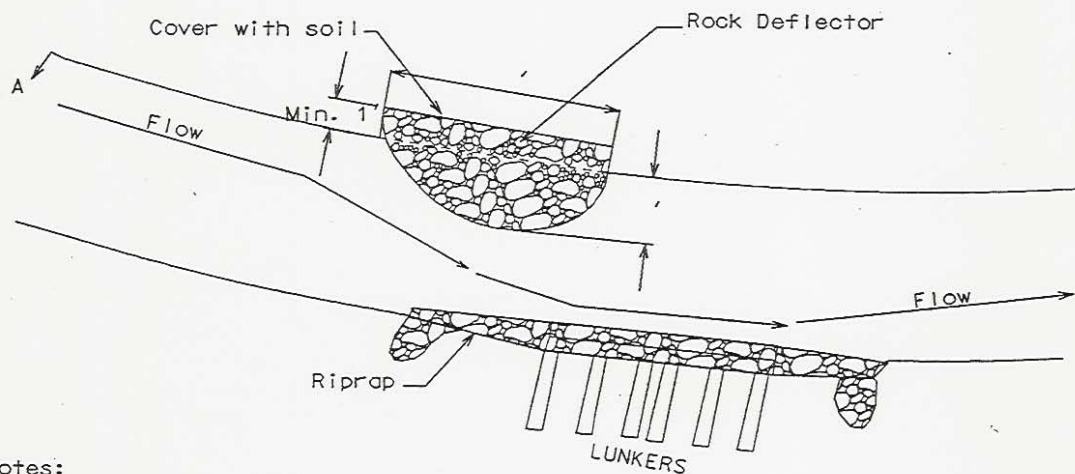
Cross-section A-A

Not to Scale



Plan view

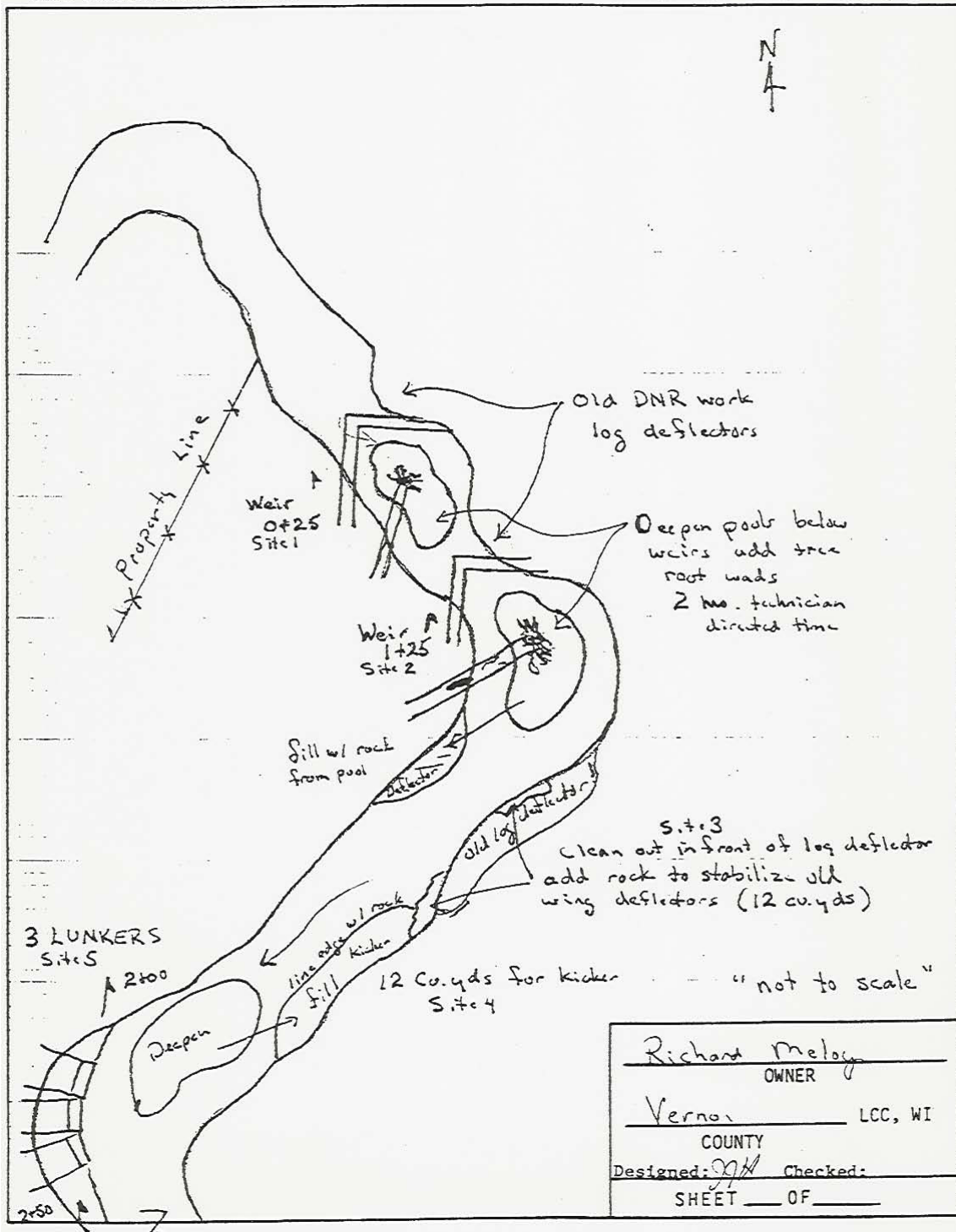
Not to Scale

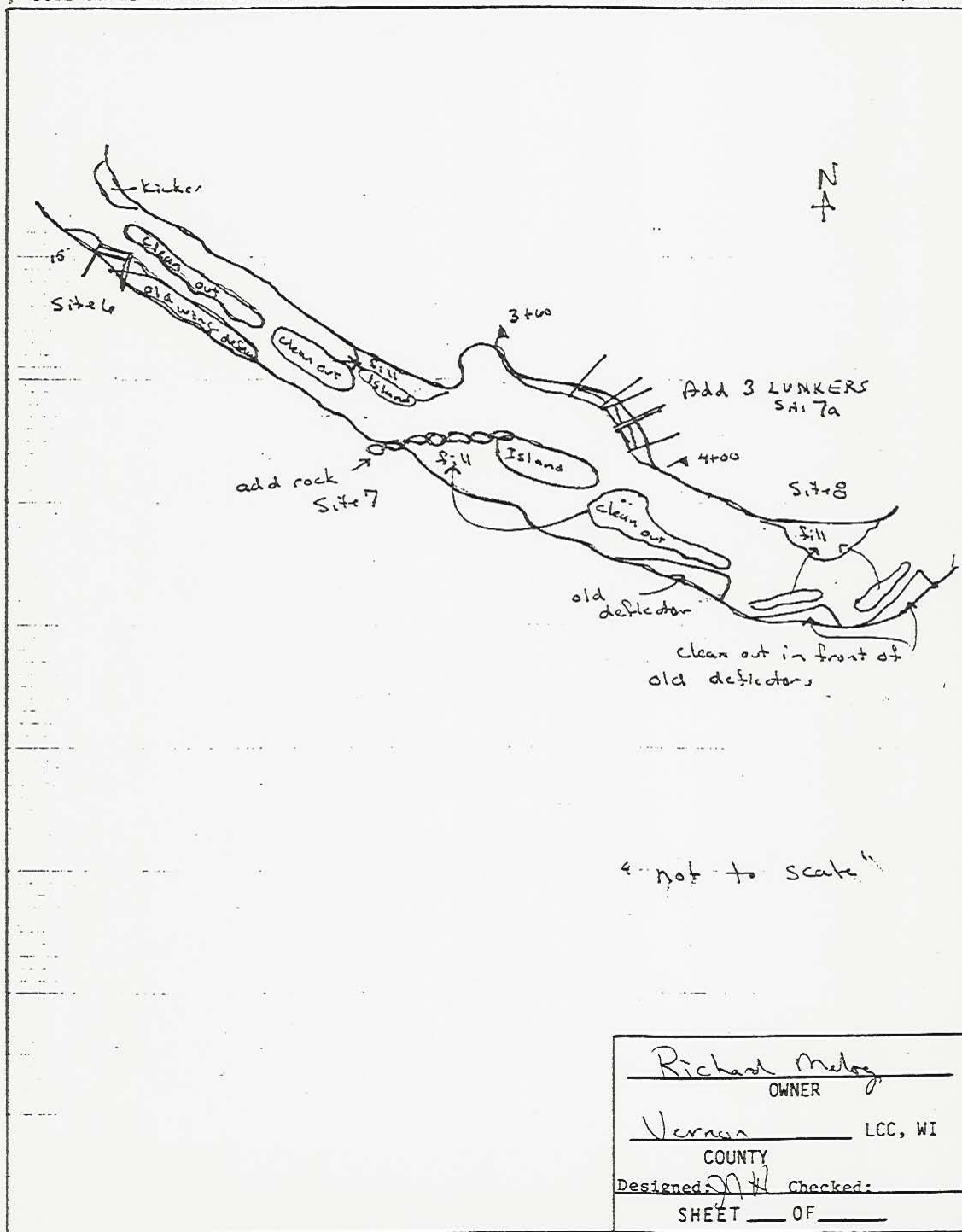


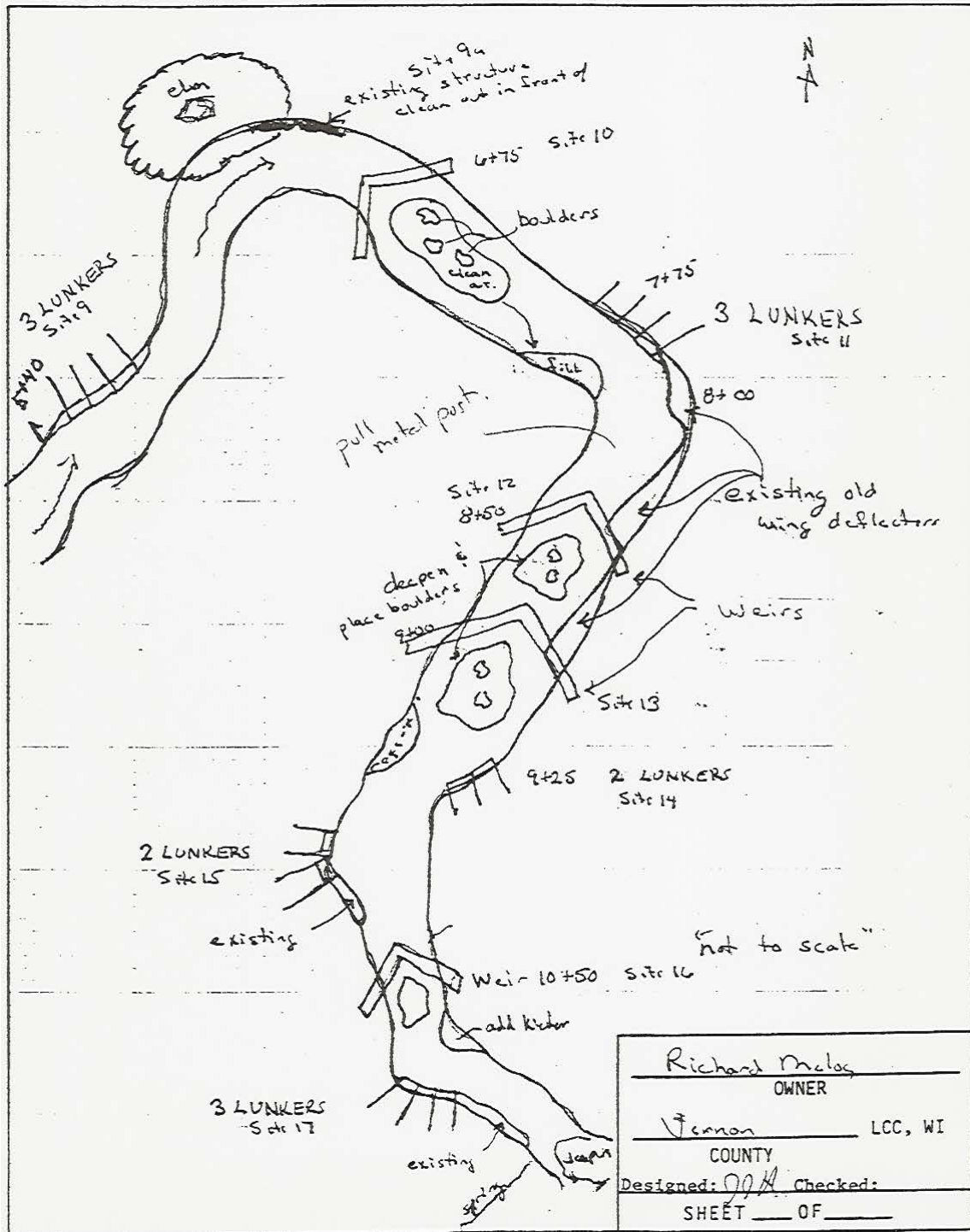
## Notes:

- 1) Flow will be diverted towards LUNKERS.
- 2) Rock size to be min. of 6" D50.
- 3) Top of rock should be 6" above water surface.  
Rock to be a min. of 1' below streambed.  
\_\_\_\_\_ cubic yards of rock.
- 6) Location will be staked by technician.

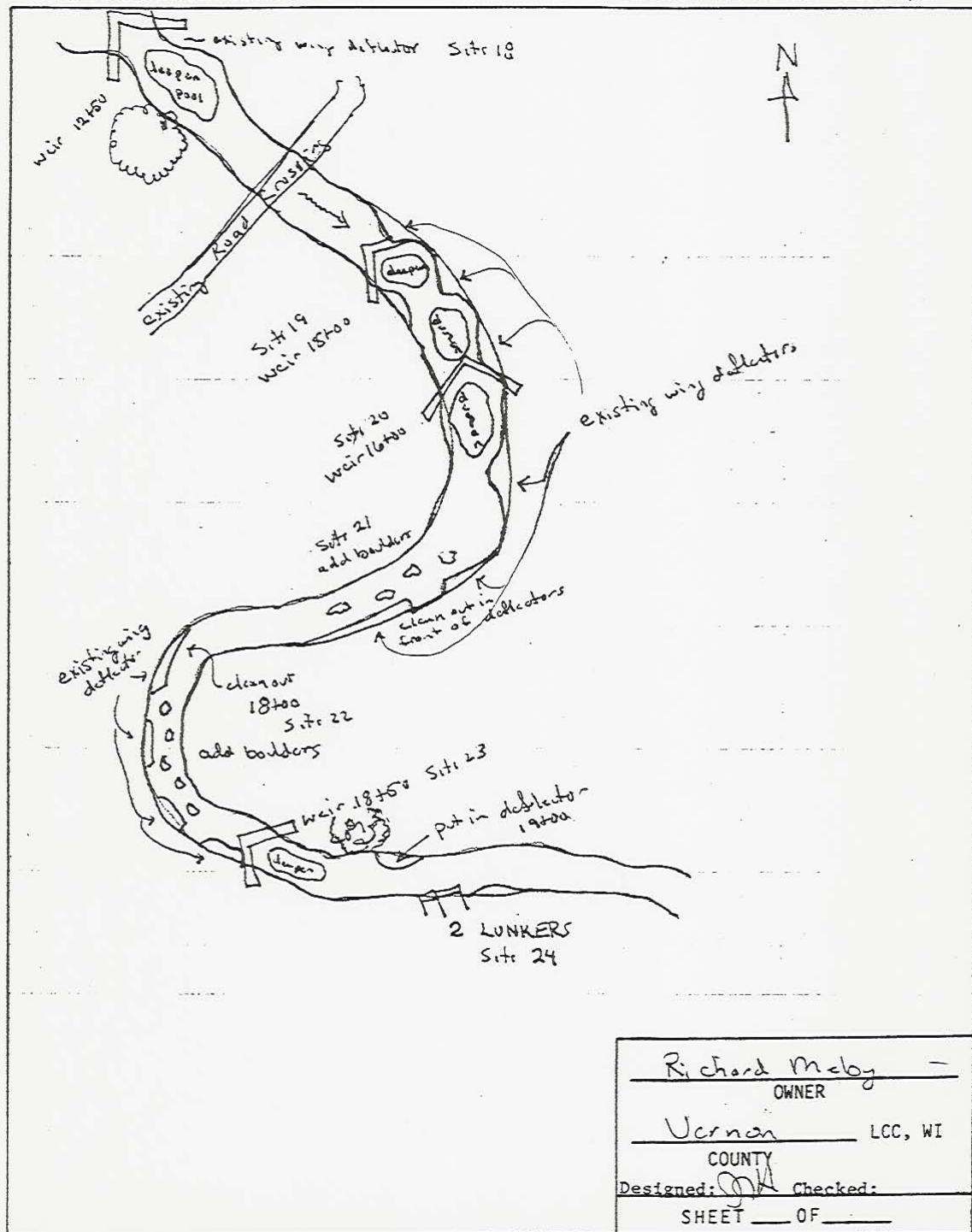
Owner _____	
County _____ LCC. WI	
Designed: _____	Checked: _____
SHEET _____ of _____	



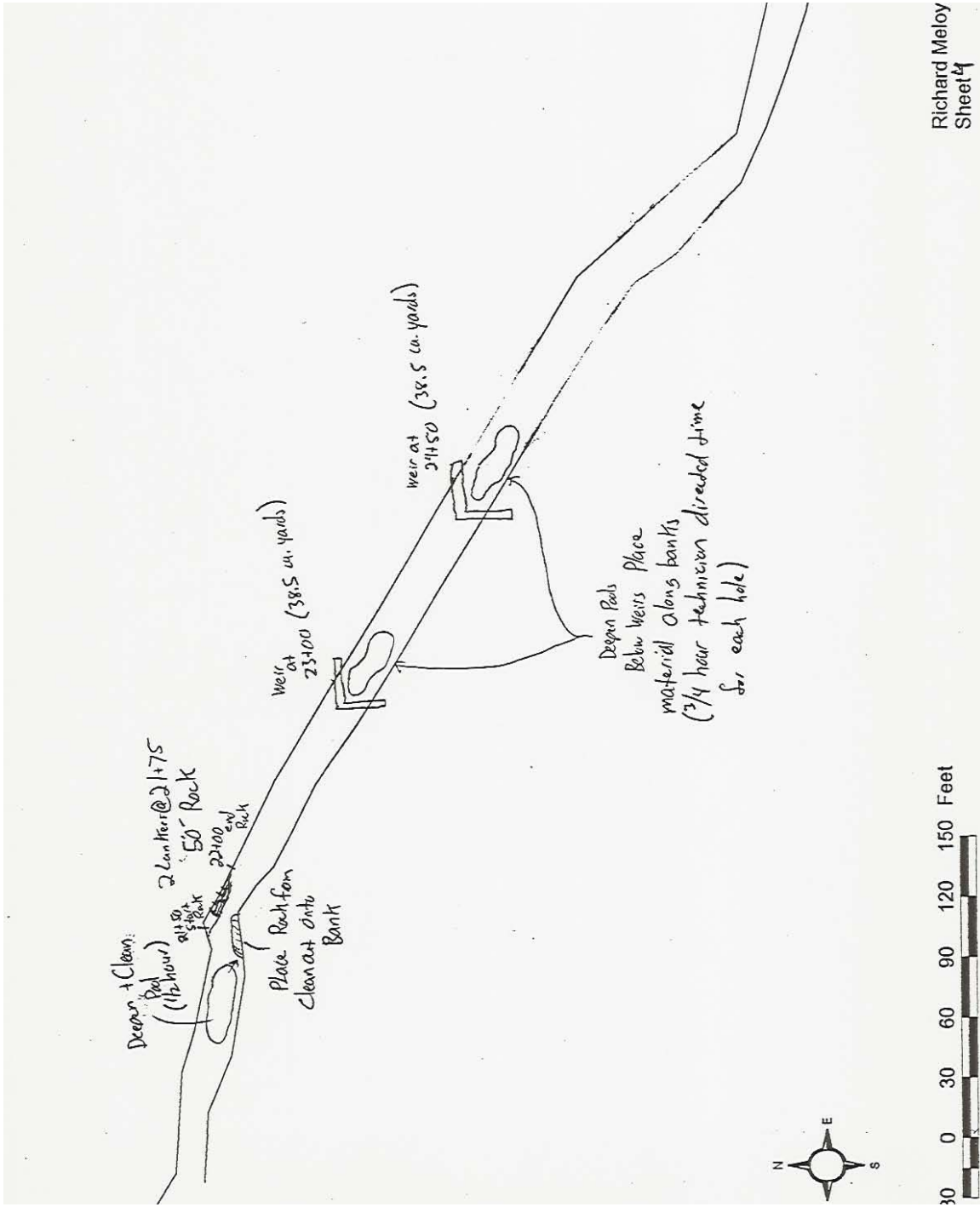


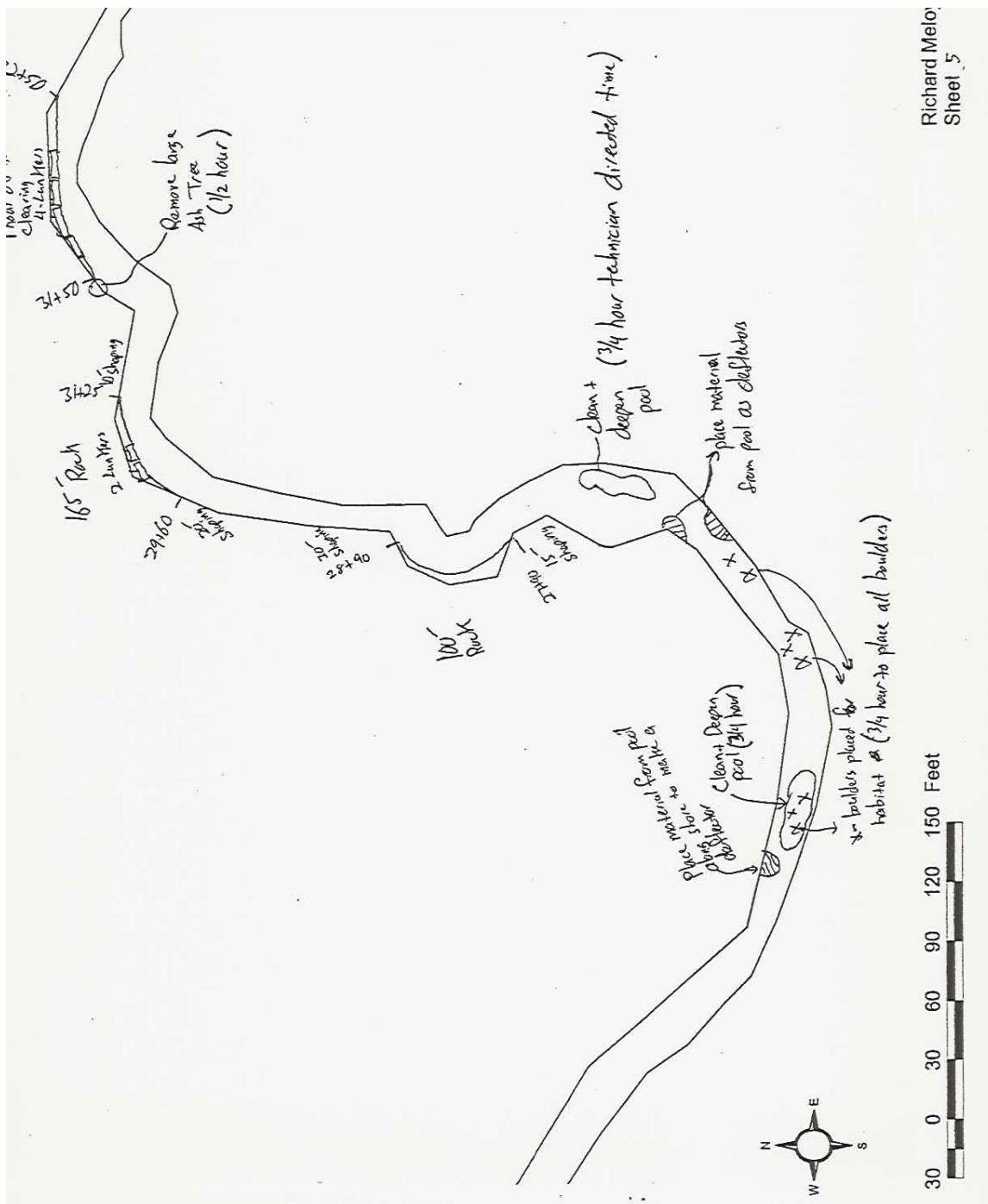


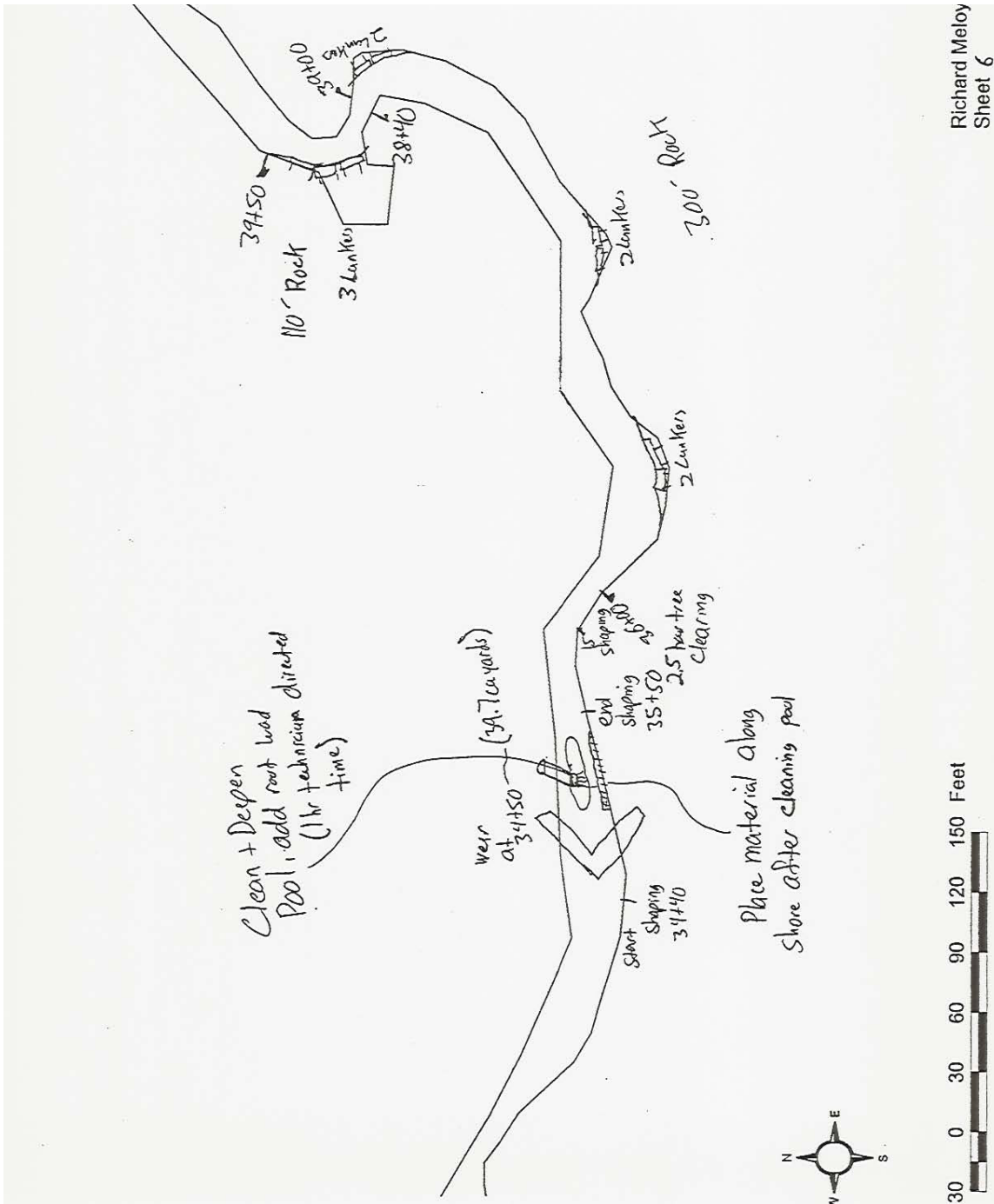




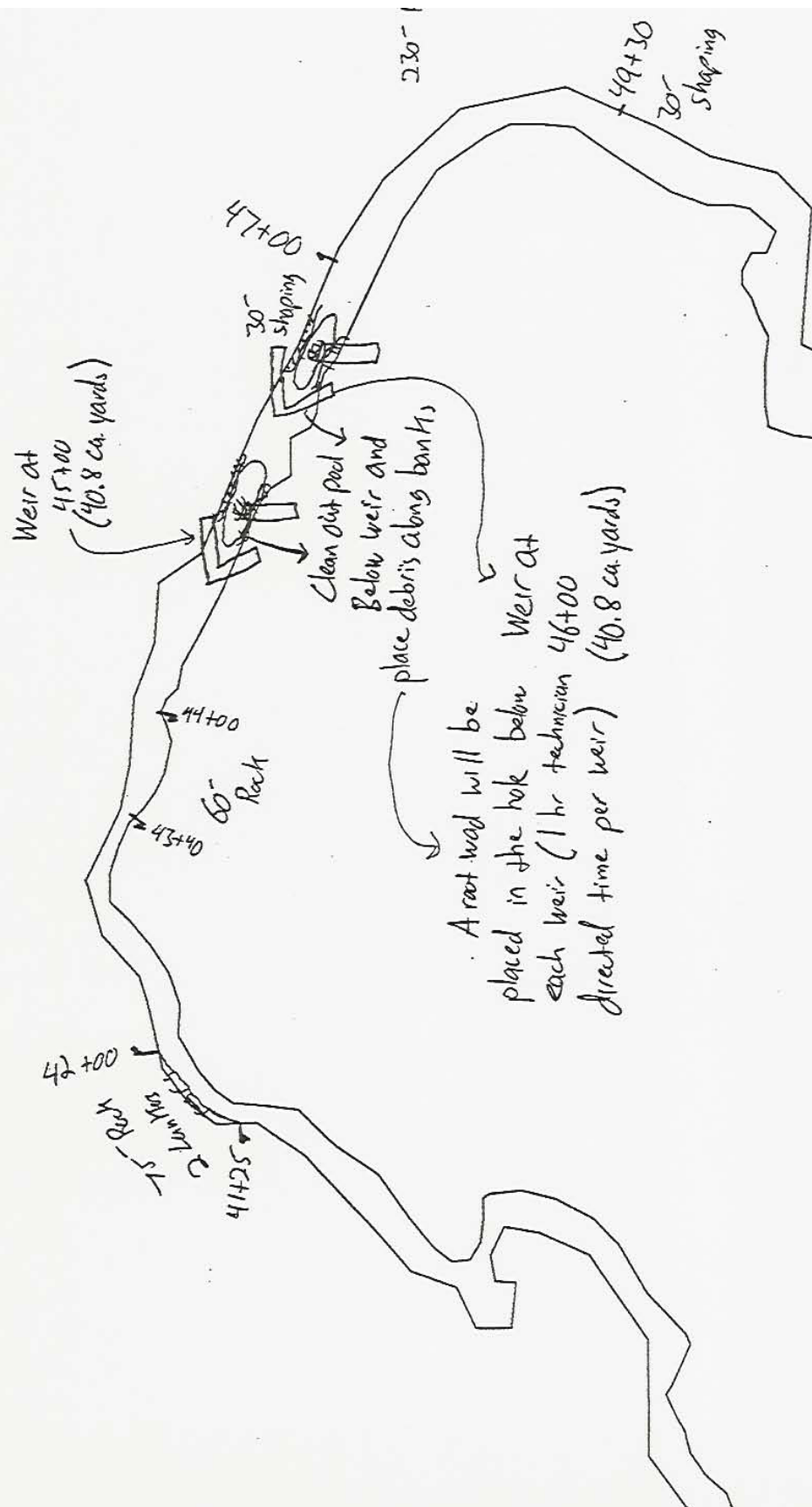
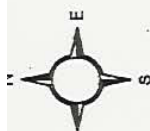








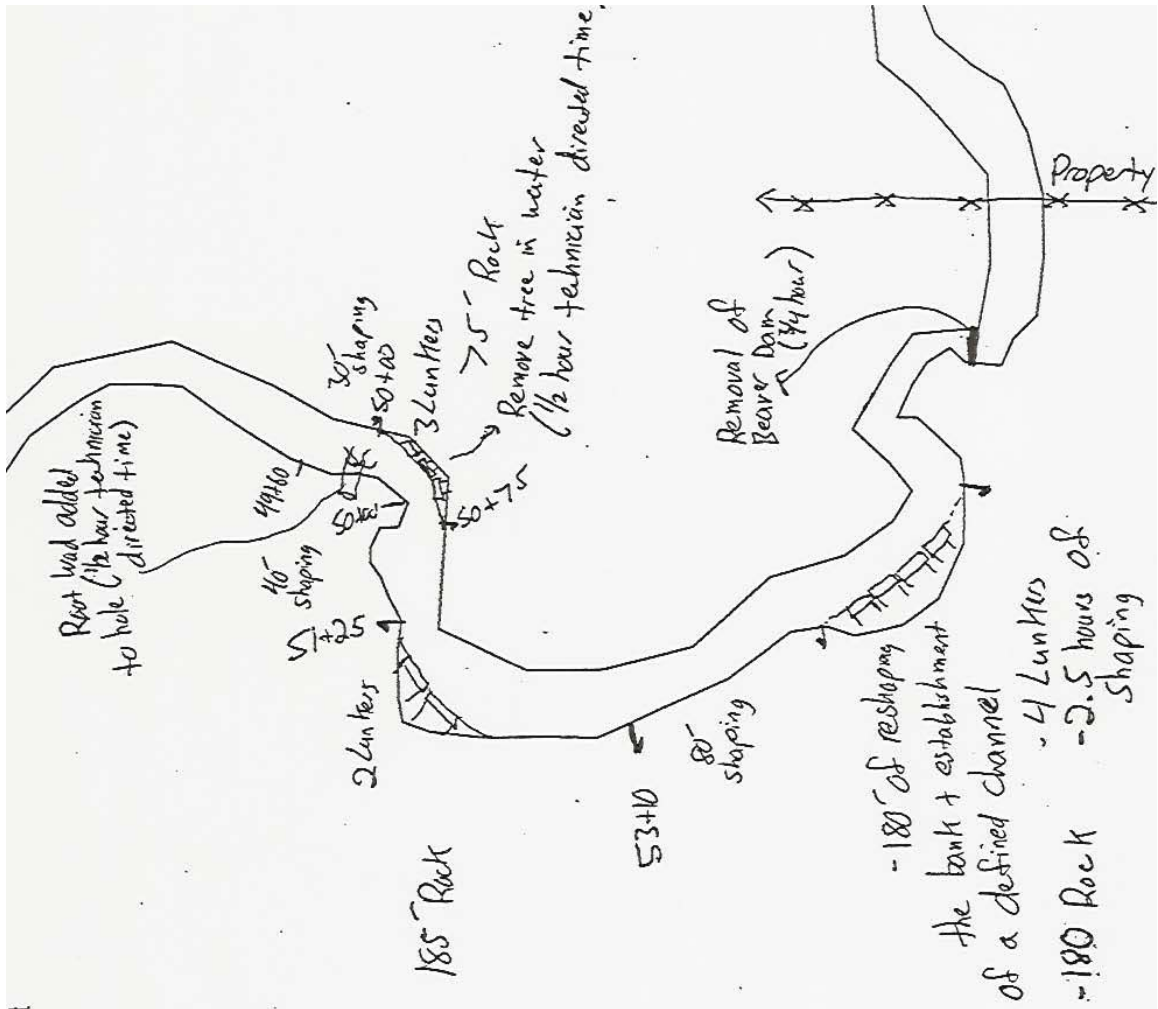
30 0 30 60 90 120 150 Feet



30 0 30 60 90 120 150 Feet



Richard Meloy  
Sheet 8



<a href="#">INDEX</a>	<a href="#">SEARCH</a>	WISCONSIN DEPARTMENT OF NATURAL RESOURCES
-----------------------	------------------------	---



# NHI Portal

The Gateway to Wisconsin's Biodiversity

NHI Data	Ecological Landscapes	Basins & Waterbodies	State Natural Areas	Related Studies	What to do with Results
<a href="#">Start New Search</a>	<a href="#">View Detail</a>	<a href="#">Form ER</a>	<a href="#">Download to File</a>	<a href="#">Print Preview</a>	<a href="#">Map</a>

## Summary Report of Elements Listed For the 1 mile buffer surrounding Town Range = 012N003W Section = 08

The following Elements have been documented within the Search Area and the surrounding 1-mile buffer. EOs for the **immediate Search Area** are provided on the first page(s) and are followed by EOs for the **1-mile buffer**. Toggle back to the first page(s) to view EOs in the immediate Search Area.

If the proposed project is likely to impact waterbodies, also review the list of EOs within each waterbody available under the Basins/Waterbodies tab.

If you are working in a county within the eagle and wolf ranges, please click [here](#) to view separate excel tables for these data.

Select **Detailed Report** for additional information on the specific EOs.

### EOs within the 1-mile Buffer (Pages 2 to 2)

Page 2 of 2 << Previous Page Go to Page

Scientific Name	Common Name	S Status	F Status	LastObs	Group	#EOs
<i>Clinostomus elongatus</i>	<del>Redside Dace</del>	SC/N	Special Concern	1979-08-14	FISH-	1
<i>Acris crepitans blanchardi</i>	<del>Blanchard's Cricket Frog</del>	END	Endangered	1998	FROG-	1
<i>Lithospermum latifolium</i>	American Gromwell	SC	Special Concern	1930-07-16	PLANT	1
<i>Hemidactylium scutatum</i>	<del>Brown-toed Salamander</del>	SC/H	Special Concern	1928-09-30	SALAMANDER-	1
<i>Crotalus horridus</i>	Timber Rattlesnake	SC/H	Special Concern	1985?	SNAKE	3

<< Previous Page

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Page last modified: Monday, December 29, 2003

From Dave Matheny



## APPENDIX D

### Roads and Utilities

#### Rural Roads

You'll enjoy the lower traffic volumes on rural roads. That makes walking more enjoyable and allows you to observe the growing crops and beautiful sunrises. Changing conditions and generally lower design level roads mean that you, your guests and emergency service vehicles will not necessarily have easy access at all times.

Don't expect rural roads to be maintained at the same level as city streets. Counties and towns have primary responsibility for road maintenance in rural areas. Some roads may be privately owned, requiring private maintenance funding. Seldom do rural roads include the amenities found in urban settings such as: wide lanes, curb and gutter, striping and lighting. And, the funds to maintain those roads will come primarily from the property taxes you and your neighbors pay.

Narrow roads and bridge weight limits often restrict travel. Large construction vehicles cannot navigate in some areas. If you plan to build, it is best to check out construction access well in advance.

Gravel roads generate dust and dings. Some road jurisdictions treat gravel roads to suppress the dust when traffic levels reach specific volumes, but dust is still a fact of life for many rural residents. Loose gravel on these roads regularly chips vehicle paint, at times may crack windshields, and can pose dangerous travel conditions. If your home site is located along a gravel road, know that dust will invade your home and your vehicles.

Whatever the design of your road, don't expect that it will be improved in the foreseeable future. Check carefully with officials of the road jurisdiction to verify any claim that a road will be paved, bridges replaced, or other improvements made in the near term.

#### Weather Impacts

Wisconsin's fluctuating weather conditions can destroy roads. Midwestern spring freeze/thaw cycles leave low-grade roads subject to heavy damage and can even temporarily close some roads. Vehicle weights are often severely limited during the spring thaw period. In the summer, the hot sun can soften oil and chip road surfaces leaving them subject to damage by traffic and causing oil splatters on vehicles.

In extreme winter weather, rural roads can become impassable. Roads are subject to drifting snow, causing delays and creating serious travel hazards. Depending on the degree of drifting, it could be days before roads are cleared. Freezing rain, too, can create extremely dangerous travel conditions. Few rural road jurisdictions can afford the widespread use of salt to fight icy conditions.

Roadway flooding is not uncommon. Wisconsin's abundance of rivers, creeks and waterways makes its rural areas prone to roadway flooding. Heavy rains in areas can easily cover roads with water, blocking or even destroying them.

### Private drives

Access to or from public roads is regulated by the state, county or town jurisdiction responsible for the road. If planning to build, be sure to check in advance with the proper officials about authorization and placement of private drives and culverts.

### Emergency Service Access

Response times of emergency service providers (sheriff, fire fighters, medical care, etc.) will likely be longer than in the city. Distances traveled and the volunteer nature of most rural services can add to that response time. Under some extreme conditions, you may find that emergency response is slow and expensive. Be certain you know your fire number when calling for any emergency service.

### Easements

The legal aspects of access can cause problems, especially if you gain access across property belonging to others. Get legal advice prior to purchasing and understand the easements that may be necessary when these questions arise.

### Pickups & Deliveries

Building a residence in a rural area may be more expensive and time consuming due to delivery fees and the time required for contractors and construction workers to reach your building site.

School buses generally can reach most rural homes, though long private lanes or rural subdivision settings may force school children to walk to the pickup site. And those bus trips to school can be long. Consolidation of school districts in rural areas means your children's school could be half a county from your home. Learn which school district serves your area.

Mail delivery is generally available in all rural areas, though timing may suffer in some locations.

Direct, daily newspaper delivery is not always available in rural areas. US Postal delivery of newspapers is an option, but generally causes a one-day delay. Check with the newspaper of your choice before assuming you can get same-day delivery.

Standard parcel and overnight package delivery in the country may vary from city standards. Check with the carrier to find what service level can be expected.

## **Rural Utilities**

The fresh air and sunshine in the country is plentiful and free. And, when utilities are functioning properly, they help to make life in the country as comfortable and modern as anywhere else. But, water, sewer, electric, telephone and other utilities may



be unavailable or operate at lower than urban standards and they can often cost you more.

### Locating Utilities

In order to get electric power or other utilities to your home site, it may be necessary to cross property owned by others. It is important to make sure that the proper easements are in place or can be secured to allow lines to be built to your own property.

Electrical power lines, telephone lines, and pipelines may cross over, under or nearby your property. Be aware of easements to the property and those nearby and what they allow the utility providers to do in way of access, maintenance and expansion.

At least 48 hours prior to doing any digging, call DIGGER HOTLINE (1-800-242-8511) in order to locate underground utility lines.

### Water Supply

You will have to locate a supply of potable water adequate to serve your needs. The most common method is through the use of a water well. Permits for wells may be required by the county health department. The cost for drilling and pumping can be considerable. Be sure to use a licensed well-driller.

The quality and quantity of well water can vary significantly from location to location and from season to season. Mineral, bacterial and other quality issues should be measured and then determine whether practical solutions exist for all of the problems you might discover. Having a water softening system is almost always advisable.

### Sewer & Septic

Sewer service is rarely available. If it is, it may be relatively expensive to connect to the system and routine fees could be relatively high compared to city rates.

If sewer service is not available, you will need an approved septic system or other waste treatment process. These can add substantial costs to establishing your home site. The type of soil you have available for a leach field will be very important in determining the cost and function of your system.

Locating the septic tank requires careful planning. Sufficient area will be needed for locating the septic tank and drain field a suitable distance from the residence. Floodplains, wetlands, trees and manmade structures may limit where the septic system can be placed. Also, access will be needed to the septic tank for future clean out operations. Location of the septic system in relation to wells is also an important consideration. Contact Trent Strang at Vernon County (608-637-5270) for assistance and permits.

### Telephone

Telephone communications may pose certain problems. Small, local area phone service suppliers may not provide the most modern telecommunications equipment, limiting your options. It could be difficult to obtain a second line for phone, FAX, or computer modem uses. Cellular phones will not work well in all areas because of the often-greater distances to cell phone towers and the hills.

Links to certain Internet provider services via phone line may require a long-distance phone connection. Often, older rural telecommunication systems restrict computer modems to operating at less than top speeds. Not all rural communities have a local Internet access provider, though many school systems and libraries do offer some connection options.

### Electricity

Electric service is generally available to all rural areas. However, a power company asked to serve some remote areas may demand a share of the infrastructure cost be borne by the user. It is important to determine the proximity of an electrical power supply. It can be very expensive to extend power lines to remote areas.

Electric power may not be available in a three-phase service configuration. If you have special power requirements, it is important to know what level of service can be provided and at what cost.

In addition to a monthly charge for energy consumed, the cost of electric service usually includes a fee to hook into the system. Some utilities charge further for the cost of establishing service lines and poles on your property. Check to see what supplier provides power to the area, and then consider all costs before making a decision to purchase property in the country.

Power outages can occur with more frequency in rural areas than in urban settings. A loss of electric power can interrupt your well, furnace, and other appliances dependant on electrical power. If you live in the country, it is important to be prepared to survive for several days or longer in severe cold without electrical power. Depending on the duration of the outage, you might also lose food in freezers or refrigerators. Such outages or current spikes can cause problems with computers and other home electronics.

### Gas

Natural gas may not be available. You could, instead, rely on electric power, which is often more expense (for heat-producing appliances.) The common alternative is having Liquid Propane Gas or heating oil delivered by truck and stored in a tank on your property. The cost of such fuel is often higher on a BTU basis than is natural gas. If relying on gas deliveries, you must be certain that your supply is adequate to get you through winter's periodic snowstorms when access for replenishing supplies may be limited.

Gas appliances may need to be converted. If you choose to use LP Gas as your energy source, all appliances set up to operate on natural gas will need to be converted to operate on the LP Gas.

## APPENDIX E

### Town of Liberty Ordinance List & Adoption Dates

1	Ordinance 99-1	Ordinance to Consolidate & codify the General Ordinances & By Laws of the Town of Liberty	6/10/1999	
2	Hwy Ord. # 1	Ordinance for Acceptance of Private Roads by the Town Board	3/30/1992	
3	Hwy Ord. # 2	Ordinance to Require Seal Coat on Roads	6/11/2001	
4		Recycling Ordinance	12/12/1994	
5	2.01	Driveway Ordinance	5/18/1999	
6	2.02	Building Permit Ordinance	5/18/1999	updates 4/17/06
7	2.03	Holding Tank Ordinance	4/8/2002	
8	3-1	Ordinance relating to issuance of Citations for Violations of Town Ordinances	5/18/1999	
9		Ordinance regulating & licensing places of amusement	8/20/2001	
10		Ordinance to govern destruction of obsolete public records	12/10/2001	
11	7.01	Ordinance relating to confidentiality of income & expenses provided to assessor for assessment purposes	4/8/2002	
12	7.02	Ordinance to appoint alternate members for Board of Review	4/8/2002	
13	Resolution 2003-1	Ordinance relating to fencing regulations	3/10/2003	
14	Resolution 2003-2	Vernon County Telecommunications Tower, Antenna & Facilities Siting Ordinance - passed by resolution	6/10/2003	
15	2004-1	Emergency 911 Ordinance	9/13/2004	
16	2005-1	Dark Sky Ordinance	3/14/2005	
17	2005-2	Mobile Home & Manufactured Homes Ordinance	3/14/2005	
18	2006-1	Ordinance establishing fire protection charges	1/9/2006	
19		Ordinance in Lieu of Bond for Treasurer	11/14/1986	
20	2007-1	Ordinance supporting the Vernon County Livestock Facility Ordinance	9/10/2007	
21	2008-1	Ordinance Regulating Unsightly Storage and Junk/Debris	12/18/2008	

## **APPENDIX F**

### **TOWN OF LIBERTY EMERGENCY PREPAREDNESS PLAN**

#### **Types of Emergency:**

**Tornado, Storms, Flood, Blizzard, Extended power outages, large fire, lost child/adult**

**Emergency numbers are posted at the Town Hall & Town Shop**

**Meeting area: Town shop (has phone)**

**Command Leader: Chairman**

**Supervisors if Chairman is not in area**

**Patrolman if none above**

#### **PLAN OF ACTION**

- 1. Contact each other**
- 2. Central meeting**
- 3. Command leader assess situation**
- 4. Send out people to gather information**
- 5. Command person decides what governmental help is needed (firemen, police, or emergency government)**
- 6. Command contacts agency needed**

#### **EMERGENCY CONTACTS**

<b>Town Chairman</b>	<b>627-1033</b>	<b>Viola Fire Dept</b>	<b>627-1631</b>
<b>Town Supervisors</b>	<b>627-1656</b>	<b>Viola Police Dept</b>	<b>627-1831</b>
	<b>637-7808</b>	<b>Sheriff's Dept</b>	<b>637-2123</b>
		<b>Emerg Mgmt</b>	<b>637-5267</b>
<b>Town Patrolman</b>	<b>637-8565</b>		
<b>Town Shop</b>	<b>627-1257</b>	<b>911 (all emergencies)</b>	

**TOWN OF LIBERTY**  
**Election Contingency Plan**

LORI POLHAMUS  
TOWN CLERK  
S5371 CTY RD SS  
VIOLA, WI 54664  
608-627-1126  
[polhamus@mwt.net](mailto:polhamus@mwt.net)

## **ELECTION CONTINGENCY PLAN**

### **INTRODUCTION**

It has been reported that possibly 51% of registered voters may turn out in any given Presidential Election to cast their vote. Notably, the Town of Liberty polling place has never been protected from Terrorism, Fire, or any Natural Disaster.

Voting places and procedures, controlled by state laws, are highly diverse. Uniform state contingency laws to deal with terrorism emergencies during a presidential election or otherwise would benefit everyone. Although highly discussed, they have resulted in no such developed plan.

Suppose there were to be an organized effort by terrorists to implement a scheme of attacking polling locations across the nation. It would no doubt keep terrified voters from the polls, and it would distort and disrupt the democratic process. Polling locations are attractive targets and it is our obligation to provide certain protections for our democratic rights.

This plan is being developed to serve as an alternate plan of operation for the Town of Liberty in the event of a terrorist activity or an emergency has evolved on Election Day. It in no way protects against such activity, however it will protect our right to continue to vote and carry out our democratic duties. This further will provide guidance to the operations our Election Inspectors and Town Officials will be responsible to carry out should they be called upon.



## **TYPE OF EMERGENCY**

### **WORLDWIDE TERRORISM EVENT**

In the event of a Terrorist Activity, the Federal Government may have a preliminary plan in place for moving activities of election days. However, if no plan exists, it will be the policy of the Town of Liberty to act accordingly. All elections will continue unless Federal or State officials have ordered otherwise.

A worldwide terrorist event, although dramatically affects each voter on a personal level, may not effect the daily operations of each polling location. If there is no police order to take cover or remain in doors, all operations of the polling locations can remain in tact.

### **EVACUATION**

The most commonly asked questions in the event of a Fire or Fire Alarm will be; where are the ballots that have been voted on and where are the ballots that have yet to be voted on.

All unvoted Ballots should be taken into custody by the Election Inspectors and the Ballot box that has been storing voted ballots shall remain locked. The purpose for removing all unvoted ballots is to prevent anyone from entering and voting on unauthorized ballots while inspectors are out of the building. Elections may continue as soon as Fire Officials have cleared the building for reentry.

Should an actual Fire be detected, the locked ballot box may be moved to the outside of the building. If the Election Inspectors are able, they may allow voting to continue outside the building. There shall be made a designated corner of the parking lot where voting can take place. At no time will the ballot box or ballots be out of sight for the Election Inspectors.

If this process is not able to be completed in the parking area, then a change of venue will be required. Changing the voting location will require a Police Escort. The Town Clerk will determine if the event requires a change of venue. See Change of venue below to see the procedure for moving the entire polling location.

## **ELECTRICAL OUTAGE**

Should the Town Hall lose power, Town officials will be able to assist in providing flashlights and immediate assistance. In the event of a long term power outage, a change of venue may be required.

## **NATURAL DISASTER OR INCLEMENT WEATHER**

During inclement weather, the Fire Department and Police Department will be kept apprised of the severity to alert the Town Clerk of possible situations.

Should an evacuation occur the evacuation procedures listed above should be adhered to. If a natural disaster such as a tornado occurs, which requires inspectors and voters to seek cover, all unvoted ballots and poll lists will be secured with the Chief Inspector. The Ballot Box can remain locked. No ballots will be allowed into the ballot box, and no unvoted ballots will be released. After passage, regular business will resume and the Inspector will note on their inspector report the time from beginning to end.

## **CHANGE OF VENUE**

When it has been determined by the Town Clerk or Chief Election Inspector that a polling location needs to be moved to effectively respond to a disaster of any kind, the following process will be executed.

The Town Clerk with Police escort will report to the polling location requiring the move. All Inspectors will assist the Clerk in packaging up all voting equipment, unvoted ballots, challenged ballots, recreated ballots, absentee envelopes, poll lists, new registration forms, and any other miscellaneous material.

The Ballot Box will remain locked at all times.

The ballot box will be escorted to a Town Election Inspector vehicle for moving. A Police Officer will remain in view of this Ballot Box at all times. A Police Escort will take the ballot box (which holds all voted ballots) to the Liberty Town Garage or other designated location. At this location, all inspectors and Town Clerk will continue to set up the polling location as normal. The Ballot box arrives with Police Escort.

All unvoted Ballots were in the presence of the Chief Election Inspector and at least one other inspector during this change of venue.

Inspectors will note this change of location on their EB-104 Inspector Statement.

A sign will be posted at the original location designating the new polling place for voters to see. Likewise, if possible, a notice will be placed on the local WVRQ Radio for Voters to report to the correct location.

### **EFFECT ON POLL WATCHERS**

Poll Watchers would be expected to exit any building that is evacuated. They may continue to watch the election processes without interruption. They will still be prohibited from interfering with the election process. If they are asked to leave, they can be removed by Police.

### **LOCATION & HOURS OF POLLS**

Town of Liberty polling location is at the Town Hall, Gore Hollow Road. The hours of operation for public voting are 7:00AM until 8:00PM, unless changed by the State of Wisconsin Election Board.

### **CONCLUSION**

Never before has the Town of Liberty had to initiate a plan for these types of events. After the events of September 11, 2001 it has always been a concern of Town officials on how to handle several types of scenarios. This Contingency Plan allows for the immediate response to these situations. It prepares Town Officials, and enables voters to continue on with their democratic right to vote.

*All questions and concerns regarding these policies should be referred to Lori Polhamus, Town Clerk 608-627-1126*

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## **ADDITIONAL REFERENCE MATERIAL**

Partners in Rural Wisconsin – A Guide to Positive Neighbor Relations in Wisconsin Farm Country

Printed by Wisconsin Farm Bureau Federation ([www.wfbf.com](http://www.wfbf.com))