

# **HILLSBORO 2045 COMPREHENSIVE PLAN PLAN APPENDIX**

Visit the Plan Appendix for additional information:

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**HILLSBORO 2045 COMPREHENSIVE PLAN  
PLAN APPENDIX**

**APPENDIX A  
PLAN ADOPTION & AMENDMENTS**

RESOLUTION #09-2025

**ADOPTION OF THE RECOMMENDED 2025-2045 COMPREHENSIVE PLAN AS PREPARED  
BY THE PLAN COMMISSION**

**WHEREAS**, the City Council of Hillsboro assigned the Plan Commission to prepare an update to the City's Comprehensive Plan, previously adopted in 2003 and most recently updated in 2016 for the City of Hillsboro; and

**WHEREAS**, the Plan Commission met numerous times to prepare and review the draft City of Hillsboro 2025-2045 Comprehensive Plan; and

**WHEREAS**, members of the public were invited to participate in the planning process through regular monthly Plan Commission meetings; and

**WHEREAS**, the City of Hillsboro Plan Commission has reviewed the recommended City of Hillsboro 2025-2045 Comprehensive Plan at a regular meeting; and

**WHEREAS**, members of the public, adjacent local governmental units, and Vernon County will be given a 30-day review and comment period prior to the public hearing, which will be conducted by the Committee of the Whole for the City of Hillsboro 2025-2045 Comprehensive Plan; and

**WHEREAS**, after said public hearing, the City Council will decide whether to adopt by ordinance the Comprehensive Plan; and

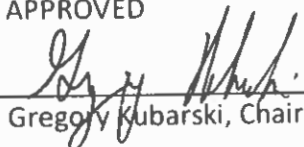
**WHEREAS**, the Comprehensive Plan may be used as the basis for, among other things, official mapping, local subdivision regulations, general zoning ordinances, shoreland/wetland zoning, and as a guide for approving or disapproving actions affecting growth and development within the jurisdiction of the City of Hillsboro; and

**WHEREAS**, this City of Hillsboro 2025-2045 Comprehensive Plan may from time to time be amended, extended, or added to in greater detail.

**NOW, THEREFORE, BE IT RESOLVED**, that the City of Hillsboro Plan Commission recommends adoption of said City of Hillsboro 2025-2045 Comprehensive Plan by the City Council by ordinance, after the 30-day public review and comment period and public hearing.

Adopted this 30<sup>th</sup> day of October 2025.

APPROVED

  
Gregory Kubarski, Chair

ATTEST

  
Sheila Schraufnagel, Clerk



**ORDINANCE # 3-2025**  
**City of Hillsboro 2045 Comprehensive Plan Ordinance**

WHEREAS, the City of Hillsboro's current Comprehensive Plan was adopted in 2003 and amended in 2016; and

WHEREAS, Wisconsin State Statute 66.1001 requires municipalities to update their comprehensive plan every 10 years; and

WHEREAS, the Common Council adopted written procedures designed to foster public participation in every stage of the preparation of an updated comprehensive plan; and

WHEREAS, the Common Council appointed a City Plan Commission to update the City's comprehensive plan; and

WHEREAS, the Plan Commission met multiple times to create and then held a public hearing on October 20, 2025 to consider the **City of Hillsboro 2045 Comprehensive Plan** ("Plan"), which is intended to guide decisions and actions affecting the City's budgets, ordinances, and growth over the next 20 years; and

WHEREAS, the Plan Commission, by a majority vote of the entire commission, recorded in its official minutes, adopted a resolution on October 20, 2025 recommending the City Council adopt the Plan by ordinance;

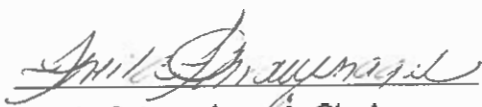
NOW, THEREFORE BE IT ORDAINED, that the Common Council of the City of Hillsboro formally adopts the **City of Hillsboro 2045 Comprehensive Plan** under Wis. Stat. 66.1001 (4)(c).

This ordinance is effective on publication or posting.

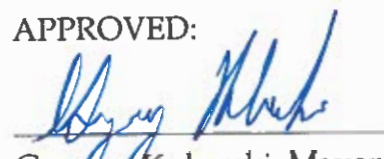
An electronic copy of the **City of Hillsboro 2045 Comprehensive Plan Ordinance** and the Plan—or notification on how to view/download the Plan—will be disseminated to neighboring jurisdictions and appropriate government agencies under Wis. Stat. 66.1001(4)(b).

PASSED AND ADOPTED this 17<sup>th</sup> day of November, 2025.

ATTEST:

  
Sheila Schraufnagel, Clerk

APPROVED:

  
Gregory Kubarski, Mayor



**HILLSBORO 2045 COMPREHENSIVE PLAN  
PLAN APPENDIX**

**APPENDIX B  
ACTION PLAN**

## ACTION PLAN

GOALS & ACTIONS FOR SECTIONS 3-9		TIMEFRAME FOR COMPLETION			
		ONGOING	PRIORITY (2025-2026)	SHORT TERM (2026-2030)	LONG TERM (2030+)
<b>3. AGRICULTURAL, NATURAL, &amp; CULTURAL RESOURCES</b>					
<b>GOAL 3.1</b>	<b>Productive agricultural lands in balance with growth/development in the City.</b>				
A	Initiate meetings with adjacent townships to discuss items of mutual concern, particularly related to preserving productive farmland and agricultural practices that protect natural resources from runoff and chemical contamination.			X	
<b>GOAL 3.2</b>	<b>Balanced conservation of— and increased access to— natural resource amenities.</b>				
B	Continue to partner with the County and other municipalities to proactively address flood mitigation, especially in implementing the County's natural hazards mitigation plan.	X			
C	Consider purchasing properties within the floodplain as they become available and restore properties to natural vegetation for stormwater management and flood mitigation.				X
D	Develop and make available public education materials discussing practices and strategies to minimize runoff, chemical pollution and contamination to protect ground and surface water.			X	
E	Develop and maintain a list of preferred native plants and trees for landscaping to be used for assistance in development review and project planning.			X	
F	Review and consider revising the stormwater management (SWM) ordinance to allow for prairie/natural plantings around the SWM facility.			X	
<b>GOAL 3.3</b>	<b>Creation and active use of community spaces/events that contribute to the identity of Hillsboro.</b>				
G	Identify local organizations with whom the City can partner to support the promotion and funding of community-wide events.			X	
H	Maintain an inventory of historic, architecturally significant and culturally significant buildings.	X		X	

## ACTION PLAN

GOALS & ACTIONS		ONGOING	PRIORITY (2025-2026)	SHORT TERM (2026-2030)	LONG TERM (2030+)
<b>4. HOUSING GOALS &amp; ACTIONS</b>					
<b>GOAL 4.1</b>	<b>Housing and neighborhoods throughout the city that provide a range of affordable, accessible, safe and desirable housing options to retain and attract residents.</b>				
A	Review the City's zoning ordinance, Future Land Use Map, and other land use regulation tools to ensure that sufficient sites are available for necessary housing development.			X	
B	Amend the City's zoning ordinance (where possible) to increase opportunities for higher density development (such as allowances for accessory dwelling units, flexible mixed-use areas, etc.) and diverse housing stock, including smaller lots, smaller homes, attached units, and "cottage court" clusters of detached homes.		X		
C	Continue to assess demographic trends (including special populations) and housing demands within the community, including needs for affordable housing.	X			
D	Address housing affordability through the following actions:				
	i. Utilize "Affordable Housing" TID extension in expiring districts to capture additional funds that support housing initiatives. 75% of additional funds must be utilized to address affordable housing challenges and may be used for programs such as owner-occupied rehabilitation, new home construction, or the creation of revolving loan funds, among other possibilities. 100% of increment generated through the extension must be utilized to better the community's housing stock.			X	

## ACTION PLAN

GOALS & ACTIONS		ONGOING	PRIORITY (2025-2026)	SHORT TERM (2026-2030)	LONG TERM (2030+)
D	ii. Proactively seek out and partner with non-profit and public partners that specialize in creating and preserving affordable housing stock and providing housing assistance to income-qualified households; create a list of resources that can be utilized by residents in need of assistance. Specific programs include the CDBG Small Cities Housing Program and HOME Investment Partnerships Program.			X	
	iii. Encourage both State and Federal housing tax credit projects that result in new or rehabilitated income-qualified units. Proactively seek out and recruit developers that are fluent and successful in State and Federal application processes administered by the Wisconsin Housing and Economic Development Authority (WHEDA).			X	
	iv. Work with local mortgage lenders and WHEDA to ensure all income-qualified residents have access to and knowledge of State subsidized and insured mortgage and loan programs.			X	
<b>GOAL 4.2.</b>	<b>Quality housing that is sensitive to the integrity of existing neighborhoods and Hillsboro's unique character.</b>				
E	Review and approve housing development proposals based on consistency with the Land Use Chapter of this plan, including the Future Land Use Map, and ability to provide for the needs of varying household types.	X			
F	Communicate development and rehabilitation plans with local and regional historical organizations to ensure that remodeling and new additions protect the integrity of historic structures, buildings, and neighborhoods.	X			
G	Continue to provide and regularly update the City's Capital Improvements Plan for maintenance of public utilities and services in all residential areas. Continue to seek funding for infrastructure improvement projects that benefit low-to-moderate-income households in the City.	X			

## ACTION PLAN

GOALS & ACTIONS		ONGOING	PRIORITY (2025-2026)	SHORT TERM (2026-2030)	LONG TERM (2030+)
<b>5. ECONOMIC DEVELOPMENT</b>					
<b>GOAL 5.1.</b>	<b>Revitalization of the Downtown/Central Business District (CBD) to provide a pedestrian-friendly business/municipal center that is attractive and supports the needs of residents and visitors.</b>				
A	Enforce the City's Downtown Business District Design Standards to preserve the historic character of Downtown.	X			
B	Utilizing the City's 2015 Downtown Revitalization Plan, develop a strategy to market and promote the downtown working cooperatively with the Chamber of Commerce and other stakeholders.		X		
C	Create a Business Improvement District (BID) and improvement plan for Downtown to fulfill a vital role in retail district success by organizing a professional management or volunteer structure for the commercial area. An improvement plan will provide funding mechanisms through special assessments for: i. Upgrades for public utilities ii. Facade improvements iii. Establishment of downtown development criteria iv. Streetscape amenities such as benches, lighting, etc.	X		X	
D	Explore options to fund, promote and support Downtown, to include redevelopment of vacant lots/buildings, historical preservation, and supporting desirable businesses at downtown locations.			X	

## ACTION PLAN

GOALS & ACTIONS		ONGOING	PRIORITY (2025-2026)	SHORT TERM (2026-2030)	LONG TERM (2030+)
<b>GOAL 5.2.</b>	<b>A comprehensive approach to business investment and City development activities that will expand and diversify the local economy.</b>				
E	Revise City ordinances to allow flexibility for home-occupied businesses; work with County and surrounding townships to continue to expand utility and high-speed internet services.		X		
F	Meet regularly with appropriate agencies in neighboring counties and municipalities to ensure that efforts for economic development activities in the region are coordinated.	X			
G	Continue to identify potential future business park and industrial sites and opportunities to attract development to these sites.				X
H	Review and revise Tax Increment Finance policy to prioritize business attraction, retention and expansion (consistent with Strategy #9); conduct further internal review of City codes and ordinances <b>every five years</b> to address concerns pursuant to economic and commercial activity.	X		X	
I	Review current HCDA and County Economic Development Association programs regularly to ensure maximum efficacy.			X	
J	Encourage economic development groups to work with local businesses on a regular basis to determine the types of training programs needed at Hillsboro High School and nearby Western Technical College campuses to provide a skilled workforce to meet current and future needs.			X	
<b>GOAL 5.3.</b>	<b>Strengthened support and growth for the City's tourism industry.</b>				
K	Work with local businesses, the Chamber of Commerce, and the County to market the Hillsboro area as a tourist destination via brochures, websites, and signage.			X	

## ACTION PLAN

GOALS & ACTIONS		ONGOING	PRIORITY (2025-2026)	SHORT TERM (2026-2030)	LONG TERM (2030+)
<b>6. TRANSPORTATION &amp; MOBILITY</b>					
<b>GOAL 6.1.</b>	<b>A well-integrated and cost-effective multi-modal transportation system that serves the City in a safe and efficient manner.</b>				
A	<b>Biennially</b> evaluate City roads using the Pavement Surface Evaluation and Rating (PASER) program.	X			
B	<b>Annually</b> review and update the Official Map, or as needed.	X			
C	<b>Every 2-3 years</b> evaluate the downtown parking network to maintain a healthy supply of parking spaces. If the evaluation suggests an under-supply of parking, consider improvements such as short-term parking, compact car spaces, better signage to under-utilized parking lots, increase employee parking education, and expanding/building new parking lots.			X	
D	Work with Hillsboro School District and the Police Department to provide bicycle education in grade schools and middle schools every year.	X			
<b>GOAL 6.2.</b>	<b>A regional transportation network that provides safe options for traveling to, from and through the City.</b>				
E	Explore options for on-demand rideshare or bus services similar to those provided in neighboring communities in and around Vernon County, including federal and state funding opportunities (e.g., Federal Transit Administration).			X	
F	Consider steps on an <b>annual basis</b> to complete connections with the regional bikeway network. Work with neighboring jurisdictions, WisDOT, Wisconsin DNR and other key stakeholders to plan, study and fund expansion of the regional network.	X			
<b>GOAL 6.3.</b>	<b>Ensure that the transportation system is designed, built, and maintained to conserve existing natural resources.</b>				
G	Review the City's off-street parking requirements periodically (at least <b>every five years</b> ) to assess their effectiveness in making efficient use of land for vehicle parking.	X		X	
H	Evaluate the potential for funding and installing plug-in outlets for electric vehicles in City parking lots.				X

## ACTION PLAN

GOALS & ACTIONS		ONGOING	PRIORITY (2025-2026)	SHORT TERM (2026-2030)	LONG TERM (2030+)
<b>7. UTILITIES &amp; COMMUNITY FACILITIES</b>					
<b>GOAL 7.1.</b>	<b>A high-quality, cost-effective, well-planned, and efficient system of public utilities to be implemented in coordination with city-wide plans and projects.</b>				
A	Require new development proposals be reviewed by all city departments to ensure that essential utilities can be provided to the subject area in a timely and efficient manner.	X			
B	Require new development to pay the full cost of new municipal services needed to support the development, so that the existing taxpayers are not burdened with inequitable taxes or service costs. Consider methods to recover the costs of utility facilities necessitated by new growth, such as impact fees.		X		
C	<b>Annually</b> review existing data relative to the conditions and capacity of municipally provided facilities (water and wastewater); repair/upgrade facilities as needed to serve both existing and future populations.	X		X	
D	Promote available incentives, energy audits and appliance recycling offered through Hillsboro Water/Sewer Utility, Focus on Energy, or other sources to assist individuals and businesses with energy efficiency and renewable energy measures.			X	
E	Conduct an Impact Fee Needs Assessment on all potential municipal utilities and facilities in order to impose impact fees on any new development which impacts the level of service within the system; review and potentially update <b>every ten years, at a minimum.</b>			X	X



## ACTION PLAN

GOALS & ACTIONS		ONGOING	PRIORITY (2025-2026)	SHORT TERM (2026-2030)	LONG TERM (2030+)
<b>GOAL 7.2.</b>	<b>Community facilities and services that create a safe, attractive, and healthy environment to meet the needs of current and future City residents.</b>				
F	Require all new development proposals to be reviewed by all City departments and agencies so that essential City services and facilities can be provided to new developments in a timely and efficient manner.	X			
G	Require fiscal impact analyses of all major capital projects considered for funding. Such analyses should include, but not be limited to, one-time capital costs, life cycle operating and maintenance costs, revenues from the project, and costs of not doing the project.		X		
H	Make major project-specific capital decisions by the Common Council through the adoption of the City's operating budget and the Capital Improvement Plan.	X		X	
I	<b>Annually</b> review the police, fire, and emergency medical services in the city and continue to review all options for providing services that meet the needs of residents. Meet with neighboring jurisdictions, <b>as necessary</b> , to review fire protection and ambulance service mutual aid and/or contractual intergovernmental services.	X			
J	During the <b>annual</b> capital improvement planning process, consider budgeting for implementation of the recommendations in the city's Comprehensive Outdoor Recreation Plan.	X			
K	Review subdivision ordinances for requirements of parkland dedication, considering dedication fees for all rezones that increase the number of dwelling units.		X		
L	Update the City's Comprehensive Outdoor Recreation Plan <b>every five years</b> to maintain grant eligibility.			X	
M	Develop a strategy to encourage and recognize community involvement in volunteer services by people of all ages.			X	

## ACTION PLAN

GOALS & ACTIONS		ONGOING	PRIORITY (2025-2026)	SHORT TERM (2026-2030)	LONG TERM (2030+)
<b>8. INTERGOVERNMENTAL COOPERATION</b>					
<b>GOAL 8.1.</b>	<b>Collaboration with neighboring communities and other government entities to achieve sustainable growth patterns in the Hillsboro area.</b>				
A	Meet <b>annually</b> with representatives from neighboring municipalities and Vernon County to discuss common issues related to planning, zoning, land use, and emergency services.	X			
B	Work with the Town of Hillsboro to develop an intergovernmental agreement that protects future growth areas and utilities extensions routes for the city, protects stormwater/environmental corridors, and defines the jurisdiction and maintenance of certain roads that serve both jurisdictions.				X
<b>GOAL 8.2.</b>	<b>Enhanced efficiency and quality of public services by collaborating with other governmental entities in the region.</b>				
C	Meet <b>annually</b> with the Hillsboro School District involving elected officials and key City/District staff to discuss opportunities for collaboration and issues of concern.	X			
D	Review existing intergovernmental agreements <b>at least every five years</b> and amend the agreement as needed.	X		X	
E	Explore opportunities for state and federal grants to develop joint services with contiguous municipalities to reduce costs and improve services.				X

## ACTION PLAN

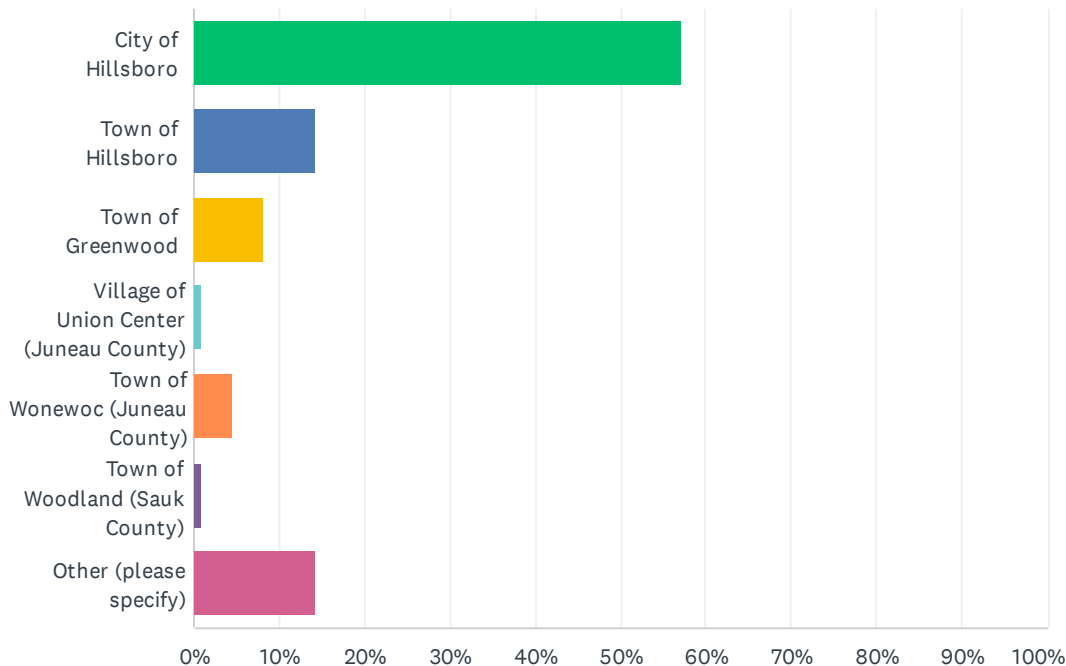
GOALS & ACTIONS		ONGOING	PRIORITY (2025-2026)	SHORT TERM (2026-2030)	LONG TERM (2030+)
<b>9. LAND USE GOALS, STRATEGIES, &amp; ACTIONS</b>					
<b>Goal 9.1.</b>	<b>An economically and environmentally sustainable development pattern.</b>				
A	Continue to exercise extraterritorial plat review powers.	X			
B	Meet <b>annually</b> with representatives from contiguous government entities and Vernon County to discuss land use issues as needed.	X			
<b>Goal 9.2.</b>	<b>Established, balanced neighborhoods throughout the city.</b>				
C	Review and update the City of Hillsboro's Zoning Ordinances (Section 13.1.30) to align with the land use goals as established in this Plan.		X		
D	Considering developing an interactive online zoning map for use by city staff and the general public.			X	
E	Adopt policies to ensure a high-quality network of pedestrian routes between new neighborhoods and the existing City amenities.		X		
<b>Goal 9.3.</b>	<b>Placemaking that is vibrant, attractive and unique, especially within Downtown Hillsboro.</b>				
F	Implement streetscaping improvements, wayfinding signage, placemaking, and other connective strategies aligned with the City's 2015 Downtown Revitalization Plan to make Downtown unique, memorable, and attractive.			X	
G	Evaluate current zoning requirements to ensure that traditional design concepts are promoted and sites, buildings, and structures with architectural, historical, and cultural significance within the city are preserved.		X		

**HILLSBORO 2045 COMPREHENSIVE PLAN  
PLAN APPENDIX**

**APPENDIX C  
COMMUNITY ENGAGEMENT**

## Q1 Where do you live?

Answered: 112   Skipped: 0



ANSWER CHOICES	RESPONSES	
City of Hillsboro	57.14%	64
Town of Hillsboro	14.29%	16
Town of Greenwood	8.04%	9
Village of Union Center (Juneau County)	0.89%	1
Town of Wonewoc (Juneau County)	4.46%	5
Town of Woodland (Sauk County)	0.89%	1
Other (please specify)	14.29%	16
<b>TOTAL</b>		<b>112</b>

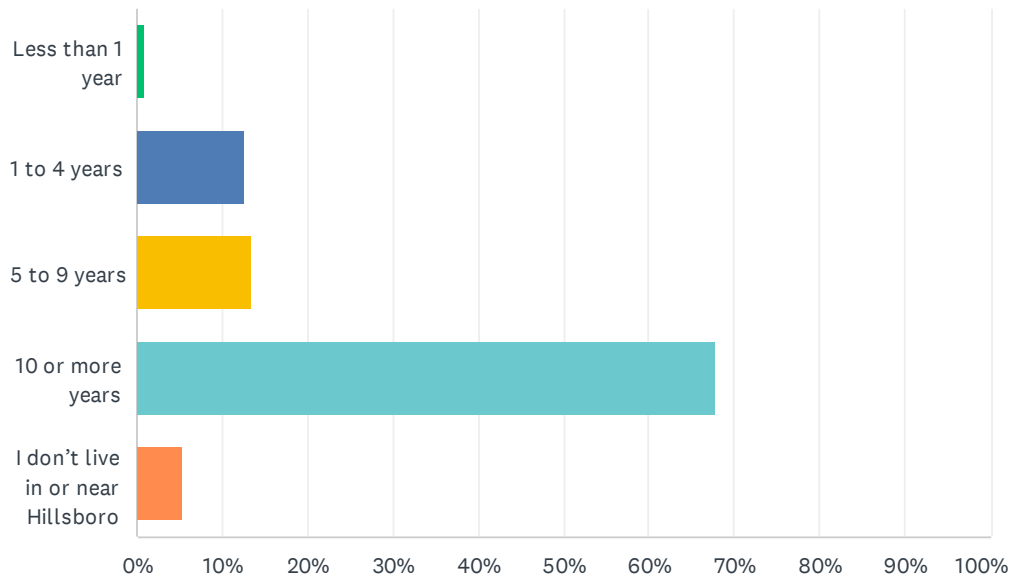
#	OTHER (PLEASE SPECIFY)	DATE
1	Town of Forest	4/2/2025 11:47 AM
2	Mt. Tabor	3/20/2025 10:29 AM
3	Village of LaValle (Sauk County)	3/18/2025 8:37 AM
4	West Salem	3/18/2025 8:17 AM
5	Sparta, Wi	3/18/2025 7:51 AM
6	I work at the school district, live outside of town.	3/18/2025 7:49 AM
7	elroy	3/13/2025 11:18 AM

# City of Hillsboro Community Survey

8	Town of Elroy	3/7/2025 7:27 AM
9	elroy	3/6/2025 11:58 AM
10	Wilton, Monroe County	3/6/2025 11:33 AM
11	Sauk County	3/6/2025 11:27 AM
12	Richland Center	3/6/2025 10:27 AM
13	Work in Hillsboro, live in Mauston	3/6/2025 10:22 AM
14	LaValle	3/6/2025 10:04 AM
15	Viroqua	3/6/2025 10:00 AM
16	Township of forest	3/4/2025 11:35 PM

Q2 How long have you lived in or near Hillsboro?

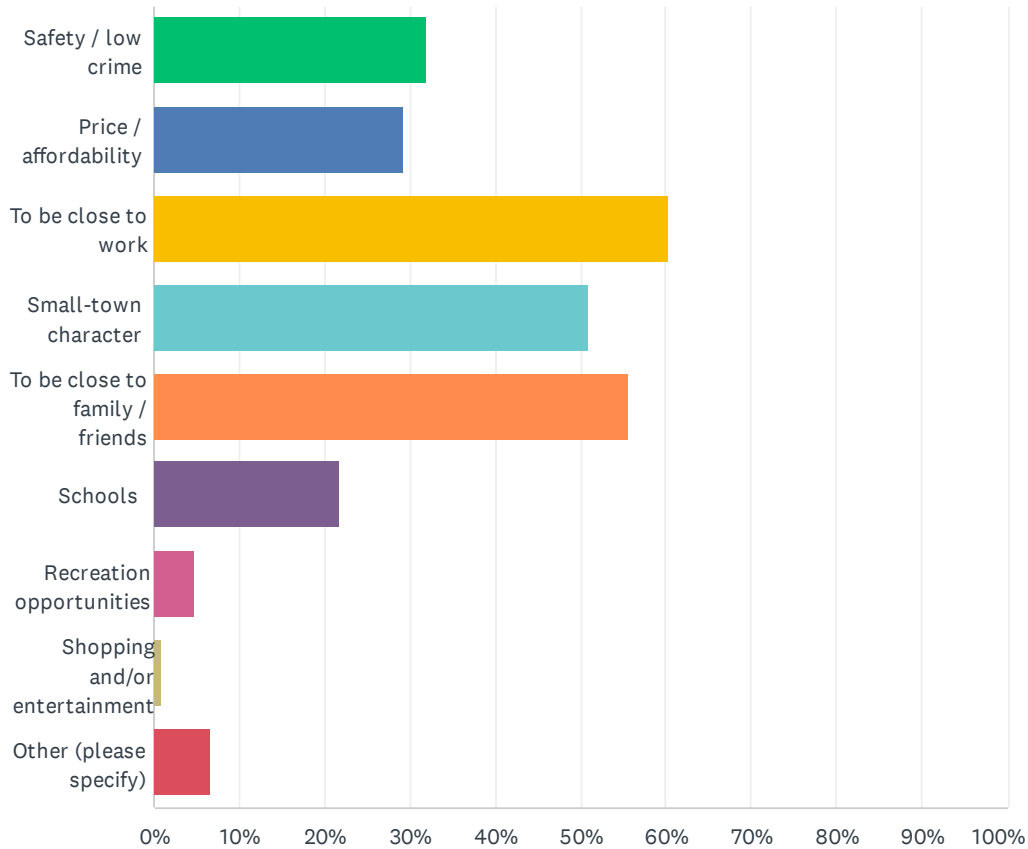
Answered: 112    Skipped: 0



ANSWER CHOICES	RESPONSES	
Less than 1 year	0.89%	1
1 to 4 years	12.50%	14
5 to 9 years	13.39%	15
10 or more years	67.86%	76
I don't live in or near Hillsboro	5.36%	6
TOTAL		112

### Q3 Please indicate why you live in or near Hillsboro. Select all that apply (if you don't live in or near the City you may skip this question).

Answered: 106   Skipped: 6



ANSWER CHOICES	RESPONSES	
Safety / low crime	32.08%	34
Price / affordability	29.25%	31
To be close to work	60.38%	64
Small-town character	50.94%	54
To be close to family / friends	55.66%	59
Schools	21.70%	23
Recreation opportunities	4.72%	5
Shopping and/or entertainment	0.94%	1
Other (please specify)	6.60%	7
Total Respondents: 106		

#	OTHER (PLEASE SPECIFY)	DATE
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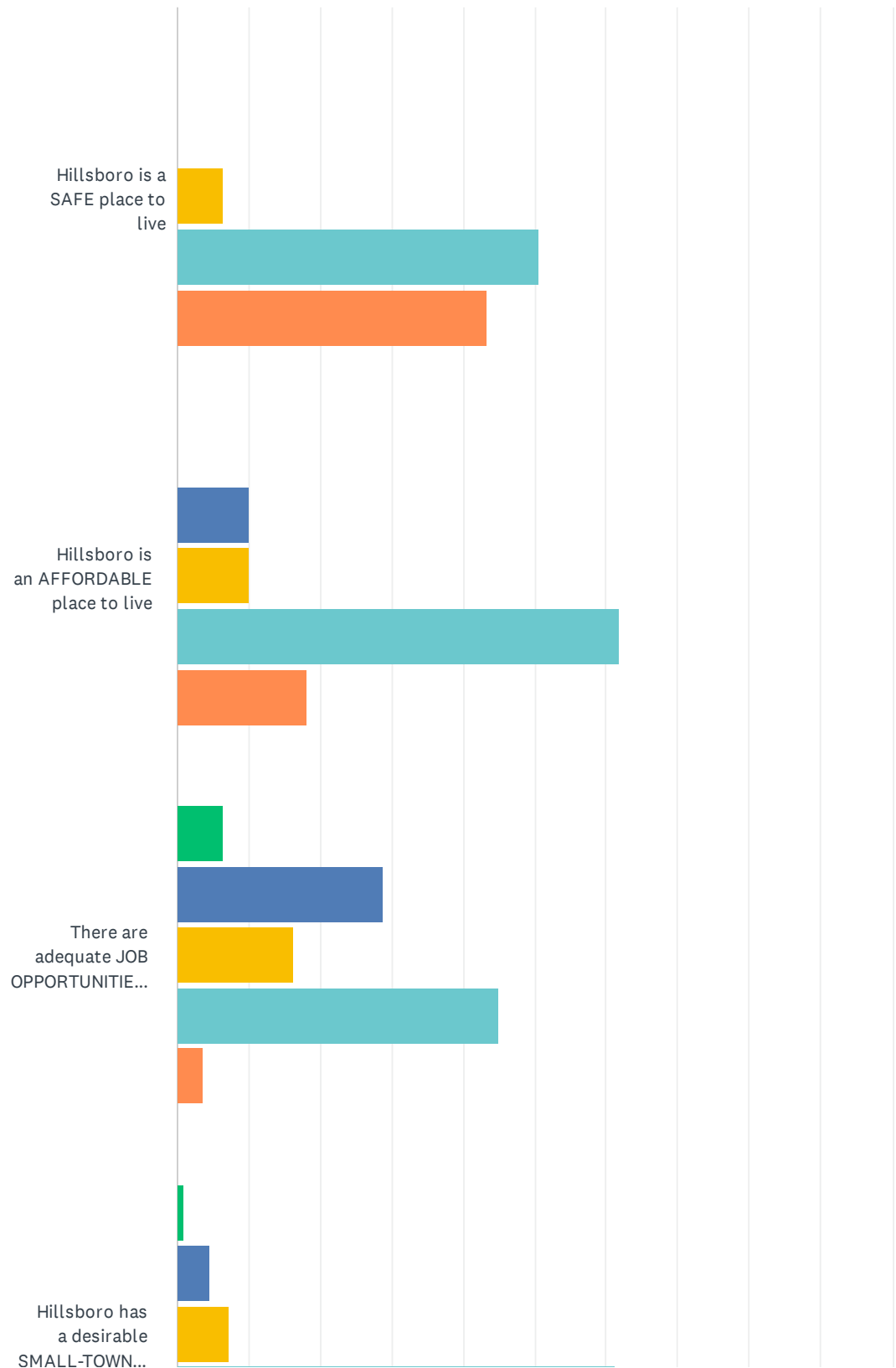


## City of Hillsboro Community Survey

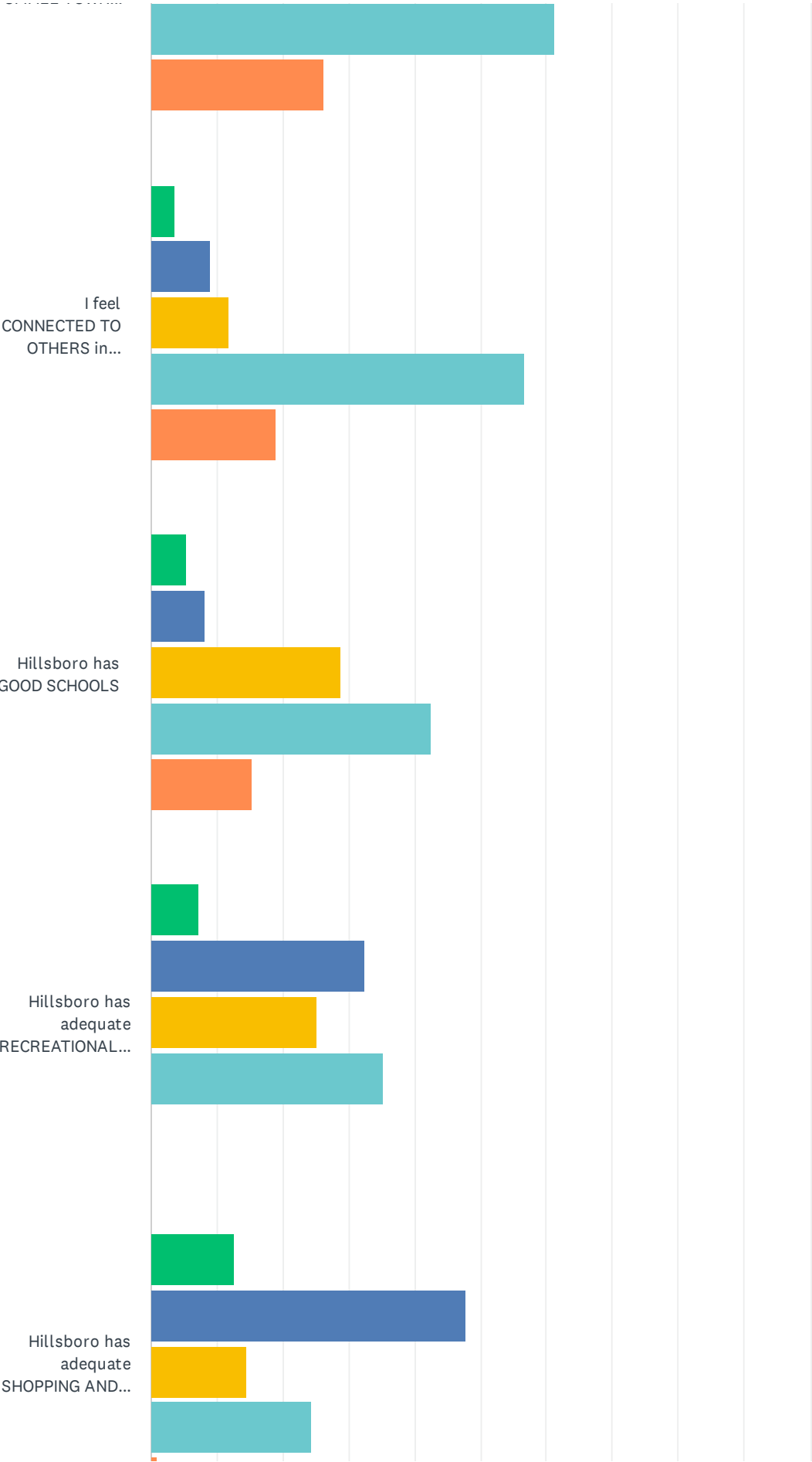
1	Grew up here and came back	4/2/2025 11:47 AM
2	To be honest sometimes I wonder why we stay here.	3/18/2025 8:52 AM
3	I only work in Hillsboro, but I did rent an apartment for a year previously	3/18/2025 8:17 AM
4	Live in Elroy but work in Hillsboro	3/7/2025 7:27 AM
5	rural land	3/6/2025 11:58 AM
6	lived in the area my whole life	3/6/2025 10:04 AM
7	I don't live there because I couldn't find housing.	3/6/2025 10:00 AM

Q4 Indicate your agreement or disagreement with each of the following statements.

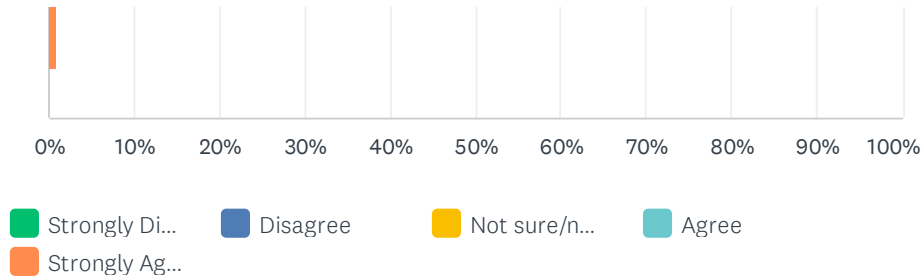
Answered: 111    Skipped: 1



City of Hillsboro Community Survey



## City of Hillsboro Community Survey

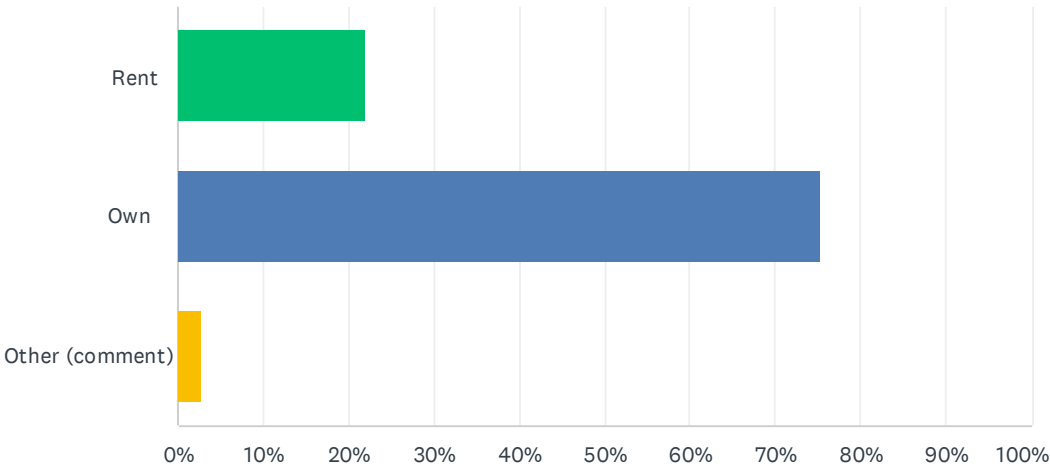


	STRONGLY DISAGREE	DISAGREE	NOT SURE/NO OPINION	AGREE	STRONGLY AGREE	TOTAL	WEIGHTED AVERAGE
Hillsboro is a SAFE place to live	0.00% 0	0.00% 0	6.31% 7	50.45% 56	43.24% 48	111	4.37
Hillsboro is an AFFORDABLE place to live	0.00% 0	10.00% 11	10.00% 11	61.82% 68	18.18% 20	110	3.88
There are adequate JOB OPPORTUNITIES in Hillsboro	6.31% 7	28.83% 32	16.22% 18	45.05% 50	3.60% 4	111	3.11
Hillsboro has a desirable SMALL-TOWN CHARACTER	0.90% 1	4.50% 5	7.21% 8	61.26% 68	26.13% 29	111	4.07
I feel CONNECTED TO OTHERS in Hillsboro	3.60% 4	9.01% 10	11.71% 13	56.76% 63	18.92% 21	111	3.78
Hillsboro has GOOD SCHOOLS	5.41% 6	8.11% 9	28.83% 32	42.34% 47	15.32% 17	111	3.54
Hillsboro has adequate RECREATIONAL OPPORTUNITIES	7.21% 8	32.43% 36	25.23% 28	35.14% 39	0.00% 0	111	2.88
Hillsboro has adequate SHOPPING AND ENTERTAINMENT OPPORTUNITIES	12.61% 14	47.75% 53	14.41% 16	24.32% 27	0.90% 1	111	2.53

#	COMMENT:	DATE
1	Love the coffee shop, the brewery, the cheese store, hotel/restaurant, etc. Great options for the size of the town.	3/18/2025 8:17 AM
2	Other then groceries and hardware there are no other shops	3/14/2025 1:40 PM
3	Always in favor of adding more jobs and family friendly activities.	3/12/2025 2:55 PM
4	There needs to be more for kids to do. Like a teen center or somewhere they can go to hang out.	3/6/2025 1:42 PM
5	The school district has struggled in recent years compared to when I was a child. The discipline in school is lacking due teachers and staff having their hands tied by parents whom do not want to take responsibility for their misbehaving children. National scores are not what they used to be. I would be nice to see more use of our downtown for more shops. I would shop more local and not on Amazon as much. The city pool needs updating/renovations.	3/6/2025 10:52 AM
6	Be careful housing costs don't get higher	3/6/2025 10:32 AM
7	Shopping opportunities are very limited. The streets and sidewalks need to be improved and the corner of Water and Mill is a death trap for pedestrians.	3/6/2025 10:00 AM

## Q5 Do you rent or own your current primary residence?

Answered: 105   Skipped: 7

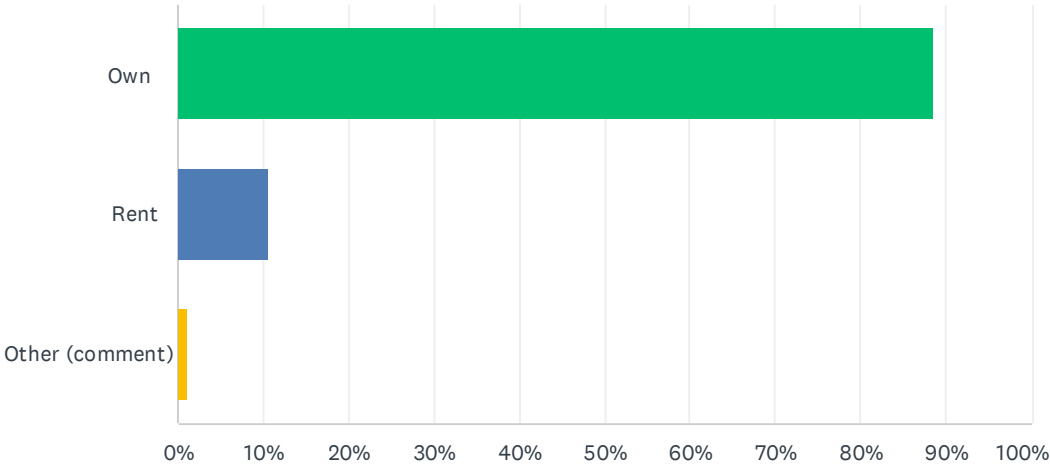


ANSWER CHOICES		RESPONSES	
Rent		21.90%	23
Own		75.24%	79
Other (comment)		2.86%	3
TOTAL			105

#	OTHER (COMMENT)	DATE
1	Don't live in Hillsboro. I used to.	3/18/2025 7:52 AM
2	do not live in hillsboro	3/6/2025 10:23 AM
3	Parents	3/4/2025 11:37 PM

Q6 If you were to move in the next 5 years, would you prefer to own or rent your housing?

Answered: 104   Skipped: 8

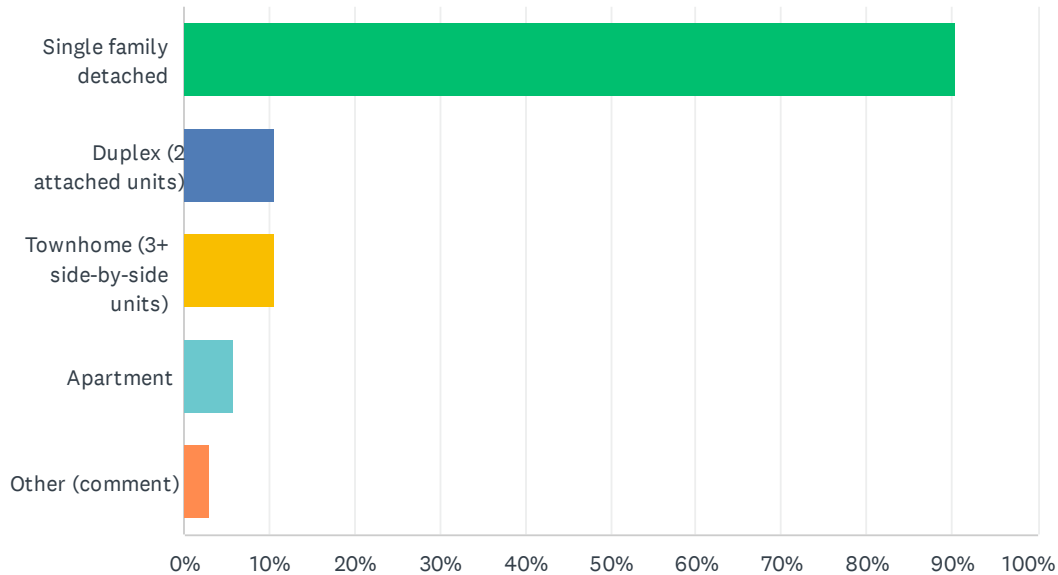


ANSWER CHOICES		RESPONSES	
Own		88.46%	92
Rent		10.58%	11
Other (comment)		0.96%	1
TOTAL			104

#	OTHER (COMMENT)	DATE
1	I don't plan on moving	3/5/2025 6:02 PM

## Q7 If you were to move in the next five years, what form of residence would you consider? (check all that apply)

Answered: 104 Skipped: 8

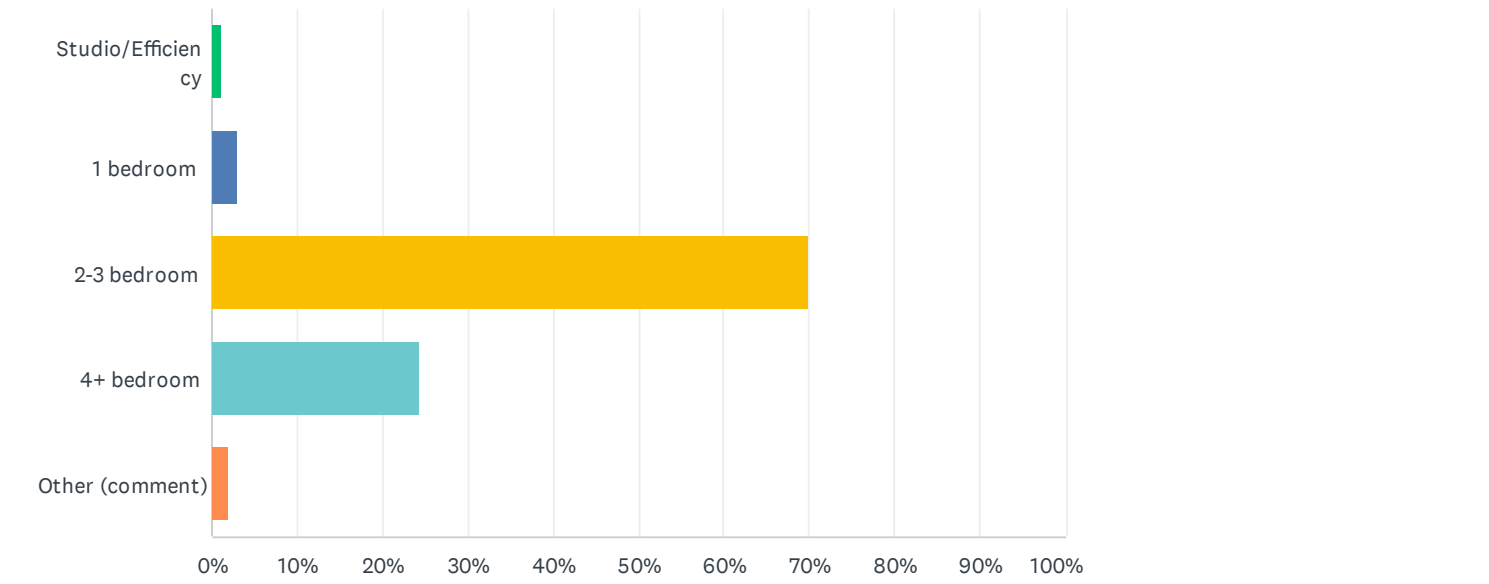


ANSWER CHOICES	RESPONSES	
Single family detached	90.38%	94
Duplex (2 attached units)	10.58%	11
Townhome (3+ side-by-side units)	10.58%	11
Apartment	5.77%	6
Other (comment)	2.88%	3
Total Respondents: 104		

#	OTHER (COMMENT)	DATE
1	Housing supply in this country is so poor is just a matter of what is available that is close to where you work	3/18/2025 5:51 PM
2	There is not enough housing in the area right now, which is why I rent.	3/12/2025 2:57 PM
3	land with home	3/6/2025 10:23 AM

Q8 If you were to move in the next 5 years, what size of residence would you most likely seek?

Answered: 103 Skipped: 9



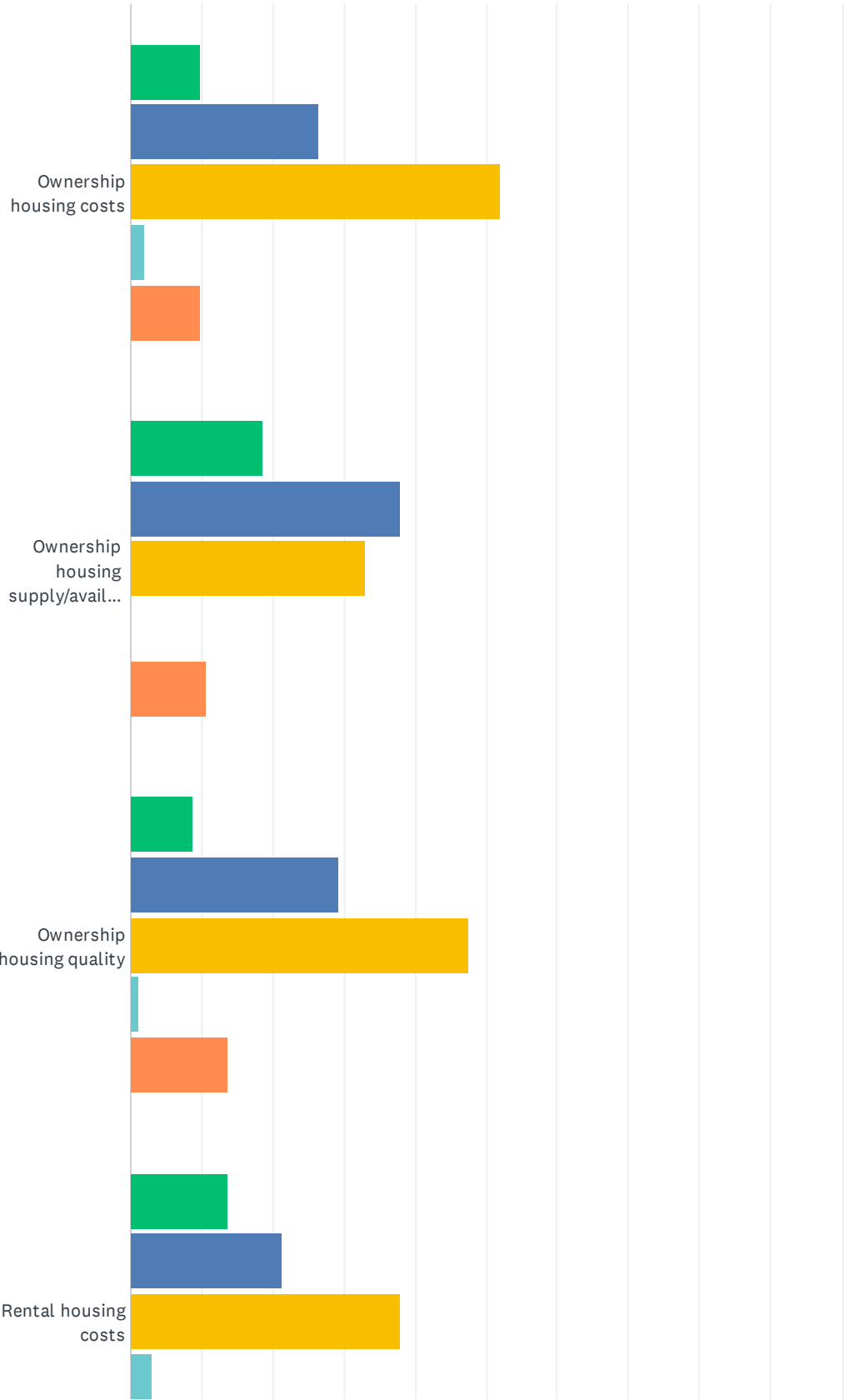
ANSWER CHOICES		RESPONSES	
Studio/Efficiency		0.97%	1
1 bedroom		2.91%	3
2-3 bedroom		69.90%	72
4+ bedroom		24.27%	25
Other (comment)		1.94%	2
TOTAL			103

#	OTHER (COMMENT)	DATE
1	Unknown	3/13/2025 8:28 AM
2	2 bedroom, 1 to 1-1/2 bath, garage	3/6/2025 10:37 AM

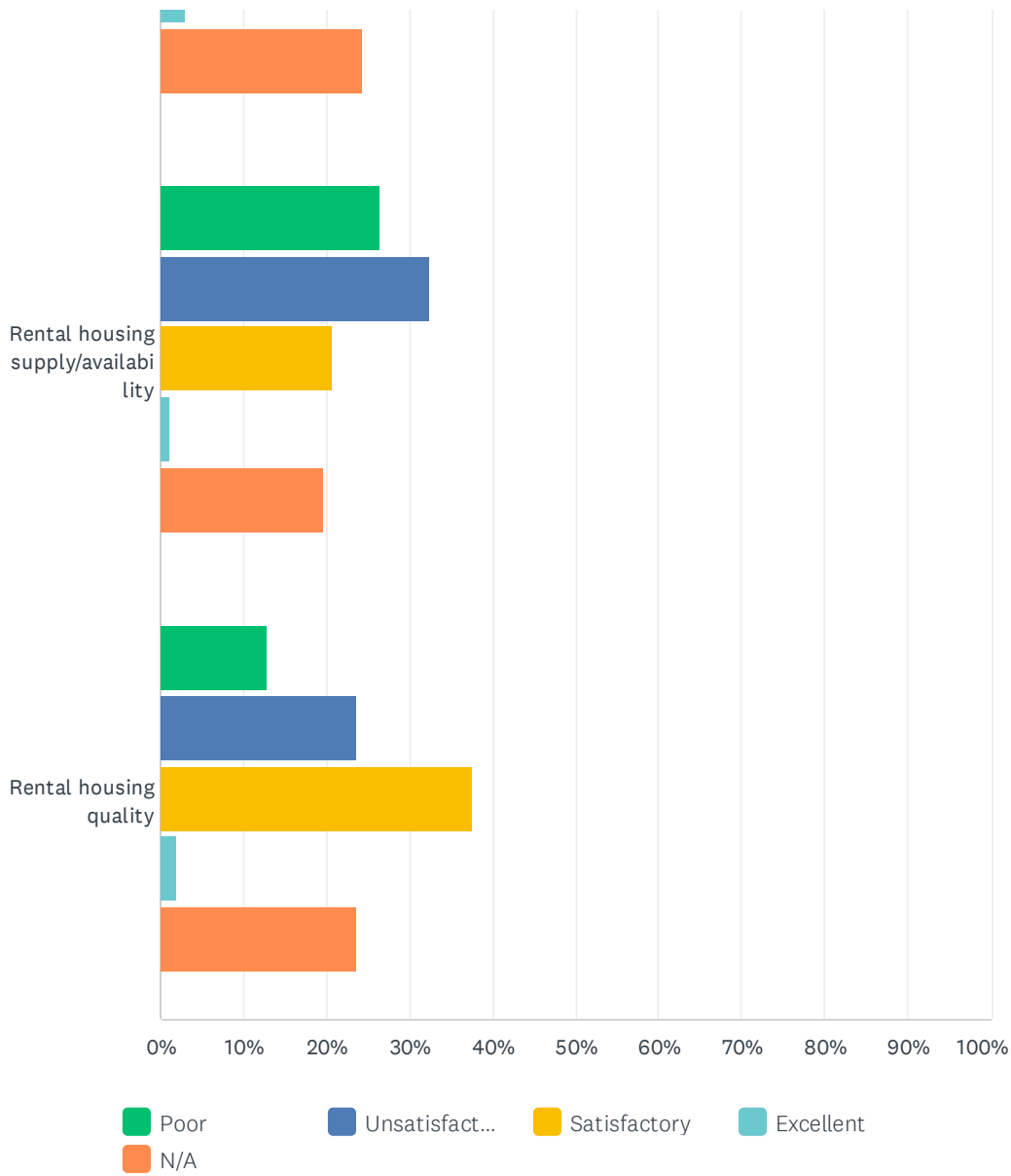


Q9 Rate the housing options in Hillsboro

Answered: 103    Skipped: 9



# City of Hillsboro Community Survey



	POOR	UNSATISFACTORY	SATISFACTORY	EXCELLENT	N/A	TOTAL	WEIGHTED AVERAGE
Ownership housing costs	9.80% 10	26.47% 27	51.96% 53	1.96% 2	9.80% 10	102	2.53
Ownership housing supply/availability	18.45% 19	37.86% 39	33.01% 34	0.00% 0	10.68% 11	103	2.16
Ownership housing quality	8.74% 9	29.13% 30	47.57% 49	0.97% 1	13.59% 14	103	2.48
Rental housing costs	13.59% 14	21.36% 22	37.86% 39	2.91% 3	24.27% 25	103	2.44
Rental housing supply/availability	26.47% 27	32.35% 33	20.59% 21	0.98% 1	19.61% 20	102	1.96
Rental housing quality	12.87% 13	23.76% 24	37.62% 38	1.98% 2	23.76% 24	101	2.40

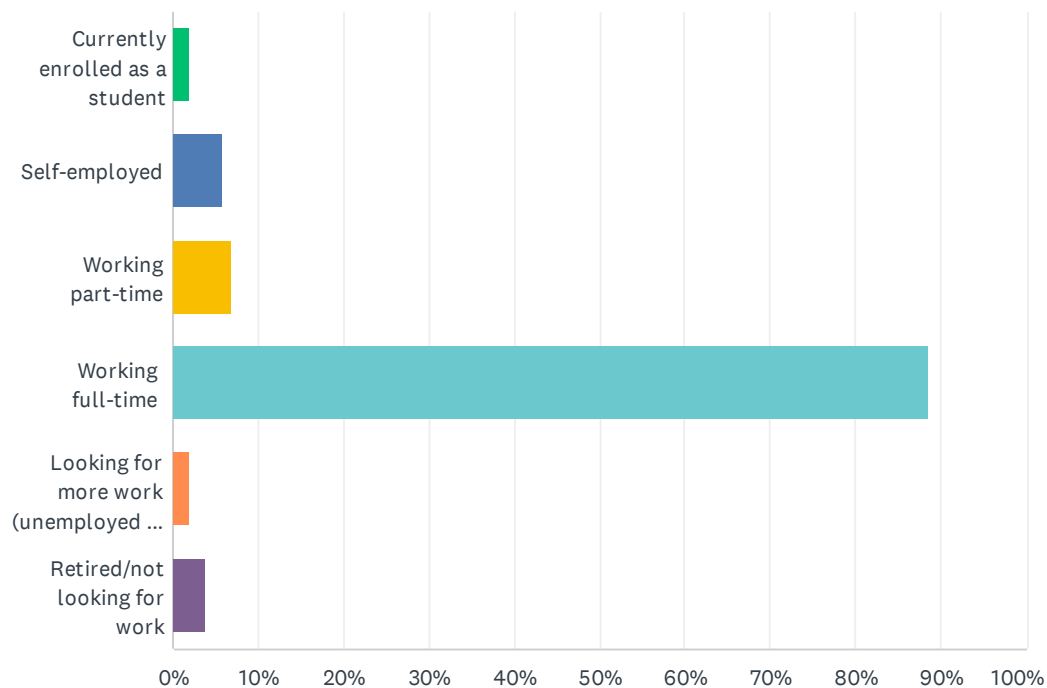
#	COMMENT:	DATE
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## City of Hillsboro Community Survey

1	Not a lot of people in and around Hboro make enough money to survive in this economy let alone pay \$1500/ month just to rent. Those buying up properties and "fixing them up" OR landlords who are currently operating housing have driven the cost up so much, it's hard to justify continuing to live within Hillsboro.	4/2/2025 11:50 AM
2	Not enough decent rentals available	3/14/2025 1:42 PM
3	A large number of rental properties in Hillsboro are very, very poor in quality. This is a direct result of the city not enforcing or selectively enforcing building and housing codes.	3/12/2025 6:02 PM
4	The housing quality seems adequate, just very low inventory.	3/12/2025 2:57 PM
5	Not sure. Have not checked these out.	3/7/2025 8:53 AM
6	I haven't been looking so i don't really know about coats etc, but I know clients have trouble finding affordable housing	3/7/2025 5:50 AM
7	More affordable duplexes would be nice. Curious where people are going to live if their SS checks are taken away?	3/6/2025 10:37 AM
8	Too many city council members own delapidated rentals	3/6/2025 10:32 AM

## Q10 Describe your current employment situation (check all that apply)

Answered: 104   Skipped: 8

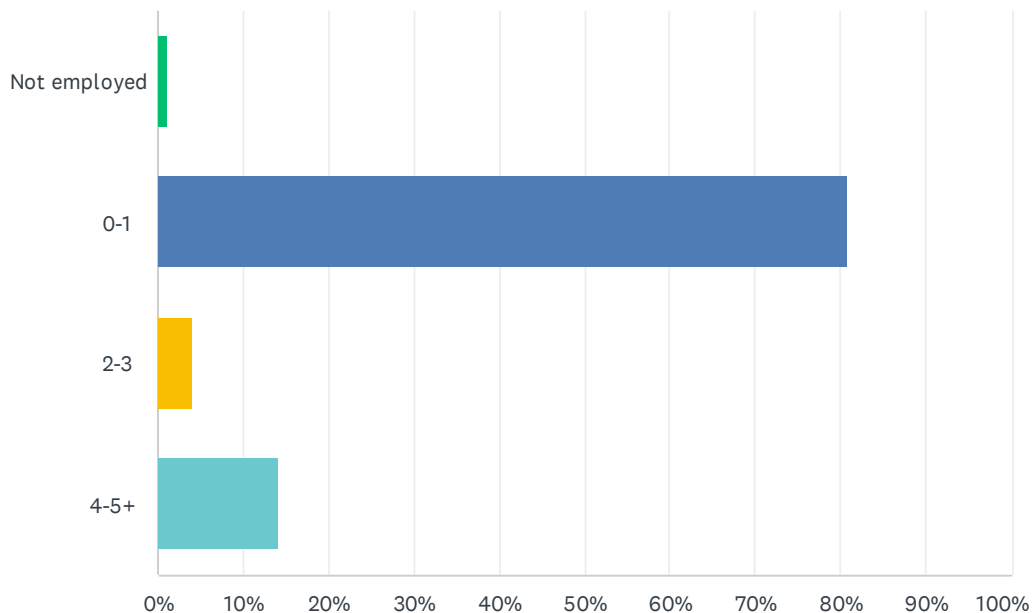


ANSWER CHOICES	RESPONSES	
Currently enrolled as a student	1.92%	2
Self-employed	5.77%	6
Working part-time	6.73%	7
Working full-time	88.46%	92
Looking for more work (unemployed or underemployed)	1.92%	2
Retired/not looking for work	3.85%	4
Total Respondents: 104		

#	COMMENT:	DATE
1	Working part time job out of town in addition to my local fun time job to pay for advanced education at UW to pay	3/7/2025 5:54 AM
2	However, retirement age.	3/6/2025 10:41 AM

## Q11 If employed, how many days per week, on average, do you work FROM YOUR HOME?

Answered: 99   Skipped: 13

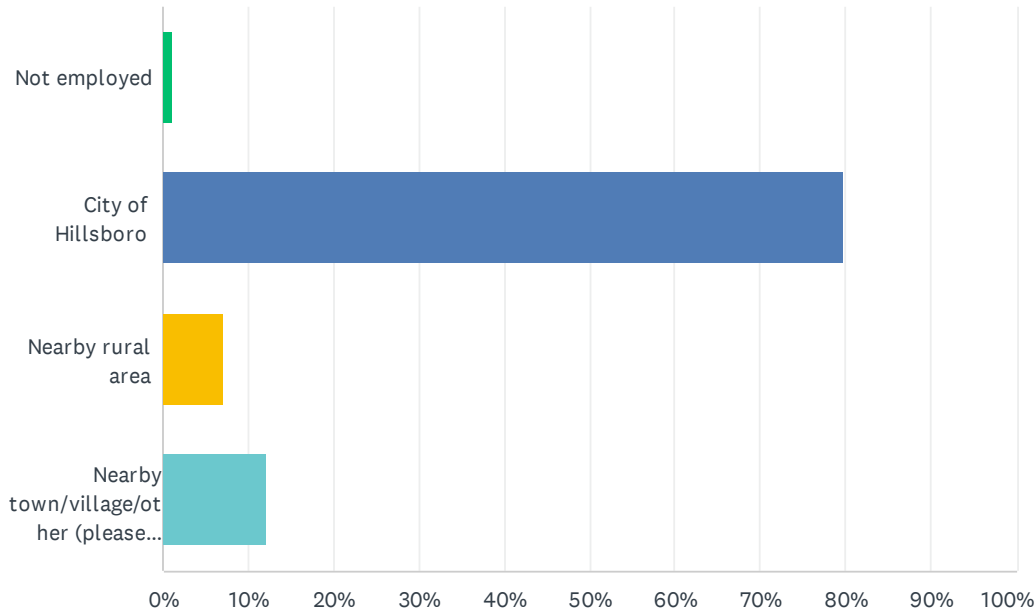


ANSWER CHOICES	RESPONSES
Not employed	1.01% 1
0-1	80.81% 80
2-3	4.04% 4
4-5+	14.14% 14
TOTAL	99

#	COMMENT:	DATE
1	Fully remote	4/2/2025 11:51 AM
2	None	3/14/2025 1:43 PM
3	Due to ADA accommodation only	3/12/2025 9:47 PM
4	1-2	3/6/2025 11:57 AM
5	I do not work from home.	3/6/2025 11:28 AM

## Q12 If employed and working at least 1 day per week OUTSIDE YOUR HOME, where do you work?

Answered: 99 Skipped: 13



ANSWER CHOICES	RESPONSES	
Not employed	1.01%	1
City of Hillsboro	79.80%	79
Nearby rural area	7.07%	7
Nearby town/village/other (please specify)	12.12%	12
<b>TOTAL</b>		<b>99</b>

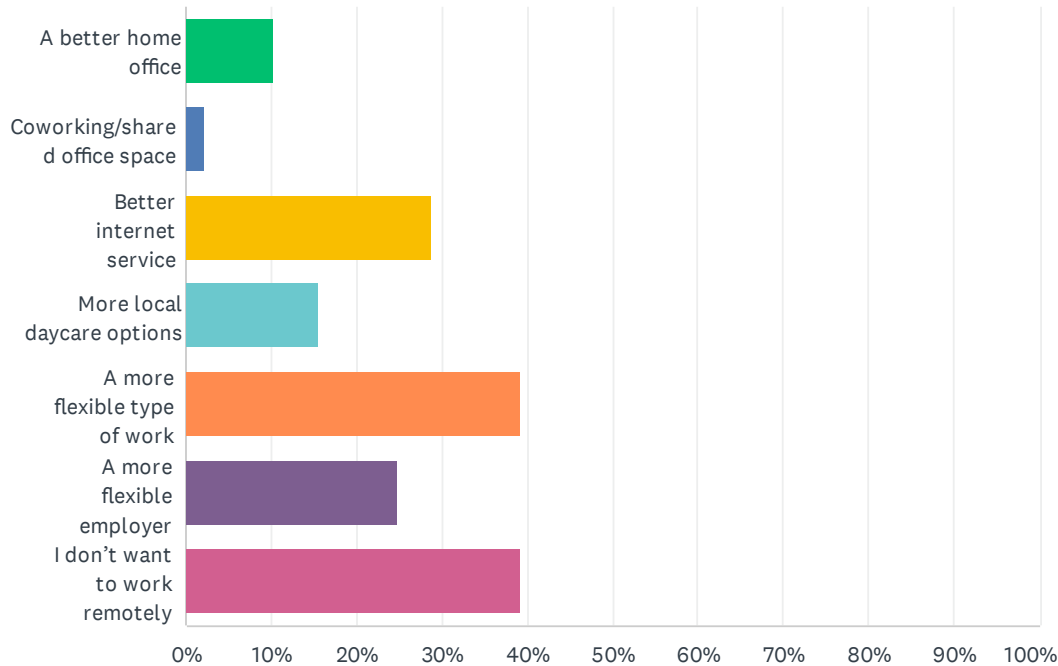
#	NEARBY TOWN/VILLAGE/OTHER (PLEASE SPECIFY)	DATE
1	center	4/2/2025 4:00 PM
2	Wonewoc	4/2/2025 3:20 PM
3	Reedsburg	4/2/2025 3:11 PM
4	Wonewoc	4/2/2025 1:59 PM
5	N/A, fully remote	4/2/2025 11:51 AM
6	Wisconsin Dells	3/12/2025 9:47 PM
7	Mauston	3/12/2025 6:20 PM
8	Tomah	3/12/2025 5:40 PM
9	Mauston	3/12/2025 2:58 PM
10	Full time in Hillsboro, parttime in Fennimore/ Viola	3/7/2025 5:54 AM

City of Hillsboro Community Survey

11	Sparta	3/6/2025 1:01 PM
12	Wonewoc Gundersen	3/6/2025 10:10 AM

## Q13 Which of the following would improve your ability to work remotely from Hillsboro? (check all that apply)

Answered: 97   Skipped: 15



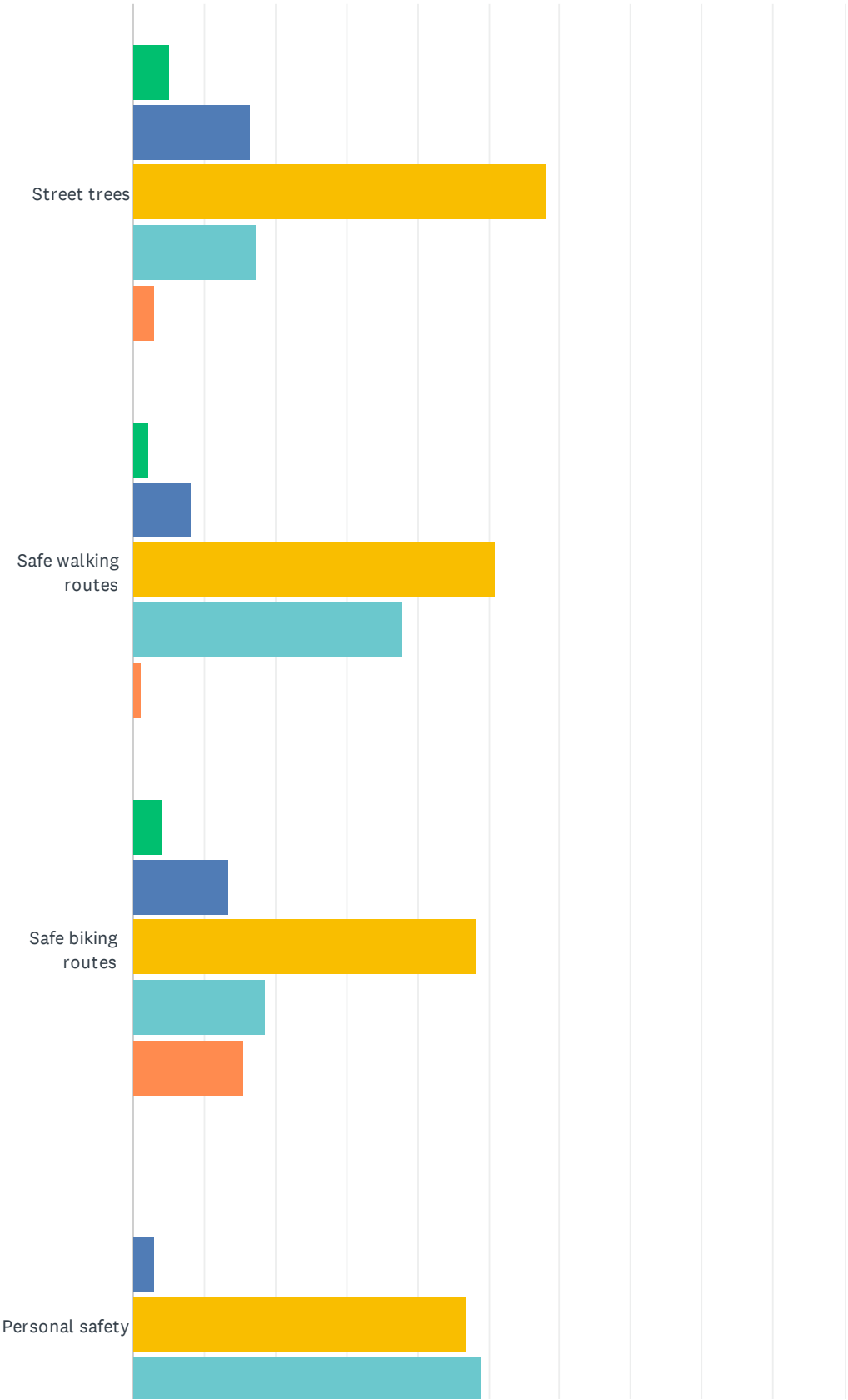
ANSWER CHOICES	RESPONSES	
A better home office	10.31%	10
Coworking/shared office space	2.06%	2
Better internet service	28.87%	28
More local daycare options	15.46%	15
A more flexible type of work	39.18%	38
A more flexible employer	24.74%	24
I don't want to work remotely	39.18%	38
Total Respondents: 97		

#	COMMENT:	DATE
1	My job isn't able to allow me to work from home	4/2/2025 1:59 PM
2	my job is unable to be remote	3/18/2025 8:39 AM
3	my job does not allow me to work from home	3/13/2025 11:20 AM
4	More affordable, quality internet.	3/7/2025 5:54 AM
5	N/A	3/6/2025 11:28 AM
6	My profession is not one that I could work from home.	3/6/2025 10:54 AM

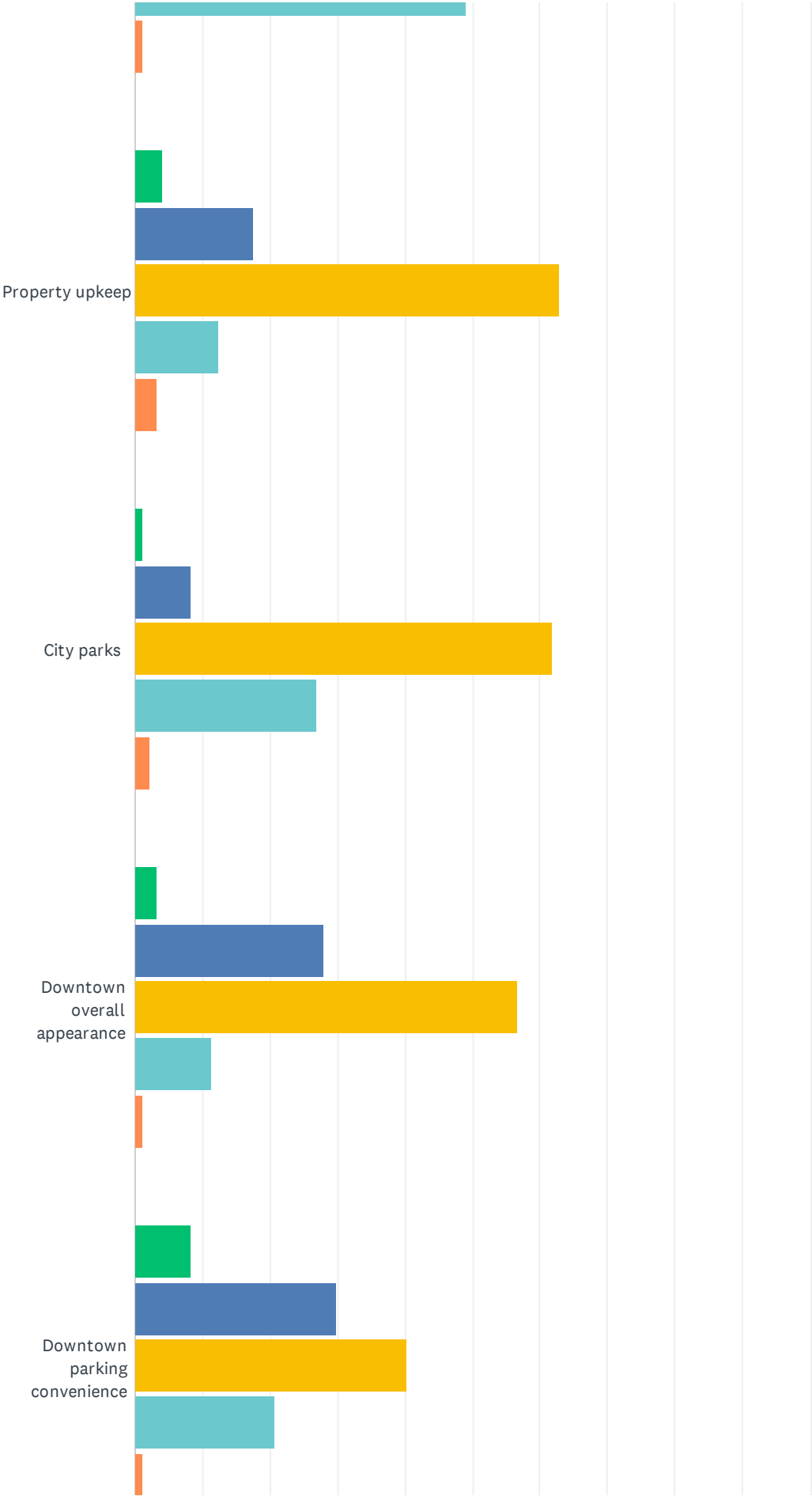


Q14 Overall, how do you rate the following in the City?

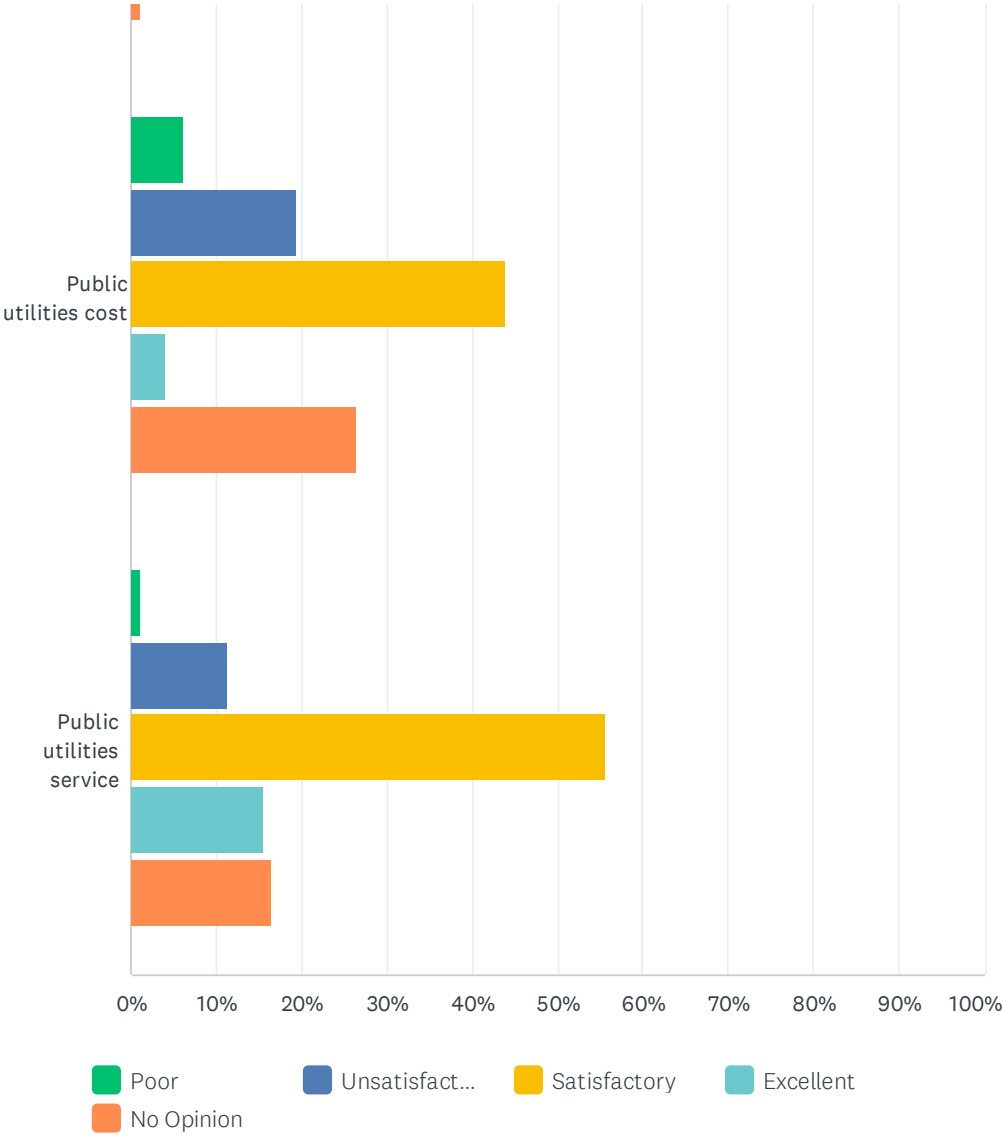
Answered: 98    Skipped: 14



City of Hillsboro Community Survey



City of Hillsboro Community Survey



# City of Hillsboro Community Survey

	POOR	UNSATISFACTORY	SATISFACTORY	EXCELLENT	NO OPINION	TOTAL	WEIGHTED AVERAGE
Street trees	5.10% 5	16.33% 16	58.16% 57	17.35% 17	3.06% 3	98	3.17
Safe walking routes	2.04% 2	8.16% 8	51.02% 50	37.76% 37	1.02% 1	98	3.66
Safe biking routes	4.12% 4	13.40% 13	48.45% 47	18.56% 18	15.46% 15	97	3.62
Personal safety	0.00% 0	3.06% 3	46.94% 46	48.98% 48	1.02% 1	98	3.98
Property upkeep	4.12% 4	17.53% 17	62.89% 61	12.37% 12	3.09% 3	97	3.08
City parks	1.03% 1	8.25% 8	61.86% 60	26.80% 26	2.06% 2	97	3.49
Downtown overall appearance	3.09% 3	27.84% 27	56.70% 55	11.34% 11	1.03% 1	97	2.92
Downtown parking convenience	8.25% 8	29.90% 29	40.21% 39	20.62% 20	1.03% 1	97	2.98
Public utilities cost	6.12% 6	19.39% 19	43.88% 43	4.08% 4	26.53% 26	98	3.56
Public utilities service	1.03% 1	11.34% 11	55.67% 54	15.46% 15	16.49% 16	97	3.67

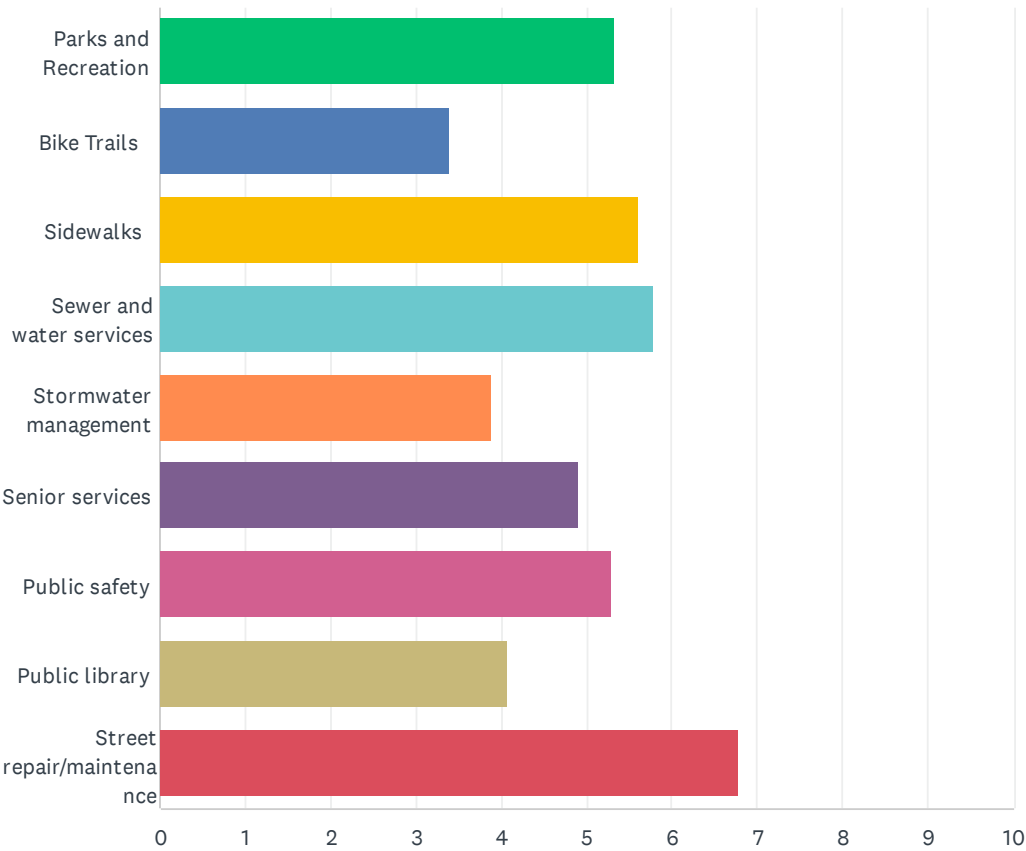
#	COMMENT:	DATE
1	Overall safety is good. I think people of color there often can feel less safe.	4/2/2025 1:10 PM
2	The water tastes and smells like chlorine frequently. There are serious issues with this.	3/12/2025 8:43 PM
3	The job that has been done with the main park near the hospital is excellent and should be replicated at the other parks in the city. The desire of the city of Hillsboro to clear cut every tree in the boulevards and replace none of them has made the city noticeably less green and beautiful. The clear cutting of all of the trees on the Elementary and High School grounds is incredibly disappointing to see.	3/12/2025 6:07 PM
4	Trees that are unsafe are being left in place. Dead tree removal is being ignored.	3/12/2025 3:09 PM
5	Too many homes junk in their yards, visible to all!	3/12/2025 2:50 PM
6	No sidewalk or path between hill ave and school rd is dangerous.	3/9/2025 4:37 PM
7	The walking trail at the hospital is nice but not wide enough for bike or wheelchairs even though kids ride bikes and scooters on it. The state bike trail to union center is poorly maintained and very buggy every time I've tried to ride it. There are no safe ways to ride in and around town. Sidewalks are not safe with water access pipes sticking up, uncleared and broken curb cuts if they even exist. City water is bad, tastes bad and is brown. The parks are nice but limited opportunities for kids with mobility impairments. The accessible fishing pier at the park is nice that it's accessible, and appreciate the kayak launch but hard to get a kayak to the launch from the parking, so i usually end up launching from the boat launch and getting wet, with a launch that didn't require carrying the kayak so far, the lake could be accessed into spring and fall. There's still not safe path to county market for walkers and wheelchair users, but at least there's whitakers and kwik trip for groceries. Love Whitakers, Let's Shine, Cheese Store	3/7/2025 6:08 AM
8	Some streets are not well lit at night	3/6/2025 1:45 PM
9	The city needs to focus on replacing infrastructure such as the water lines! s	3/6/2025 12:05 PM
10	I was raised in Hillsboro. It is a beautiful town that feels safe.	3/6/2025 11:31 AM

## City of Hillsboro Community Survey

11	Lighting along the Lake trail needs to be improved. It's very dark in the early evenings/mornings and makes it feel very unsafe. As far as the street trees. There are many dead ones that need to be cut, as it can pose a danger during storm season. Overall property upkeep is okay throughout the city. However, there should be a stronger enforced ordinance for those who do not keep their yards up in the summer and sidewalks/corner curbs/steps in the winter.	3/6/2025 10:53 AM
12	downtown needs more businesses to fill all the empty spaces	3/6/2025 10:51 AM
13	Sidewalks are in terrible condition throughout the city and often do not continue in certain areas.	3/6/2025 10:41 AM
14	Too many residential properties with trash and run-down vehicles outside; boulevard trees are mostly none existent because they were used as firewood for the mayor to heat his home; downtown could use changes	3/6/2025 10:37 AM
15	Many of the rental homes and businesses in this town appear to be in disrepair. Some of the current businesses don't even have a sign to identify the business. Looks like we have a junkyard on the main street.	3/6/2025 10:10 AM
16	tap water in this town is not drinkable, the park by the historical museum needs new equipment	3/6/2025 10:04 AM
17	The recent increase in utilities was a lot... sounds like it was all to help pay for the main road upgrade that is coming. The water here is terrible too	3/6/2025 10:03 AM

Q15 Rank the following items based on your priorities for ADDITIONAL CITY INVESTMENT, where 1 is the highest priority and 9 is the lowest priority.

Answered: 94    Skipped: 18

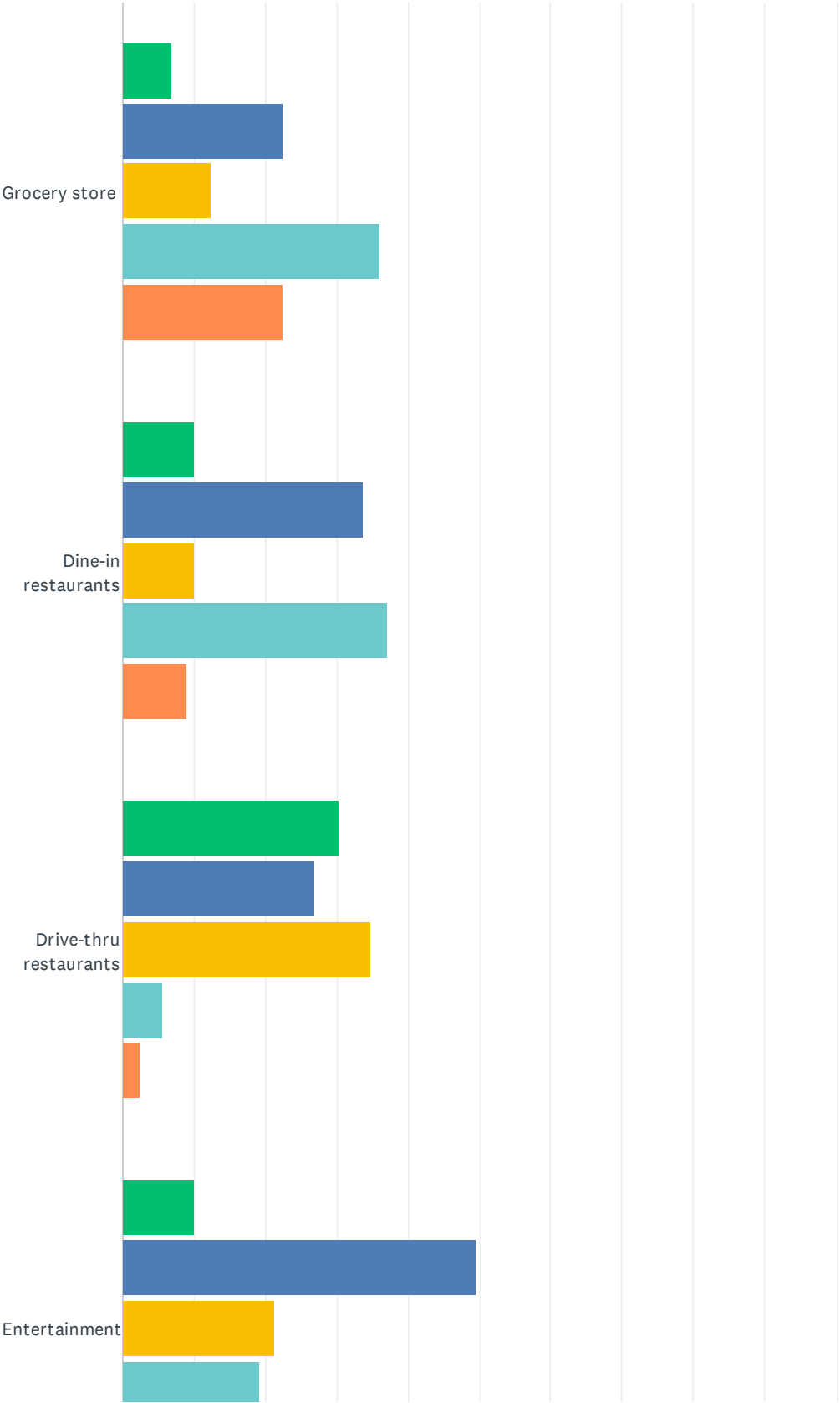


# City of Hillsboro Community Survey

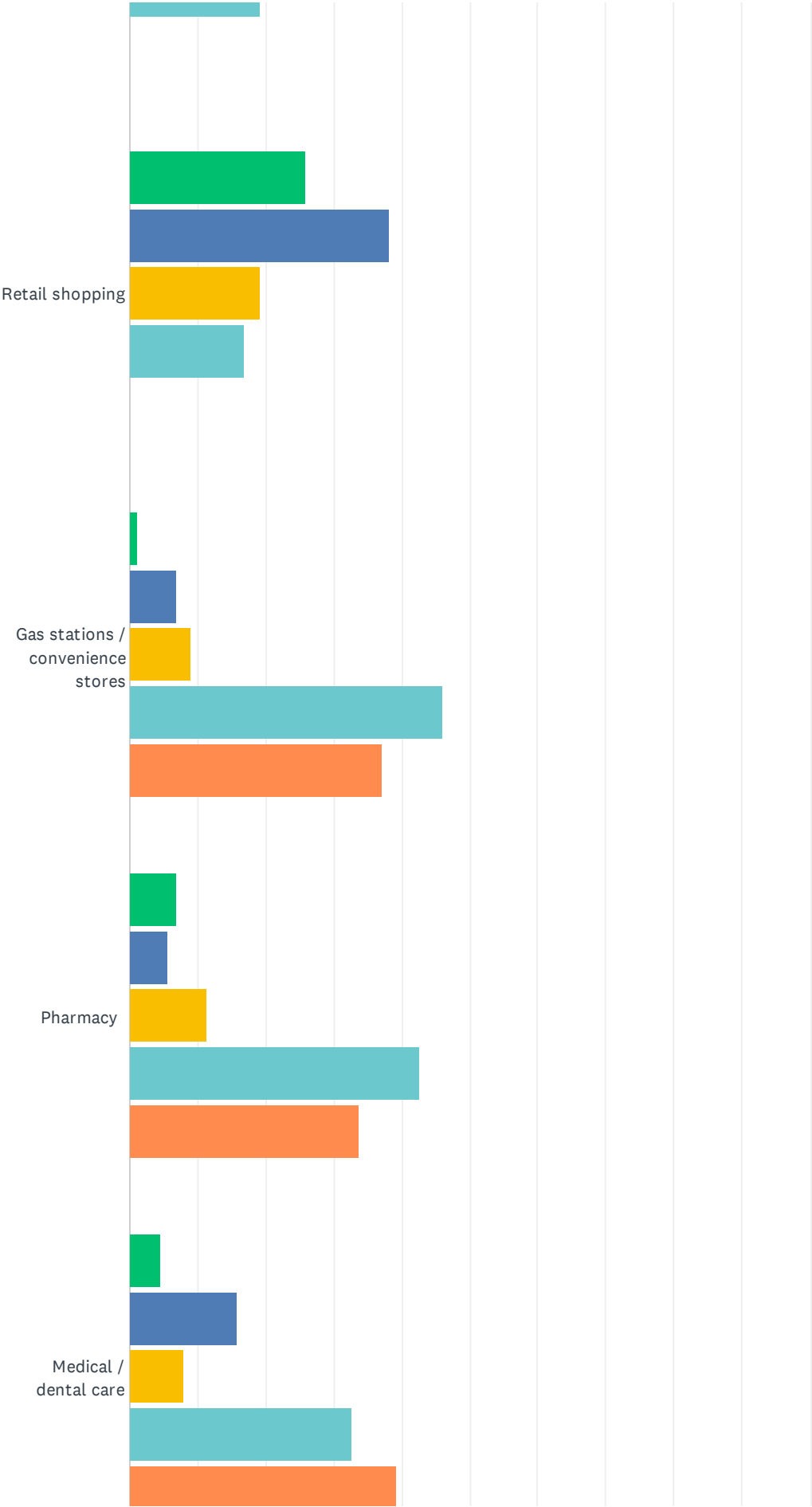
	1	2	3	4	5	6	7	8	9	TOTAL	SCO
Parks and Recreation	12.77% 12	11.70% 11	14.89% 14	13.83% 13	3.19% 3	11.70% 11	12.77% 12	15.96% 15	3.19% 3	94	5
Bike Trails	1.06% 1	9.57% 9	6.38% 6	3.19% 3	7.45% 7	15.96% 15	7.45% 7	15.96% 15	32.98% 31	94	3
Sidewalks	9.57% 9	19.15% 18	8.51% 8	12.77% 12	18.09% 17	11.70% 11	11.70% 11	3.19% 3	5.32% 5	94	5
Sewer and water services	11.70% 11	19.15% 18	13.83% 13	17.02% 16	5.32% 5	11.70% 11	7.45% 7	10.64% 10	3.19% 3	94	5
Stormwater management	2.13% 2	3.19% 3	8.51% 8	7.45% 7	13.83% 13	19.15% 18	14.89% 14	18.09% 17	12.77% 12	94	3
Senior services	6.38% 6	8.51% 8	13.83% 13	15.96% 15	15.96% 15	7.45% 7	11.70% 11	8.51% 8	11.70% 11	94	4
Public safety	15.96% 15	7.45% 7	12.77% 12	11.70% 11	14.89% 14	9.57% 9	8.51% 8	8.51% 8	10.64% 10	94	5
Public library	6.38% 6	5.32% 5	4.26% 4	12.77% 12	11.70% 11	8.51% 8	21.28% 20	14.89% 14	14.89% 14	94	4
Street repair/maintenance	34.04% 32	15.96% 15	17.02% 16	5.32% 5	9.57% 9	4.26% 4	4.26% 4	4.26% 4	5.32% 5	94	6

Q16 How satisfied are you with the following in Hillsboro?

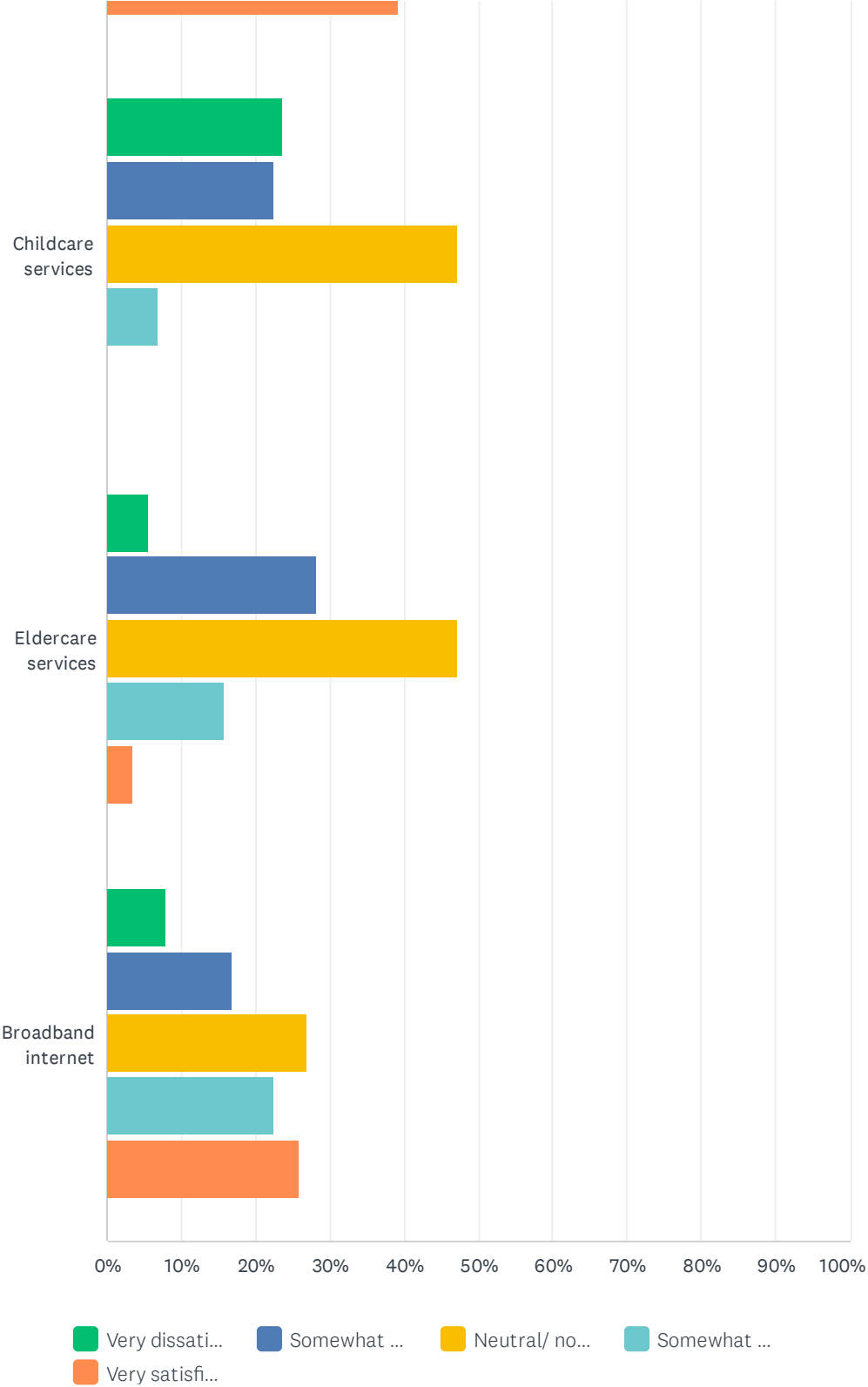
Answered: 89    Skipped: 23







City of Hillsboro Community Survey



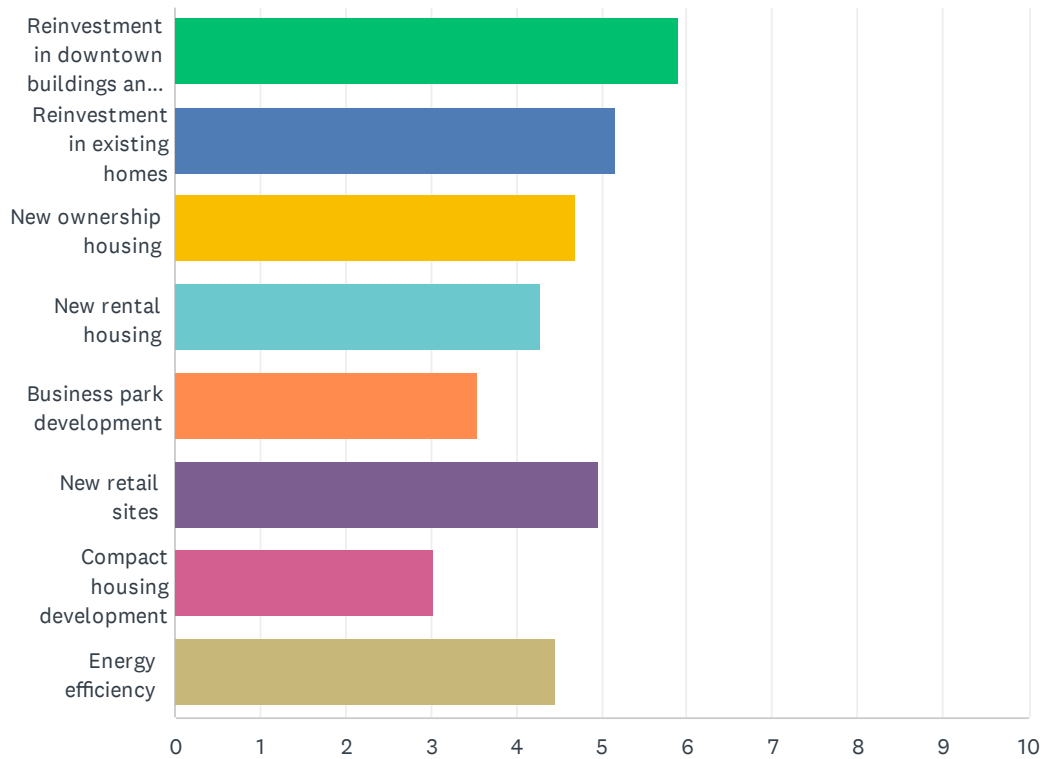
## City of Hillsboro Community Survey

	VERY DISSATISFIED	SOMEWHAT DISSATISFIED	NEUTRAL/ NO OPINION	SOMEWHAT SATISFIED	VERY SATISFIED	TOTAL	WEIGHTED AVERAGE
Grocery store	6.74% 6	22.47% 20	12.36% 11	35.96% 32	22.47% 20	89	0.45
Dine-in restaurants	10.11% 9	33.71% 30	10.11% 9	37.08% 33	8.99% 8	89	0.01
Drive-thru restaurants	30.34% 27	26.97% 24	34.83% 31	5.62% 5	2.25% 2	89	-0.78
Entertainment	10.11% 9	49.44% 44	21.35% 19	19.10% 17	0.00% 0	89	-0.51
Retail shopping	25.84% 23	38.20% 34	19.10% 17	16.85% 15	0.00% 0	89	-0.73
Gas stations / convenience stores	1.12% 1	6.74% 6	8.99% 8	46.07% 41	37.08% 33	89	1.11
Pharmacy	6.74% 6	5.62% 5	11.24% 10	42.70% 38	33.71% 30	89	0.91
Medical / dental care	4.49% 4	15.73% 14	7.87% 7	32.58% 29	39.33% 35	89	0.87
Childcare services	23.60% 21	22.47% 20	47.19% 42	6.74% 6	0.00% 0	89	-0.63
Eldercare services	5.62% 5	28.09% 25	47.19% 42	15.73% 14	3.37% 3	89	-0.17
Broadband internet	7.87% 7	16.85% 15	26.97% 24	22.47% 20	25.84% 23	89	0.42

#	OTHER (PLEASE SPECIFY)	DATE
1	Would be nice if County Market had a larger selection for groceries.	3/12/2025 3:05 PM
2	Cost is high for internet. Cost and quality is undesirable at county market and high cost but at least availability in their hardware store and the Amish store isn't too far. Hours are limited at the pharmacy but it's great to have one locally. I have to go to Baraboo for a dentist that isn't rough doesn't break teeth (elroy, none available in Hillsboro). Whitaker is great for alternative diet options but you never know what they'll have. Kwik trip is great but they don't have enough space. Mr Bs is great.	3/7/2025 6:15 AM
3	I believe bringing in drive thru restaurants would not be beneficial to the health of the community	3/6/2025 11:00 AM
4	medical great, no dental	3/6/2025 10:52 AM
5	NO dental options here, but excellent medical care	3/6/2025 10:07 AM

**Q17 Rank the following items based on YOUR PRIORITIES for development and property improvement in the City, where 1 is the highest priority and 8 is the lowest priority.**

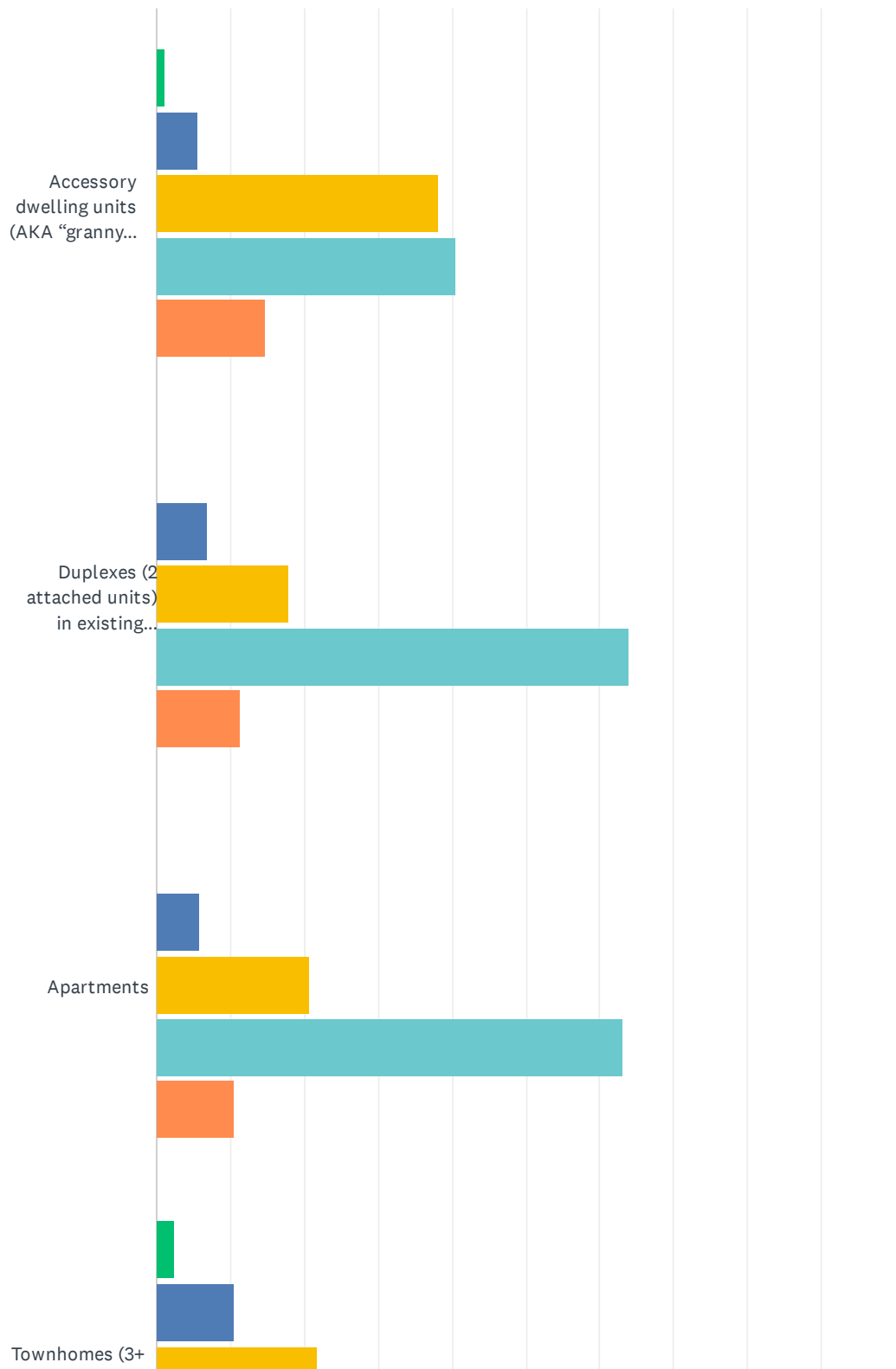
Answered: 89 Skipped: 23



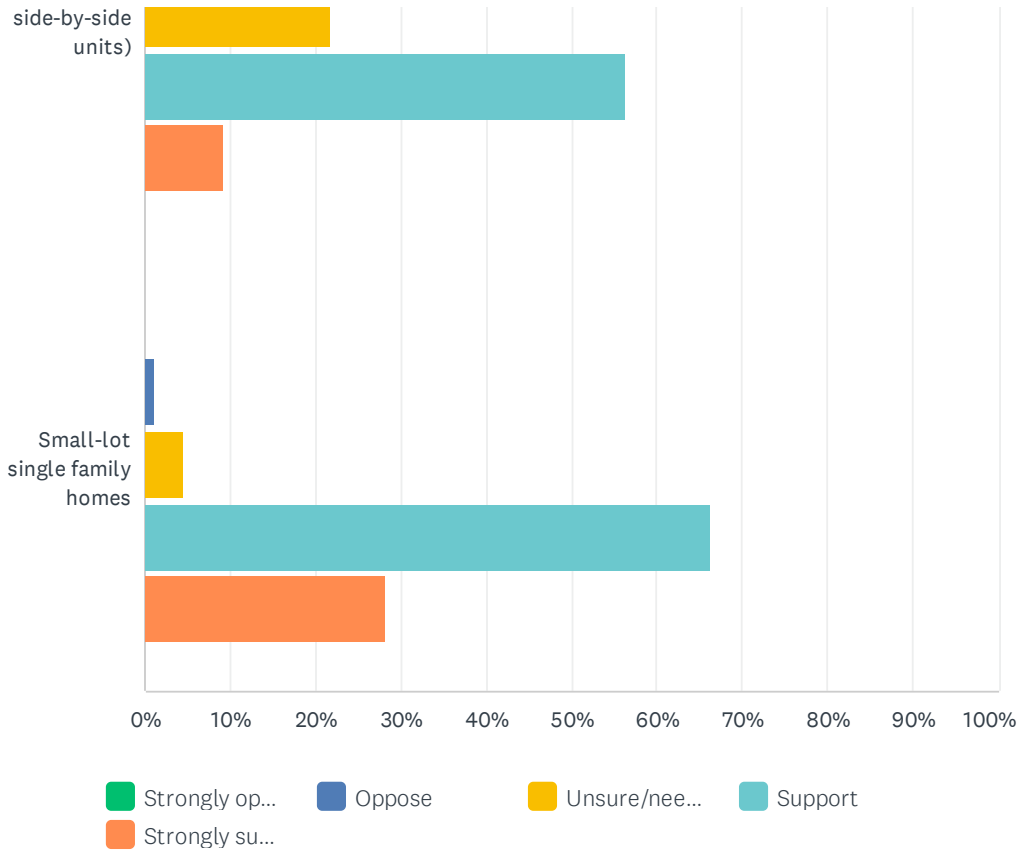
	1	2	3	4	5	6	7	8	TOTAL	SCORE
Reinvestment in downtown buildings and sites	24.72% 22	24.72% 22	19.10% 17	7.87% 7	7.87% 7	5.62% 5	7.87% 7	2.25% 2	89	5.91
Reinvestment in existing homes	12.36% 11	17.98% 16	11.24% 10	22.47% 20	14.61% 13	11.24% 10	7.87% 7	2.25% 2	89	5.15
New ownership housing	21.35% 19	6.74% 6	8.99% 8	12.36% 11	11.24% 10	16.85% 15	16.85% 15	5.62% 5	89	4.69
New rental housing	8.99% 8	11.24% 10	11.24% 10	11.24% 10	15.73% 14	16.85% 15	16.85% 15	7.87% 7	89	4.29
Business park development	2.25% 2	5.62% 5	13.48% 12	12.36% 11	17.98% 16	8.99% 8	14.61% 13	24.72% 22	89	3.53
New retail sites	16.85% 15	17.98% 16	12.36% 11	8.99% 8	11.24% 10	14.61% 13	8.99% 8	8.99% 8	89	4.96
Compact housing development	3.37% 3	2.25% 2	8.99% 8	7.87% 7	14.61% 13	14.61% 13	16.85% 15	31.46% 28	89	3.03
Energy efficiency	10.11% 9	13.48% 12	14.61% 13	16.85% 15	6.74% 6	11.24% 10	10.11% 9	16.85% 15	89	4.45

Q18 A common trend in development today is to accommodate growth while using land and utility resources more efficiently. Indicate your support for each of the following housing options.

Answered: 89    Skipped: 23



## City of Hillsboro Community Survey

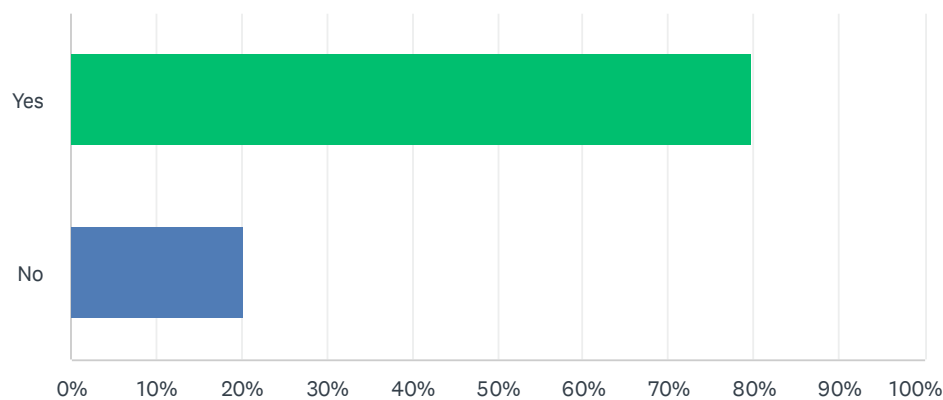


	STRONGLY OPPOSE	OPPOSE	UNSURE/NEED MORE INFO	SUPPORT	STRONGLY SUPPORT	TOTAL	WEIGHTED AVERAGE
Accessory dwelling units (AKA "granny flats") with single family homes	1.12% 1	5.62% 5	38.20% 34	40.45% 36	14.61% 13	89	3.62
Duplexes (2 attached units) in existing neighborhoods	0.00% 0	6.74% 6	17.98% 16	64.04% 57	11.24% 10	89	3.80
Apartments	0.00% 0	5.75% 5	20.69% 18	63.22% 55	10.34% 9	87	3.78
Townhomes (3+ side-by-side units)	2.30% 2	10.34% 9	21.84% 19	56.32% 49	9.20% 8	87	3.60
Small-lot single family homes	0.00% 0	1.12% 1	4.49% 4	66.29% 59	28.09% 25	89	4.21

#	OTHER (PLEASE SPECIFY)	DATE
1	The city needs to invest in a new housing development attached to the city instead of slicing single family homes into multiple apartments.	3/12/2025 6:10 PM
2	Hillsboro desperately needs new housing of all types. Many people want to move here but don't have any options.	3/12/2025 3:05 PM
3	Availability for all of the homeless to go when Medicaid & Medicare are cut.	3/6/2025 10:53 AM

Q19 As the City grows over time, should it be required that a percentage of the area added be dedicated to greenspace, conservation, or recreational activity?

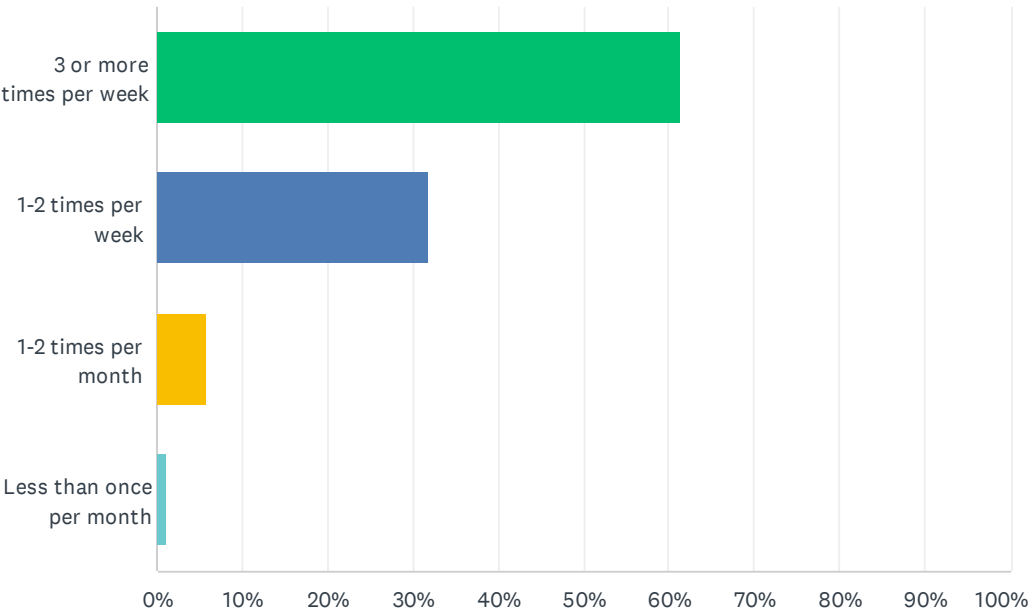
Answered: 89    Skipped: 23



ANSWER CHOICES	RESPONSES	
Yes	79.78%	71
No	20.22%	18
TOTAL		89

## Q20 How often do you visit the local businesses of the City?

Answered: 88 Skipped: 24



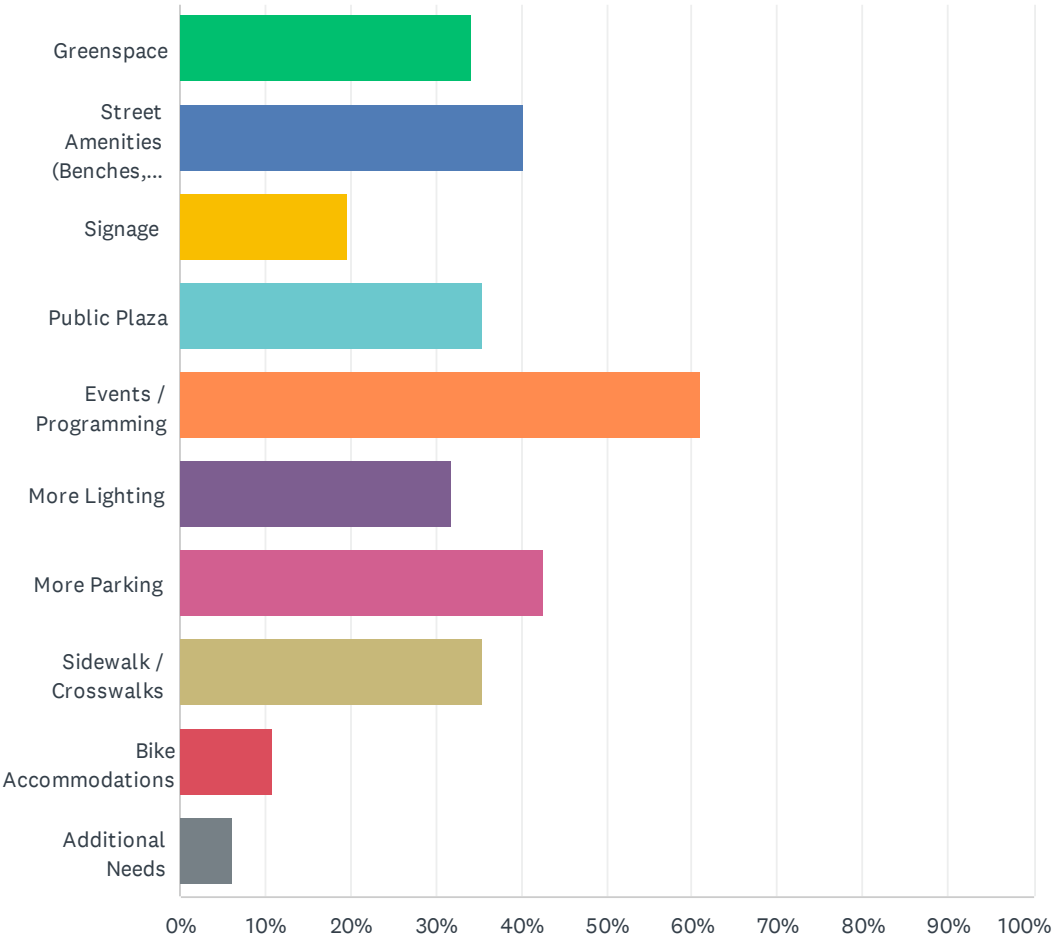
ANSWER CHOICES		RESPONSES	
3 or more times per week		61.36%	54
1-2 times per week		31.82%	28
1-2 times per month		5.68%	5
Less than once per month		1.14%	1
TOTAL			88

#	COMMENT	DATE
1	particularly the grocery stores..hoping coffee shop be open more often	3/18/2025 2:27 PM
2	Mostly Dr. Miller's gym.	3/6/2025 12:12 PM
3	I would go to coffee shop more often if my work schedule coordinated with their open hours	3/6/2025 10:57 AM



Q21 What type of needs does the City’s commercial and business areas (WIS 80/82) have?

Answered: 82    Skipped: 30



# City of Hillsboro Community Survey

ANSWER CHOICES	RESPONSES	
Greenspace	34.15%	28
Street Amenities (Benches, Outdoor Seating, Trees / Planters)	40.24%	33
Signage	19.51%	16
Public Plaza	35.37%	29
Events / Programming	60.98%	50
More Lighting	31.71%	26
More Parking	42.68%	35
Sidewalk / Crosswalks	35.37%	29
Bike Accommodations	10.98%	9
Additional Needs	6.10%	5
Total Respondents: 82		

#	ADDITIONAL NEEDS	DATE
1	I'd like to see a central place for the farmer's market. An open air, roofed building.	3/18/2025 9:23 AM
2	large grocery store competition	3/13/2025 11:25 AM
3	Flashing light crosswalks downtown-cars don't stop	3/12/2025 6:01 PM
4	More lighting near the hospital, on side streets.	3/10/2025 11:36 AM
5	Wheelchair accessibility, SAFE crosswalks	3/7/2025 6:21 AM

## Q22 What type of new developments would you like to see in the City?

Answered: 42    Skipped: 70

#	RESPONSES	DATE
1	Get rid of of that stupid kayak launch and snapper's extortion i.e. chamber of commerce	4/2/2025 5:01 PM
2	more low income housing for people to live, better basketball courts	4/2/2025 4:15 PM
3	entertain and restaurants	4/2/2025 4:03 PM
4	Well one thing that could significantly help develop a lot of these things is a Chamber of Commerce that actually does something.	4/2/2025 11:56 AM
5	A walking path and/or more sidewalks leading to businesses at the edges of the city.	4/2/2025 9:43 AM
6	I hope we can have a Christmas light display and holiday decorations, like Christmas trees, that tourists and families can enjoy. The lake would be the perfect spot for this. I also think it would be great to see updated equipment at the parks, along with more benches for people to sit on. It would be fun to have Zumba sessions at the park on weekends too!	3/18/2025 2:27 PM
7	Beach area by the boat landing by the hospital. The canoe drop landing by HBC is nice... is the river cleared out so canoes, kayaks, tubes can actually float the river?	3/18/2025 9:26 AM
8	Revitalize the downtown. I would LOVE to see the city bring back the 4th of July celebration down at the lake park. It was always a great family celebration and it was always packed.	3/18/2025 9:12 AM
9	child care, support with additional school programs, library upgrades/improvements, greenspace	3/18/2025 8:46 AM
10	A safe place for teens to hang out. Some businesses where teens can work that are easy for them to get to by bike or walking.	3/18/2025 8:17 AM
11	More Business	3/18/2025 7:59 AM
12	A place for teens young and old to hang out. With games, pools, things to do to get them out of houses and away from video games and social media	3/17/2025 11:26 AM
13	More shopping opportunities	3/14/2025 1:52 PM
14	I'd like to see a bit more diversity in the downtown/business district. So much of the current space is used by offices that don't necessarily need all the space they claim; it would be nice to replace at least a few of them with businesses more conducive to foot traffic, like a bookstore or a bakery. Maybe even something like a wholesale clothing store or shoe store, so we don't have to go all the way to Richland Center or further.	3/14/2025 10:53 AM
15	another large grocery store apartment complexes	3/13/2025 11:25 AM
16	More shopping, retail opportunities.	3/13/2025 8:39 AM
17	restaurants hair salons and nail spa	3/12/2025 5:47 PM
18	Better lighting at night throughout all the city	3/12/2025 5:46 PM
19	dog park, clean up vegetation, sledding in winter, skiing on lake	3/12/2025 5:08 PM
20	fix our alleys	3/12/2025 4:19 PM
21	More housing. Would be nice if they could make Kwik Trip larger with a car wash. A new state licensed daycare center would help many people.	3/12/2025 3:09 PM
22	Event and programming	3/12/2025 3:02 PM
23	More small businesses	3/12/2025 2:54 PM
24	More activities, rec area for younger kids.	3/10/2025 11:36 AM

## City of Hillsboro Community Survey

25	Walking path around lake. Downtown business development.	3/9/2025 5:00 PM
26	more job opportunities. More social events.	3/9/2025 7:46 AM
27	I would like to see the downtown become a place with fun little shops and things to make it a destination for people to come shop & enjoy our area.	3/7/2025 7:33 AM
28	A safe accessible place for gatherings not associated with a bar, a community room for recovery meetings, family parties, concerts, motivational speakers, etc would be nice. Existing spaces are either run by bar staff or in buildings like the senior living, school or library where there are a lot of barriers to use.	3/7/2025 6:21 AM
29	Daycare	3/6/2025 1:10 PM
30	more businesses that bring that small town feel back to Hillsboro again.	3/6/2025 11:47 AM
31	More community events	3/6/2025 11:36 AM
32	Retail stores downtown, better care of public restrooms/parks, public pool renovation	3/6/2025 11:06 AM
33	It would be nice if the Farmer's Market was in a little nicer area. It's not terrible where it's put up. Visible from the main street, parking available, etc.	3/6/2025 10:57 AM
34	businesses downtown, a sit down restaurant is needed	3/6/2025 10:56 AM
35	more restaurants, retail stores (not big box)	3/6/2025 10:53 AM
36	New housing development connected to the city; more manufacturing or production businesses on Enterprise Drive; expansion of the hospital; more retail businesses	3/6/2025 10:41 AM
37	Cafe, Target (haha!), Dentist	3/6/2025 10:26 AM
38	Recreation for families. Activities for kids and adults.	3/6/2025 10:13 AM
39	More retail options would be great.	3/6/2025 10:09 AM
40	Business park for office and professional services (lawyers, tax, etc..) get those businesses away from the downtown and fill the downtown with groundfloor retail and upper floor residential. The city shop area on crest ave should be moved somewhere else and new businesses could be developed there.	3/6/2025 10:07 AM
41	A downtown cafe	3/5/2025 6:09 PM
42	Infill development	3/4/2025 11:46 PM

## Q23 Please provide any additional feedback you feel is important for the City of Hillsboro to consider while developing this Comprehensive Plan.

Answered: 22 Skipped: 90

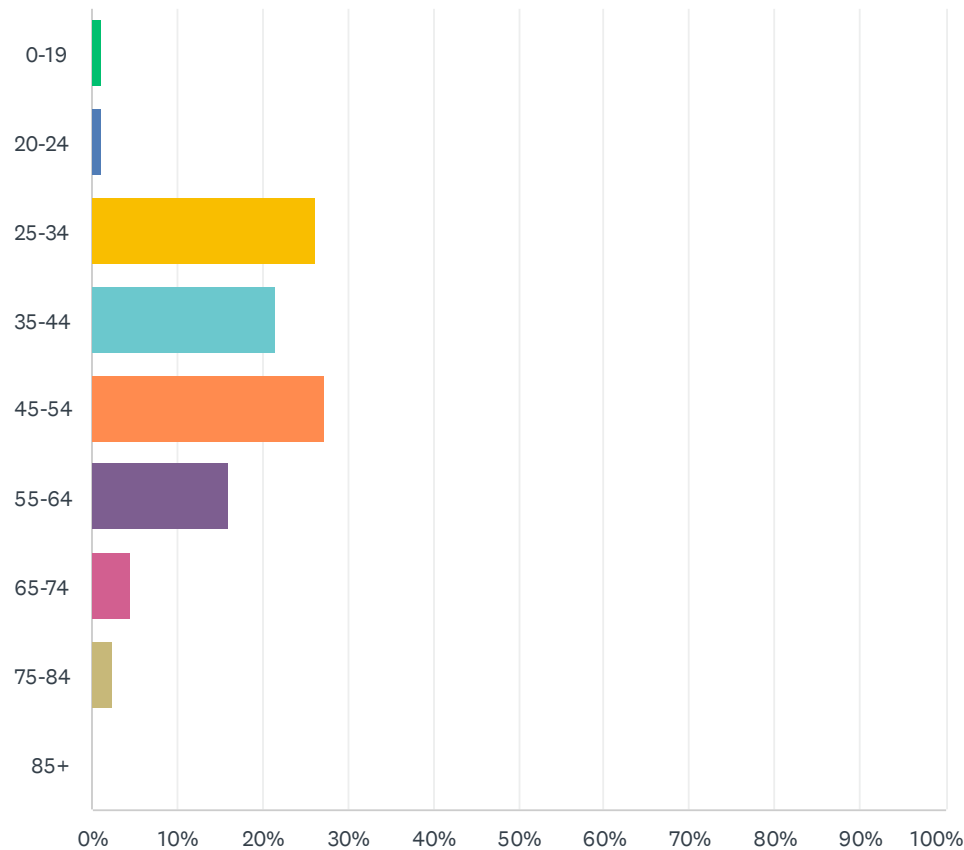
#	RESPONSES	DATE
1	People can't move to town if no housing or jobs	4/2/2025 4:17 PM
2	we do not need more low income housing	4/2/2025 4:03 PM
3	The roads and sidewalks are in dire need of repair. I believe trying to increase safe walking/biking paths to green spaces and other areas throughout the city would promote the overall health of the community.	4/2/2025 9:44 AM
4	I think all in all, Hillsboro is going very, very well for a rural community.	3/18/2025 10:02 AM
5	There has been talk of an alternative ed program that needs to be looked at sooner than later before other communities start one. It would benefit quite a few teens in out area and surrounding communities.	3/18/2025 8:18 AM
6	Need to move parking back couple stalls from let's shine coffee. Plus need a better crossing in that area or put a pedestrian light. Too many are driving fast and too many are doing illegal turns on main street	3/18/2025 7:14 AM
7	Streets really need an upgrade and the stop sign by royall bank is a bad spot for seeing people coming.	3/17/2025 11:27 AM
8	Better sidewalks make people keep up their property	3/14/2025 1:53 PM
9	More (and larger) trees in the downtown area would go a long way to making the area more hospitable in summer. (Think about the tree situation in the residential areas; even half that much foliage would do wonders.) I also think a three-way stop at the intersection of Water and Mill Streets would help improve walkability/accessibility in the downtown. So many vehicles passing through treat Water like their own personal racetrack, and when the parking spaces are filled it can be difficult to see oncoming traffic without having to all but step out into the road as it currently is. A three-way stop at that intersection would also make it a little less arduous to back out of the angled parking spaces on Water Avenue.	3/14/2025 10:58 AM
10	Repair of the alleys in Hillsboro. Some have not been done for many years and have lots of potholes.	3/13/2025 8:40 AM
11	Affordable housing is definitely needed	3/12/2025 6:02 PM
12	fix our alleys as they are in bad shape	3/12/2025 4:20 PM
13	I think we need to focus on the residents that are already here. Instead of following the wealthy people who want to come and change the town values. Bring back small town events and care instead of bringing in activities that the majority of the town can't afford to participate in.	3/12/2025 3:14 PM
14	As mentioned before, adding new housing of all types should be the top priority. Grow the tax base and the number of customers for the businesses in the area, as well as fight declining enrollment for the school. I know many people who would move to the area if there was available housing. Attract and retain jobs as well. Adding childcare would help grow Hillsboro as well.	3/12/2025 3:10 PM
15	Would love to see more Mom and pop stores and no more fast food places	3/12/2025 3:03 PM
16	The new hospital is great but growth already seems to be out of the constraints of the building.	3/7/2025 6:23 AM
17	While I do not live in Hillsboro, I was raised here and work full-time in Hillsboro. There is a definite need for housing, both to own and to rent. Broke water mains and street repair need to be addressed as both seem to be ongoing issues. The growth of businesses in the last few years has been great for Hillsboro and helps attract visitors.	3/6/2025 11:41 AM

## City of Hillsboro Community Survey

18	Helping small businesses get into the empty buildings on Main Street with grants, whatever is helpful. Cost is a struggle for everyone, the city included.	3/6/2025 10:59 AM
19	more businesses, entertainment, and housing	3/6/2025 10:57 AM
20	The city needs to enact and enforce standards for maintenance of buildings.	3/6/2025 10:08 AM
21	Less restrictions on home businesses, more communication with its citizens, better maintenance and repairs on our infrastructure	3/5/2025 6:11 PM
22	I want to explore the potential opportunity of a hirarchal zoning system to replace the standard single use zoning system	3/4/2025 11:49 PM

## Q24 What is your age?

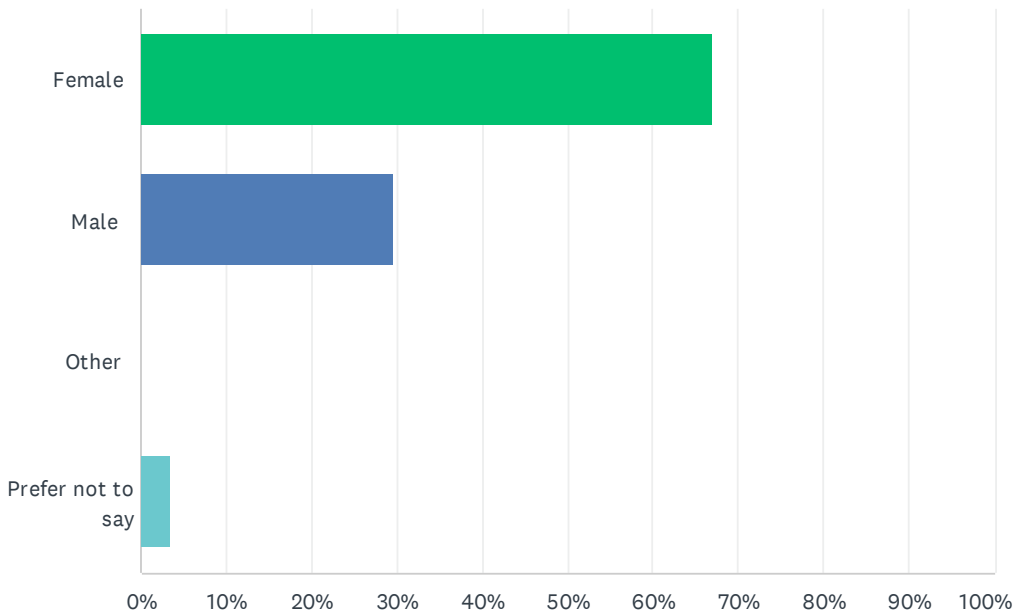
Answered: 88    Skipped: 24



ANSWER CHOICES	RESPONSES	
0-19	1.14%	1
20-24	1.14%	1
25-34	26.14%	23
35-44	21.59%	19
45-54	27.27%	24
55-64	15.91%	14
65-74	4.55%	4
75-84	2.27%	2
85+	0.00%	0
TOTAL		88

Q25 What gender do you identify with?

Answered: 88    Skipped: 24

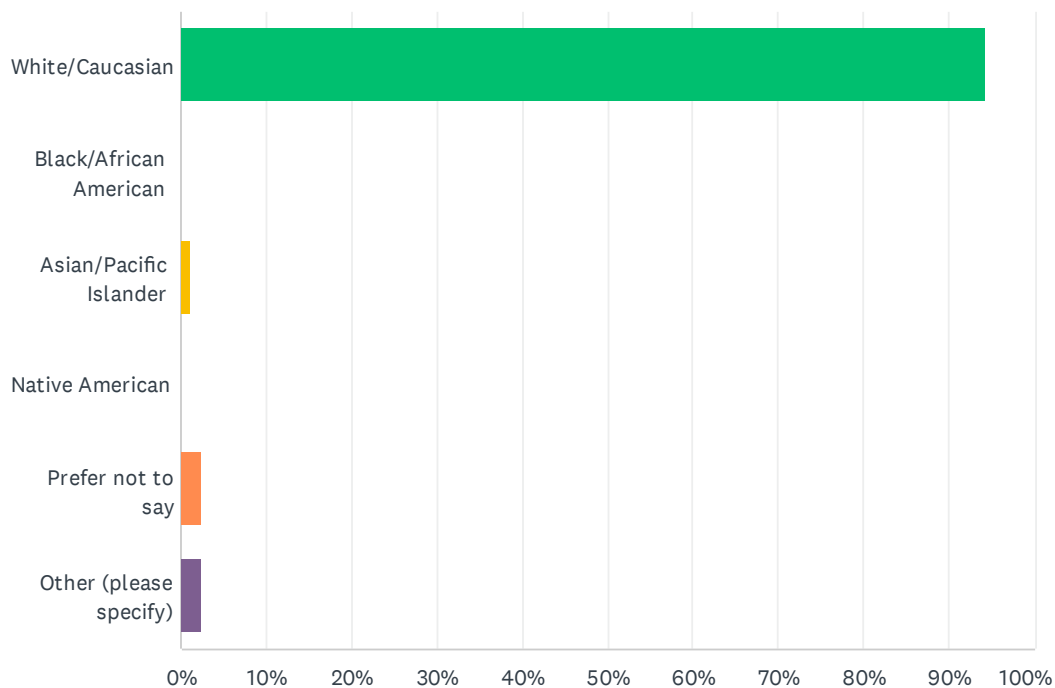


ANSWER CHOICES	RESPONSES	
Female	67.05%	59
Male	29.55%	26
Other	0.00%	0
Prefer not to say	3.41%	3
TOTAL		88



## Q26 Which race/ethnicity do you identify with? (choose all that apply)

Answered: 88   Skipped: 24

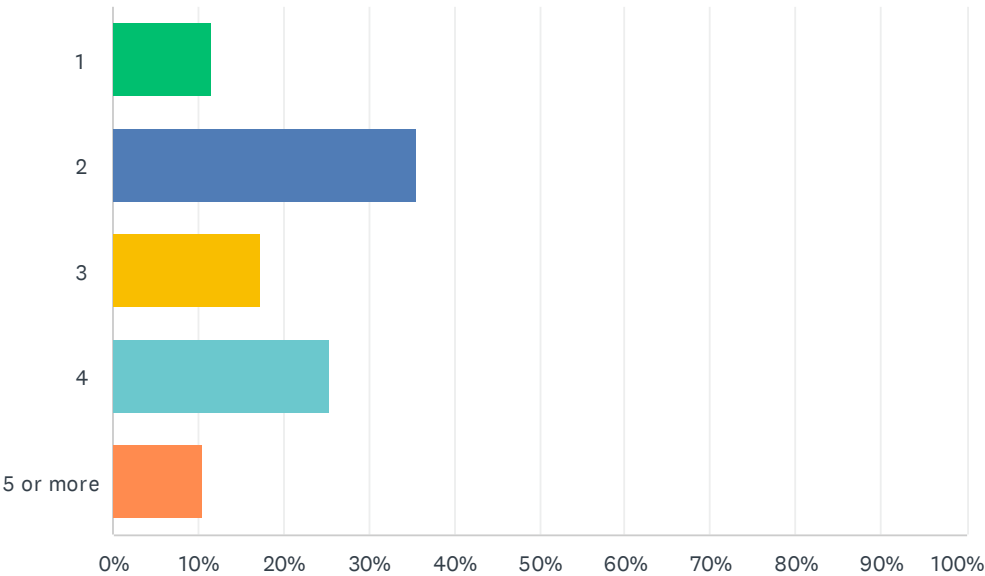


ANSWER CHOICES	RESPONSES	
White/Caucasian	94.32%	83
Black/African American	0.00%	0
Asian/Pacific Islander	1.14%	1
Native American	0.00%	0
Prefer not to say	2.27%	2
Other (please specify)	2.27%	2
Total Respondents: 88		

#	OTHER (PLEASE SPECIFY)	DATE
1	Atlantic islander	4/2/2025 5:01 PM
2	Hispanic	4/2/2025 1:13 PM

Q27 How many people live in your home, including yourself?

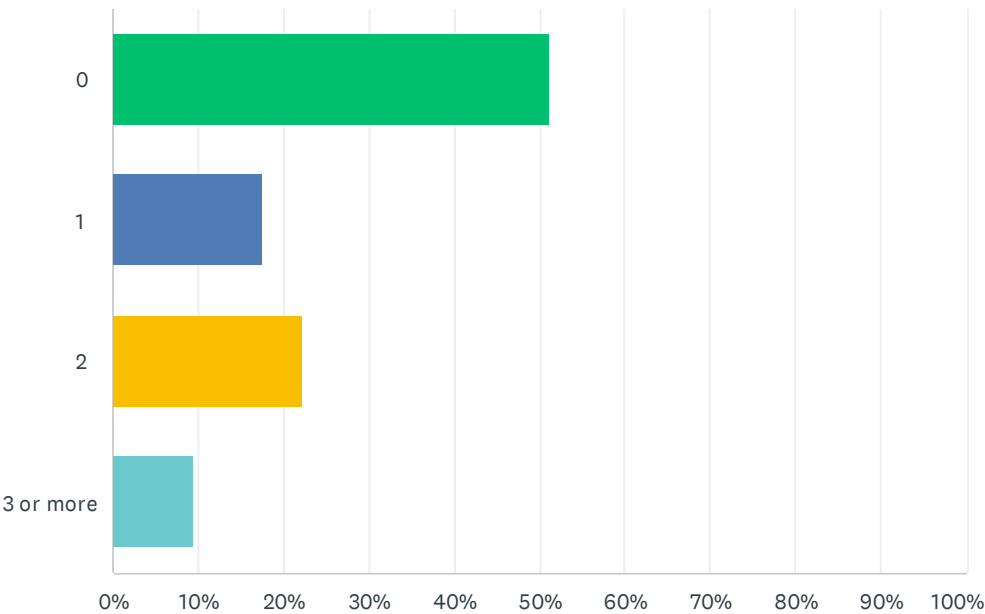
Answered: 87    Skipped: 25



ANSWER CHOICES		RESPONSES	
1		11.49%	10
2		35.63%	31
3		17.24%	15
4		25.29%	22
5 or more		10.34%	9
TOTAL			87

Q28 How many members of your household are under the age of 18?

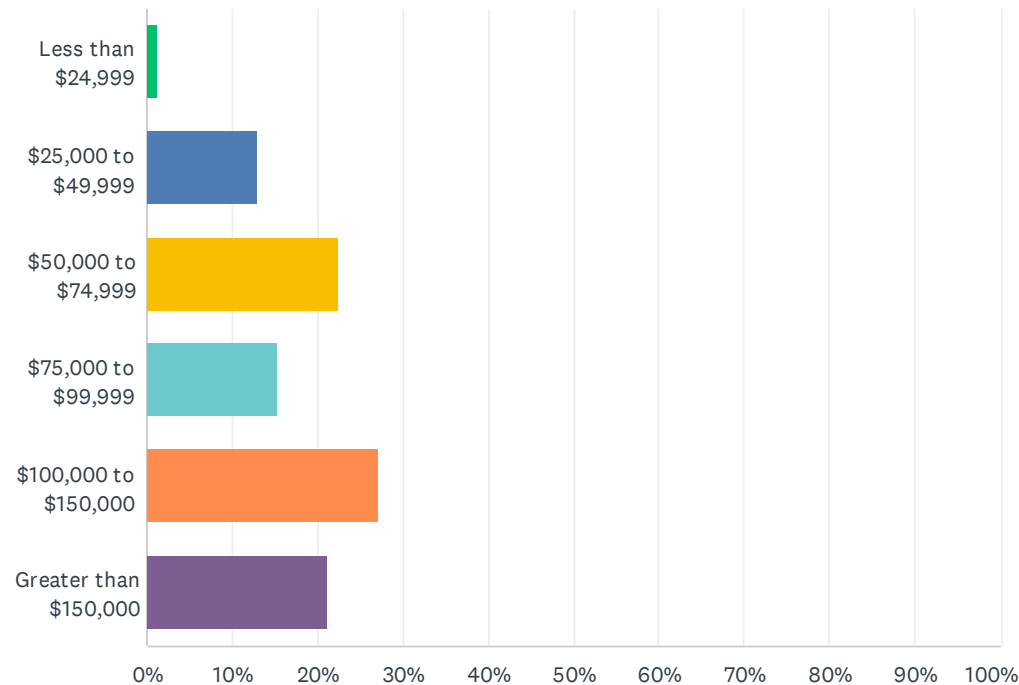
Answered: 86    Skipped: 26



ANSWER CHOICES	RESPONSES	
0	51.16%	44
1	17.44%	15
2	22.09%	19
3 or more	9.30%	8
TOTAL		86

Q29 What is your annual household income?

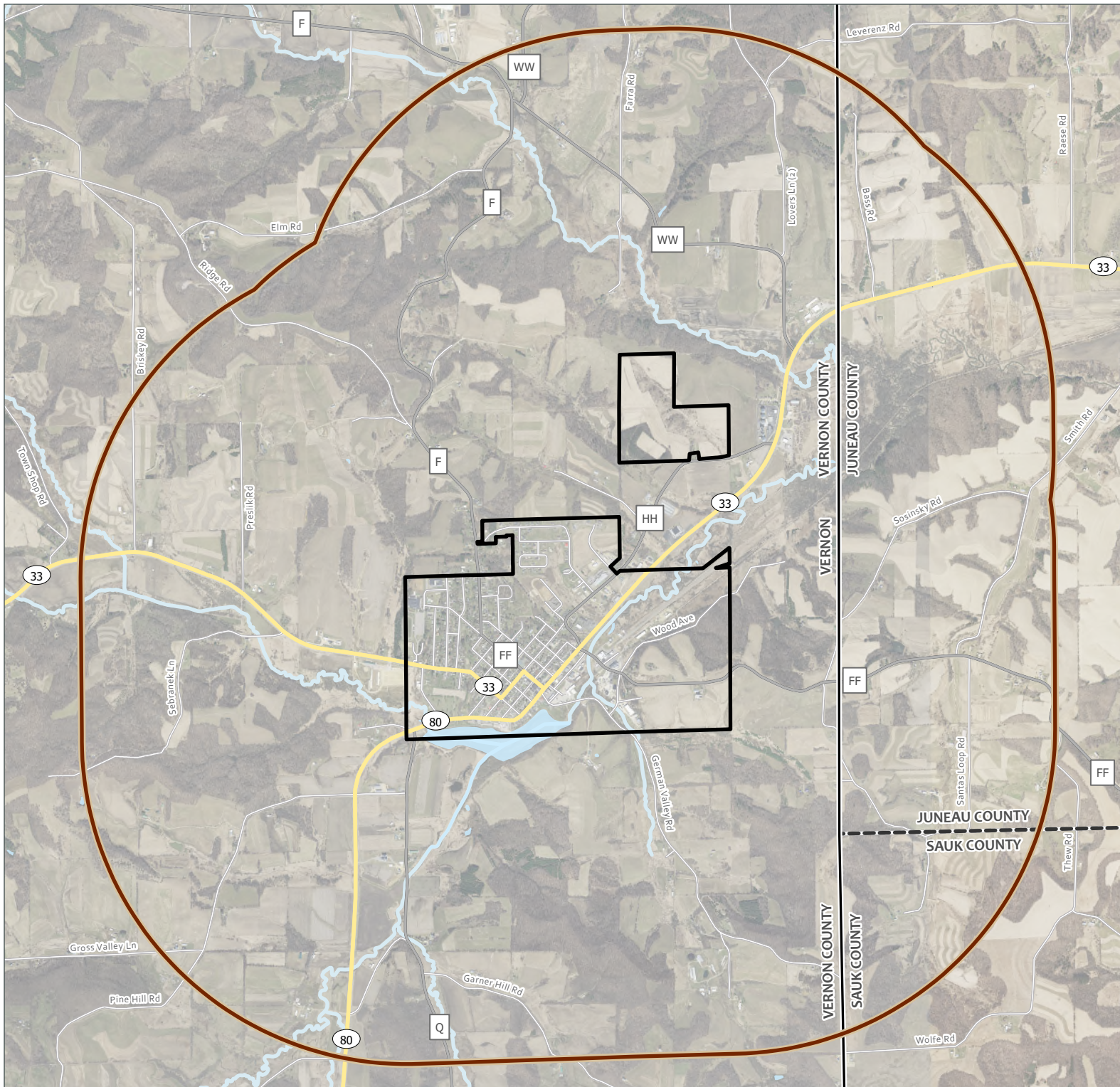
Answered: 85    Skipped: 27



ANSWER CHOICES	RESPONSES	
Less than \$24,999	1.18%	1
\$25,000 to \$49,999	12.94%	11
\$50,000 to \$74,999	22.35%	19
\$75,000 to \$99,999	15.29%	13
\$100,000 to \$150,000	27.06%	23
Greater than \$150,000	21.18%	18
TOTAL		85

**HILLSBORO 2045 COMPREHENSIVE PLAN  
PLAN APPENDIX**



**APPENDIX D  
MAPS**



# Planning Area

## Comprehensive Plan Update

City of Hillsboro  
Vernon County, WI

-  Planning Area (1.5 Mile Buffer)
-  City of Hillsboro

### Project Location



Data Sources:  
Vernon County GIS (2024)  
WisDOT (2024)  
Aerial: WDNR Aerial (2018-2020)



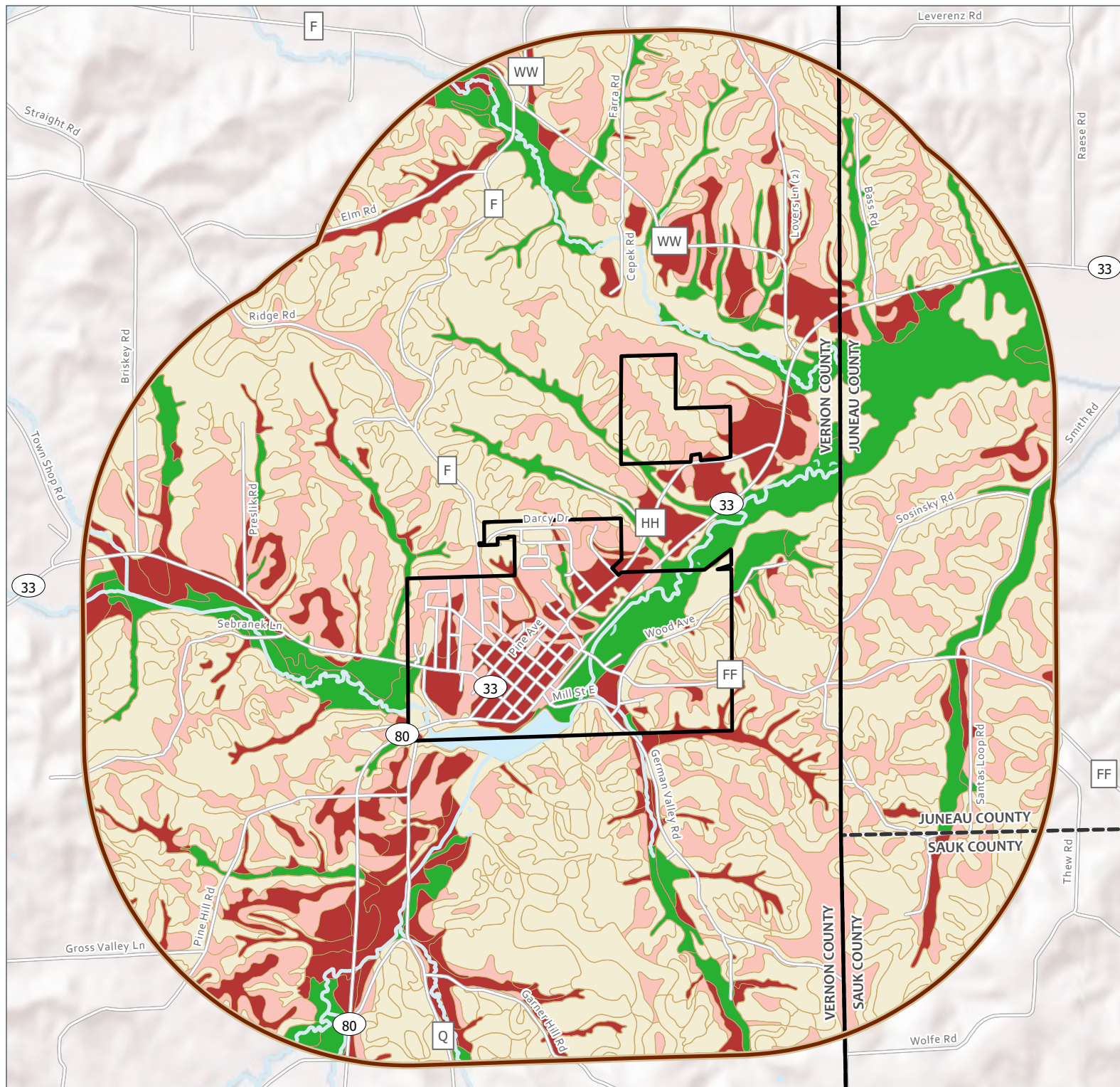
# NRCS Soil Survey

## Comprehensive Plan Update

City of Hillsboro,  
Vernon County, WI

-  City of Hillsboro
-  Planning Area (1.5 Mile Buffer)
-  Soil Type
- NRCS Farmland Classification**
  -  All areas are prime farmland
  -  Prime farmland if drained
  -  Farmland of statewide importance
  -  Not prime farmland












Data Sources:  
Vernon County GIS (2024)  
WisDOT (2024)  
Aerial: WNDR Aerial (2018-2020)  
Copyright: (c) 2014 Esri



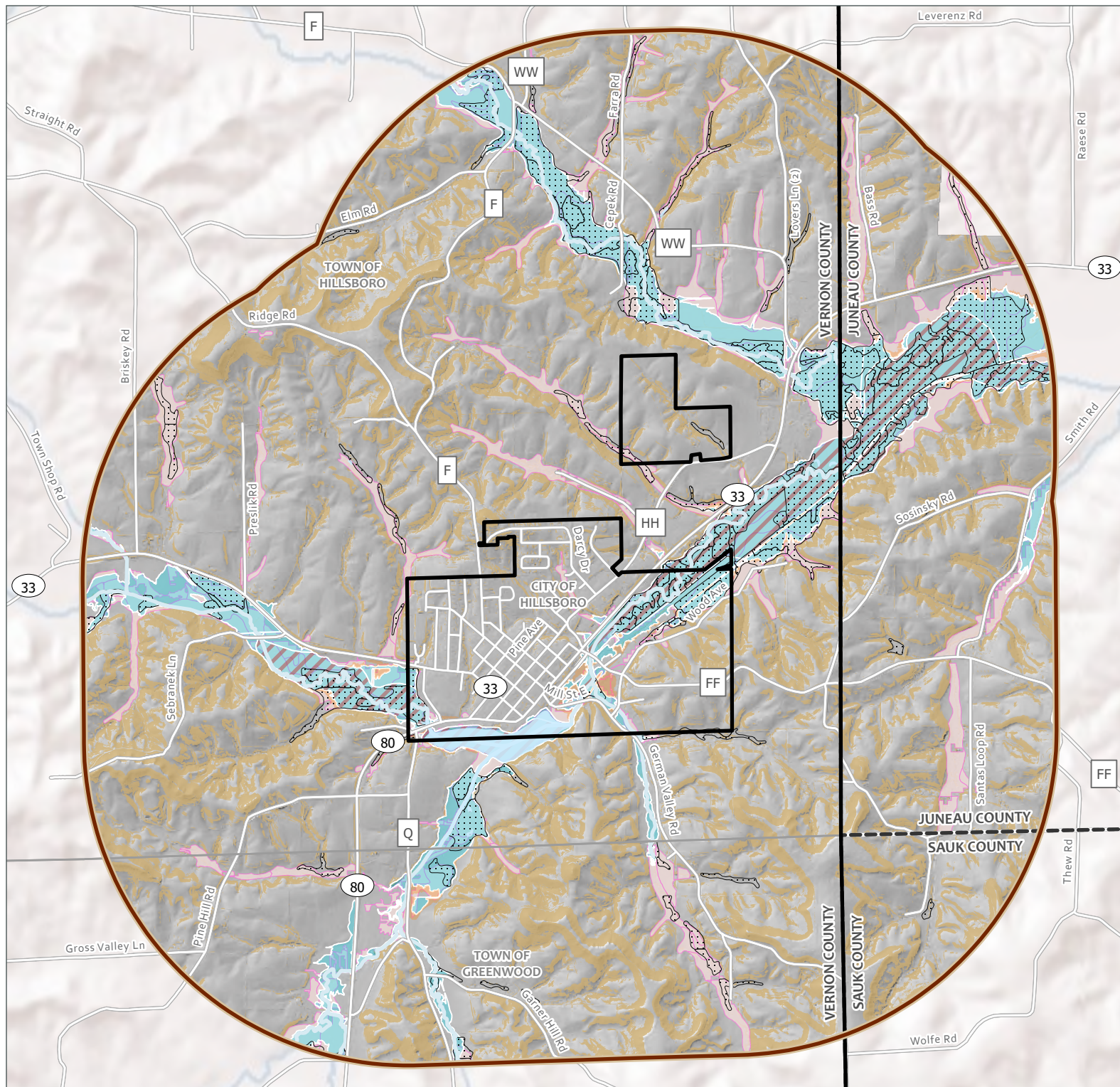


# Development Limitations Comprehensive Plan Update

City of Hillsboro,  
Vernon County, WI

-  Planning Area (1.5 Mile Buffer)
-  City of Hillsboro
-  Surrounding Municipality
-  Slopes Greater than 20%
-  Lake/Pond
-  River/Stream
-  Wetland Class Areas (WDNR)
-  Max Extent Wetland Indicators (NRCS)
- Flood Zone Designation**
  -  1% Annual Chance Flood Hazard
  -  Regulatory Floodway
  -  0.2% Annual Chance Flood Hazard

Data Sources:  
Vernon County GIS (2024)  
WisDOT (2024)  
WDNR SWDV  
DEM/Topography: USGS County DEM's (2020-2021)  
Copyright: (c) 2014 Esri













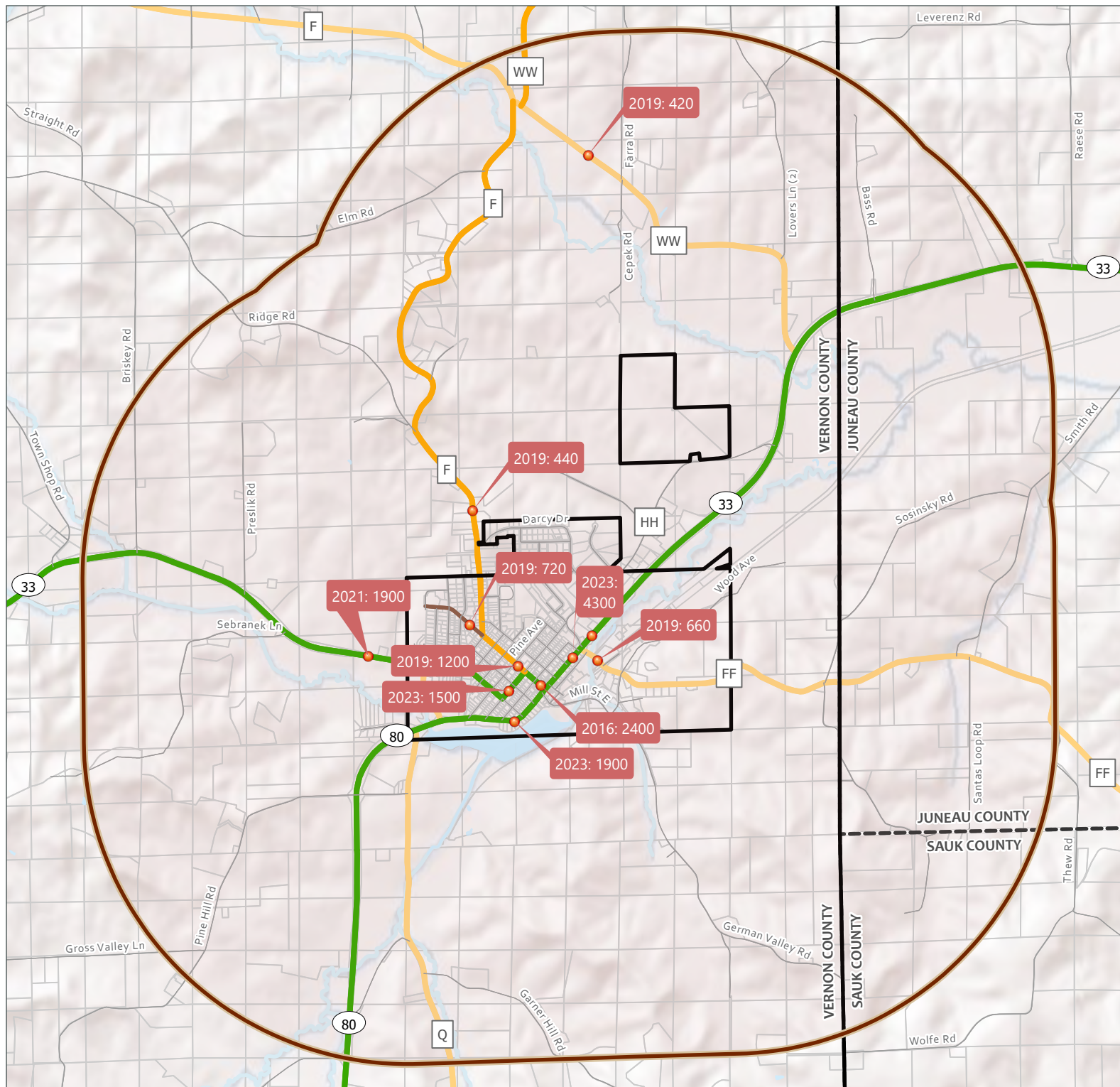
# Transportation

## Comprehensive Plan Update

City of Hillsboro,  
Vernon County, WI

-  Planning Area (1.5 Mile Buffer)
  -  City of Hillsboro
  -  Traffic Count Site (YEAR: AADT)
- Functional Class Description
-  Major Collector
  -  Minor Arterial
  -  Minor Collector
  -  Chart C Minor Collector
  -  Local / Other



Data Sources:  
Vernon County GIS (2024)  
WisDOT (2024)  
Aerial: WDNR Aerial (2018-2020)  
Copyright: (c) 2014 Esri



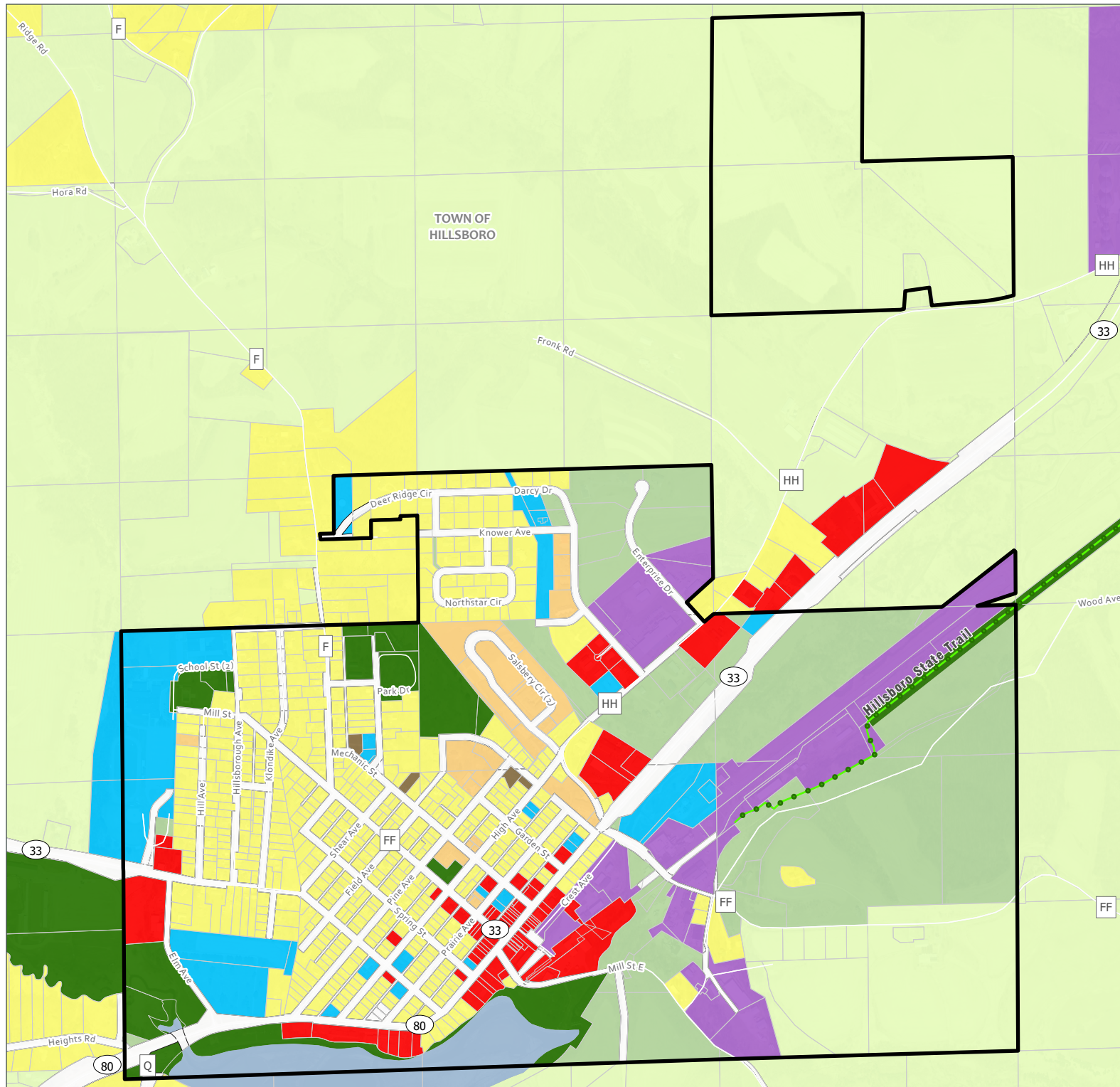
# Existing Land Use

## Comprehensive Plan Update

City of Hillsboro,  
Vernon County, WI

-  City of Hillsboro
-  Surrounding Municipality
-  Parcel Boundary
-  State Trail
- Existing Land Use**
  -  Agricultural
  -  Commercial
  -  Industrial
  -  Manufactured Home Residential
  -  Multi-Family Residential
  -  Open Space
  -  Park
  -  Public
  -  Single Family
  -  Transportation/ROW
  -  Water

Data Sources:  
Vernon County GIS (2024)  
WisDOT (2024)  
Aerial: WNDR Aerial (2018-2020)  
LAND USE FROM PRIOR PLAN (2002) TO BE UPDATED





















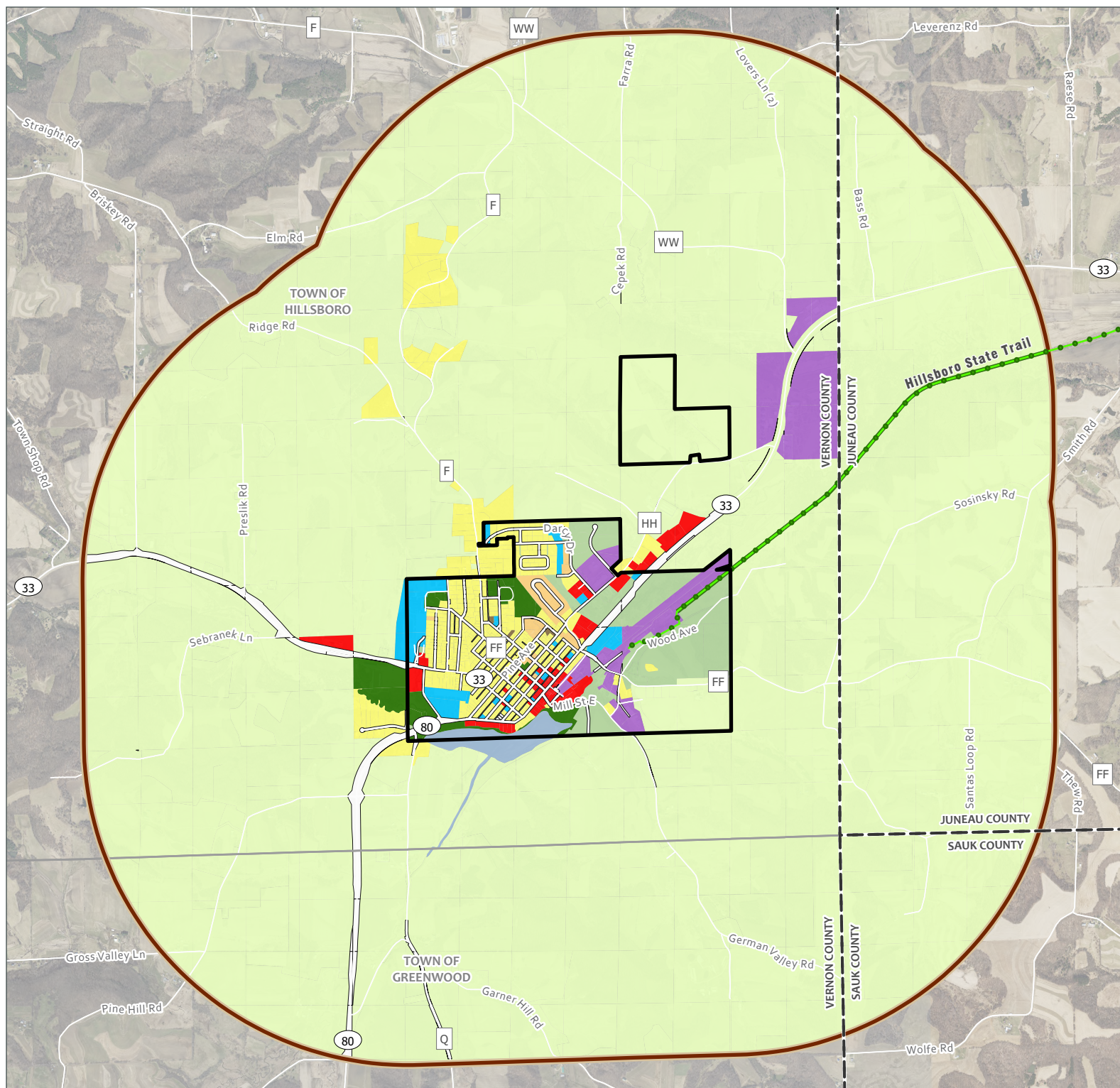
# Existing Land Use

## Comprehensive Plan Update

City of Hillsboro,  
Vernon County, WI

-  Planning Area (1.5 Mile Buffer)
  -  City of Hillsboro
  -  Surrounding Municipality
  -  County Boundary
  -  State Trail
- Existing Land Use**
-  Agricultural
  -  Commercial
  -  Industrial
  -  Manufactured Home Residential
  -  Multi-Family Residential
  -  Open Space
  -  Park
  -  Public
  -  Single Family
  -  Transportation/ROW
  -  Water

Data Sources:  
Vernon County GIS (2024)  
WisDOT (2024)  
Aerial: WNDR Aerial (2018-2020)  
LAND USE FROM PRIOR PLAN (2002) TO BE UPDATED



















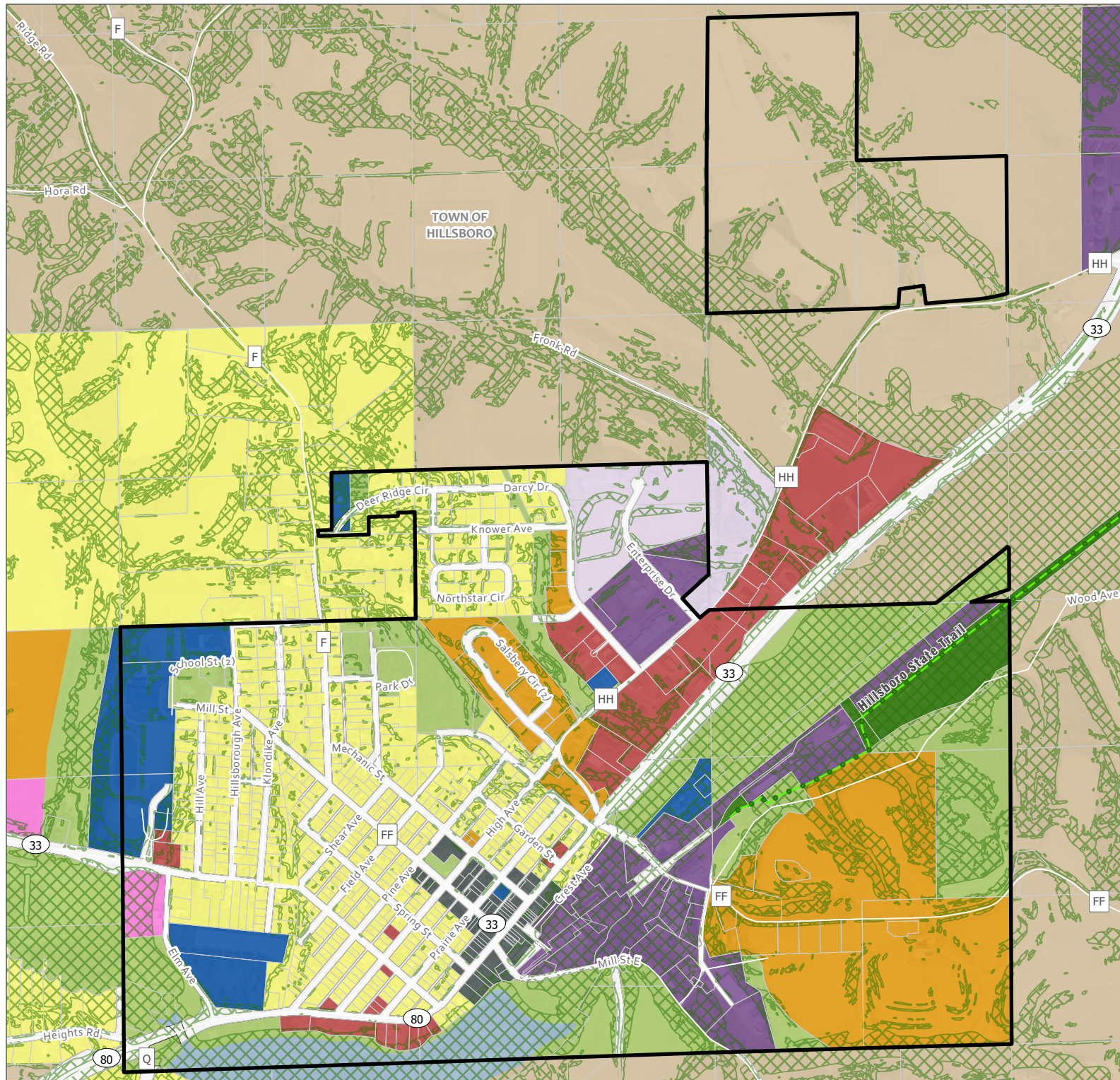
# Future Land Use

## Comprehensive Plan Update City Limits

City of Hillsboro,  
Vernon County, WI

-  City of Hillsboro
-  Surrounding Municipality
-  State Trail
- Future Land Use**
  -  Industrial
  -  Business Park
  -  Commercial
  -  Downtown Mixed Use
  -  Neighborhood Mixed Use
  -  Medium/High Density Residential
  -  Low Density Residential
  -  Civic /Institutional
  -  Park (DNR)
  -  Parks and Open Space
  -  Rural Lands
  -  Transportation/ROW
  -  Water
  -  Development Limitation (steep slopes, wetlands, flood plain)

Data Sources:  
Vernon County GIS (2024)  
WisDOT (2024)  
Aerial: WNDR Aerial (2018-2020)  
LAND USE FROM PRIOR PLAN (2002) TO BE UPDATED





# Future Land Use

## Comprehensive Plan Update Planning Area

City of Hillsboro,  
Vernon County, WI

-  Planning Area (1.5 Mile Buffer)
  -  City of Hillsboro
  -  Surrounding Municipality
  -  County Boundary
  -  State Trail
- Future Land Use**
-  Industrial
  -  Business Park
  -  Commercial
  -  Downtown Mixed Use
  -  Neighborhood Mixed Use
  -  Medium/High Density Residential
  -  Low Density Residential
  -  Civic /Institutional
  -  Park (DNR)
  -  Parks and Open Space
  -  Rural Lands
  -  Transportation/ROW
  -  Water
  -  Development Limitation (steep slopes, wetlands, flood plain)

Data Sources:  
Vernon County GIS (2024)  
WisDOT (2024)  
Aerial: WNDR Aerial (2018-2020)  
LAND USE FROM PRIOR PLAN (2002) TO BE UPDATED

