



TOWN OF BARABOO
Comprehensive Plan 2005-2025

**Final Plan Report
Adopted August 1, 2005**



Town of Baraboo Comprehensive Plan 2005-2025
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TOWN OF BARABOO Comprehensive Plan Summary

Baraboo at a Glance

The Town of Baraboo is located in Sauk County and surrounds the Village of West Baraboo and part of the City of Baraboo. The Town has experienced a moderate growth rate in recent years and has a mix of land uses, including residential, commercial, agricultural, and natural resource areas. The Town's economy is primarily based on agriculture, which not only provides a living for many Town residents, but also provides the basis of the Town's rural character. The Town is characterized by agricultural and wooded terrain, and is located in the Baraboo Range area, which is one of the most unique geological features in the country.

Because of these incredible natural and scenic resources, there are many publicly owned and protected areas in the Town. This includes Devil's Lake State Park, which is the most frequented park in Wisconsin's State Park system.

Because of Baraboo's location in a growing region and its location along the Highway 12 corridor, which is expanding and will likely bring new growth, unplanned development in the coming years is a threat to Baraboo's rural character. The Town has already seen the development pressures associated with the Highway 12 corridor. Planning for future development in a timely, orderly, and predictable manner is essential if the Town is to protect its productive agricultural land and natural resources, minimize land use conflicts, and provide appropriate housing and employment opportunities for current and future residents.

Comprehensive Plan Purpose

The Town of Baraboo's Comprehensive Plan replaces the Town's 1998 Land Use Plan. The purpose of the Plan is to provide a land use management strategy for the Town that will ensure that growth and development decisions made over the next 20 years are consistent with the community's desired character and vision for the future. The Plan will act as a guide for the Town Board, Plan Commission, residents, landowners, developers, neighboring communities, and others as they make the decisions that will shape the Town of Baraboo.

Plan Outline

The Plan is organized into three parts.

- **Part 1** is a guiding policy document and consists of eight sections that outline the goals, objectives, and policies for decisions regarding preservation, growth, and development in the Town.
- **Part 2** is a profile of the Existing Conditions in the Town and is separated into nine parts that correspond to one of the nine elements (e.g. housing, transportation, etc.) required by Wisconsin's Comprehensive Planning Law. Part 2 offers an analysis of the current physical conditions and trends shaping the Town of Baraboo. In addition, the Plan maps are included at the end of Part 2.
- **Part 3** is the Appendix, which includes the record of public input that was gathered during the planning process.



Planning Goals

The Town of Baraboo has identified seven overall planning goals that they would like to achieve during this planning horizon. Those goals are:

1. Provide safe, affordable housing for all Town of Baraboo residents while protecting the Town's natural environment and agricultural resources.
2. - Achieve and maintain a safe transportation system, an efficient transportation facility system, and an environmentally sound transportation system.
3. Provide utilities, facilities and services that reflect residents' expectations and complement the Town's rural atmosphere.
4. Encourage high-quality economic development that emphasizes farming, serves Town residents, and respects Baraboo's rural character.
5. Preserve the overall beauty and resources of the Town by preserving agricultural land, farm operations, and the natural and cultural resources that define the Town's character.
6. Preserve agricultural land and farm operations, protect natural resources, and provide for future land uses that are consistent with the Town's character.
7. - Promote improved intergovernmental coordination with all surrounding communities and the school district.

Key Recommendations

Throughout the planning process, residents expressed their desires for Baraboo's future, identified areas where future development would be appropriate, and outlined implementation tools to ensure their vision for the future would become a reality. The following summarizes the key Plan recommendations.

Housing

The Town of Baraboo wishes to provide safe, affordable housing for all residents, while protecting the Town's natural environment and agricultural resources. Key policies include:

- Provide a range of housing choices in terms of type and cost, including the addition of multiple-generational housing.
- Encourage residents to maintain and improve the quality and condition of existing housing units.
- Residences should be clustered, to the extent possible, to reduce the amount of land taken out of agricultural production and to make it more cost efficient to provide public services.
- Promote the preservation, redevelopment, and utilization of existing buildings.

Transportation

Transportation systems are integral to how a community looks, feels, and functions. Baraboo residents want to implement a transportation system that is safe, efficient, and environmentally sound. Key policies include:

- Maintain a "fix it first" policy so existing roads are maintained and upgraded (if needed) before new roads are built. However, new east-west connections are needed between Highway 12 and CTH A and CTH T.
- The Town must coordinate with multiple jurisdictions and create agreements on regional transportation system improvements and maintenance.

- The Town’s transportation system should meet the needs of multiple users and all modes of transportation access should be improved between different parts of the community, including biking and walking opportunities. This may include sidewalks or paths in some areas, cooperative planning on the Ice Age Trail, and paved shoulders on some roads to accommodate bicyclists.
- The transportation system must meet the varied rural and suburban environments of the Town, which means signage regulations, guidelines on road designs and extensions, and traffic calming strategies.
- Parking areas must be coordinated with transportation and planned growth.

Utilities and Community Facilities

The Town wishes to provide utilities, facilities and services that are commensurate with residents’ expectations and that complement the Town’s rural character. Key policies are:

- To reduce costs of public service extensions, non-agricultural development should be directed to planned development locations adjacent to existing development.
- On-site wastewater systems must be properly sited and the Town may pursue intergovernmental efforts to address failing septic systems.
- The Town will continue to work with the County to implement the stormwater management plan and will encourage the use of Best Management Practices (BMPs) to reduce stormwater runoff.
- The Town will work with neighboring jurisdictions to provide park and recreation opportunities for its residents. This includes working cooperatively with the National Park Service to implement the Ice Age Trail with willing landowners.
- Utilities will be properly sited to create the least amount of negative aesthetic impact.

Economic Development

Baraboo wishes to encourage high-quality economic development that emphasizes farming, serves Town residents, and respects Baraboo’s rural character. Key policies include:

- Preserve productive agricultural land in the Town for long-term farm use and maintain agriculture as a major economic activity and way of life.
- Carefully manage commercial and industrial development in the Town by discouraging conventional “strip” commercial development, enforcing the Highway 12 Corridor design guidelines, locating these uses adjacent to existing commercial areas in accordance with the Future Land Use Map, and working with the Village of West Baraboo and the City of Baraboo to increase business and job opportunities in areas that won’t negatively impact the agricultural or natural resources of the Town.
- Protect Baraboo’s rural character as an asset to the Town and region and explore options for tourism and recreation provided they do not negatively impact the Town’s rural character or natural resources.
- Support home businesses, especially those related to the sale of agricultural products or commodities.

Agricultural, Natural and Cultural Resources

Baraboo wishes to preserve the overall beauty and resources of the Town by preserving agricultural land, farm operations, and the natural and cultural resources that define the Town’s character. Key policies are:

- Rezoning of agricultural land should only occur in the areas identified on the Future Land Use map.
- The Town’s natural resources will be protected for future generations and development is discouraged in areas that possess valuable natural resources, such as floodplains, wetlands, viewsheds, and bluffs.

- Air, surface water, and groundwater quality in the Town shall be maintained and improved.
- To maintain the Town's rural culture, historic farmsteads and properties should be protected, native vegetation should be retained when development occurs, and downward aimed lighting should be implemented to maintain the dark night sky.

Land Use

The Town's overall land use plan aims to preserve agricultural land and farm operations, protect natural resources, and provide for future land uses that are consistent with the Town's character. Key policies are:

- Encourage and support the maintenance and growth of family farm operations. (It must be clear that the definition of a "Family Farm" shall not exclude a farming operation because it is incorporated, larger than some arbitrary amount of acres, or because it "seems to have too many operators".)
- Preserve productive farmland for continued agricultural use by discouraging the introduction of incompatible land uses.
- Agriculturally zoned land may not be rezoned to create a residential subdivision, unless the area is designated as such on the Future Land Use Map.
- Allow for clustered housing options.
- Provide for future development by promoting an orderly development pattern that will be economical and efficient for the provision of public services.
- Encourage that future residential development fills vacant lots before starting new development tracts.
- Encourage Commercial and Recreational-Commercial development to be concentrated in the two main areas already having this type of land use.

Intergovernmental Coordination

Intergovernmental coordination will be an integral component of the future success of this Plan. The Town wishes to promote improved intergovernmental coordination with all surrounding communities and the school district. Key policies are:

- Promote better communication between jurisdictions.
- Improve and formalize development review mechanisms between the City, Village, and Towns.
- Address regional transportation impacts.
- Promote a regional approach to housing.
- Develop boundary/intergovernmental agreements.
- Maintain a positive relationship with the school district.

Implementation

It is often said that a plan is only as good as its implementation strategy. Baraboo's Plan contains implementation steps to help convert the goals and policies of the Plan to reality. Key steps include:

- Update the zoning ordinance and land division ordinance to implement strategies for clustered housing and density based zoning.
- Adopt a conservation subdivision ordinance to promote flexibility and rural character.
- Enforce the Highway 12 Corridor design guidelines.
- Adopt a "Dark Night Skies" ordinance.



TOWN OF BARABOO
Comprehensive Plan 2005-2025

Part I

Goals, Objectives, & Policies



Preface: Creating the Town of Baraboo Plan

The Town of Baraboo's Comprehensive Plan expresses the community's vision for its future. It serves as a policy statement made by Town residents and elected officials to guide future growth while meeting the goals established for the community. Baraboo's Comprehensive Plan was created over the course of 15 months of data gathering and analysis, public input, and meetings with citizens, the Town Comprehensive Plan Steering Committee, business owners, landowners, and representatives from neighboring communities. Work on the Plan began in February of 2004 and the Plan was adopted in August 2005.

Plan Purpose

The Town of Baraboo's Comprehensive Plan is intended to replace the Town's 1998 Land Use Plan. The purpose of the Plan is to provide a land use management strategy for the Town that will ensure that growth and development decisions made in the Town over the next 20 years are consistent with the community's desired character and vision for the future. The Plan will act as a guide for the Town Board, Plan Commission, residents, landowners, developers, neighboring communities and others as they make the decisions that will shape the future of the Town of Baraboo. -

Why Plan?

People make financial plans, work plans, and even retirement plans to help them efficiently achieve their goals. Planning helps each of us work toward accomplishing our objectives in an orderly and timely fashion. Similarly, community planning also will help the Town of Baraboo avoid costly - errors by allowing them to carefully consider future issues and needs. Other reasons that communities plan include:

- Planning helps a community identify its assets and weaknesses and defines actions to address them.
- Uncontrolled, haphazard development that may damage or detract from a community's - assets is prevented through good planning.
- Planning requires community members to get involved in defining the characteristics they want in their communities. The planning process empowers individuals and the whole community by encouraging them to become involved and stay informed about planning and land use decisions.
- Planning helps a community estimate future needs for schools, roads, fire stations, housing, sewer, and water extensions.
- Controlling taxes and planning for development related expenditures
- Planning gives potential developers, homebuilders, and businesses a predictable and consistent set of guidelines.
- Comprehensive planning is now mandated under the state's Smart Growth legislation.

History of Planning in Baraboo

The Town of Baraboo's Development Plan was last amended in 1998. The plan provided land use guidelines that meet the demands of development occurring in the Town. The Plan's purpose was to (1) identify and examine land use; (2) identify the environmental considerations that may impact land use; (3) identify other planning efforts affecting the Town; (4) frame a future development plan which would best promote the needs of the Town; and (5) aid the Town in conforming with County Ordinances. -

The overarching goal of the plan and a benchmark for the plan update is:

“Preserve agricultural land and protect farm operations as well as to provide for future land use development of the types that already well serve the community.”

Public Involvement

The Town of Baraboo's Comprehensive Plan was created with significant public input from its residents, the Comprehensive Plan Steering Committee, elected officials, and surrounding jurisdictions through a variety of community meetings and workshops. A detailed list of the public input opportunities offered during the planning process is included in the Issues and Opportunities - Element of the Plan. -

Using the Plan

The plan is organized into three parts.

Part 1 consists of the goals, objectives and policies that will guide the future of the Town. These are divided into eight sections that are the policy guide for decisions regarding preservation, growth, and development issues in the Town.

Part 2 is a statistical profile of Existing Conditions in the Town that is separated into nine parts; each part corresponds to one of the nine elements (e.g. housing, transportation, etc.) required by Wisconsin's Comprehensive Planning Law. Part 2 offers an analysis of the current physical conditions and trends shaping the Town of Baraboo. This analysis, along with the public process, serves as the basis for Part 1.

Part 3 is the Appendix, which includes the public input that was gathered during the planning process.

This Plan has been prepared under the State of Wisconsin's comprehensive planning law, adopted in 1999 and contained in §66.1001, Wisconsin Statutes. The Law requires that all Town land use decisions be consistent with this Plan. Additionally, the Plan is intended to be updated at least once every 10 years. The review will serve as a checkpoint to ensure that the document is providing clear direction and that it is still consistent with community goals, values, and needs.

Additionally, the Plan's recommendations are organized around a series of goals, objectives and policies. -

Goals:

Statements that describe a desired future condition, often in general terms.

Objectives:

Statements that describe a specific future condition to be attained, to reach the establish goals. These are lettered ("A") under each goal.

Policies:

A policy is a course of action or rule of conduct to be used to achieve the goals and objectives of the plan. Policies are numbered under corresponding objectives.

I. Housing -

Goal 1: Provide safe, affordable housing for all Town of Baraboo residents while protecting the Town’s natural environment and agricultural resources.

Providing for Appropriate Housing Options -

A. -Provide safe, affordable housing for all residents.

1. - Provide for a range of housing choices in terms of type and cost, including the addition of multiple-generational housing, such as “grandmother cottages” or “grandmother apartments”. Work with Sauk County to develop zoning ordinances that will permit these as options for independent and interdependent senior housing options.
2. Encourage residents to maintain and improve the quality and condition of the existing housing units. Promote the use the following programs where applicable:

US Department of Housing & Urban Development (HUD) Programs:

HOME – provides formula grants to states and localities that communities use to fund a range of activities that build, buy, or rehabilitate affordable housing units for rent or ownership.

Section 502 – Makes loans to low and very low income households in rural areas to build, repair, renovate, or relocate houses, including mobile/manufactured homes. Funds can be used to purchase and prepare sites and to pay for necessities such as water supply and sewage disposal.

Section 514/516 – Loans and grants used to buy, build, improve, or repair housing for farm laborers. Funds can be used to purchase a site, leasehold interest in a site, construct or repair housing, and similar uses.

State of Wisconsin – Department of Administration

Home Rehabilitation and Accessibility (HRA) Provides federal HOME funds for low income households to upgrade housing quality standards and provide accessibility modifications.

Housing Issues and Opportunities

The following issues and opportunities were identified by Town residents and property owners through the community survey and public meetings.

Issues include:

- Manage housing growth and focus on preservation and restoration of the Town’s existing housing stock.
- Look for alternatives to conventional rural subdivision development.
- Promote well planned housing in the sanitary sewer district.

3. Recognize the sanitary service area as an important community asset. Future development in this area should be carefully planned and should consider a range of appropriate housing types and densities consistent with sanitary district covenants and recommendations in the land use plan, in addition to information in future detailed neighborhood plans.

Managing Housing and Agricultural Conflicts

B. - Encourage new homes to locate in areas that will not result in property or environmental damage, or impair rural character or agricultural operations.

1. - Rezoning areas out of any agricultural district to a residential district for purposes of creating a residential subdivision shall not be permitted unless this area is designated on the Future Land Use Map as residential, and meets other residential guidelines outlined in this Plan. The Land Use Committee and the Town Board, whenever it is deemed advisable or at least annually, shall review this policy and factors affecting it. These reviews should be made following consultation with the Sauk County Planning and Zoning Department.
2. For all new non-farm residential housing, maintain the greatest distance feasible between new homes and agriculture feedlot operations or trench silos of adjacent landowners as a means to minimize conflicts between agriculture operations and rural residences. Further, ensure that adjacent landowners with feedlots and trench silos are notified of any residential building proposals as part of the Town's building permit process.
3. Every attempt should be made to cluster residences so as to make it more reasonable and cost efficient to provide public services.
4. New housing development in these areas is strongly encouraged to follow the conservation design principles found in this plan.

Housing Growth and Community Character

C. -Promote housing development patterns that continue to build on the sense of “community” achieved across the township and encourage people in particular areas of the Town to come together to make decisions specific to their area and sense of community.

1. - Promote preservation, redevelopment and utilization of existing buildings so as to complement the Town's rural character. Seek funding from federal and state sources as discussed under objective A.
2. As discussed in the conservation design guidelines, promote the preservation of existing farm buildings as part of conservation developments in rural or other transitional areas, to the extent practical or feasible.
3. Develop formal procedures to notify residents and landowner's as new residential subdivisions are proposed or plan amendments to accommodate such developments are brought forward.

II. Transportation -

Goal 2: - Transportation policies and programs in the Town are to achieve and maintain a safe transportation system, an efficient transportation facility system, and an environmentally sound transportation system.

Promoting a Safe and Efficient Transportation System

A. -Provide a safe and efficient transportation system that meets the needs of multiple users

- 1. - With any newly planned development, support and implement a range of appropriate street types that correspond to existing and planned use.
- 2. Continue to use the PASER analysis to monitor Town road conditions. -
- 3. - Continue to work with the Sauk County Highway Department to update and implement a Town - Road Improvement Program (TRIP) to plan for - and provide appropriate upgrades to Town roads.
- 4. - Consider the adoption of an impact fee ordinance and the use of impact fees to fund transportation improvements and maintenance that will be necessary due to increased traffic resulting from the proposed development.
- 5. - Maintain a “fix it first” policy, recognizing that it is more cost efficient to maintain existing roads, rather than construct new roads.

**Transportation
Issues and Opportunities**

The following issues and opportunities were identified by Town residents and property owners through the community survey and public meetings.

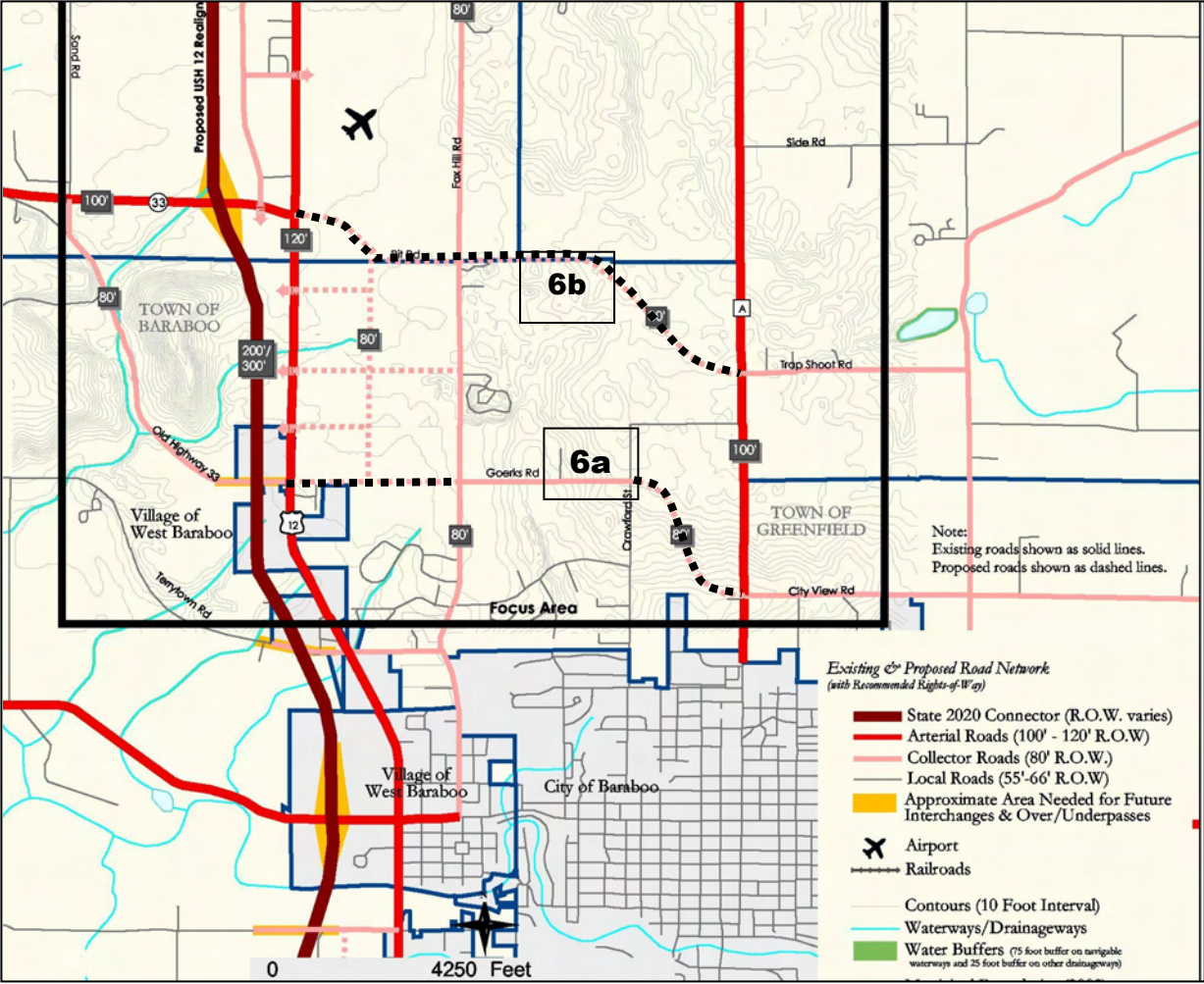
Issues include:

- Maintain current street maintenance levels.
- Work cooperatively with the City and Village to address growing traffic concerns and spillover traffic caused by new commercial development in the City and Village.
- Discourage development and development processes that result in haphazard or inefficient extension of Town roads.

- 6. Explore future east-west connections between Highway 12 and CTH A and CTH T. Potential connections include the following:
 - A. Old Highway 33 to Goerks Road to City View Road
 - B. STH 33 to Pit Road to A at Trap Shoot Road

It is likely that these connections will be constructed by future developers as the area develops over time. To reserve these locations, the Town may consider adopting an official map that reserves these corridors. This is a recommendation in the Highway 12 Plan.

Excerpt from Conceptual Official Map, Highway 12 Plan



Graphic from Sauk County Highway 12 Growth Management Plan, Vandewalle and Associates.

Supporting an Appropriate Range of Transportation Options

B. - Improve all modes of transportation access between different parts of the community, including biking and walking opportunities.

1. - Accommodate bicycle traffic on less traveled Town and County roads by providing three to four foot paved shoulders, not continuing rumble strips to the road edges and considering bicycle route signage.
2. Continue to work with the Village of West Baraboo and the City of Baraboo to support the construction of sidewalks as part of the development and redevelopment of the Highway 12 corridor.
3. Consider the use of foot paths or sidewalks in future conservation and conventional Town subdivisions. Additionally, on an ongoing basis, work with subdivision residents to assess the need to provide new pedestrian connections for existing subdivisions such as Birnam Woods and Windsong.
4. Support willing landowners in efforts to provide Ice Age Trail connections through the Town.
5. The Town of Baraboo, in part, sits in a developing corridor. Mass transit connections to larger communities including Madison and Milwaukee are important long term opportunities to consider. As such, areas planned for residential and commercial development, should include provisions for mass transit stops, (buses, light rail, shuttles, etc) as opportunities present themselves.

Transportation and Community Character

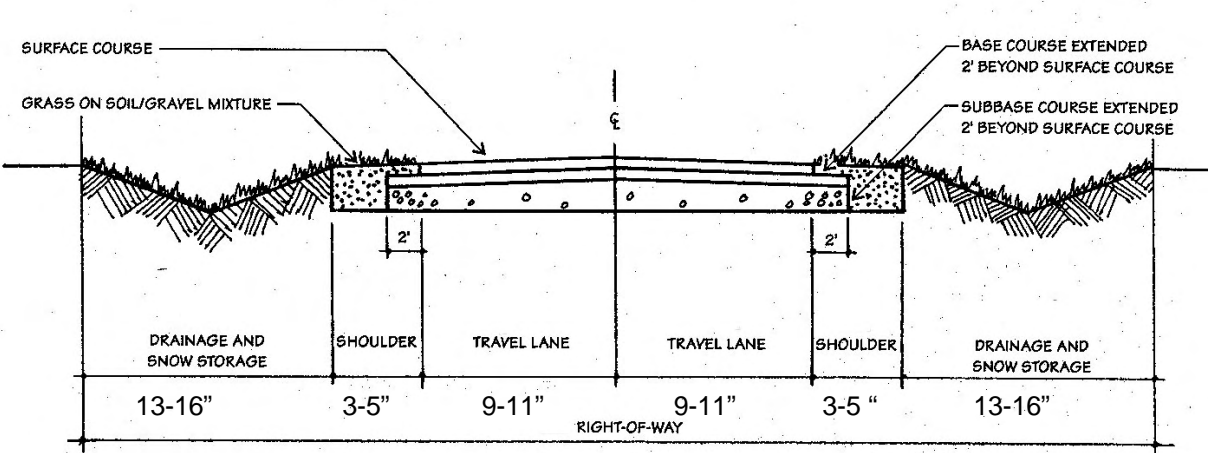
C. - Design and Maintain a transportation system that meets the varied rural and suburban environments of the Town.

1. - As signage is a development issue that follows transportation patterns, adopt measures to prohibit new billboards along any roads in the Town, prohibit pylon signs in the Town, provide standards for smaller directional signs used by businesses to direct traffic off major roadways through the Town, and guide on-building signage rules that consider both the business' needs as well as the Town's desire to maintain its rural character.
2. Limit construction of new or extended Town roads in the Agricultural Conservancy areas. The extension of roads should only be considered if the new road is needed to provide access to sites or clusters that will direct development away from prime and productive farmland or sensitive environmental features.
3. In developing areas, promote future road and street patterns that encourage traffic calming. Under this policy, traffic calming refers to keeping traffic speeds at the posted or designated limits for the road. This policy will be enforced as development proposals are formally

considered. Recommendations will be enforced by the Town engineer. The following guidelines should be considered to promote traffic calming:

- a. - Avoid excessively wide pavements and shoulders on residential streets.
 - b. - In developing areas, promote a street network that promotes visible connectivity on collector or arterial streets while limiting clear, direct routes for non-local traffic to cut through residential neighborhoods.
4. The Town of Baraboo has a wide range of existing and allowable development types. A variety of street types and designs are needed to meet each of these needs. Considering this, the Town of Baraboo should promote a “visual” hierarchy of streets. The underlying premise is that low volume roads in a conservation subdivision should not look like more suburban streets. Additionally, suburban (“local”) streets should not appear to be busier collector streets. The following guidelines and recommendations should be considered to enforce this hierarchy:
- a. - Consider provisions for a 50-60’ cross section for low-volume traffic in conservation developments. This is a “smaller cross” section than currently allowed, however it is among the cross sections recommended for typical conservation developments. Local Town streets with expected volumes in excess of 100 trips per day will need to follow state standards for roads (66 foot right-of-way) or otherwise obtain department of transportation approval to deviate.
 - b. - Consider adopting provisions for a 32’ (face to face) cross section as an option for subdivision streets.
 - c. - Any revisions to the current subdivision code should be closely coordinated with similar code provisions being performed in the City and Village.

Recommended Street Cross for Low Volume, Local Streets



Source: Southeastern Wisconsin Regional Planning Commission

5. Carefully evaluate the environmental and aesthetic impacts associated with any new or extended road development.
6. In planned commercial and other planned development areas, encourage the creation of shared access points and entry drives to minimize new access points on public roads.
7. - Consider holding neighborhood forums to address local transportation safety improvements.

Parking

D. -Consider the efficient accommodations for parking that are coordinated with transportation and planned growth.

1. - As developments are proposed, review parking plans around development (housing, commercial, etc.) so as to minimize the visual impact of surface parking on Town Character.

Parking areas should be located to the sides or rear of structures. Parking lots are screened and landscaped with native plantings, berms, or decorative masonry or other low level walls that match the surrounding environment. Night lighting should be minimized and downward aimed to eliminate light spillover and pollution. Enforce the detailed recommendations found in the Highway 12 design guidelines.

Multi-Jurisdictional Transportation Planning

E. -Coordinate multi-jurisdictional (town, village, city, county, state, federal) transportation system improvements and maintenance in the Baraboo area.

1. Continue to work with the County to maintain existing roads and upgrade as necessary.
2. Continue to rely upon the County and non-profit organizations to provide transportation options for Town residents who are unable to drive and work with these entities to expand or improve services as needed.
3. Explore opportunities to work with the Village and City to develop a regional transportation impact fee.
4. Establish formal intergovernmental agreements between the City and Village to address increased traffic resulting from new growth in and near the Town.

III. Utilities and Community Facilities -

Goal 3: Provide utilities, facilities and services that reflect residents' expectations and complement the Town's rural atmosphere.

Appropriate Level of Town Services

A. - The Town's utilities and community facilities policies and programs are to achieve the maintenance and development of quality public services and facilities that provide for recreational opportunities, a low crime rate, a strong rural economy, a clean environment, and reasonable and equitable taxes.

1. - Continue to maintain low municipal service costs by providing a limited level of basic public services and facilities that are commensurate with the planned needs of the community, including garbage collection, public road maintenance, snow plowing, and emergency services.
2. Guide non-agricultural development in the Town to planned development locations adjacent to existing development that can be most easily served with existing facilities and services.
3. In developing areas, promote the use of neighborhood associations and similar quasi-public organizations that can support needed public facilities including park maintenance and other services beyond what the Town can provide.
4. On an ongoing basis, evaluate the need, costs and benefits of creating utility districts in planned and existing growth areas in the Town.

Utilities and Community Facilities Issues and Opportunities

The following issues and opportunities were identified by Town residents and property owners through the community survey and public meetings.

Issues include:

- Protect groundwater quality.
- Promote better stormwater management and erosion control.
- Encourage well planned growth within the sewer service area.
- Explore the possibility of a sewer service area on the north side of the Town.

On-Site Wastewater Treatment

B. Protect the Town's public health and natural environment through proper siting of on-site wastewater systems.

1. - Consider the need for intergovernmental efforts to address failing septic systems that are adjacent to existing sewer service areas. Failing septic systems can pollute groundwater, which is a precious resource.
2. Direct rural development away from areas with limited suitability for on-site waste disposal systems, as depicted on the Soils Map.
3. Recognize that new septic technologies may be necessary to accommodate conservation development. However, work with appropriate State, County and Town staff to assure any proposed septic system meets necessary performance guidelines.

Stormwater Management and Erosion Control

C. Protect the Town’s public health and natural environment through stormwater management and erosion control.

1. - Continue to work with the County to enforce the Town’s stormwater management plan and erosion control ordinance. Monitor changes in ordinances in surrounding communities so that the Town of Baraboo standards are equal to or exceed that of nearby municipalities.
2. As recommended in the Highway 12 Plan, Encourage the use of alternative stormwater management techniques that focus on “Best Management Practices” (Commonly referred to as BMPs). BMPs include the following:
 - a. - Landscape plantings should be used to increase infiltration and decrease runoff.
 - b. - Encourage the preservation of natural open drainage systems.
 - c. - Encourage the use of bio swales and channels, rain gardens, and bio-retention basins to collect runoff and filter pollutants, where practical.
 - d. - Direct residential roof runoff to pervious yard areas,
 - e. Create maximum impervious surface ratios for development sites (less pavement, for example).
 - f. In parking areas, provide landscape islands, open spaces, and porous pavements, where practical, for stormwater infiltration.
3. Minimize site disturbance and the addition of impervious surface to help avoid soil erosion and stormwater run-off problems.

Parks and Open Spaces

D. Work with the County, State and others to provide adequate park and open space facilities to meet the needs of Town residents.

1. Enforce provisions in the land division ordinance that require private developers to provide community parks, open spaces and trails in new developments or appropriate fees in lieu of. Dedicated parks and conservancy spaces should not be comprised of “left over” non-developable pieces. Rather, encourage that any development is designed around natural and park areas as discussed in the conservation design guidelines.
2. Consider creating a Comprehensive Outdoor Recreation Plan so the Town can compete for grant money to supplement its existing park system.
3. Work cooperatively with residents and the National Park Service to implement the Ice Age Trail.
4. Continue to work cooperatively with the Department of Natural Resources to help ensure the ecological health and vitality of Devil’s Lake State Park and recognize the importance of this park for Town residents, as well as visitors.

Utility Placement

E. Carefully monitor the placement of utilities.

1. -Follow the County's communication tower siting ordinance and explore alternative methods to ensure towers blend in to the natural environment to the greatest extent possible.
2. The Town should develop policies on broad area communication expansions into the Town and should work to reduce visibility of utility boxes and infrastructure to the extent possible.
3. During the Plat Review process, carefully monitor the placement of utility, cable boxes, mailboxes, and other utilities and facilities located within the public right-of way. Such features must be set far enough off the road to enable plows and road crews to perform necessary work. Additionally, utility and communication boxes must be visible to road crews, from their cabs, and up to two feet of snow. The ownership of the box must be clearly marked along with a number to phone in case of an emergency.
4. -Follow additional siting guidelines contained in the adopted Highway 12 Plan.

IV. Economic Development -

Goal 4: Encourage high-quality economic development that emphasizes farming, serves Town residents, and respects Baraboo’s rural character.

Supporting the Agricultural Economy

A. - Preserve the productive farmlands in the Town for long-term farm use and maintain agriculture as a major economic activity and way of life.

1. Focus economic development efforts in planned Agricultural Conservancy areas on farming, farm-related business and home occupations. Continue to support opportunities for farm-family businesses, home occupations, and agriculturally-related businesses to assist farm families.
2. Promote direct farm-product sales, agricultural tourism and veterinary services in the Town.
3. Advance direct marketing of farm products to consumers, including delivery services, pick-your-own programs, mail order services, farmers markets, roadside stands, and community-supported agriculture programs.
4. Work with the Department of Agriculture, Trade, and Consumer Protection (DATCP) and UW-Extension to identify ways to capitalize on emerging markets for value-added agriculture, e.g. agri-tourism, heritage-based tourism, equine agri-tourism, greenhouses, bio-mass, specialty crops, organic farming, etc. DATCP’s Agricultural Development and Diversification Grant Program provides funding for projects that have the potential to stimulate the local farm economy, including value-added products, market research, and new uses.
5. Support zoning changes or conditional uses that allow farm businesses to sell related items such as cookbooks, on site. Such a change should be supported if the existing property can support projected demand for parking and the use or proposed hours of operation will not be objected to by surrounding neighbors.

Economic Development Issues and Opportunities

The following issues and opportunities were identified by Town residents and property owners through the community survey and public meetings. Issues include:

- Promote agriculture and direct farm product sales
- Support recreational commercial in designated locations
- Support planned commercial and business development in designated locations in the Town.
- Locate businesses near existing businesses in the Town and adjacent to the City and Village.

Supporting Limited Commercial and Industrial Opportunities

B. - Carefully manage commercial and industrial development in the Town.

1. Commercial and industrial development shall be located in accordance with the future land use plan, near or adjacent to the Village of West Baraboo or City of Baraboo where conflicts with agricultural uses and scenic qualities are less likely and municipal services are available.
2. Discourage conventional “strip” commercial development along roadways. Enforce the adopted design guidelines as a means to promote unique and compatible designs between the many communities along the Highway 12 Corridor.
3. Consider rezoning to commercial or industrial properties only where designated as such on the Future Land Use Map. All applicable development and rezoning objectives and policies shall be considered. This includes the policies for each specific planning district.
4. Work with the Village of West Baraboo and the City of Baraboo in a cooperative manner to increase business and job opportunities in areas that will not negatively impact the agricultural or natural resources of the Town.

Rural Character, Recreation and Tourism Economic Development

C. - Protect and enhance Baraboo’s rural character as an asset to the Town and region.

1. - Preserve scenic vistas by working with the County to guide the location of - telecommunication facilities, signage, and billboards. -
2. Assist business owners with development plans to ensure that the site plan conforms to the Comprehensive Plan, follows design guidelines, and minimizes possible negative environmental impacts.
3. Explore options for increased tourism and recreation economic development provided that these businesses do not negatively impact the rural character of the Town, nor harm the Town’s outstanding natural resources.

Location of Businesses: Home and Non-Home Occupations

D. -Encourage business development in the Town near areas of existing businesses.

1. - Direct non-farm commercial development to existing and planned commercial areas, such as those along Highway 12. Ensure the design of any new commercial development in these areas is consistent with the Sauk County Tourist Entertainment Corridor Design Guidelines.

2. It is recognized that home occupations are an important part of the Baraboo economy. Further, it is recognized that home occupations may grow to the point in which they are no longer considered a home occupation because of size, hours of operation, or otherwise. In situations in which a particular home occupation has grown beyond its operating permit or existing zoning, the Town should take a proactive role in working with the property owner to consider relocation options, preferably in the Town.

V. Agricultural, Cultural and Natural Resources -

Goal 5: Preserve the overall beauty and resources of the Town by preserving agricultural land, farm operations, and the natural and cultural resources that define the Town's character.

Preserving Farmland and a Range of Agricultural Activities

A. - Preserve productive farmland for continued agricultural use by discouraging the introduction of incompatible land uses while encouraging the maintenance and growth of a diverse range of farm and agricultural operations.

1. - Do not allow rezoning of an agricultural district to another district unless identified as such on the future land use map as being reserved for such purpose. In addition to the general rezoning criteria, areas to be considered for rezoning should be:

- Land that is inaccessible to the farm machinery needed to produce and harvest agricultural products.
- Land located where there would be no possible conflict with surrounding agricultural uses.
- Land where development would not disturb or destroy any important natural features, such as significant woodland areas, wetlands, steep slopes or hedgerows.
- Land that would not cut up a field or place the structure in the middle of a field or other viewshed area.

2. Discourage the division and development of land on productive agricultural lands. If a division is unavoidable, encourage that future development in a manner limits the disturbance to productive agricultural lands.

3. Maintain existing agriculture, recognizing that agricultural commodities may change over time.

4. Support the development of a density-based zoning program that allows for the clustering of future rural residential development on smaller parcels to provide farmers a viable option to converting large parcels of productive agricultural lands to a non-agricultural use.

Agricultural, Cultural, and Natural Issues and Opportunities

The following issues and opportunities were identified by Town residents and property owners through the community survey and public meetings.

- Preserve sensitive natural areas, such as the bluffs and the Baraboo Hills.
- Maintain and protect existing agricultural land and agricultural businesses.
- Promote design/development standards that are in-line with what is being proposed in the City and Village (particularly the Highway 12 Corridor Design Guidelines).
- Protect water quality and air quality.

Natural Resource Protection

B. -Regard the bluffs, wetlands, woodlands, Skillet Creek, Pine Creek, Baraboo River, Devil's Lake and the Town's environmental corridors as irreplaceable resources and ensure they are sustained for future generations.

1. - Encourage planned, orderly development and protection of important natural features on a parcel by requiring a full build-out plan when a parcel is divided. This policy will further be supported through the adoption of a conservation subdivision ordinance in which the development review process specifically addresses this issue.
2. Encourage the clustering of rural residential development in order to preserve prime agricultural lands and important natural resource areas. Cluster developments shall meet engineering and design standards to protect groundwater and other resources.
3. Prohibit residential and other development on bluff faces and in other areas of the bluff where soil characteristics and groundwater flow are not suitable for the type of development proposed.
4. Work with other government and non-profit organizations to promote baseline monitoring of water quality and habitat conditions on Skillet Creek and other surface waters.
5. Identify disturbed or degraded stream, river and wetland areas that are important to water quality and support all levels of government and other organizations in efforts to restore and improve such areas.
6. Work with neighboring jurisdictions and other government and non-profit organizations to improve canoeing and recreation opportunities on the Baraboo River, without negatively impacting this important resource.
7. Work with the National Park Service, Sauk County, and property owners on planning for the segment of the Ice Age Trail that is proposed to run through the Town of Baraboo.

C. -Discourage development in areas that possess valuable natural resource characteristics, such as floodplains, wetlands, viewsheds, bluffs, and wildlife habitats.

1. - Promote the management and preservation of existing woodlands as wildlife habitat, as an economic land use, as an erosion control measure, and as a means of preserving the rural character of the Town.
2. Preserve and enhance wildlife habitats through different means including maintaining large areas of open space, minimizing the disturbance caused by development, and through cooperation on acquisition and management of wildlife habitat in the Town.
3. Discourage mineral extraction in the Baraboo Bluffs, especially on bluff faces with slopes greater than six percent and visible from major roads.

4. Require all resource extraction activities to have a reclamation plan that provides for the activity to be conducted in a way that minimizes their impact on the natural environment.
5. Work with the Department of Natural Resources, The Nature Conservancy, the Baraboo Range Preservation Association and other private and public organizations to protect the Baraboo Range and the other outstanding natural resource features in the Town, consistent with this plan's objectives and policies.
6. Support amendments to County zoning and Town subdivision regulations as necessary to incorporate low-impact development and conservation design techniques that:
 - Limit total impervious area;
 - Minimize site disturbance and soil compaction to preserve natural topography and minimize erosion;
 - Ensure sound water quality and run-off controls while minimizing the use of storm drain pipes (this includes allowing, where applicable, the use of rain gardens, permeable pavements, etc.);
 - Require adequate buffer areas and setbacks to minimize encroachment and preserve the natural character and scenic quality of sensitive resources, including the bluffs and slopes; and
 - Utilize native vegetation in new plantings.
7. Create an environmentally sensitive areas overlay zoning district to require all new development to avoid such areas to the greatest extent possible -

Air and Water Quality

D. -Maintain and improve air, surface water, and groundwater quality in the Town.

1. - Encourage approved agricultural management practices and/or construction projects (such as waterways, contour strips, and grass filter strips) on environmentally sensitive areas involving steep slopes, erodible soils, water, and wetlands to decrease the volume of non-point source pollution that reaches surface water in the Town.
2. Work to maintain groundwater levels and quality within the Town by cooperating with other government agencies and organizations to identify and protect groundwater recharge areas in the Town.

Community Character

E. -Maintain the rural community culture and character of the Town including open spaces, vegetation, and the night sky.

1. - Preserve historic farmsteads and properties that contribute to the Town's history and aesthetic beauty and where appropriate, encourage new developments to incorporate existing farm structures or buildings as outlined in the conservation design guidelines. In addition, continue to work with other government and non-government agencies to protect the Town's important historical resources including historic farmsteads and properties that contribute to the Town's history and aesthetic beauty.
2. As development is proposed, encourage the preservation existing native vegetation on-site, especially large trees, wood lots, remnant prairies, rock outcroppings and similar features. This can be achieved through the adoption of a conservation subdivision ordinance and following the conservation guidelines discussed in the Land Use section.
3. Work with the County to enforce property maintenance codes to maintain rural residential quality.
4. Protecting the "night sky" is an important part of the Town of Baraboo's community character. The plan generally recommends requiring downward aimed (or cut-off) lighting fixtures for commercial, industrial, and public lighting fixtures. Work with the County and surrounding communities on the development of a light pollution ordinance that provides standards for downward aimed lighting and other measures to prevent light glare and spillover onto adjacent properties and into the night sky.

VI. Land Use -

Goal 6: Preserve agricultural land and farm operations, protect natural resources, and provide for future land uses that are consistent with the Town’s character.

General Land Use Objectives

- 1. - Encourage and support the maintenance and growth - of family farm operations. (It must be clear that the - definition of a "Family Farm" shall not exclude a - farming operation because it is incorporated, larger - than some arbitrary amount of acres, or because it - "seems to have too many operators".) -
- 2. Preserve productive farmland for continued agricultural use by discouraging the introduction of incompatible land uses.
- 3. Provide for future development by promoting an orderly development pattern that will be economical and efficient for the provision of public services.
- 4. Encourage that future residential development fill vacant lots before starting new development tracts.
- 5. Encourage Commercial and Recreational-Commercial - development to be concentrated in the two main - areas already having this type of land use. -
- 5. Discourage Recreational-Commercial development in - other areas at this time and more specifically in the - prime agricultural areas. -

**Land Use
Issues and Opportunities**

The following issues and opportunities were identified by Town residents and property owners through the community survey and public meetings.

- Continue to use and make minor adjustments to the Town’s Land Use Plan, as needed.
- Develop a density-based zoning program to supplement RC-35.
- Explore ways to encourage cluster and conservation development.
- Develop fair, detailed standards to evaluate development siting and rezone requests.

Overall Land Use Policies – Living in a Rural Community

- 1. “Right-to-farm” language should be included on any Certified Survey Maps or subdivisions approved in the Town. This language can be recorded on the deed and puts potential purchasers on notice that they are purchasing property in an agricultural area with pre-existing agricultural operations. Legally zoned and operating facilities will not be considered a nuisance to new residential development.
- 2. In addition, support educational efforts that discuss the sites, sounds, and smells that are part of living in a rural area. Include information in Town news letters and other correspondence made available to residents and perspective residents.
- 3. Continue to follow and support the land use and growth recommendations contained in the Highway 12 Plan.

Agricultural – Resource Conservancy 35 District:

The purpose of the Agricultural and Conservation planning district is to preserve productive agricultural land, preserve productive farms by preventing land use conflicts between incompatible uses, maintain a viable agricultural base to support agricultural processing and service industries, and reduce costs for providing services to scattered non-farm uses.

1. - Rezoning of an agricultural district to another district shall not be permitted unless identified as such on the plan maps as being reserved for such a possible purpose. The Land Use Committee and the Town Board shall review this policy and the factors affecting it whenever it is deemed advisable or at least once a year. These reviews should be made after consulting with the Sauk County Planning and Zoning Department.
2. Rezoning areas out of any agricultural district to a residential district for purposes of creating any type of residential subdivision shall not be permitted unless this area was designated on a plan map as a possible residential area. This policy is intended to apply to developments of three lots or greater.
3. When residential growth occurs, Cluster Developments and Density Based Development as described under the Density-Based Zoning section shall be encouraged in this district.
4. As needed, consider the application of residential and agricultural buffers or "no-disturb" zones between residential properties and farmland. This requirement should be tied to subdivision, site condominium, planned unit development, or land division approval. It should also be required that the buffer be described in the property deed to alert potential buyers of the need to honor the no-disturb area. Such buffers will be imposed on the residential developer and not the farmer.
5. Those lands that exhibit the greatest long-term commitment to agriculture based upon ownership patterns, investment, soil characteristics, and other criteria deemed appropriate should be identified as such.
6. Those land uses and activities that could conflict with an agricultural use or adversely affect the long-term investment in the land and improvements in areas designated for agricultural use shall be discouraged.
7. The preservation and maintenance of areas needed to support local wildlife should be encouraged.
8. The uses of land permitted in an agricultural district that is prime agricultural land with high soil quality should be primarily limited to agricultural production and/or services and dwelling units for residence of owners and employees of the farm operation. The selling of parcels of land for dwellings, now permitted throughout the General Agricultural Zoned district, should be encouraged on land considered marginal by soil type and contour or size.

Sanitary District: Mixed Use Neighborhood

The lands within the sanitary district represent an important opportunity for the Town that must be planned for accordingly. Although the boundaries for the district have been altered over time due to annexations, developable land within the district remains. There may also be the potential to expand the boundaries of the district. As a planning district, it is important to recognize this area as an opportunity that should be planned for accordingly.

1. - Consider the preparation and adoption of a specific neighborhood development plan for the undeveloped portions of the Urban Service area.
2. Require development proposals (including subdivisions) to be designed in accordance with the recommendations of that neighborhood development plan.
3. The Charter for the Sanitary District provides restrictions on the type of uses allowed in the district. The following types of uses are generally appropriate within the sewerred residential district:
 - Single Family
 - Condo
 - Recreation-Commercial
4. Regarding Land Use, the intent of the district is to consider recreation commercial along Old Lake Road, DL, and STH 123, adjacent to existing and similar developments. New facilities, rehabilitations, and expansions shall be approved if the development is not considered a nuisance to nearby residential uses. All proposed recreation commercial developments should be considered as a conditional use so as to promote a thoughtful review of the conflicts of surrounding properties.
5. As a means to promote efficient development and development flexibility, allow minimum single family residential lot standards currently allowed by the City of Baraboo, R1 District. The minimum lot size is 8,500 square feet. This will require a formal update to the adopted zoning code.
6. - Encourage community well systems in the sanitary district.
7. - All proposed development must be served by public sewer.
8. Only recommend and approve those development projects approved within and surrounding the sanitary service area that will not impede the orderly future development for future utility extensions.

Residential District (Non-Sewered Areas)

The intent of this district is to identify areas that are suitable for future single-family residential housing. These include areas of existing subdivisions as well as land surrounding both the City of Baraboo and Town of Baraboo that is not likely to be included in the Sanitary District. It is recognized that these areas are also proposed for municipal residential and neighborhood growth.

1. The current minimum lot size for non-sewered residential development is dictated by the Town's Land Division Ordinance and is 1.5 acres. Upon completion of a conservation subdivision ordinance, the minimum lot size may be reduced, per that ordinance, provided standards in that ordinance are met and the reduction of lot sizes leads to the protection of open space or productive agricultural lands.
2. Every attempt should be made to cluster residences so as to make it more reasonable and cost efficient to provide public services.
3. A cluster is defined as a group of no more than three home sites located on one portion of a property in which remaining property remains in agricultural or other non-developed use.
4. Residential areas should be prohibited from encroaching on known and/or potential road gravel deposits. The life of any community depends on a good road system and the road construction industry can provide these only if we plan ahead to assure that this industry has an economical and high quality source of raw materials.
5. Explore the feasibility of creating a local or regional transfer of development rights (TDR) program in these areas. The target would be to transfer development rights from the Agricultural Conservancy District to this district. In simple terms, the owner of the agricultural parcel would have the option to sell the development rights to a purchaser in this residential district, thereby sending the credit to an area targeted for development.

There are few TDR programs in existence in Wisconsin today. This program will require the combined effort of the Plan Commission, Sauk County Planning and Zoning, nearby communities, and legal staffs. This should be considered a long-term priority and is recommended to be coordinated with future intergovernmental efforts.

Limited Recreation Commercial

The intent of this planning district is to provide a category for limited new and expanded recreational commercial opportunities. This category is meant to be more restrictive than the Recreational Commercial District. It is intended that this category be applied on areas zoned RC-35, in which an expansion of an existing recreational use is probable or preferred, or where a new recreational commercial use, as described below, will not adversely impact existing environmental features, agricultural operations, or otherwise be inconsistent with the goals, objectives, and policies found in this plan.

1. - New uses under this planning district will likely require a change to the Recreation-Commercial Zoning district. As more intensive uses are already considered a conditional use, the policies in the section should guide the conditional use review process.

2. - Permitted Limited Recreational uses shall include the following:
 - a. - Parks, playgrounds, and picnic grounds are permitted provided that they meet the standards as required in Section 7.03(2)(d) of the Zoning code.
 - b. - Forest and wildlife preserves.
 - c. - Tennis courts, playfields, and sport fields without night lighting.
 - d. - Riding stables and academies.
 - e. - Archery ranges.
 - f. - Campgrounds.
 - g. - Bait shops.
 - h. - Boat launching areas.
 - i. - Residential quarters for the owner, proprietor, commercial tenant, employee, or caretaker, located on the same lot as the business or recreational use, not to exceed one single-family dwelling. Any such residence shall meet the height, floor area, and yard requirements of Zoning Code, Section 7.03(3).

3. The following uses would be considered conditional in this planning district, and would be approved subject to Town and County approvals.
 - a. - Tennis courts with lights.
 - b. - Eating establishments in which liquor and/or malt beverages are not served.
 - c. - Gift, antique, convenience, general stores, specialty shops, and laundrettes of a size and nature to serve the needs of the area's recreational community.
 - d. - Sporting goods and equipment sales and rental.
 - e. - Drinking establishments and eating establishments in which liquor and/or malt - beverages are served or sold. -
 - f. - Hunting, fishing, and sports clubs. If said clubs contain a shooting range, then the standards within 7.05(2)(k)11 shall apply.
 - g. - Governmental and institutional uses.
 - h. - Residential quarters for the owner, proprietor, commercial tenant, employee or - caretaker in excess of the one single-family dwelling permitted above. Any such - residence shall meet the height, floor area and yard requirements of the Zoning - Ordinance, Section 7.03(3). -
 - i. - Mobile homes, as residential quarters for the owner, proprietor, commercial tenant, employee or caretaker, located on the same lot as the business, not to exceed one mobile home. Any such residence shall meet the height, floor area, and yard requirements of the Zoning Ordinance, Section 7.03(3).

Recreation Commercial

This district is created to provide recreational opportunities to the general public and to furnish those commercial services and products that serve and support the rational development of the recreational opportunities. It is recognized, however, that such development must not significantly damage, threaten, or be in conflict with the natural resources, character and uses of the area. Permitted uses include parks, playgrounds, forest and wildlife preserves, eating establishments, convenience and gift stores, sporting goods, bait shops, boat launches, and limited residential quarters for business proprietors.

1. - Permitted and conditional uses include those described for the Recreation Commercial District in the Zoning Code.
2. - Recreational-Commercial development shall be encouraged along the Highway 123 corridor.
3. Recreational-Commercial development should be allowed along the Highway 12 corridor when it is compatible with existing, adjacent commercial operations and in compliance with the adopted corridor design guidelines.
4. Recreational-Commercial development shall be discouraged in all other areas, especially in prime agricultural areas.

Commercial

The commercial district provides select areas for planned commercial development. These areas are located along the Highway 12 Corridor. These areas are further covered by the Highway 12 Growth Management Plan and design guidelines. As stated in county zoning, the intent is that the Commercial District seeks to minimize conflicts with surrounding land uses and to provide for the orderly growth and development of commercial uses engaged in retail sales of merchandise and/or provision of services.

1. - In accordance with the future land use plan, major commercial development shall be encouraged to locate near incorporated areas having industrial parks where conflicts with agricultural uses are less likely.
2. When rezoning is requested, only that portion of land necessary for the contemplated use shall be rezoned.
3. Discourage conventional “strip” commercial development along roadways. Enforce the adopted design guidelines as a means to promote unique and compatible designs between the many communities along the Highway 12 Corridor. Developers should be encouraged to provide shared driveways and access points, service roads, and parking lots that promote internal circulation within and between adjacent properties.
4. Commercial development shall be encouraged in planned areas along the Highway 12 corridor.

Industrial and Mineral Extraction

The plan does not indicate specific areas designated specifically for future industrial uses. However, the plan recognizes that the urban nature of the Town surrounding the City and the Village may make industrial development a potential land use that must be considered. The following policies have been created to guide such development.

1. - Industrial development that would not be permitted as a permitted or conditional use under existing zoning shall locate where they can be served by municipal services.
2. Industrial and mineral extraction uses shall not be permitted in planning districts in which the primary planned land use is residential.
3. Industrial uses, as defined in Chapter 7.11 of the Sauk County Zoning Ordinance, shall not be allowed without changes to the future land use map.

Environmental Conservancy

The Environmental Conservancy District is intended to preserve wetlands, 100 year floodplain, wet (hydric) soils, and steep slopes over 12 percent. This category is intended to function as an overlay district, that is the underlying land use category (Resource Conservancy, Residential, etc remains in place, but the overlay category adds an additional set of standards which also must be complied with).

1. - Recognize that the 100 year floodplain, wetlands, and steep slopes are sensitive environmental features that are extremely important in preserving groundwater quality.
2. New development in these areas shall be prohibited and they should not otherwise be altered unless such alteration would result in an enhancement of the natural resources being restored.
3. Recognize that these environmentally sensitive areas have soils with a limited capability of - supporting development. -
4. Minor additions (up to 10 percent increase in gross floor area) and tear down/rebuilds of - existing structures are permitted. -

Density-Based Zoning Program

As recommended in the Highway 12 Growth Management Plan, the Town of Baraboo is carefully examining the adoption of a density based zoning program. The intent of the program is to allow land owners to create lots smaller than the 35 acre minimum in agricultural preservation areas. The intent is to allow clustered development while preserving natural features or productive agricultural lands. In return for developing smaller lots, property owners are required to place the remaining property under a temporary non-development easement.

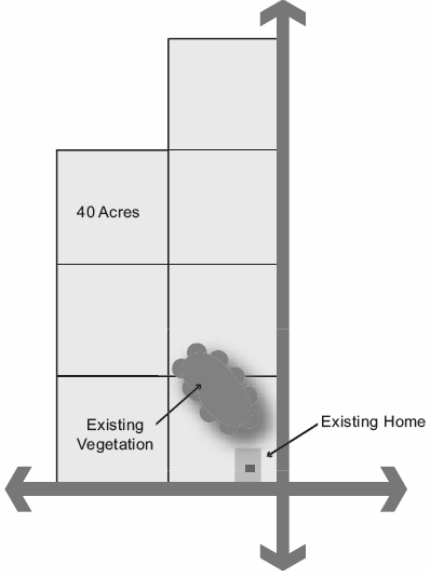
Sauk County has worked with several towns to create density-based programs. Programs differ in the following ways:

- **Minimum Base Density:** Sauk County has established one home per 35 acres as the minimum base requirement. The Town of Baraboo may use this base standard or develop a more restrictive standard (for example, one home per 70 acres). Per the County, the Town cannot adopt a less restrictive base policy.
- **Length and Type of Property Easement:** In exchange for being allowed to develop “smaller” lots, the County and participating towns jointly hold non-development easements on the remaining portion of the property. The minimum standard is for a temporary easement of 20 years. Towns again have the right to increase the time frame of this easement as well as the terms of its renewal or continuation.
- **Definition of Subdivision:** Finally, the Town of Baraboo may provide its definition of “cluster” versus “subdivision”. The minimum County standard is that a “Cluster” is three lots over a period of five years versus a “Subdivision”, which is a series of four or more lots over five years.

Recommended Density-Based Program

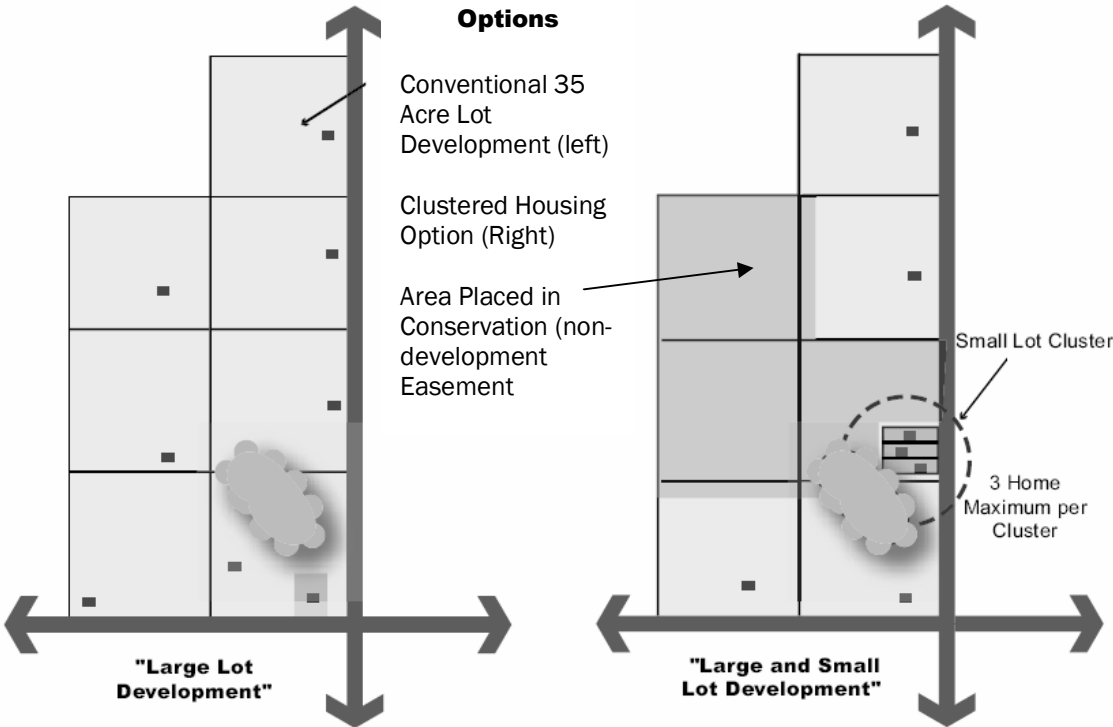
1. - **Minimum Base Density:** The minimum base density used to determine the number of new lots shall be one home per 35 contiguous acres owned.
2. **Large Lots:** This program shall allow a property owner to develop as many large lots (35 or more acres) as the existing zoning policy allows. This would be one home per 35 acres for much of the area. In the example of 280 acres, the property owner would be able to create eight large lots.
3. **Definition of Small Lot:** For the purpose of the density based program, a small lot shall be considered any lot less than 35 acres. The number of small lots allowed shall be based on the minimum base density. In the example of 280 acres, the property owner would be able to create no more than eight small lots.
4. **Temporary Deed Restriction:** As small lots less than 35 acres are created, a temporary deed restriction shall be recorded on the remaining part of the property not being used for development. This restriction shall be for a minimum period of 20 years. For example, if a property owner with 35 acres creates one five-acre lot, the remaining 30 acres shall be covered by a non-development deed restriction. This restriction shall be held jointly by the Town and County.

- 5. **Definition of a Development Cluster:** A cluster shall be considered any development of three or less home sites developed over five years.
- 6. **Implementation and Adoption of the program:** The allowance to create small lots as discussed in this program shall not become effective until such time that the Town and County adopt and amend ordinances to permit this option.



Sample Density Based Program

Sample Parcel, 280 Acres
 280 Acres = 8 Development Credits (35 Acre Lots)



Rezoning Evaluation Criteria

One of the primary tasks that the Comprehensive Plan must accomplish is to provide guidance on future rezoning requests that may occur in the Town. In addition to meeting the general land use plan map, the proposed rezoning should also meet the criteria identified below. The applicant shall provide adequate evidence to the Town Plan Commission and Board that the proposal meets each of these criteria:

1. - “Pre-zonings” shall not be permitted. Do not allow changes in zoning that would permit development on a parcel of land within the Town of Baraboo in advance of a specific development proposal for the parcel. Instead, require the submittal and detailed understanding of a specific development proposal before approving the rezoning of land to the appropriate zoning district.
2. Rezoning is consistent with the adopted land use plan map and related policies outlined in the Plan.
3. Land proposed for rezoning does not have a history of productive farming activities or is not viable for long-term agricultural use.
4. The activity allowed by the proposed rezoning will not limit the surrounding land’s potential for agricultural use.
5. Land is too small to be economically used for agricultural purposes or is inaccessible to the farm machinery needed to produce and harvest agricultural products.
6. The land is located such that there would be minimum conflicts with surrounding agricultural uses.
7. The land does not include important natural features such as wetlands, floodplains, steep slopes, or significant woodlands that would be adversely affected by non-farm development.
8. The lay of the land will allow for construction of a road or driveway that is suitable for emergency vehicle travel. Safe access from the road or driveway onto existing roadways shall be required.
9. - There is a demonstrated need for additional non-farm development in the Town.
10. Outside of the existing or planned sanitary district limits, only land that is comprised of soils that are suitable for on-site septic systems shall be considered for rezoning.
11. Provision of public facilities to accommodate the proposed development will not place an unreasonable burden on the ability of the Town of Baraboo to provide those facilities. The petitioner must demonstrate to the Town that the current levels of services in the Town (including but not limited to school capacity, transportation system capacity, emergency services, parks and open space availability) are adequate to serve the proposed use.

12. The land proposed for rezoning is suitable for development and will not result in undue water or air pollution, cause unreasonable soil erosion, or have an unreasonably adverse effect on rare or irreplaceable natural areas such as floodplains, wetlands, bluffs, steep slopes, and woodlands.

Highway 12 Corridor Design Guidelines

The Town of Baraboo has adopted the design guidelines for the Highway 12 Entertainment corridor and this plan recommends that those guidelines be consistently applied.

Design Guidelines for Conservation-Based Development

In areas where rural development would be allowed, the Town of Baraboo wishes to encourage conservation-based development as an alternative to conventional development.

These guidelines are recommended for all new development and can be formally implemented through the creation of a “conservation subdivision ordinance”, as discussed in the Implementation Chapter.

1. - Attempt to “hide” development from main roads to the extent possible through natural topography and vegetation, e.g. tree lines, wooded edges, and setbacks. Minimize placement of lots in open fields.
2. Preserve mature trees, stone rows, fence lines, tree lines, and agricultural structures such as farmsteads, barns, and silos wherever possible.
3. - Arrange lots so houses are not placed on exposed hilltops or ridge lines.
4. - Include an interconnected network of streets meeting Town road standards.
5. - Design streets and lot layouts to blend with natural land contours.
6. Back lots onto county and state highways, designing deeper lots and landscape buffer yards into these areas.
7. Discourage creation of cul-de-sacs except in limited situations, such as where topography, environmentally sensitive areas, or the pre-existing development pattern in the area necessitates their use.
8. Integrate natural resources into the subdivision design as aesthetic and conservation - landscape elements. -
9. Restore the quality and continuity of degraded environmental areas within the subdivisions, such as streams and wetlands.

10. Encourage stormwater management treatment systems that focus on Best Management Practices (BMPs) rather than conventional engineering strategies. BMPs may include overland transfer, natural landscaping to increase infiltration and reduce runoff, bio-infiltration systems, residential roof runoff directed to pervious yard areas, and maximum impervious surface rations for development sites.
11. Provide vegetative buffers between building sites and wetlands and streams.
12. Provide wide areas for public access to parks and common open spaces.
13. Maximize preservation of common open space in the neighborhood through public dedication and/or private management of open space through a homeowner's association with conservation easements.
14. Create pedestrian trails through open space areas, allowing for future connections to other areas.



Development Following Conservation Principles (left) is hidden and blends in with the rural character. Conventional Development Patterns (right) maintains little rural character.

Hill and Bluff Side Guidelines

The following guidelines apply for new residential developments within planned developable areas (as defined by existing ordinance and the Plan).

1. - Land use patterns and site designs shall preserve the hillsides, scenic vistas, woodlands, wildlife habitat, and associated rare features found only in the Baraboo Range.
2. Less is more: minimize exotic landscaping, the size of building footprints, and the amount of impervious surface devoted to roadways. Allow the natural landscape to dominate.
3. - Nestle structures in valleys or below ridgelines and within the folds of the hills.
4. Prohibit ridge top “sky lining” that alters the natural land profiles with built structures. Do not allow structures to be sited on ridgelines.
5. Cluster development in a manner so as to maximize visually significant, unfragmented woodlands and open spaces.
6. Design buildings on hillsides to follow the natural terrain in a manner that minimizes earth disturbance.
7. - Construct fences that are wildlife-friendly.
8. - Limit privacy fencing to areas immediately adjacent to the home.
9. - Place all utilities underground.
10. Restrict or shield lighting so as to restrict horizontal and vertical light spillover, thereby preserving the dark night sky.

VII. Intergovernmental Cooperation

Goal 7: Promote Improved Intergovernmental Coordination with all surrounding communities and the school district.

This planning process has been closely coordinated with Baraboo's neighboring communities. Additionally, the planning process was organized to facilitate close coordination between the Towns of Fairfield and Greenfield, the Village of West Baraboo, and the City of Baraboo.

The Sauk County Planning and Zoning Department set six meetings between the participating communities. The intent was to share each community's objectives and policies in the hopes of preparing intergovernmental agreements to implement the individual community's plan.

In preparation for these meetings, representatives from the Towns of Baraboo, Fairfield, and Greenfield met and established shared objectives that should be followed for the intergovernmental process. The following statements will be used as the basis for generating detailed agreements between each community.

A. Promote Better Communication between Jurisdictions

One of the challenges to promote better intergovernmental planning is to support better communication between each of the jurisdictions. As a policy, the Town of Baraboo will support methods to formalize communication between communities that further this objective.

B. Improve and formalize development review mechanisms between the City, Village, and Towns.

As an intergovernmental recommendation and policy, the Town recommends the further exploration of programs that will formalize the development review mechanisms between the varied communities. This will be explored throughout the intergovernmental programs.

C. Address Regional Transportation Impacts

An important consideration for future intergovernmental agreements is to consider traffic impacts. Specific concerns were raised over development in one community having adverse traffic impacts in other communities. The intergovernmental agreements should address mechanisms for impact fees or other arrangement to make improvements to Town Roads that will be impacted due to new development.

D. Promote a regional approach to Housing

Each of the participating communities recognizes that they are one component of a larger Baraboo-Area community. As one community, each area should provide different elements needed to support and enhance the community. Although each of the rural towns, including Baraboo, do have a responsibility to provide adequate housing, this should be planned, limited, and done so to limit conflicts with agricultural and sensitive natural areas. It is critical that environmental and productive

agricultural lands are recognized as features that support and provide value to the larger community. Regional growth strategies implemented through the intergovernmental agreements should recognize these as vital uses, and provide for development areas and techniques that maximize their protection. And while the Towns can promote a range of housing types, a larger range of housing types can obviously be supported by the more advanced infrastructure of the City and Village.

E. Develop Boundary/Intergovernmental Agreements

The development of boundary and intergovernmental agreements is the key method through which much of this coordination will take place.

F. Relationship with School District

The Town must continue to work cooperatively with the school district on planning for future enrollment.

Description of the Process to Resolve Conflicts

The Town of Baraboo has been participating with surrounding towns and municipalities to create intergovernmental agreements. This structured process was established as a second phase to the Highway 12 Growth Management Plan. Continuing these discussions and finalizing agreements is the preferred method to complete this process.

The recommendations in the Comprehensive Plan also stress communication as an ongoing means to address issues and conflicts. Intergovernmental goal setting meetings have also recommended the formalization of intergovernmental committees and plan review authorities to address intergovernmental issues in a more formal format.

VIII. Implementation and Action Plan -

The purpose of this section is to provide a clear set of actions to be taken by the Town of Baraboo in a preferred sequence to implement this Plan. It is often said that a plan is only as good as its implementation strategy.

Successful implementation depends upon both private and public action. Public action includes administration of the zoning ordinance and subdivision regulations and review by the Plan Commission of proposals affecting the physical development of the community. The Town Plan Commission has a continuing responsibility to see that the plan is kept alive, as well as adjusted to conform to changing conditions. It must be realized that a change in one phase of the plan will, in most probability, affect all parts of the plan and therefore, thoughtful consideration should be given to all implications before making a decision.

A number of decisions affecting development, however, are made through private actions. Thus, it is essential that the public understand and support the plan. It is the express intent of the plan to reflect the views of the community.

For purposes of complying with Wisconsin's "Smart Growth" Comprehensive Planning Law, "actions" are used synonymously with the law's "programs" to implement this plan.

Organization of the Action Plan

The "Action Plan" has been organized around a series of initiatives. Initiatives represent the key items that the plan sets out to achieve. Based on public involvement and the efforts of the steering committee, the following are the key initiatives scheduled for implementation.

- Initiative 1: The Plan Adoption, Monitoring, and Amendments
- Initiative 2: Supporting Clustered Housing – Density Based Zoning
- Initiative 3: Protecting Rural Character
- Initiative 4: Regional Ordinance Consistency
- Initiative 5: Supporting Agriculture

Town of Baraboo: Implementation Initiatives

| Initiative 1 | Initiative 2 | Initiative 3 | Initiative 4 | Initiative 5 |
|--|---|---|---|---|
| Plan Adoption, Monitoring, and Amendments | Supporting Clustered Housing and Density Based Zoning | Protecting Rural Character | Regional Ordinance Consistency | Supporting Agriculture |
| <p>All Elements</p> | <p>Housing Transportation Agricultural, Natural, Cultural Land Use</p> | <p>Housing Economic Development Agricultural, Natural, Cultural Land Use</p> | <p>Agricultural, Natural, Cultural Land Use Intergovernmental Cooperation</p> | <p>Economic Development Agricultural, Natural, Cultural Land Use</p> |
| <p>1. Adopt Plan 2005</p> <p>2. Plan Monitoring (Ongoing) PC to Review Plan Annually</p> <p>3. Plan Amendments As Needed</p> | <p>1. Finalize Program (2005-2008)</p> <p>2. Update Zoning Ordinance (2005-2008)</p> <p>3. Update Land Division Ordinance (2005-2008)</p> | <p>1. Adopt Conservation Subdivision Ordinance (2005-2008)</p> <p>2. Enforce Highway 12 Design Guidelines (Ongoing)</p> <p>3. Adopt a "Night Skies" Ordinance (2005-2008)</p> | <p>1. Coordination With Sauk County (Ongoing)</p> <p>2. Coordination with Neighboring Communities (Ongoing)</p> | <p>1. Limit the encroachment of incompatible uses (Ongoing - Enforce Plan Recommendations)</p> <p>2. Zoning and Land Division Amendments (Ongoing - As Described in Initiative 2)</p> <p>3. Promoting Value Added Agriculture (Ongoing)</p> |

Follow Objectives and Policies

Detailed Action Steps

Initiative 1: The Plan Adoption, Monitoring, and Amendments

Plan Adoption. The first official action toward plan implementation is the adoption of the plan by the Town Board. Unlike the existing Land Use Plan, this plan is adopted by Ordinance, and not by resolution. The Plan is adopted as the general statement of public policy on land development within the Town. This action formalizes the plan document as the basic frame of reference on general development patterns over the next 20 years. The plan, thereby, becomes a tool for communicating the Town’s land use and growth policy and for coordinating various individual decisions into a consistent set of actions.

Before Town Board adoption, this process begins with the recommendation of plan adoption by the Comprehensive Plan Steering Committee. Next the plan is adopted by resolution of the Plan Commission. At a minimum, a public hearing must be held before the Plan is adopted; however, the State does not dictate whether or not that occurs before or after Plan Commission recommendation. Based on the process established in the Town of Baraboo, a public informational meeting will be held by the Plan Commission and a separate public hearing will be held by the Town Board.

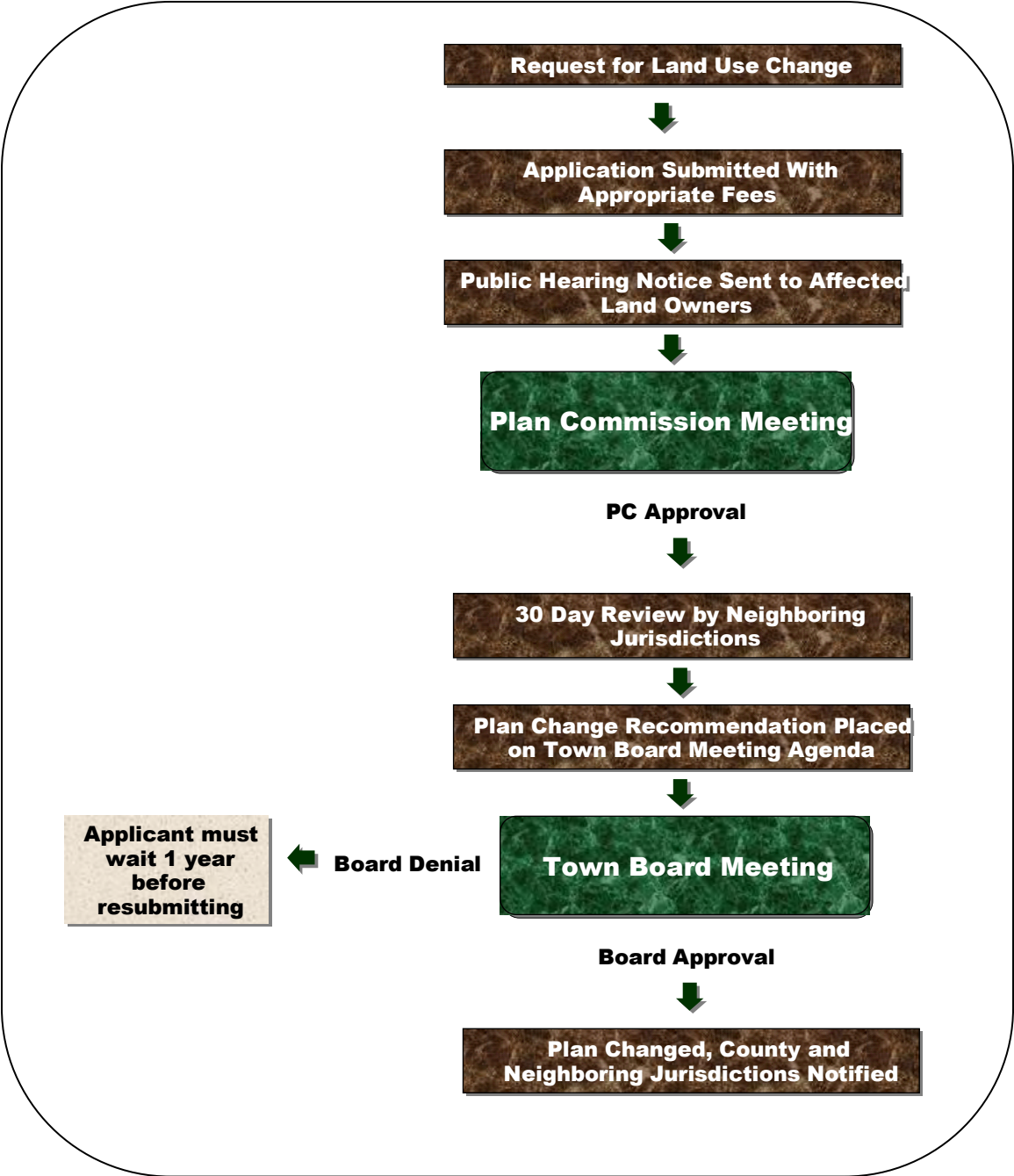
Plan Monitoring. Although the Plan is being adopted as a 20 year guide, this document is meant to be a “living document” that changes with the Town. For this to take place, the Plan Commission will need to formally review the plan and recommend changes on a regular basis. This need not be an overly complex process, but a thoughtful review of how the plan is progressing.

1. - The Plan should be reviewed once every year.. The current plan commission has made ongoing plan review a priority and this practice should continue. The routine and scheduled monitoring of the plan should be placed as a formal agenda item at Plan Commission Meetings.
2. The Plan Commission should consider a public meeting to discuss the Plan and its progress every two years. This may be combined with the Plan Commission Meeting.
3. - This review should include, but is not limited to, the following:
 - Are Plan goals and objectives still appropriate to address Town of Baraboo issues?
 - Are updates to the goals and objectives needed or desired? If so, what is recommended?
 - Are there development pressures not anticipated in the Plan? If so, do they need to be addressed?
 - Have any amendments been requested by property owners or citizens? Are approved amendments consistent with overall goals and objectives?
 - Is progress toward implementing the plan’s key initiatives on schedule? What is ahead or behind schedule?
 - Are new initiatives needed to address new issues and opportunities?
 - Have all public comments on the plan been considered?

Amending the Plan. There are two primary situations in which the plan is amended:

- a) The Plan is amended based on the routine review by the Plan Commission.
- b) The Plan is amended to accommodate a specific development proposal that is not consistent with some aspect of the Plan.

It is recommended that amendments described under letter b are limited, and pursued only when sufficient evidence is supplied by the applicant that the Plan amendment is necessary and not contradictory to goals, objectives, and policies in this Plan. The Plan amendment process includes the following steps:



Integration and Consistency Between Plan Elements

The Comprehensive Plan recognizes that changes to one element will likely impact other elements in the plan. The existing plan document has been written in an integrated format, organizing issues under sub headings, in addition to the state-defined elements.

The Plan is to be reviewed on an annual basis. As changes are proposed to one section, the plan commission has the responsibility to review all recommendations contained in Part 1, to ensure conflicting statements are not created with a proposed plan change. This is part of the annual review. Changes to conflicting statements will need to be resolved through a formal plan amendment, again requiring a public hearing.

Initiative 2: Promoting Clustered Housing

One of the primary initiatives discussed in the Plan is to allow for “density-based” zoning as a means to implement clustered housing. The concept of clustered housing is being promoted as a way to complement RC-35 zoning in rural and agricultural areas of the Town. One of the primary concerns raised over RC-35, or the 35 minimum acreage rule, is that it is not flexible and consistently requires 35 acres be used per home. Based on comments from the public and the citizen steering committee, this action by itself is not necessarily the best way to preserve prime and productive agricultural lands.

In the Town of Baraboo, the proposed clustered housing program will allow a land owner the option of creating a cluster of up to three smaller parcels (for example 2, 5, or 10 acre parcels). The number of lots is determined upon the acreage owned and current zoning standards. For example, if current zoning would allow you five new home sites, three of those home sites could be clustered on one portion of the property, within a five year period. Recommendations for the mechanics of that program are found in the “Density Based Zoning Program, p. 27. The ordinances are currently not in place to facilitate this type of development. The following action steps must occur prior to this option being available.

1. - **Finalize Program:** The Comprehensive Plan provides a strong foundation for starting this program. The Plan Commission should review this program prior to adopting ordinance updates to ensure that these recommendations and policies are desired.

Timeline: 2005-2008, Prior to Zoning/Land Division Adoption.

2. **Update the Zoning Ordinance:** The Town of Baraboo is currently under County Zoning. Current zoning does not allow for clustered housing. The County is scheduling the update of the zoning ordinance to allow density based zoning and cluster housing. The Plan Commission should work with the County to ensure that the zoning update will implement the recommended program outlined starting on p. 27. Upon completion of that update, the Town should adopt the amended zoning code. It is anticipated that the County will preparing this update between 2005-2008.
3. **Update the Land Division Ordinance:** The Land Division Ordinance will need to be updated to address the new “mechanics” that will be needed to implement cluster housing. This may include additional steps for “conservation subdivisions” as discussed under Initiative 3. This will also include procedures for placing conservation easements on remaining portions of the property.

Initiative 3: Preserving Rural Character

There was much support in the community to support the concept of “Rural Character”. Of course, the definition of rural character is subjective and may vary from person to person. Considering that challenge the plan seeks protect rural character in the following ways:

1. Adopt a Conservation Subdivision Ordinance:

One of the most important tools the Town could use to balance rural character protection and future development is to promote the development of conservation subdivisions as an option for development. New standards, in the form of a conservation subdivision ordinance, would need to be created to allow for such development. A conservation subdivision ordinance provides the “mechanics” to divide land, just as the conventional land division does. However, to fully implement this, new mechanics regarding process, lot layout, open space creation, and design criteria need to be established.

Wisconsin’s comprehensive planning law defines a conservation subdivision as a “a housing development in a rural setting that is characterized by compact lots and common open space, and where the natural features of land are maintained to the greatest extent possible.” Conservation subdivisions are an alternative approach to conventional lot-by-lot division of land in rural areas which spreads development evenly throughout a parcel with little regard to impacts on the natural and cultural features of the area. Conservation subdivisions enable a developer to concentrate units on the most buildable portion of a site, preserving natural drainage systems, open space, and environmentally and culturally sensitive areas.¹

Generally, conservation subdivisions allow for an adjustment in the location of residential dwelling units on a parcel of land so long as the total number of dwelling units does not exceed the number of units otherwise permitted in the zoning district. In this regard, they are intended to be “development” neutral, by not changing the number of lots that could otherwise be built. The dwelling units are grouped or “clustered” on only a portion of a parcel of land. The remainder of the site is preserved as open space, farmland, or as an environmentally and culturally sensitive area. The clustering of the dwellings into a small area is made possible by reducing the individual lot sizes. The open space is permanently protected and held in common ownership.

There are two general options to consider: a “stand-alone” conservation subdivision ordinance or combining a conservation ordinance with the existing land division ordinance. If using a standalone ordinance, it is important that the development process and other provisions are consistent, so that a conservation development does not appear to be more difficult than a conventional ordinance. Sauk County is planning to create a conservation subdivision ordinance before 2008, and the Town of Baraboo should work with the County and their legal staff on creating and adopting an ordinance that implements this Plan.

Timing: 2005-2008, -

Lead Agency: Plan Commission (with technical support from the County) -

¹ Information from UW Extension Conservation Subdivision Ordinance Guide

2. Enforce the Highway 12 Design Guidelines

The Plan Commission and Town Board should continue to enforce the adopted design guidelines adopted as part of the Highway 12 Plan. These guidelines provide clear illustrations about the desired physical form and are a key component of the Highway 12 Plan.

Timing: Ongoing, -

Lead: Plan Commission. -

3. Adopt a “Night or Dark Skies” Ordinance

The Plan recommends preserving night skies as a way to preserve Town character. Guidelines recommend “cut-off” (or downward-aimed) lighting, as one way to limit this. To codify this recommendation, the Town should adopt a night or dark skies ordinance providing specific standards to be implemented. It is recommended that the Town coordinate this effort with nearby towns and the County that may be also considering such an ordinance.

Timing: 2005-2010 -

Lead: Plan Commission or Citizen Committee -

Initiative 4: Regional Ordinance Consistency

One of the benefits of coordinating plans between communities is the ability to coordinate implementation efforts and ordinances. While plans are written to meet different local objectives, Baraboo and area communities should continue to support the development of consistent ordinances, where possible. Consistency between stormwater, erosion control, land division, design overlay, and even zoning standards helps to limit development pressure that may arrive from one community being “more lax” in their enforcement. This will also help provide consistency to the development community as growth occurs in the region.

As area communities complete their plans and begin updating their ordinances, coordination is important. The County will be at the forefront of developing new zoning, land division, conservation subdivision, and related ordinances for surrounding Towns. Ongoing coordination with the County is thus, very important. The Town must continue to monitor activity in the City of Baraboo and Village of West Baraboo. When appropriate and allowed by statute, the Town should continue to assess that their standards remain at least as stringent as those allowed in these communities.

1. - **Coordinate Ordinance Work with Sauk County.** The Town of Baraboo Plan Commission should monitor ordinance progress from the County-lead efforts. This would specifically include updates to the land division/conservation subdivision ordinances that the County is planning to work on.

Timing: 2005+ , Ongoing -

Lead: Planning/Zoning Administrator -

2. **Monitor Ordinance Work in Neighboring Communities.** The Town Plan Commission, on a yearly or as needed basis, is recommended to contact nearby communities on any updates to development related ordinances. This may include updates to land division, driveway, erosion control, official mapping, or other ordinances. Emphasis should be placed on ordinances that implement goals and objectives that are similar to the Town of Baraboo's.

Timing: 2005+, Ongoing -

Lead: Planning/Zoning Administrator -

Initiative 5: Supporting Agricultural Operations

One of the most important initiatives is to support the local farm economy. Many of the following action steps are shared under other initiatives. A simple action step is to consistently apply the policies contained elsewhere in the plan.

1. - **Limit the encroachment of incompatible uses:** It is important that all plan recommendations, specifically those dealing with rezone criteria (p. 29) be consistently applied as a means to limit the encroachment of incompatible uses. Additionally, the following steps should be followed:
 - Follow Land Use Plan.
 - Require “Right-to-Farm” language on deeds as discussed in Land Use Plan.
 - Support clustered housing options and conservation subdivisions that preserve the best farmland through conservation easements while still allowing for development.
2. **Zoning / Land Division Amendments** As described in other sections, support zoning - amendments that support the agricultural community including: -
 - Allowing clustering of rural homes.
 - Allowing conservation-based developments.
 - Providing necessary flexibility to support limited direct sales of farm-related merchandise.
3. **Promote Value Added Agriculture:** Work to establish a regional committee on promoting value added agriculture and agri-tourism. This effort is one that will need a strong local champion. This may not necessarily be a Plan Commission or Town Board Representative. Such person should work with between communities and contact the resources contained in the planned to better organize and develop a specific strategic plan.

Land Use Plan

Legend

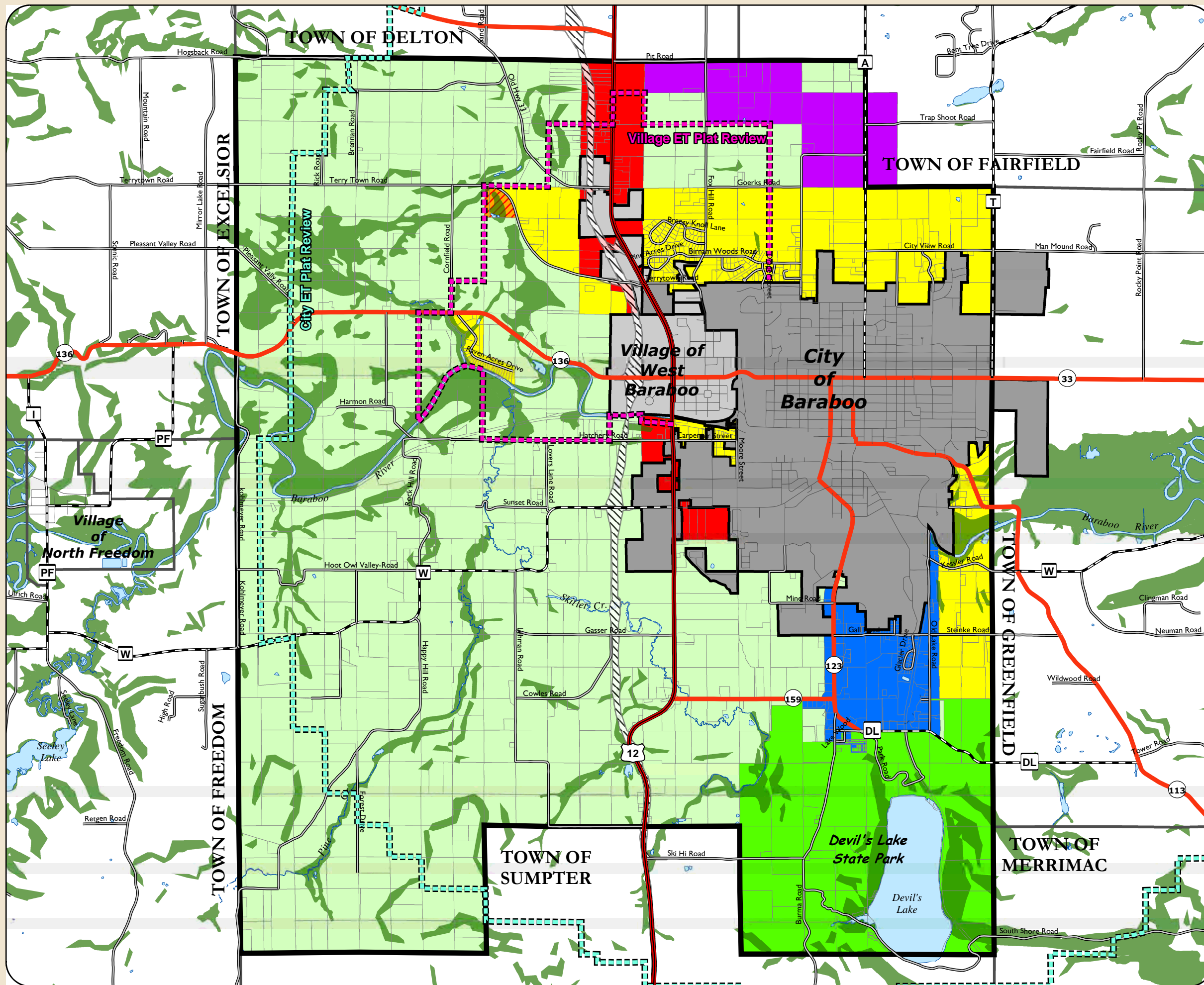
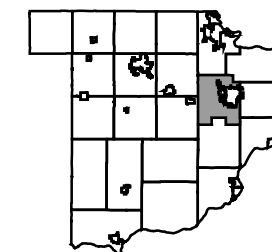
Land Use Districts

-  Agricultural Resource Conservation
-  Commercial
-  Landfill 1200' Setback
-  Park / Public Property
-  Limited Recreation - Commercial
-  Sanitary District Mixed Use
-  Residential
-  Environmental Conservancy District
-  C. Baraboo Extraterritorial Plat Review
-  W. Baraboo Extraterritorial Plat Review
-  Potential US 12 Realignment

General

-  United States Highway
-  State Highway
-  County Highway
-  Town Roads
-  Municipal Streets
-  Parcel
-  Town Border

Sources:
Base information including parcels, waterways and roadways courtesy of the Sauk County Mapping Department.





TOWN OF BARABOO
Comprehensive Plan 2005-2025

Part 2
Existing Conditions



I. Issues and Opportunities Profile

This chapter of the *Comprehensive Plan Existing Conditions Report* provides an overview of the important demographic trends and background information necessary to create a complete understanding of the Town of Baraboo. Wisconsin's Comprehensive Planning Law, which is contained in Section 66.1001 of Wisconsin Statutes, requires this element to include household and employment forecasts that are used to guide the development of this plan, and demographic trends, age distribution, education levels, income levels and employment characteristics that exist within the governmental unit. Goals, objectives, and policies are included in the separate plan document accompanying this report.

Public Process

A cornerstone of this planning effort is sustaining a meaningful public dialogue throughout the creation of the plan. Public input opportunities for this planning process include:

- Kick-Off Meeting
- Baraboo Town Survey
- Baraboo Visioning Meeting
- Meeting Notices
- Open House
- Public Hearing

Kick Off Meeting

A “kick-off” meeting was held for the planning process on January 24, 2004. The meeting was lead by the consulting firm facilitating the planning process for the Towns of Baraboo, Fairfield and Greenfield. The meeting provided an overview of the process, roles, responsibilities and background about the planning law. Additionally, residents of each Town were asked to comment on what they liked and disliked about their Towns, the area or the planning process. Generally, residents listed the following as the three features they liked most about living in the area. Complete responses are included as an appendix to this report.

- Bluffs and natural beauty of the area.
- Rural character including low density, agricultural base, natural geography, and area history.
- Hunting and recreational opportunities.

Baraboo Town Survey

A community survey was mailed to all Baraboo residents and landowners in January of 2004. The survey instrument was developed, distributed and tabulated by members of the Town Citizen Comprehensive Planning Committee, Town Board and Plan Commission. A total of 825 surveys were mailed and 388 surveys were returned for an approximate response rate of 47 percent.

Survey data is used in two ways. The first is to define the planning issues that need to be addressed during the Plan update process. The second is to identify the Town's opinion on possible planning policies and programs that could address identified issues. It is also important to identify which current policies and programs are working and are not in need of change.

The three most important reasons that survey respondents identified for living in the Town of Baraboo are: 1) liked the site/property (45 percent of respondents), 2) rural atmosphere (44 percent of respondents), and 3) natural beauty (32 percent of respondents). Also, 93 percent of respondents indicated they are satisfied or very satisfied with the Town as a place to live. Complete survey responses are listed in an appendix to this document. A few notable highlights include:

Housing:

- 53 percent of survey respondents indicated that the Town should limit the amount of housing development that occurs.
- 53 percent of survey respondents do not support allowing housing subdivisions in the rural areas of the Town.
- 77 percent indicated that most new developments should occur adjacent to areas which are already mostly developed.

Transportation:

- In general, Town residents indicated that road maintenance and snow removal in the Town was good or fair, but not excellent.
- Survey respondents indicated support for inception or expansion of Town/County Roads (42 percent of respondents to the question); hiking trails (45 percent of respondents to the question); and biking/walking routes (52 percent of respondents to the question).
- Survey respondents generally do not support the inception or expansion of snowmobile trails (14 percent of the respondents to the question are in favor) or ATV trails (17 percent of the respondents to the question are in favor).

Community Character:

- Maintaining and promoting the rural character of the Town is supported in questions throughout the survey. 85 percent of respondents indicated that the Town should maintain its rural character and 73 percent agreed that the Town should be mostly rural.
- 40 percent of respondents indicated they want the Town of Baraboo to look the same as it does now in 20 years.

Agricultural, Natural and Cultural Resources:

- 79 percent of survey respondents indicated that the Town should preserve farmland.
- 85 percent stated that natural resource protection should be a high priority for the Town.
- 81 percent of respondents indicated that the Town should encourage the preservation of historic homesteads and other historic sites.

Economic Development:

- In general, survey respondents support both small and large business development in areas of existing development (44 percent of respondents). However, 46 percent of respondents do not support either small or large business development in rural areas of the Town.
- There is strong support for several sectors of the agricultural economy. 84 percent of respondents support direct farm-product sales, 70 percent support agricultural tourism and 75 percent support veterinary services.

- There is variety in terms of the types of commercial land uses that survey respondents support. There is relatively strong support for parks and campgrounds (62 percent) and moderate support for professional offices (50 percent), Medical facilities/health services (56 percent), tourism (55 percent), lodging (51 percent) and arts and entertainment (52 percent). 58 percent of respondents do not support a shopping mall, 65 percent do not support quarries or mineral extractions and 75 percent do not support a landfill.

Land Use:

- Respondents consistently indicated the importance of protecting the Town’s natural resources, including woodlands, wetlands, streams, wildlife habitat, scenic views, air quality, etc.
- 71 percent of respondents indicated it was very important or essential to protect farmland.
- 49 percent of respondents indicated the rate of development in the Town is about right and 34 percent think it is too fast.

Implementation:

- Although 68 percent of respondents indicated that the Town should support programs that purchase open space lands, such as wetlands, floodplains and woodlands for preservation and recreation purposes, 57 percent of respondents stated they would not support or consider supporting a PDR program to purchase land.
- 88 percent of respondents indicated that the Town should participate in environmental improvement projects to maintain and improve water quality.
- Respondents were almost equally divided as to how the Town currently regulates and guides development between too much planning, the right amount of planning, not enough planning, and not having an opinion.

Baraboo Visioning Meeting

Two (2) public exercises were held on February 26, 2004. Complete responses are included in the Appendix.

Likes and Dislikes

Meeting participants were asked to write what they liked and disliked about the Town.

| <i>Likes</i> | <i>Dislikes</i> |
|---------------------------------------|------------------------------------|
| • Small Town Atmosphere | • Growth from the City and Village |
| • Natural Beauty | • Communication Challenges |
| • Rural Life | • Rising Taxes |
| • Good Services-schools, fire, police | • Concerns with RC-35 Zoning |
| • Low Taxes | |

Visioning Exercise

Below is a summary of key points from the community visioning exercise conducted at the February 26 meeting. For the exercise, the room was split into two (2) groups. Each participant was randomly assigned to a group. Participants were then given the opportunity to write down the ideas or “visions” they had for Baraboo. These ideas were grouped under the functional headings of “Transportation”, “Growth and Development” and “Natural, Agricultural and Recreational Resources”. Once organized by category, meeting participants were then allowed to vote on the three most important items in each category. Complete results are in the Appendix.

Transportation

- Concerns over/oppose Highway 12 bypass.
- Maintain the existing roads.
- Must deal with truck traffic and rural farm equipment traffic.
- Consider better bike path and sidewalk systems.

Growth and Development

- Develop intergovernmental agreements to control/manage annexations.
- Need better communication between the Town, City and Village with regard to growth and development.
- Encourage cluster housing development.
- Identify specific areas for different types of growth and separate uses.

Agricultural, Natural & Cultural Resources

- Maintain and protect existing agricultural land and agricultural businesses.
- Preserve the beautiful natural areas, such as the bluffs and Baraboo hills.
- Protect water quality.
- Use cluster development and different zoning techniques to protect natural and agricultural resources.

Summary of Existing and Related Plans

Town of Baraboo Development Plan

The Town of Baraboo's Development Plan was last amended in 1998. The plan provides land use guidelines that meet the demands of development occurring in the Town. The Plan's purpose is to (1) identify and examine land use; (2) identify the environmental considerations that may impact land use; (3) identify other planning efforts affecting the Town; (4) frame a future development plan which would best promote the needs of the Town; and (5) aid the Town in conforming with County Ordinances.

The overarching goal of the plan is to: *"Preserve agricultural land and protect farm operations as well as to provide for future land use development of the types that already well serve the community."*

The general policies of the plan, broken into six (6) land use categories, are:

- **Agricultural:** Important agricultural lands should be identified as such and land uses and activities that conflict with agricultural use on those lands should be discouraged. Prime agricultural land with high soil quality should be used as farmland and/or services and dwelling units for residence of owners and employees of the farm operation.
- **Development:** The Plan's policy is to guide and encourage development that contributes to the economy of the Town without adversely affecting either the rural character or natural environment of the Town.
- **Commercial:** Should be located near incorporated areas that have industrial parks. Commercial development is encouraged along the U.S. HWY 12 corridor.
- **Residential:** Cluster residences as much as possible. Rezoning from agricultural to residential allowed only if the area was designated on a plan map as a possible residential area.
- **Recreation-Commercial:** Encouraged only along the State HWY 123 and U.S. HWY 12 corridor.
- **Industrial:** Additional industrial development is inevitable. New development should be clustered, if possible, so as not to adversely affect the rural character of the Town or the natural environment.

The Baraboo Development Plan is being updated to a full Comprehensive Plan, as outlined by State Statute. The existing plan provides a framework for the other elements; however, the updated plan will include additional pieces. Included in the updated plan will be an intergovernmental strategy and implementation schedule to support land use and other plan elements.

Highway 12 Growth Management Plan

The Town of Baraboo lies within the detailed planning area of the Highway 12 Growth Management Plan. The Highway 12 corridor bisects the Town from north to south. The corridor expansion will impact the Town as additional growth occurs along Highway 12. Additionally, there are several proposed interchanges and over/underpasses along Highway 12 that may impact the Town.

The projects goals are:

- Preserve the region's diverse natural resources.
- Grow, coordinate and celebrate the diverse tourist economy.
- Capitalize on emerging markets for agriculture.
- Preserve and enhance the region's quality of life for residents.

A majority of Baraboo lies within the “Rural Area” planning district. Recommendations include the following:

Community Character

- Preserve rural and scenic landscapes from Highway 12 through design overlay zoning.
- Minimize the visual impact of development.
- Adopt ordinances that limit the placement of billboards in the corridor.

Agricultural, Cultural and Natural Resources

- Protect sensitive natural resources and provide for accessible recreational space.
- Support and participate in the Sauk County Preservation Program that gives property owners the voluntary option to sell off a portion of their property rights.
- Allow density-based zoning and cluster development options.
- Promote historic preservation and preserve the agricultural heritage.

Land Use

- Complete Town Comprehensive Plans.
- Direct intensive development to cities, villages and rural hamlets.
- Preserve access to the Wisconsin River.

Transportation

- Update and improve Town Road Improvement Programs.
- Design roads to meet agricultural, not suburban, standards.
- Provide appropriate regional trail connections.
- Control new driveway access points to existing Highway 12.

Economic Development

- Develop strategies to promote value-added agriculture.
- Advance direct marketing of farm products to consumers.
- Promote nature-based, heritage-based, and agricultural based tourism.
- Participate in the Agricultural Development Zone Program.
- Promote funding for affordable housing assistance, maintenance and rehabilitation.

Summary of Planning Issues and Opportunities

A first step in Baraboo’s planning process is to define what issues should be addressed. These issues were generated from the Town Survey, Kick-Off Meeting and Town Visioning Meeting. The Plan will address these issues through goals, objectives and formal policy statements.

Role of Issues and Opportunities in the Planning Process

The first step in the process identifies what the plan should focus on. These items are referred to as “Issues and Opportunities”. The planning process for the Town of Baraboo can be summarized in three (3) steps:

- a. Identify planning Issues and Opportunities.
- b. Develop and analyze alternatives (to address Issues and Opportunities).
- c. Develop plan and implementation strategy.

The public involvement component is designed to be ongoing, through each step in the process.

How Issues and Opportunities are Defined

Before alternative policies are created and evaluated, the “Issues and Opportunities” must be identified. The rationale is simple. One cannot create a solution, if the problem hasn’t been identified. In many cases, there may not be a problem at all, and therefore, there would be nothing to change.

Issues and Opportunities are identified by:

- **Baraboo Residents, Steering Committee and Officials** (*Survey, Public Participation*)
- **Statistical and Background Data**
- **State Requirements** (*Regarding elements that must be in a plan*)

Baraboo Residents, Steering Committee and Officials: The most important groups shaping the content of the plan are the Town residents and elected officials. The planning process provides residents and officials a “hands-on” opportunity to identify important planning issues and to participate in the evaluation of different policy directions to address those issues. The review of alternative policies and policy direction will result in the Comprehensive Plan.

These issues are not prioritized by the State, the County or planning consultants. Rather, these issues are identified by Baraboo’s residents. The survey and early public meetings help to identify these issues.

Statistical and Background Data Another key step is the review and analysis of existing conditions data. This includes physical conditions (soils, slope, environmental constraints, etc) as well as population data, future projections, housing data, transportation information as well as information from other studies and plans that apply to the Town.

State Requirements The plan is created by the Town of Baraboo for the Town of Baraboo. Questions exist about the State’s role in the planning process. The Town’s planning process was funded, in part, by a state comprehensive planning grant. The State’s role in the project is to ensure that the plan addresses all of the required elements of a comprehensive plan. For example, the Town is required to have a “Housing Element” that includes policy statements on specific items such as housing rehabilitation and senior housing. The State does not, however, address what those policies say.

Defining Issues

The following issues were identified by the public through the survey, visioning session and other public meetings.

Housing

The following are specific issues that this chapter of the plan will need to address:

- Manage housing growth and focus on preservation and restoration of the Town's existing housing stock.
- Look for alternatives to conventional rural subdivision development.
- Promote a higher density of housing in the sanitary sewer district.

Transportation

The following are specific issues that this chapter of the plan will need to address:

- Dealing with the impacts of the Highway 12 expansion, and specifically the bypass through the Town.
- Explore signage regulations along roads and highways in the Town.
- Maintain existing road conditions and improve snow removal and road maintenance while considering tax implications of doing so.
- Explore the possibility of increasing biking, hiking and walking routes in the Town.
- Consider noise and air pollution with new and existing transportation developments.
- Work cooperatively with the City and Village to address growing traffic concerns and spillover traffic caused by new development in the City and Village.
- Discourage development and development processes that result in haphazard or inefficient extension of Town roads.

Utilities and Community Facilities

The following are specific issues that this chapter of the plan will need to address:

- Protect groundwater quality.
- Promote better stormwater management and erosion control.
- Encourage well planned growth within the sewer service area.
- Explore the possibility of a sewer service area on the north side of the Town.

Agricultural, Natural, and Cultural Resources

The following are specific issues that this chapter of the plan will need to address:

- RC-35 and its implications for protecting, or not protecting, agricultural and natural resource areas.
- Preserve sensitive natural areas, such as the bluffs and the Baraboo Hills.
- Maintain and protect existing agricultural land and agricultural businesses.
- Promote design/development standards that are in-line with what is being proposed in the City and Village (particularly the Highway 12 Corridor Design Guidelines).
- Protect water quality and air quality.
- Use cluster development and different zoning techniques to protect natural and agricultural resources.

Economic Development

The following are specific issues that this chapter of the plan will need to address:

- Support agriculture and direct farm product sales.
- Support recreational commercial in designated locations.
- Support planned commercial and business development in areas near existing businesses in the Town and adjacent to the City and Village.

Land Use

The following are specific issues that this chapter of the plan will need to address:

- Rural versus urban areas-level of services versus costs.
- Educating residents about agricultural versus urban uses.
- Preserving agricultural land whether or not RC-35 is the most effective way to do this.
- Protecting natural resources.
- Addressing growth pressures from the Village and City.
- Continue to use and make minor adjustments to the Town's Land Use Plan, as needed.
- Developing a density-based zoning program to supplement RC-35.
- Exploring ways to encourage cluster and conservation development.
- Developing fair, detailed standards to evaluate development siting and rezone requests.

Population Trends & Forecasts

The Towns of Baraboo, Fairfield, Greenfield and surrounding Sauk County communities are projected to grow in population in the next 20 years.

All three (3) Towns experienced growth rates of 20 percent and above during the 1990’s. The Town of Baraboo grew 22 percent from 1,503 to 1,828 people; Fairfield grew 24 percent from 826 to 1,023; and Greenfield saw a 20 percent increase from 758 to 911.

According to the Wisconsin Department of Administration, the growth rates over the next ten years will fall to approximately half the rate seen in the last decade for each of the three (3) Towns. That rate is again expected to decrease slightly in upcoming decades.

Table 1.1 shows the population for each Town from 1980 to 2000 based on data from the 2000 U.S. Census, as well as the projected population for 2005 through 2020. The City of Baraboo and Village of West Baraboo are included since the Towns, which surround these municipalities, will see impacts from the growth and development that occurs within them.

Table 1.1: Population Trends & Projections

| | Year | Town of Baraboo | | Town of Fairfield | | Town of Greenfield | | City of Baraboo | | Village of West Baraboo | |
|-------------------|------|-----------------|-----|-------------------|-----|--------------------|-----|-----------------|-----|-------------------------|-----|
| | | No. | % | No. | % | No. | % | No. | % | No. | % |
| Census | 1980 | 1,545 | n/a | 819 | n/a | 719 | - | 8,081 | - | 846 | n/a |
| | 1990 | 1,503 | -3% | 826 | 1% | 758 | 5% | 9,203 | 14% | 1,021 | 21% |
| | 2000 | 1,828 | 22% | 1,023 | 24% | 911 | 20% | 10,711 | 16% | 1,248 | 22% |
| Projection | 2005 | 1,920 | 5% | 1,069 | 4% | 964 | 6% | 11,129 | 4% | 1,316 | 5% |
| | 2010 | 2,019 | 5% | 1,115 | 4% | 1,017 | 6% | 11,536 | 4% | 1,373 | 4% |
| | 2015 | 2,111 | 5% | 1,156 | 4% | 1,067 | 5% | 11,905 | 3% | 1,426 | 4% |
| | 2020 | 2,193 | 4% | 1,193 | 3% | 1,112 | 4% | 12,224 | 3% | 1,472 | 3% |

Source: Wisconsin Department of Administration, www.doa.state.wi.us

Demographic Trends

a. Age & Gender

The Towns of Baraboo, Fairfield, and Greenfield are similar with respect to age and gender distribution.

- Approximately 32 percent of the Town of Baraboo’s population is in between the ages of 20 and 44, or typical child-bearing years.
- Approximately 10 percent of the population is currently over 65.
- Approximately 24 percent of Baraboo’s population is school aged.
- Approximately 27 percent is between the ages of 44 and 64.

Table 1.2: Towns Population by Age, 2000

| | Town of Baraboo | | Town of Fairfield | | Town of Greenfield | |
|--------------------|-----------------|------|-------------------|------|--------------------|------|
| | No. | % | No. | % | No. | % |
| Male | 896 | 49 | 530 | 51.8 | 453 | 49.7 |
| Female | 932 | 51 | 493 | 48.2 | 458 | 50.3 |
| Under 5 years | 106 | 5.8 | 59 | 5.8 | 68 | 7.5 |
| 5 to 9 years | 128 | 7 | 80 | 7.8 | 64 | 7 |
| 10 to 14 years | 176 | 9.6 | 71 | 6.9 | 66 | 7.2 |
| 15 to 19 years | 137 | 7.5 | 71 | 6.9 | 56 | 6.1 |
| 20 to 24 years | 76 | 4.2 | 30 | 2.9 | 40 | 4.4 |
| 25 to 34 years | 186 | 10.2 | 122 | 11.9 | 113 | 12.4 |
| 35 to 44 years | 327 | 17.9 | 180 | 17.6 | 176 | 19.3 |
| 45 to 54 years | 319 | 17.5 | 171 | 16.7 | 144 | 15.8 |
| 55 to 59 years | 123 | 6.7 | 72 | 7 | 44 | 4.8 |
| 60 to 64 years | 61 | 3.3 | 54 | 5.3 | 44 | 4.8 |
| 65 to 74 years | 97 | 5.3 | 68 | 6.6 | 57 | 6.3 |
| 75 to 84 years | 69 | 3.8 | 36 | 3.5 | 34 | 3.7 |
| 85 years and over | 23 | 1.3 | 9 | 0.9 | 5 | 0.5 |
| Median age (years) | 38.7 | (X) | 39.1 | (X) | 38.4 | (X) |

Source: U.S. Census Bureau, www.census.gov

b. Race

A majority of residents in the Towns of Greenfield, Fairfield, and Baraboo are White. The Town of Baraboo has a slightly higher percentage of African-American, Native American, or Asian residents than Greenfield or Fairfield.

Table 1.3: Population by Race, 1990-2000

| | Town of Baraboo | | Town of Fairfield | | Town of Greenfield | | Wisconsin | |
|---|-----------------|-------|-------------------|-------|--------------------|-------|-----------|-----------|
| | 1990 | 2000 | 1990 | 2000 | 1990 | 2000 | 1990 | 2000 |
| Total | 1,503 | 1,807 | 826 | 1,101 | 817 | 887 | 4,891,769 | 5,363,675 |
| Not Hispanic or Latino | 100% | 99.0% | 100% | 98.9% | 99.5% | 100% | 98.2% | 96.4% |
| White | 98.4% | 95.5% | 99.6% | 97.5% | 99.8% | 99.1% | 92.3% | 87.4% |
| Black or African American | 0% | 1.3% | 0% | 0% | 0.2% | 0.9% | 5.0% | 5.5% |
| American Indian and Alaska Native | 1.3% | 1.2% | 0.4% | 0% | 0% | 0% | 0.8% | 0.9% |
| Asian, Native Hawaiian and Other Pacific Islander | 0.3% | 0.6% | 0% | 0.1% | 0% | 0% | 1.1% | 1.6% |
| Some other race | 0% | 0% | 0% | 0% | 0% | 0% | 0.8% | 0.1% |

Source: U.S. Census Bureau 1990, 2000

Education Levels

Table 1.4 shows education levels in the Towns of Baraboo, Greenfield and Fairfield as compared to Sauk County levels. Levels of educational attainment in the towns are relatively consistent with those of Sauk County.

Table 1.4: Educational Attainment

| | Town of Baraboo | | Town of Fairfield | | Town of Greenfield | | Sauk County | |
|--|-----------------|-------|-------------------|-------|--------------------|-------|-------------|-------|
| | No. | % | No. | % | No. | % | No. | % |
| Population 25 years and over | 1,127 | 100.0 | 748 | 100.0 | 590 | 100.0 | 36,701 | 100.0 |
| Less than 9th grade | 43 | 3.8 | 43 | 5.7 | 15 | 2.5 | 2,335 | 6.4 |
| 9th to 12th grade, no diploma | 104 | 9.2 | 71 | 9.5 | 42 | 7.1 | 3,711 | 10.1 |
| High school graduate (incl. equivalency) | 321 | 28.5 | 267 | 35.7 | 229 | 38.8 | 13,867 | 37.8 |
| Some college, no degree | 284 | 25.2 | 150 | 20.1 | 127 | 21.5 | 7,699 | 21.0 |
| Associate degree | 93 | 8.3 | 54 | 7.2 | 54 | 9.2 | 2,629 | 7.2 |
| Bachelor s degree | 198 | 17.6 | 111 | 14.8 | 76 | 12.9 | 4,543 | 12.4 |
| Graduate or professional degree | 84 | 7.5 | 52 | 7.0 | 47 | 8.0 | 1,917 | 5.2 |
| Percent high school graduate or higher | 87 | (X) | 84.8 | (X) | 90.3 | (X) | 84 | (X) |
| Percent bachelor s degree or higher | 25 | (X) | 21.8 | (X) | 20.8 | (X) | 17.6 | (X) |

Source: U.S. Census Bureau, 2000

Income Levels

As shown in Table 1.5, income levels for Town of Fairfield and Town of Greenfield residents are higher in all categories than are income levels for Sauk County, and are similar to levels for the State as a whole. Income levels in the Town of Baraboo increased between 1989 and 1999 and are now higher than both County and State averages (yet, still generally lower than the surrounding towns).

Table 1.5: Median Family Income, Median Household Income, and Per Capita Income, 1989-1999

| | 1989 | | | 1999 | | |
|--------------------|------------------------------|---------------------------|------------------------|------------------------------|---------------------------|------------------------|
| | Median household income (\$) | Median family income (\$) | Per capita income (\$) | Median household income (\$) | Median family income (\$) | Per capita income (\$) |
| Wisconsin | 29,442 | 35,082 | 13,276 | 43,791 | 52,911 | 21,271 |
| Sauk County | 26,217 | 31,441 | 11,697 | 41,941 | 49,091 | 19,695 |
| Town of Baraboo | 27,857 | 31,071 | 12,530 | 48,419 | 55,063 | 22,979 |
| Town of Fairfield | 29,821 | 33,472 | 12,206 | 50,625 | 56,389 | 22,155 |
| Town of Greenfield | 30,515 | 33,750 | 12,192 | 49,659 | 55,625 | 55,625 |

Source: U.S. Census Bureau, 2000

II. Housing Profile

It is important for a community to provide adequate and safe housing for all its residents. As stages of life, health, family, marital status and financial circumstances change, so do housing needs. A person should be able to live, work and retire in the same community and not be forced to look outside of the community for new housing.

Housing is an important land use category, and like other land uses, housing generates demands for different services. While population and density may determine the aggregate level of demand, the configuration and location of dwelling units may determine how, where, and at what costs services may be delivered. When discussing the rate at which the Town of Baraboo is growing, it is important to not only consider the speed at which housing growth is occurring but also the location within a given geographic region where growth is taking place.

Housing Stock Assessment

As the Town considers its future housing needs, it is helpful to look at the condition and character of the existing housing stock. This section assesses the Town of Baraboo's current housing stock with respect to age, number and type of units, value, occupancy trends and structural condition.

Age Characteristics

Table 2.1 illustrates the age of the Town of Baraboo's housing stock based on the 2000 Census data. The age of a community's housing stock is sometimes used as a measure of the general condition of its housing supply. Just over one-fifth of the homes in the Town of Baraboo were built before 1939. Nearly a third of the housing stock was built between 1990 and March of 2000, which is also when the largest build-out to date occurred.

Table 2.1: Year Structure Built

| | Town of Baraboo | Town of Fairfield | Town of Greenfield |
|---------------------------------|--------------------|----------------------|-----------------------|
| <i>Total:</i> | <i>727</i> | <i>421</i> | <i>397</i> |
| | % | % | % |
| <i>Built 1999 to March 2000</i> | <i>3.6</i> | <i>1.9</i> | <i>3.3</i> |
| <i>Built 1995 to 1998</i> | <i>17.7</i> | <i>8.1</i> | <i>12.3</i> |
| <i>Built 1990 to 1994</i> | <i>9.8</i> | <i>18.8</i> | <i>9.8</i> |
| Built 1990 to March 2000 | 31.1 | 28.8 | 25.4 |
| Built 1980 to 1989 | 8.5 | 12.4 | 10.1 |
| Built 1970 to 1979 | 15.5 | 18.8 | 15.4 |
| Built 1960 to 1969 | 15.1 | 11.4 | 6.5 |
| Built 1950 to 1959 | 6.2 | 4.5 | 4.3 |
| Built 1940 to 1949 | 2.1 | 1.4 | 4.5 |
| Built 1939 or earlier | 21.5 | 22.8 | 33.8 |

Source: U.S. Census Bureau, 2000

Occupancy Characteristics

Approximately 45 percent of the residents in the Town of Baraboo have moved into their homes since 1995. Table 2.2 shows the number of householders by the year they moved into their home.

Table 2.2: Year Householder Moved into Unit, 2000

| | Town of Baraboo | | Town of Fairfield | | Town of Greenfield | |
|-------------------------------------|-----------------|------|-------------------|------|--------------------|------|
| | No. | % | No. | % | No. | % |
| <i>Total occupied housing units</i> | 655 | 100 | 394 | 100 | 365 | 100 |
| 1999 to March 2000 | 125 | 19.1 | 39 | 9.9 | 50 | 13.7 |
| 1995 to 1998 | 176 | 26.9 | 89 | 22.6 | 92 | 25.2 |
| 1990 to 1994 | 99 | 15.1 | 101 | 25.6 | 77 | 21.1 |
| 1980 to 1989 | 111 | 16.9 | 69 | 17.5 | 53 | 14.5 |
| 1970 to 1979 | 84 | 12.8 | 49 | 12.4 | 43 | 11.8 |
| 1969 or earlier | 60 | 9.2 | 47 | 11.9 | 50 | 13.7 |

Source: U.S. Census Bureau, 2000

Housing tenure refers to whether a particular housing unit is owned or rented by the occupant. Table 2.3 indicates that approximately 80 percent of the housing units in Baraboo were owner-occupied in 2000 and 20 percent were renter occupied. This is consistent with statewide trends. It is also interesting to note that owner occupancy in Baraboo remained about the same between 1990 and 2000, while owner occupancy increased in the neighboring towns during this time period.

Table 2.3: Housing Tenure Characteristics, 2000

| | Town of Baraboo | | Town of Fairfield | | Town of Greenfield | |
|---------------------|-----------------|------|-------------------|------|--------------------|------|
| | 1990 | 2000 | 1990 | 2000 | 1990 | 2000 |
| <i>Total:</i> | 537 | 655 | 305 | 394 | 292 | 365 |
| Owner occupied (%) | 80.4 | 80.5 | 80.3 | 85.5 | 75.0 | 78.6 |
| Renter occupied (%) | 19.6 | 19.5 | 19.7 | 14.5 | 25.0 | 21.4 |

Source: U.S. Census Bureau 1990, 2000

Housing vacancy can help a community determine whether its housing supply is adequate to meet demand. According to HUD, an overall vacancy rate of roughly three (3) percent is optimal to allow consumers an adequate choice of housing. When adjusted for seasonal, recreational or occasional use, the Town of Baraboo’s overall vacancy rate in 2000 was 4.8 percent, which is higher than the state average of 4.1 percent and the HUD recommendation of three (3) percent. This may indicate that the supply of available housing in the Town exceeds the demand.

Table 2.4: Vacancy Characteristics, 2000

| | State of Wisconsin | Sauk County | Town of Baraboo | Town of Fairfield | Town of Greenfield |
|--|--------------------|-------------|-----------------|-------------------|--------------------|
| % Vacant | 10.2 | 10.9 | 8.8 | 7.6 | 8.6 |
| % For Seasonal, Recreational or Occasional Use | 6.1 | 6.5 | 4.0 | 3.8 | 2.9 |
| Actual % Vacant | 4.1 | 4.4 | 4.8 | 3.8 | 5.7 |

Source: U.S. Census Bureau 1990, 2000

Structural Characteristics

Table 2.5 lists the housing units in Baraboo by type. Of the 727 housing units in the Town of Baraboo in 2000, 79.9 percent were single-family detached units. Mobile homes accounted for about eight (8) percent of the housing stock. Multi-family housing units in the Town of Baraboo in 2000 accounted for approximately 10 percent of the Town’s housing units, which was substantially higher than Fairfield or Greenfield where multi-family housing comprised only about two (2) percent of the housing stock.

Table 2.5: Housing Units by Type, 2000

| | Town of Baraboo | | Town of Fairfield | | Town of Greenfield | | Wisconsin | |
|------------------|-----------------|------|-------------------|------|--------------------|------|-----------|------|
| | No. | % | No. | % | No. | % | No. | % |
| <i>Total:</i> | 727 | 100 | 421 | 100 | 397 | 100 | 2,321,144 | 100 |
| 1-unit, detached | 581 | 79.9 | 351 | 83.4 | 371 | 93.5 | 1,531,612 | 65.9 |
| 1-unit, attached | 12 | 1.7 | 5 | 1.2 | 0 | 0 | 77,795 | 3.4 |
| 2-units | 17 | 2.3 | 12 | 2.9 | 8 | 2.0 | 190,889 | 8.2 |
| 3 or 4 units | 2 | 0.3 | 0 | 0 | 0 | 0 | 91,047 | 3.9 |
| 5 to 9 units | 33 | 4.5 | 0 | 0 | 0 | 0 | 106,680 | 4.6 |
| 10 or more units | 23 | 3.2 | 0 | 0 | 0 | 0 | 218,953 | 9.4 |
| Mobile home | 59 | 8.1 | 51 | 12.1 | 18 | 4.5 | 101,465 | 4.4 |

Source: U.S. Census Bureau, 2000

Value Characteristics

Table 2.6 lists median home value for the State of Wisconsin, the Town of Baraboo and several neighboring communities. The Town of Baraboo has the highest median housing value of the three (3) towns that surround the City of Baraboo, at \$156,000.

Table 2.6: Housing Value, 2000

| | State of Wisconsin | City of Baraboo | Town of Baraboo | Town of Delton | Town of Fairfield | Town of Greenfield | Town of Merrimac | Village of West Baraboo |
|------------------------|--------------------|-----------------|-----------------|----------------|-------------------|--------------------|------------------|-------------------------|
| Median Home Value (\$) | 109,900 | 88,400 | 156,000 | 106,500 | 134,500 | 155,900 | 151,300 | 101,900 |

Source: U.S. Census Bureau, 2000

Housing Projections

Good planning involves maintaining and rehabilitating the existing residential stock in the Town, while also planning for future housing growth. Additionally, the Comprehensive Planning Law requires communities to provide an adequate supply of housing to meet existing and forecasted housing demand. This section makes projections for the amount of new housing stock that will be needed in Baraboo over the next 20 years.

A household is defined as an occupied housing unit. The State of Wisconsin has prepared household forecasts for all counties, municipalities and towns in Wisconsin. Based on the State projections, the Town of Baraboo is projected to see household growth of 13 percent through 2010. By 2025, total households are projected to grow as shown in Table 2.7.

Table 2.7: Future Housing Projections

| | Year | Town of Baraboo | | Town of Fairfield | | Town of Greenfield | | City of Baraboo | | Village of West Baraboo | |
|------------|------|-----------------|----------|-------------------|----------|--------------------|----------|-----------------|----------|-------------------------|----------|
| | | House-holds | % Change | House-holds | % Change | House-holds | % Change | House-holds | % Change | House-holds | % Change |
| Census | 2000 | 685 | | 388 | | 351 | | 4,467 | | 477 | |
| | 2005 | 728 | 6% | 411 | 6% | 376 | 7% | 4,689 | 5% | 509 | 7% |
| Projection | 2010 | 781 | 7% | 436 | 6% | 404 | 7% | 4,964 | 6% | 542 | 6% |
| | 2015 | 833 | 7% | 461 | 6% | 432 | 7% | 5,217 | 5% | 573 | 6% |
| | 2020 | 877 | 5% | 483 | 5% | 457 | 6% | 5,432 | 4% | 601 | 5% |
| | 2025 | 921 | 5% | 505 | 5% | 482 | 5% | 5,639 | 4% | 627 | 4% |
| | | | | | | | | | | | |

Source: U.S. Census and Wisconsin Department of Administration, 2004

These projections show that in the Town of Baraboo, housing growth of approximately eight (8) to 10 houses each year can be expected. The Town experienced this rate of housing growth until about 1997. However, according to Town officials, housing growth has been occurring more rapidly since 1997 and the housing projections in Table 2.7 may be lower than the Town will actually experience.

III. Transportation Profile

Transportation networks are a critical determinant of growth and development in a community or region. The Town of Baraboo is well served by regional and local street networks. Plans are in place to expand the regional road network, including widening Highway 12. Other transportation facilities accessible to residents of the Town include: freight and passenger rail; airport service; bike and pedestrian routes and recreation trails.

Streets and Highways

The street network shapes access and circulation throughout the Town and surrounding communities. Public streets in the area are classified as arterial, collector or local. Table 3.1 shows the standards used by the Wisconsin Department of Transportation (WisDOT) to classify streets and lists streets serving the Town of Baraboo by classification.

Table 3.1: Functional Street Classification for the Town of Baraboo

| Classification | Description | Baraboo Streets |
|----------------------------|---|--|
| Regional Highways | Access restricted highways serving regional transportation needs. | Interstate 90-94 |
| Principal Arterials | Serve longer intra-urban trips and traffic traveling through urban areas. They carry high traffic volumes and provide links to major activity centers. | US 12 |
| Minor arterials | Provide intra-community continuity and service to trips of moderate length, with more emphasis on land access than principal arterials. The minor arterial system interconnects with the urban arterial system and provides system connections to the rural collectors. | STH 33 STH 136 |
| Collectors | Provide both land access and traffic circulation within residential neighborhoods, commercial areas, and industrial areas. These facilities collect traffic from the local streets in residential neighborhoods and channel it onto the arterial system. | CTH A CTH T CTH W CTH DL STH 113 STH 123 STH 159 South Shore Road |
| Local streets | Local streets primarily provide direct access to adjacent land and access to higher order systems. Local streets offer the lowest level of mobility, and through traffic movement on this system is usually discouraged. | All streets not otherwise classified above. |

Source: Sauk County, 2004

Average daily traffic (ADT) counts for key arterial and collector streets in the Town of Baraboo are listed in Table 3.2. These counts were determined by WisDOT and include data from 1993, 1996, 1999 and 2002. Between 1993 and 2002, traffic counts increased on nearly all monitored streets in the Town of Baraboo. It should be noted that WisDOT does not list traffic counts for local streets in the Town of Baraboo.

Specifically, ADT counts increased significantly on Highway 12, CTH A, CTH W and STH 136 from 1993 to 2002. Traffic counts increased slightly on STH 159 and decreased at the intersection of STH 159 and STH 123.

Table 3.2: Town of Baraboo Annual Average Daily Traffic Counts

| Town of Baraboo Road Segment | 1993 | 1996 | 1999 | 2002 |
|---|--------|--------|--------|--------|
| Highway 12 (near Pit Road) | 12,000 | 14,700 | 14,500 | 17,300 |
| STH 159 (at intersection with Highway 12) | 1,100 | 1,500 | 1,800 | 1,300 |
| Intersection of STH 159 and STH 123 | 1,800 | 1,400 | 2,200 | 1,600 |
| CTH A (at City View Road) | 2,900 | N/A | 3,700 | 3,900 |
| STH 136 (at Town of Excelsior border) | 2,800 | 3,100 | 3,300 | 3,300 |
| CTH W (between Sunset Road and Lehman Road) | 960 | 1,200 | 1,100 | 1,400 |

Source: Wisconsin Department of Transportation

The Town of Baraboo and surrounding communities are served by one (1) access-restricted regional highway, one (1) principal arterial and two (2) minor arterials. These highways are essential to the interconnected transportation network in the region.

Interstate 90/94: Interstate 90/94 serves as a regional controlled-access roadway within Wisconsin, connecting Minneapolis and La Crosse with Milwaukee and Chicago. Traffic volumes on the interstate in the Town of Delton, just north of the Town of Baraboo, have increased substantially over the last 20 years. Interstate 90/94 was recently designated a Backbone route in the Translinks 21 Plan, which means it connects major population and economic centers. Several factors determined the selection of state Backbone routes, including: multi-land capacity needs; truck volume; and service to trade centers, manufacturing centers and recreation centers.

State Trunk Highway 33: STH 33 is a minor arterial that serves as a major access from the region to Interstate 90/94. Recent traffic counts indicate the road carries an average of 6,800 cars daily.

State Trunk Highway 113: STH 113 is a collector highway that runs through the southwest corner of the Town of Greenfield, through a small segment of the Town of Baraboo and joins STH 123 in the City of Baraboo. The highway connects the City of Baraboo with the Village of Merrimac, and eventually the City of Madison via the Merrimac Ferry that crosses the Wisconsin River.

State Trunk Highway 136: STH 136 is classified as a minor arterial highway and bisects the Town of Baraboo from Highway 12 west to the Town border with Excelsior. The highway carries traffic from the Village of West Baraboo to the Village of Rock Springs. STH 136 carried an ADT of 8,500 vehicles near its intersection with Highway 12 in 2000, an increase of 240 percent over the past 20 years.

US Highway 12: Highway 12 passes directly through the Town of Baraboo and is the principle north-south arterial in the area, carrying significant regional and local traffic through the region. Traffic from Highway 12 impacts the Town of Baraboo and development pressures along the Highway 12 corridor will likely impact traffic and growth in the Town of Baraboo. Highway 12 connects the Wisconsin Dells to Dane County. In 2000, traffic volumes on Highway 12 through the Town of Baraboo ranged from an ADT of 9,900 vehicles south of the City of Baraboo to an ADT of 16,200 vehicles north of the City. This represents a 136 percent increase over the preceding 20 year period.

By 2005, Highway 12 will be expanded from two to four lanes from the City of Middleton in Dane County to the Village of Sauk City in Sauk County. The highway will be widened from two (2) to four (4) lanes between Interstate 90/94 and Ski Hill Road between 2007 and 2009. A bypass of Highway 12 around the City of Baraboo and Village of West Baraboo is scheduled for completion in 2008. This bypass is proposed to be built between Terry Town Road and Fern Dell Road, which will significantly impact the Town. Access to the expanded Highway 12 will be at interchanges only.

Transit Service

The Sauk County Commission on Aging provides transportation for elderly and disabled residents. Volunteer escorts provide rides for medical services, nutritional needs and personal business where no taxi service is available. Medical transportation is provided by a County employee in a handicapped accessible van. The Commission on Aging also organizes senior van trips to shopping and tourism destinations in the area. Other transportation options for elderly and disabled residents in the Town of Baraboo include the Inter-Faith Volunteer Network; private taxis in the City of Baraboo that serve some Town residents; and VA transportation services for veterans that live in the Town of Baraboo.

Greyhound Bus provides service to residents of the Town of Baraboo from the City of Wisconsin Dells. Two (2) westbound and three (3) eastbound routes provide daily service to the area.

Rail Service

Passenger and freight rail service is accessible from the Town of Baraboo. Two (2) Amtrak passenger trains travel the Canadian Pacific Railway line north of the Town and stop daily in the Wisconsin Dells.

The Wisconsin Southern Railway operates freight lines throughout Sauk County, specifically connecting the City of Reedsburg to the City of Baraboo and south to Madison.

Airports

There is one (1) municipal airport near the Town of Baraboo. The Baraboo/Dells Municipal Airport is located in the southeastern corner of the Town of Delton along Highway 12. The airport is owned by the Cities of Baraboo and Wisconsin Dells, the Village of Lake Delton and the Town of Delton. The airport has paved lighted runways suitable for recreational and small business aircraft. There are privately owned hangars on-site, hangar lots for lease, outdoor airplane parking and airplane maintenance facilities. The airport recently remodeled the terminal building and added new hangars, and the municipalities plan to continue expansion of the airport facilities in the future. Facilities improvements and the year for which they are budgeted are:

- 2005-Engineering and design of terminal building
- 2006-Construct new terminal building/parking lot
- 2008-Lengthen turf runway
- 2009-Engineering and design of runway
- 2010-Construct paved runway and taxiway

Sauk County is also served by several private airports, helipads and landing strips, but does not have a large regional airport. The nearest large regional airport is the Dane County Regional Airport, located in Madison.

Water Transportation

Water transportation in the Town of Baraboo is limited to recreational boating on the Baraboo River.

Pedestrian Transportation

Because of the Town's proximity to urban areas, including the Village of West Baraboo and the City of Baraboo, pedestrian transportation is more common in Baraboo than in many other towns. The Town's subdivision and platting ordinance requires sidewalks on both sides of all urban frontage streets and on one (1) side of all other urban streets within the subdivision. However, sidewalk construction in new subdivisions with rural street sections may be waived by the Town Board.

In addition to pedestrian transportation within neighborhoods, recreational pedestrian areas are accessible to Town residents. A segment of the 1,000 mile Ice Age National Scenic Trail currently exists in the southern portions of both the Town of Baraboo and the Town of Greenfield, and includes the Ice Age Loop around Devil's Lake. The route of the Ice Age National Scenic Trail generally follows the end moraines of the most recent glaciation, diverging from them often to include other features of the glacial landscape and the Driftless Area. The route of the Ice Age Trail is only partially complete. The National Park Service's proposed route involves extending sections of the Trail through the Town of Baraboo and surrounds. Final delineation of the Trail is dependent upon voluntary decisions to sell or donate land by individual land owners.

Bicycle Transportation

Local Bicycle Transportation: Bicycle transportation facilities within the Town of Baraboo primarily consist of local roads, some with paved shoulders or wide curb lanes. There are also designated bicycle routes throughout the Town. CTH W, CTH DL, STH 136 and STH 159 exhibit "Moderate Conditions for Bicycling" according to WisDOT. One (1) paved off-street bicycle trail extends two (2) miles south from the City of Baraboo, through the Town of Baraboo, to the north shore of Devil's Lake.

Bicyclists are either prohibited or not recommended on Highway 12, STH 33, STH 123 and portions of STH 113.

As new roads are constructed, or old roads are redeveloped, safe bicycle connections should be considered and provided.

Regional Bicycle Transportation: In addition to local roads and county highways suitable for bicycle travel, the 400 State Recreation Trail is located near the Town of Baraboo. The 400 State Recreation Trail extends 22 miles along the Baraboo River between Reedsburg and Elroy. The Trail is part of a larger statewide trail system that includes the Elroy-Sparta Trail, the Hillsboro Trail, the Omaha Trail, the La Crosse River Trail and the Great River Trail. The 400 Trail was built on an abandoned railroad grade with packed limestone screenings and planked surface bridges. The Trail is managed by the Wisconsin Department of Natural Resources as part of its extensive state trail system.

Trucking

Trucking is an important transportation element and routes are designated throughout the region. Official truck routes in proximity to the Town of Baraboo include: Interstate 90/94; Highway 12; and STH 33. Other truck routes indicated on WisDOT's Truck Operator Map are STH 113 and STH 136.

Commute to Work Patterns

The data in Table 3.5 show that most employed civilian persons age 16 and older in the Town of Baraboo and in Sauk County drive to work alone. Generally, the commuting patterns in Baraboo align with countywide commuting patterns. One difference between the Town and the countywide commuting pattern is that 4.7 percent of Sauk County residents walk to work versus two (2) percent of Baraboo residents. It is also interesting to note that 11.6 percent of Baraboo residents worked at home, nearly double the countywide percentage or percentage in the adjacent towns. The average travel time to work for Town of Baraboo residents was slightly less than the countywide average of 20.3 minutes.

Table 3.5: Commute to Work Patterns

| Group | Town of Baraboo (%) | Town of Fairfield (%) | Town of Greenfield (%) | Sauk County (%) |
|------------------------------------|---------------------|-----------------------|------------------------|-----------------|
| Car, truck, or van-drove alone | 76.8 | 87.3 | 81.9 | 77.4 |
| Car, truck, or van- car pooled | 9.6 | 6.4 | 10.3 | 11.1 |
| Public transportation | 0 | 0.7 | 0 | 0.5 |
| Walked | 2.0 | 1.2 | 2.1 | 4.7 |
| Worked at home | 11.6 | 4.3 | 5.7 | 6.3 |
| Mean travel time to work (minutes) | 18.2 | 20 | 23.4 | 20.3 |

Source: U.S. Bureau of the Census, 2000

Existing State and Regional Transportation Plans

Effective local planning requires consistency with State and regional plans. Wisconsin Statutes §66.1001(2)(c) requires communities to compare the local governmental unit's objectives, policies, goals and programs to State and regional transportation plans. This section satisfies this statutory requirement. The Town of Baraboo's transportation goals, objectives, policies and recommendations are consistent with and implement all relevant sections of the following plans and programs.

Translinks 21: A Multimodal Transportation Plan for Wisconsin's 21st Century (November 1995)

This plan covers a broad array of transportation topics and includes an overall vision and goals for transportation systems in the State for the next 25 years. The plan recommends complete construction of the Corridors 2020 "backbone" network by 2005 (including Interstate 90/94 and U.S. Highway 12); the creation of a new state grant program to help local governments prepare transportation corridor management plans to deal effectively with growth; the provision of State funding to assist small communities in providing transportation services to elderly and disabled persons; and the development of a detailed assessment of local road investment needs.

Wisconsin State Highway Plan (February 2000)

This plan focuses on the 11,800 miles of State Trunk Highway routes in Wisconsin. The plan does not identify specific projects, but does outline overall strategies and policies to improve the State highway system through 2020. The plan includes three (3) areas of emphasis, including pavement and bridge preservation, traffic movement and safety. The plan identifies Interstate 90/94 as a major "Corridor Backbone". It also identifies U.S. Highway 12, which bisects the Town of Baraboo from north to south, as a major "Corridor Backbone" to the State highway network.

Wisconsin DOT: Six Year Highway Improvement Program

This plan identifies all construction projects scheduled for Wisconsin's 112,363 miles of public roads between 2004 and 2009. The projects change frequently, and updates are made to the plan on a monthly basis. Each project is listed by highway, county, location, cost, year and brief description of the project. There are several projects scheduled in Sauk County between 2004 and 2009, and the following are located in the Town of Baraboo:

- Highway 12 between Interstate 90/94 and Ski Hill Road will undergo major construction between 2007 and 2009. The highway will be upgraded from the existing two (2) lane highway to a divided four (4) lane highway. This construction will also involve a bypass around the City of Baraboo and Village of West Baraboo, which will impact the Town of Baraboo.
- STH 159 between Highway 12 and STH 123 is scheduled for road maintenance in 2006. The road will be milled and the existing blacktop pavement will be overlaid.

Wisconsin Bicycle Transportation Plan 2020 (December 1998)

The *Wisconsin Bicycle Transportation Plan 2020* establishes WisDOT goals, objectives and policies for both intercity and urban and suburban bicycling, and recommends strategies and actions for WisDOT, local governments and others to take to implement the plan. The two (2) primary goals of the plan are to double the number of trips made by bicycles and to reduce bicyclist-motorist crashes by at least 10 percent by the year 2010. The plan also seeks to improve bicycle access to major destinations along arterial and collector streets.

The Wisconsin Pedestrian Policy Plan 2020 (March 2002)

The *Wisconsin Pedestrian Policy Plan 2020*, created by WisDOT, was established to make pedestrian travel a viable, convenient and safe transportation choice throughout Wisconsin. While the plan primarily aims to minimize the barrier to pedestrian traffic flow from major road expansions and improvements, it provides guidance to local communities on how to encourage pedestrian travel through the creation of pedestrian plans, increasing enforcement of pedestrian laws, adopting and implementing sidewalk ordinances, and addressing pedestrian issues through the public participation component of Comprehensive Smart Growth Planning. The plan makes no specific recommendations for the Town of Baraboo.

IV. Utilities and Community Facilities Profile

In this era of tight budgets, many communities are examining policy decisions concerning expansion of services and community facilities, including consideration of community development patterns that affect expansion of these services and facilities. The Town of Baraboo is committed to making efficient use of its existing services to reduce costs and maintain the Town's existing rural character and it recognizes that in order to successfully do this, it will need to work cooperatively with neighboring jurisdictions and the County.

Sanitary Waste Disposal

The Town of Baraboo has a Sanitary Sewer District that was created in 1971 to address the problem of failing septic systems in the area of the Town between the Baraboo Country Club and the north shore entrance to Devil's Lake State Park. The district is governed by a three (3) person board that holds regular meetings that are open to the public. The district is smaller in area now than it was in 1971 because of annexations to the City of Baraboo. However, there is developable land within the district, and minimum lot size is 1/3 acre. The district signed a contract with the City of Baraboo to pump 57,000 gallons of wastewater per day. At the time of this writing, about 10,000 gallons of wastewater is pumped per day. While the district does not need additional pumping capacity, the board has requested additional land to make up for the acreage that was annexed into the City of Baraboo. So far, the City has not granted this request.

The Sanitary Sewer District is served by the City of Baraboo's sewer system. The sewer system was constructed as a combined sewer system in the early 1890s and has since been converted to a separated collection system. The wastewater treatment plant was constructed in 1982 and has had three (3) major construction alterations. The plant has an operating capacity of 3,260,000 gallons per day. A Facility Design Report is scheduled for 2005, with any recommended plant additions to be constructed in 2006 and 2007.

The disposal of wastewater in the Town of Baraboo outside of the Sanitary Sewer District is handled through the use of individual on-site wastewater disposal systems, often referred to as septic systems, which discharge the wastewater to underground drainage fields or septic tanks. There are currently six (6) types of on-site disposal system designs authorized for use in the State: conventional (underground), mound, pressure distribution, at-grade, holding tank and sand filter systems.

The Wisconsin Department of Commerce (COMM) regulates the siting, design, installation and inspection of most private on-site sewage systems. Recent changes to the State's Plumbing Code (COMM 83) allow both conventional and advanced pre-treatment systems for residential development. These changes present local communities with new land use challenges. The COMM 83 changes allow properties that have soil depths or soil types that were once unsuitable for conventional septic systems to now be developed and serviced by advanced pre-treatment sewage systems. This could result in widespread areas of scattered non-farm related residential development in the Town unless sound land use planning principles and policies are followed. Scattered non-farm residential development is both costly and inefficient to serve and it significantly degrades the Town's unique rural character. Further, such scattered non-farm development often leads to increased conflicts between agricultural operations and non-agricultural uses.

On-site sewage disposal systems, especially in areas where housing densities are greater than one (1) house per acre, can significantly pollute groundwater. During this 20 year planning horizon, the Town anticipates private on-site sewage treatment will continue. However, the Town may pursue the creation of a second Sanitary Sewer District north of the Village of West Baraboo, along Highway 12 toward the Ho-Chunk Casino.

Water Supply

The Town of Baraboo does not provide municipal water service to its residents. Water in the Town generally comes from private wells drilled into a sandstone and dolomite aquifer. Some residents in the Town use municipal water from the Village of West Baraboo or the City of Baraboo. This is especially true for Town residents living near the City's industrial park and near the old Sauk County Landfill on CTH A. The landfill contaminated the groundwater and consequently, the EPA designated the area as a Superfund Site in 1989. The City now provides municipal water free of charge to Town residents in this area.

Stormwater Management

The Wisconsin Department of Natural Resources (DNR) requires an erosion control plan and permit for all projects that disturb one (1) or more acre of land. The landowner is required to ensure that a site specific erosion control plan and stormwater management plan are developed and implemented at the construction site.

In addition to DNR requirements, the Town of Baraboo's Subdivision and Platting Ordinance requires all new land divisions to incorporate stormwater drainage facilities, including a drainage and stormwater detention system. The Town also has an Erosion Control Ordinance that must be followed for all minor and major land disturbing activities, unless the activity is excluded in the ordinance.

Solid Waste Disposal and Recycling Facilities

Solid waste in Sauk County is disposed of in a variety of locations, both in and out of the County. Less than half of waste generated in the County is disposed of at the Sauk County Landfill. At the current rate of disposal, the landfill will have capacity through 2007. Privatization and consolidation of waste disposal services has resulted in the diversion of significant quantities of Sauk County-generated solid waste to private landfills located in Green Lake, Jefferson, Walworth and Wood Counties.

Many Town residents bring their solid waste and recycling to the Town Recycling Center, which is located on Crawford Street, west of CTH A. The center is free and open to Town residents on Saturdays. Some residents choose not to use this service, and instead contract with private providers to have their waste and recycling picked up at their homes. This trend seems to be increasing as more residents are choosing to contract with private waste disposal companies.

Town Government

The Town is governed by an elected board of supervisors consisting of five (5) members and an elected clerk and treasurer.

The Town of Baraboo is under jurisdiction of the Sauk County Zoning Ordinance and has been since 1963. The Town adopted County zoning, thereby granting Sauk County the authority to establish zoning districts and enforce land use controls in the township.



In addition to the Sauk County Zoning Ordinance, the following County ordinances also apply in the Town:

- Sauk County Shoreland Protection Ordinance-Chapter 8
- Sauk County Private Sewage Ordinance-Chapter 25
- Sauk County Floodplain Ordinance-Chapter 9
- Animal Waste Management Ordinance-Chapter 26
- Sauk County Public Health Nuisance Ordinance-Chapter 29
- Other state mandated, county-wide regulations.

The Town also follows a few of its own ordinances, including:

- Sewer Connection Ordinance – Chapter 28
- Subdivision and Platting – Chapter 29
- Building Code – Chapter 30
- Erosion Control – Chapter 31
- Highway-Oriented Commercial and Recreational-Commercial Districts Overlay

Town Hall

The Baraboo Town Hall is located at 101 Cedar Street and was built in 1988. The building includes a meeting room, kitchen, offices, restrooms and storage facilities. The Town Hall should be sufficient to accommodate Town needs during this planning period. When needed, land is available on-site for expansion.

Town Garage

The Town Garage is adjacent to the Town Hall. The Town employs one (1) full time and one (1) part time patrolman that maintain streets and take care of other Town maintenance. The Town owns its own maintenance equipment, including two (2) vehicles that function as snowplows and one (1) large mower. The Town contracts with the County and/or private companies for equipment for tree trimming and other large maintenance projects.



As the Town has grown, it has invested in newer and larger maintenance equipment. The Town would also like to expand their maintenance staff as the population continues to grow. Town residents noted on the survey that snow removal and street maintenance were below adequate, which indicates there may be a need for additional employees to maintain the Town roads and facilities.

Fire Protection & Rescue / Emergency Medical Services

Fire protection in the Town of Baraboo is provided by a rural fire department that is an extension of the City of Baraboo's Fire Department. The rural fire department serves the Village of West Baraboo and the Towns of Baraboo, Fairfield and Greenfield. The Town would like to form a shared power/representation board with the other members of the rural fire department to oversee its management.

The Town of Baraboo is part of an ambulance service district that includes the City of Baraboo, the Village of West Baraboo and the Towns of Baraboo, Fairfield and Greenfield. All of Sauk County is served by 911 emergency dispatch.

Law Enforcement

The Town of Baraboo is served by the Sauk County Sheriff's Department, which is located in the City of Baraboo. At the time of this writing, the Sauk County Sheriff's Office has 88 full time employees. There are 14 administrative positions, including a Chief Deputy, an Administrative Assistant, a Captain of the Security Division with two (2) Security Sergeants, a Captain of the Field Services with three (3) Patrol Division Lieutenants, three (3) Patrol Sergeants, one (1) Detective Sergeant and one (1) Communication Division Sergeant.

Health Care Facilities

The nearest health care facilities to the Town of Baraboo are located in the City of Baraboo and the Village of West Baraboo. St. Clare's Hospital is located in the City of Baraboo and serves the Baraboo region. The facility includes a 100-bed acute care hospital, a 100-bed long-term care facility with a 20-bed assisted living wing, and a health care foundation. Over 100 physicians serve on the hospital's active and consulting medical staff. The hospital features a full-time emergency department and an urgent care clinic.

The City of Baraboo also has several clinics for orthopedic, pediatric, internal and general medicine, dental, podiatry, and eye care facilities. Acupuncture and holistic establishments are located within the City and in the Village of West Baraboo. The existing health care facilities seem sufficient to serve Town residents.

Library

Baraboo is served by the seven (7) county South Central Library System. The nearest branch is located in the City of Baraboo. The library system seems sufficient to serve the Town's needs for the duration of this planning period.

Schools

The Town of Baraboo is served by the Baraboo School District, which also serves the Towns of Greenfield, Fairfield, Delton, Excelsior, Merrimac, Sumpter and Freedom; the Villages of North Freedom and West Baraboo; and the City of Baraboo. During the 2003-2004 school year, the District served 3,006 students. That number is expected to drop to 2,905 students by the 2005-2006 school year.

The Baraboo School District has six (6) elementary schools. *Gordon L. Willson*, *South*, *North Freedom* and *Fairfield Center* serve K-5. *East* serves early childhood through 5. *West School* is the smallest and serves grades K-4. All elementary schools are equipped, staffed and supplied in direct proportion to enrollment. There is one (1) Middle School and one (1) High School; both are located in the City of Baraboo. There are three (3) private schools in the City of Baraboo, Living Hope Academy, St. John's Lutheran Evangelical School and St. Joseph's Catholic School. Total enrollment at the private schools in 2003 was 341 students.

Higher education is provided through a two-year University of Wisconsin campus in Baraboo and a technical college in Reedsburg.

Child Care Facilities

There are several private child care facilities located in the Town, and they are allowed as a cottage industry in the RCD-35 zoning district. There is also a child care facility on STH 136, just outside of the Village of West Baraboo in a former public elementary school. Additional child care facilities are available in the Village of West Baraboo and the City of Baraboo.

Parks and Recreation Facilities

Devil's Lake State Park is located partially in Baraboo. The park consists of 9,117 acres and is located within the Baraboo Range. According to the DNR, Devil's Lake is Wisconsin's most heavily used park, with 1.2 to 1.4 million visitors annually. The park has 407 family campsites, 82 acres of picnic areas, five (5) picnic shelters, fishing, swimming, boating, rock climbing and 29.9 miles of trails for hiking, snowshoeing and cross-country skiing.

The National Park Service designated Devil's Lake State Park as part of the Ice Age National Scientific Reserve, which showcases the best glacial topography and geology of the last great Ice Age in the United States. The Town of Baraboo is located within the Ice Age National Scenic Trail corridor planning area. This Trail is designed to showcase Wisconsin's glacial features. Final delineation of the Trail is dependent upon voluntary decisions by individual land owners to sell or donate land.

Power Plants / Transmission Lines / Electricity

Electricity and natural gas in the Town of Baraboo are provided by Alliant Energy.

Telephone, Internet and Cable Television Service

Century Tel provides the Town of Baraboo with local telephone service. Various companies provide long-distance telephone service. High speed Internet service is available through Century Tel, Charter and satellite. Cable television is not available in most areas of the Town. However, residents throughout the Town use satellite dishes to supplement the local television service.

There are no telecommunications towers in the Town of Baraboo. However, the Town will likely experience an increase in demand for tower siting as more companies seek to provide cellular phone and data service in the area. Baraboo is under the County's tower siting ordinance.

Cemeteries

There are two (2) cemeteries in the Town of Baraboo. Rock Hill Cemetery is located at the corner of Rock Hill Road and CTH W; St. Michael's Cemetery is located on Terry Town Road between USH 12 and Fox Hill Road.

Churches

Several churches are located in the Town of Baraboo and many more are located in surrounding communities, including the Village of West Baraboo, the Village of North Freedom and the City of Baraboo. Churches in the Town of Baraboo include:

- Church of the Full Endeavor, 403 4th Street
- Living Hope Church, S3963 Highway 12
- Kingdom Hall of Jehovah's Witnesses, E10966 Hatchery Road



Timetable for Utilities and Community Facilities Expansion & Renovation

This section provides an approximate timetable of the necessary expansions or renovations of utilities and community facilities that should take place in the Town of Baraboo during this 20-year planning horizon.

Table 4.1: Town of Baraboo Utilities and Community Facilities Updates/Expansions

| Utility or Community Facility | Status | Potential Action | Timeframe |
|--------------------------------------|-------------------|--|----------------------------------|
| Stormwater Management | Satisfactory-poor | Update as per DNR requirements. Also, create a stormwater management ordinance for new subdivisions. | 2005 and as per DNR requirements |
| Solid Waste/Recycling | Satisfactory | More Town residents may switch to private providers, especially as the County landfill reaches capacity. | NA |
| Parks | Satisfactory | Continue to require parkland dedication fees with new land divisions. | NA |
| Telecommunication Facilities | Satisfactory | Work to expand options for Internet and cable television capacity in the Town. | 2005 |
| Power Plants and Transmission lines | Satisfactory | NA | NA |
| Electricity and Natural Gas Services | Satisfactory | NA | NA |
| Cemeteries | Satisfactory | NA | NA |
| Health Care Facilities | Satisfactory | NA | NA |
| Child Care Facilities | Satisfactory | NA | NA |
| Police | Satisfactory | NA | NA |
| Fire | Satisfactory | Work to create a shared power/representation board. | 2005 |
| Rescue | Satisfactory | NA | NA |
| Library | Satisfactory | NA | NA |
| Schools | Satisfactory | NA | NA |
| Town Hall | Satisfactory | NA | NA |
| Town Employees | Short-staffed | Consider changing clerk/treasurer positions from elected to hired. Acquire funds to hire additional staff to assist with road maintenance, and especially plowing. | 2005 |
| Sanitary Sewer Service | Satisfactory-poor | Explore the possibility of creating a new sanitary sewer district in the northern part of the Town. Also, work with the City of Baraboo to ensure the Sanitary Sewer District on the south side of the Town has enough space and capacity to meet needs. | 2005 |

Source: Schreiber/Anderson Associates, 2004

V. Agricultural, Natural and Cultural Resources Profile

Agricultural Resource Inventory

Agriculture has long been an important economic livelihood in the Town of Baraboo and farming continues to be a key part of the local economy. The seasonal changes of growing crops and the colors and textures of farm fields and farm buildings contribute greatly to Baraboo’s rural appeal.

Farmers in Baraboo produce a variety of agricultural commodities, including dairy, oats, alfalfa, corn and soybeans. Other agricultural operations also exist, such as tree farms, berry farms and niche agricultural product farms. The Town’s diversity of agriculture is of critical importance to its viability as a part of the local economy.



Because farming is important to the regional economy, many programs exist to assist farmers. One is the State Farmland Preservation Program, which provides income tax credits to property owners who agree to keep their land in agricultural use. This State of Wisconsin program provides Sauk County landowners with over \$500,000 of tax relief credits annually. Any farmer who owns at least 35 acres and produces \$6,000 in agricultural products per year or an average of \$18,000 over three (3) years can participate. The amount of tax credit varies, depending on household income and the amount of real estate taxes. Table 5.1 lists the approximate percentage of lands enrolled in the program by town.

Table 5.1: Farmland Preservation Tax Credit Participation by Town, 2003

| Township | % of Total Farmland Acres Claimed for Preservation |
|------------------------|--|
| Town of Baraboo | 21.4 |
| Town of Dellona | 12.0 |
| Town of Delton | 0.0 |
| Town of Excelsior | 11.0 |
| Town of Fairfield | 14.4 |
| Town of Freedom | 5.5 |
| Town of Greenfield | 10.9 |
| Town of Honey Creek | 71.5 |
| Town of Merrimac | 0.0 |
| Town of Prairie du Sac | 91.5 |
| Town of Sumpter | 43.4 |
| Town of Troy | 96.9 |

Source: Highway 12 Corridor Growth Management Plan, 2003

According to the Wisconsin Agricultural Statistics Service, between 1992 and 1997 the following agricultural land trends occurred in Sauk County:

- Land in farms decreased slightly from 335,517 acres to 332,878 acres
- Average size of farms decreased six (6) percent from 243 to 229 acres
- Full time farms decreased 12 percent from 947 farms to 831 farms
- Market value of agricultural products sold increased seven (7) percent to \$121,224,000 (crop sales accounted for 18 percent of the market value and livestock sales accounted for 82 percent of the market value)
- Average market value of agricultural products sold per farm increased two (2) percent from \$82,129 to \$83,487

The State of Wisconsin showed similar agricultural trends during this time period. However, average market value of agricultural products sold per farm statewide increased by 10 percent.

As the region’s population continues to grow, there is pressure to convert farmland to residential and other land uses. Table 5.2 shows agricultural land sales in 2003 for Sauk County, the southwest district of the State and the entire State of Wisconsin. In Sauk County, most of the land sold remained in agricultural use. However, it is important to note that the value of agricultural land sold per acre when remaining in agricultural use was \$2,668; whereas the value of land sold per acre when converted to a use other than agricultural land was over four (4) times higher at \$12,506. The data shows that land in the Sauk County area is a desirable commodity, especially when converted out of agriculture.

Table 5.2: Agricultural Land Sales, 2003

| | Agricultural land continuing in agricultural use | | | Agricultural land being diverted to other uses | | |
|-------------|--|------------|------------------|--|------------|------------------|
| | Number of transactions | Acres sold | Dollars per acre | Number of transactions | Acres sold | Dollars per acre |
| Sauk County | 80 | 4,159 | 2,668 | 4 | 212 | 12,506 |
| SW District | 348 | 28,584 | 2,246 | 138 | 5,309 | 2,807 |
| State of WI | 1,805 | 133,207 | 2,480 | 1,200 | 47,057 | 5,500 |

Source: Wisconsin Agricultural Statistics Service, 2004

Table 5.3 compares Sauk County farm statistics between 1997 and 2002. In general, number and sizes of farms decreased, but average farm size increased. Also, the estimated market value of agricultural land and buildings significantly increased. However, the market value of agricultural products sold decreased.

Table 5.3: Sauk County Farm Statistics, 1997 and 2002

| | 1997 | 2002 |
|--|--|--|
| Farms | 1,736 | 1,673 |
| Land in Farms (acres) | 357,633 | 353,104 |
| Average Farm Size (acres) | 206 | 211 |
| Estimated Market Value of Land and Buildings | \$258,213 (per farm) \$1,227 (per acre) | \$551,470 (per farm) \$2,712 (per acre) |
| Market Value of Agricultural Products Sold | \$123,667,000 (total) \$71,237 (average per farm) | \$116,064,000 (total) \$69,375 (average per farm) |

Source: 2002 U.S. Census of Agriculture, Wisconsin Data

Landforms & Topography

Nearly all of Sauk County lies within the glaciated portion of Wisconsin and the topography is highly variable. The glaciers formed recessional moraines, drumlins, ground moraines, outwash plains and terraces, floodplains, glacial lake basins and swamps throughout the region. The glaciers also lowered the preglacial relief by eroding the hills and filling the valleys, leaving behind a landscape described as gently undulating to hilly, with complex slopes.

The Baraboo Range, which extends approximately 25 miles east-west across east central Sauk County, is one of the most important and interesting physical features in Wisconsin. Because of its unique geology, the National Park Service dedicated the Range as a National Natural Landmark. The range, which primarily consists of quartzite, rises 400 to 800 feet above the surrounding landscape. The highest elevations in the range are approximately 1,600 feet above sea level. The range is an ancient mountain range set in the midst of an extensive plain.

Much of the Town of Baraboo is located within the Baraboo Range.

General Soils Information

Soil suitability for development depends on the soil type, slope and erosion levels. Soil types in the Town are intermixed, so on-site soil analyses are necessary to determine development potential for individual development projects.

Soil suitability classes for agriculture range from Class I to Class VIII. Class I has no significant limitations for raising crops. Classes II and III are suited for cultivated crops but have limitations such as poor drainage, limited root zones, climatic restrictions, or erosion potential. Class IV is suitable for crops but only under selected cropping practices. Classes V, VI, and VII are best suited for pasture and range while Class VIII is suited only for wildlife habitat, recreation, and other nonagricultural uses. The soil classes for the Baraboo area are depicted on the Soils Map.

Based on the Soil Survey for Sauk County (1980-USDA Soil Conservation Service) soils in the Town can be grouped into four (4) general categories:

La Farge-Nordan-Gale, Eleva-Boone-Plainfield, and Baraboo-Rock Outcrop Group: This soil group is generally located in the Baraboo Range. These soil areas are dominated by moderately well-drained to excessively-drained soils that have a loamy or sandy surface layer and a loamy, sandy or clayey subsoil, underlain by bedrock. These are gently sloping to very steep soils on unglaciated uplands. The potential for residential development on these slopes is fair; depth to bedrock is a severe limitation for conventional septic systems in most of these areas.

McHenry-St. Charles Group: This group is found in the eastern part of the Town. These areas are dominated by well-drained soils with a loamy surface layer and subsoil; underlain by glacial till. These are gently sloping to steep soils on glaciated upland. The potential for residential development is good, but slope is a moderate to severe limitation for conventional septic systems in some areas.



The Baraboo Range is shown in the shaded areas. The range covers much of the Town of Baraboo.

Ettrick-Fluvaquents wet-Curran Briggsville-Mosel-Colwood, and Fluvaquents wet-Fluvaquents Group:

These soils are found along the Baraboo River. The soils are dominated by well-drained to very poorly-drained soils that have a loamy or sandy surface layer and subsoil, underlain by loamy or sandy deposits. The soils are nearly level to sloping and occupy glaciated lake basins and floodplains. The potential for residential development is poor, and flooding and wetness are severe limitations for conventional septic systems.

Wyocena-Gotham-Plainfield, Dickenson-Gotham-Dakota, and Sparta-Plainfield-Sparta Variant Group:

These soils are found along the Highway 12 corridor and are moderately well-drained to excessively-drained soils that have a loamy or sandy surface layer and subsoil, underlain by outwash or sandy glacial till. These are nearly level to steep soils on glaciated uplands. The potential for residential development is good, but groundwater pollution from conventional septic systems can be a hazard. Slope and excess wetness are also a moderate to severe limitation for conventional septic systems in some areas.

Groundwater

Groundwater in the Town is generally very high quality and is usable for most purposes. Groundwater is found at various depths, depending on the general topography, the distance above the permanent stream level and the character of the underlying rock formation. Most groundwater is obtained from the Cambrian sandstone aquifer that underlies the region. Another important source of groundwater is the surficial sand and gravel deposits along the Wisconsin River and the lower reaches of the Baraboo River. This area is often susceptible to human-induced and natural pollutants. The Baraboo Range is underlain by quartzite bedrock and the upper aquifers are thin or absent. Drilling wells in these hard rock areas is expensive and yields are generally low, often barely sufficient for domestic purposes.

Residents of the Town of Baraboo noted throughout the planning process that maintaining the high quality groundwater in the area was an extremely important objective of the plan.

Slopes

Steep wooded slopes provide wildlife habitat, enhance scenic beauty and generally provide a natural barrier to development. As depicted on the Natural Areas Map, steep slopes exceeding 12 percent exist around Devil's Lake; in portions of the south and southwest part of the Town; and in the northwest corner of the Town. Slopes exceeding 20 percent exist in several areas in the Baraboo Range, most notably around Devil's Lake.

Slopes between 12 and 20 percent grade present challenges to building site development. Slopes that exceed a 20 percent grade are generally not recommended as developable sites. Disturbing soils and vegetation on steep slopes can result in severe erosion and soil degradation, which can be detrimental to nearby water resources and can cause damage to buildings, roads and utilities.

Hilltops and Ridgetops

Hilltops and ridgetops are unique natural features that exist throughout the Town of Baraboo. These features are often overlooked during planning processes, but planning for these resources is critical to the community character and maintaining and preserving important viewsheds. Hilltops and ridgetops define the horizon. Large structures built on top of them tend to be visually prominent, especially if they don't blend in with Baraboo's character, including color, material and style.

Floodplains

Floodplains are land areas that have been or may be covered by floodwater during the “regional flood”. The regional flood is determined to be representative of large floods known to have occurred in Wisconsin or that may be expected to occur on a particular lake, river or stream. In any given year there is a one (1) percent chance that the regional flood may occur or be exceeded.

Floodplains are mapped by the Federal Emergency Management Agency (FEMA). The State requires county regulation of development in floodplains. To avoid both on-site and up-and downstream property damage, development is strongly discouraged in floodplains.

Floodplain areas in the Town of Baraboo exist primarily along the Baraboo River. Floodplains in the Town are depicted on the Natural Areas Map; however, the FEMA maps should be referenced for official delineation and elevations of floodplain boundaries.

Wetlands

Wetlands provide valuable wildlife habitat areas, provide important groundwater recharge and water quality functions and contribute greatly to the aesthetic appeal of the area. Wetlands are protected by the Wisconsin Department of Natural Resources and the U.S. Army Corps of Engineers and alteration of any wetland without regulatory approval from one or both of these agencies is prohibited.

Historically, wetlands were a prominent feature on the Sauk County landscape, comprising an estimated one (1) of five (5) acres in early settlement time. Wetlands today comprise approximately one (1) of every 100 acres in Sauk County. Preserving the remaining wetlands has become crucial to the survival of hundreds of Wisconsin's plant and animal species, and is also critical for the hydrologic system to help prevent flooding, and to trap and filter pollutants.

The Wisconsin DNR has identified and mapped wetlands of two (2) or more acres in the Wisconsin Wetlands Inventory. Wetlands exist in several locations in the Town of Baraboo, including:

- Along the Baraboo River
- In the northwest part of the Town near Pleasant Valley Road
- Sporadically along Pine Creek and Skillet Creek

Wetlands in the Town of Baraboo are depicted on the Natural Areas Map.

Woodlands and Forest Resources

Historically, most of the region surrounding the Town of Baraboo was covered with a stand of open-grown timber, interspersed with prairie grasses. The trees were predominantly oak and scattered other hardwoods. The open grasslands consisted of big bluestem, little bluestem, indiagrass and switchgrass. Areas of wet soils supported sedge, bluejoint grass and cordgrass. Organic soils supported tamarack and lowland hardwood stands. Subsequent farming and the control of wildfire favored the growth of hardwood trees other than oak and eliminated much of the prairie grass.

The forest types in the area are now primarily southern deciduous forests interspersed with occasional evergreen cover types. The composition of these forest types is: oak-history, maple-birch, aspen, red pine, elm, soft maple, jack pine and others. Maples, red oak, white oak, bur oak and northern pin oak are the most important species in terms of volume produced and area occupied in the forest. Occasional paper birch, white pine, red pine, spruce

species, aspen and various other hardwood and conifer species are also present. Other vegetative communities, excluding agricultural crops, include oak savanna, prairie and wetlands.

The land cover of Sauk County has undergone vast changes in the last 150 years. European settlement and associated farming, mining, and population growth has eliminated many oak savannas, prairies and wetlands. The forests of Sauk County did not escape these impacts but interestingly have increased from about 34 percent (183,000 acres) to about 36 percent (195,200 acres) of the land cover. This is due to the natural conversion of oak and brush savanna to oak forest, mainly a result of fire suppression. Other areas that were considered marginal or poor farmland have also naturally converted to forest or have been planted to trees.

As part of the 1990 Farm Bill, Congress created the Forest Legacy Program to identify and protect environmentally important private forestlands threatened with conversion to nonforest uses, such as subdivision for residential or commercial development. To help maintain the integrity and traditional uses of private forestlands, the Forest Legacy Program promotes the use of conservation easements. These easements allow the federal government, in cooperation with state and local agencies, private organizations, and individuals to preserve the rich heritage of private forests across the United States. Wisconsin's Forest Legacy Program includes an area of approximately 33,000 acres in the western range of the Baraboo Hills. Acquisition of easements from a grouping of smaller landowners, combined with a wide variety of other conservation efforts in the area, will help protect the long-term conservation and forest production values of the Baraboo Hills.

A large number of private trust and conservancy organizations also have a history of cooperating in the area with public recognition, management and support efforts. These include the private land trusts, Baraboo Range Preservation Association, The Riverland Conservancy and the Ice Age Trail. Government programs are working in the Wisconsin DNR's Devil's Lake State Park, State Natural Area Program to enhance management and protection of this area.

The Managed Forest Law (MFL), administered by the Wisconsin Department of Natural Resources, is a landowner incentive program designed to encourage sustainable forestry on private woodlands in Wisconsin. The law, through a written forest management plan, couples landowner objectives and timber harvesting, wildlife management, water quality and recreation to maintain a healthy and productive forest. To be eligible, a landowner must own a minimum of 10 contiguous acres of forestland with a minimum of 80 percent of the land in forest cover. As of 2004, MFL reduces property taxes to \$1.74 per acre if the land is "closed" to public access. Up to 80 acres may be closed to public access by the landowner. Forest land taxes can be further reduced to \$.74 an acre if designated "open" to the public. As of 2004, 724 acres of land in the Town of Baraboo were enrolled in the MFL program.

Drainage Basins and Watersheds

The Town of Baraboo is located in the Lower Wisconsin River Basin, which drains approximately 4,490 miles of south central and southwestern Wisconsin. Within this basin, the eastern half of the Town is located within the Lower Baraboo River Watershed, which covers eastern Sauk County and western Columbia County; and the western half is located within the Narrows Creek-Baraboo River Watershed. The Lower Baraboo River watershed includes the portion of the Baraboo River from the City of Baraboo to the Wisconsin River. The Narrows Creek-Baraboo River Watershed includes the portion of the Baraboo River from the City of Reedsburg to the western limits of the City of Baraboo.

Lower Baraboo River Watershed: The Lower Baraboo River Watershed drains approximately 144 square miles and has about 91 miles of streams. Lakes in the watershed include Devils, Leech, Corning and Long. Exceptional/outstanding resource waters in the watershed include Boulder and Rowley Creeks and Devils Lake. Concerns and issues for the watershed include nonpoint source pollution in the form of sediment and nutrient delivery, hydrologic modification, atrazine and exotic/invasive species.

Dams have historically been a major impairment in the watershed. The impoundments created by these dams increased siltation behind the structures and warmed the water. In addition, these dams were an obstacle to fish migration. These dams, however, have now been removed. With the removal of the final dam, the Linen Mill Dam, in October of 2001, the Baraboo River became the longest mainstream stretch of restored river in the country.

The watershed is not ranked with respect to nonpoint source pollution priorities. In the watershed, the cities of Baraboo and Portage discharge to the Baraboo River and the Wisconsin River, respectively. Other point source discharge permittees are the Ho-Chunk Nations and J&L Oil, both of which discharge to groundwater. Teel Plastics is the only industrial discharges in the watershed and discharges to the Baraboo River.

Narrows Creek and Baraboo River Watershed: This watershed lies entirely within Sauk County. The watershed drains 175 square miles, with 175.6 miles of stream and four (4) miles of trout stream. Smallmouth bass fishing is considered a valuable asset to the watershed. The overall population in the watershed for 2000 was estimated to be around 12,500 people. Population growth in the watershed over the last decade was fairly high.

The majority of the watershed is agricultural and dairy farming is the dominant agricultural activity. Other major land cover in the watershed includes broad-leaf deciduous forest and grassland with a few small wetland areas.

The water quality and sport fisheries in the watershed are significantly affected by nonpoint sources of pollution. The primary sources of nonpoint pollution in the watershed are from barnyard runoff and manure spreading practices and manure storage in the watershed has occasionally been a problem. As a result of the significant impact of nonpoint source pollution on the watershed, the watershed was selected for a nonpoint source priority watershed project. The project is jointly sponsored by the Department of Natural Resources; the Department of Agriculture, Trade and Consumer Protection; and the Sauk County Land Conservation Department. Watershed nonpoint source appraisal monitoring was completed in 1990 and 1991 and a plan detailing water quality and water resources goals of the project was approved in October 1992. There has been a very high participation rate in the Narrows Creek priority watershed program. The program assesses water quality problems; identifies the sources of pollution; and provides funds for technical assistance, education and cost-sharing of land management practices. 2004 will be the final year for conservation practices to be installed for the project. The project goals are:

- Reduce phosphorus runoff from barnyards by 64 percent, or 14,625 pounds per year
- Reduce upland soil loss by 4,426 tons per year
- Protect streambanks from erosion
- Reduce gully erosion
- Reduce by 37,795 feet the amount of streambanks trampled by livestock

There are several permitted point source discharges in the watershed. The communities of Reedsburg, North Freedom and Rock Springs discharge to the Baraboo River. The Hillpoint Sanitary District discharges to Hillpoint Creek and the Lime Ridge and Loganville facilities discharge to Narrows Creek. The Sauk County Health Care center discharges to a tributary of Narrows Creek. One (1) industrial discharge, Foremost Farms, discharges to the Baraboo River.

Stream Corridors

Pine Creek: Pine Creek is a small spring fed tributary to Skillet Creek. The creek supports a warm water forage fishery and data collected in 1998 determined the quality of the stream to be fair to good.

Skillet Creek: Skillet Creek is a tributary to the Baraboo River. The creek supports a population of warm water forage fish. A fish survey conducted in 1998 indicated that the stream had fair water quality for warm water fish.



A waterfall on Skillet Creek

Surface Water

Devil's Lake: Devil's Lake lies within the most heavily utilized state park in Wisconsin. The 369-acre lake has a maximum depth of 47 feet. Devil's Lake was formed when the Green Bay glacial lobe blocked the Wisconsin River from its original path through the Baraboo Range, plugging both ends of the gap in the south bluff with glacial drift, resulting in the formation of Devil's Lake. Since the lake is groundwater fed, the level of the lake generally fluctuates about 25 feet annually. Phosphorus and mercury levels in Devil's Lake are a concern.

The Baraboo River: The Baraboo River flows approximately 100 miles from its headwaters near Hillsboro to its confluence with the Wisconsin River south of Portage. Its watershed encompasses 650 square miles, or about 415,000 acres. Through its course, the Baraboo drops over 150 feet in elevation. However, forty-five feet of that gradient occurs in a four (4) to five (5) mile stretch of the river through the City of Baraboo. This concentration of relatively steep gradient was recognized by early white settlers for its potential to generate mechanical power and became known as the "Baraboo Rapids." In 1837 settlers began displacing Native American inhabitants and soon thereafter constructed the first of five (5) dams on the river. From the mid- to late nineteenth century the dams were the life and economic engine that drove the local economy, powering grist, lumber and other essential milling enterprises. These dams have now been removed and the river has been restored to its free-flowing condition and is again connected with the complex Wisconsin River fishery.



The Baraboo River behind the Baraboo Town Hall

Open Space/Environmental Corridors

There are numerous open space and environmental corridors in the Town of Baraboo. These areas are described in detail below.

The Baraboo Range: The Baraboo Range includes 55,000 acres of forest. This is the largest tract of mostly unfragmented deciduous forest remaining in the upper Midwest. The differences in elevation, exposure and soils of the Baraboo Hills creates a variety of ecological habitats including high, dry rock strata where white pine predominates; rocky cliffs covered with lichens and mosses; cool steep valleys and ravines of hemlock; dry and wet prairie, and marshes.



The Baraboo Range in the Town of Baraboo

At least 28 different natural communities have been identified in the range. This ecoregion is home to over 18,000 species of plants and animals, including 135 species of breed birds. -

Of these plant and animal species 77 of them are rare or imperiled in the state and 23 are on the state or federal lists of threatened or endangered species. -

The significance of the area has been recognized by the National Park Service since 1974 when they designated the Southern Range of the Baraboo Hills as a "Natural National Landmark". No funding or active role by the Park Service is associated with this designation. The Nature Conservancy also designates the Baraboo Range as one of their "Last Great Places", one (1) of only 77 such sites in the world. -

The Baraboo Range is one of Wisconsin's most important environmental resources. It is nationally recognized for its outstanding geological features and its ecological diversity. However, development pressure from a housing boom, tourism and the U.S. Highway 12 expansion project threatens the region. To ensure that the expansion of U.S. Highway 12 does not jeopardize the healthy ecosystems and scenic character of the region, a Memorandum of Agreement (MOA) was created to protect lands within the Baraboo Range National Natural Landmark in Sauk County. As part of the MOA, \$5 million in transportation funds was granted to the Baraboo Range Protection Program (BRPP) in 1999. The program uses this funding to purchase development rights from owners of forested lands and buffer zones around tracts of forest. At the time of this writing, 164 acres on three (3) properties have been conserved through the PDR program. As of 2004, two (2) more property acquisitions were in progress. -

Pewitt's Nest: Pewitt's Nest is a 74 acre site located approximately two (2) miles southwest of the City of Baraboo on CTH W.

The dominant feature at Pewitt's Nest is a 30- to 40-foot deep gorge formed during the retreat of the last glacier. Associated with it are Skillet Creek, shaded cliffs and a northern dry-mesic forest. When Glacial Lake Baraboo drained, Skillet Creek cut a narrow canyon through the Cambrian sandstone, forming a series of potholes and waterfalls. The layers of Cambrian sandstone show that a finer-grained sediment was laid down by the Cambrian seas "inside" the syncline. Skillet Creek has a gradient of 38 feet/mile and an average flow of 0.8 cubic feet per second. Forest cover includes red cedar, white pine, hemlock and yellow birch.



H.E. Cole wrote of the area:

"At one time the jaws at the mouth of the nest supported a great iron shaft, a cumbersome overshot waterwheel. . . . Before the building of the mill, an individual lived in the solid sandstone, like a gnome in a cavern. His abode was some ten feet above a deep pool of water. This dwelling resembled the nest of a phoebe (or peewit, an earlier name for this bird), hence dubbed by early settlers the 'Pewitt's Nest.'"

The person that Cole writes about used the water to turn lathes for repairing or manufacturing equipment. No evidence of this remains. Pewitt's Nest is owned by the DNR and was designated a State Natural Area in 1985.

McGilvra Woods: McGilvra Woods is one of the richest southern mesic forests in southwestern Wisconsin and is noted for its display of spring wildflowers. The woods are situated on a gentle to moderate northwest slope at the edge of the Baraboo Hills in the Town of Baraboo. A knob of exposed sandstone bedrock is found near the southeast corner of the site. Sugar maple and basswood dominate the woods with black cherry, red oak, white ash, yellowbud hickory, bigtooth aspen and white oak. The trees are medium-aged, but the site is intact and with protection could become an old mesic forest. The sparse shrub layer contains eastern prickly gooseberry, common elderberry and alternate-leaved dogwood. The ground flora is rich in spring ephemerals and contains more than 110 species, including the rare cuckoo flower, along with uncommon plants such as leatherwood and putty root orchid. Showy species include spring-beauty, toothwort, woodland phlox, wild geranium, hepatica, May-apple, Virginia waterleaf, bellwort, nodding trillium and several orchids. McGilvra Woods is owned by the DNR and was designated a State Natural Area in 1986.



South Bluff/Devil's Nose: South Bluff/Devil's Nose is another State Natural Area in the Town of Baraboo. This 4,060 acre site is located within Devil's Lake State Park.

South Bluff/Devil's Nose encompasses a huge expanse of the forested southern flank of the Baraboo Hills and provides habitat for numerous rare plants and animals. The majority of the site is southern mesic and dry-mesic forest of sugar maple, red oak, white oak, basswood and hickories. Within the site is Pine Glen, a deep spectacular gorge cut into the Baraboo quartzite. On its south slope is a small cedar glade and dry prairie that have unusual floras including rare species such as tubercled orchid, slender bush-clover and purple milkweed. Cold air drainage at the lower end of Pine Glen harbors northern plant species such as white pine, oak fern, yellow blue-bead-lily and rosy twisted stalk that thrive in the cool ravine. Also in the area is spring-fed Messenger Creek, which occupies an ancient valley cut into the Precambrian Baraboo quartzite. The rich wooded area

contains yellow birch, eastern hop-hornbeam and ironwood and is rich in mosses and uncommon ferns. One of the primary features of the natural area is the presence of several uncommon to rare plant species including drooping sedge, Hooker's orchid, nodding pogonia and one-flowered broomrape. The site also harbors many rare birds including worm-eating, hooded and cerulean warblers, and Acadian flycatcher. Also present is the rare arrowhead spiketail.

South Bluff/Devil's Nose is owned by the DNR and was designated a State Natural Area in 1972.

Devil's Lake State Park: Most of this park, which is the most heavily visited in the State Park system, is located within the Town of Baraboo. The park is described in greater detail elsewhere in this plan.



Devil's Lake

Ice Age Trail: The Ice Age Trail is an important environmental corridor that is proposed to run through the Town of Baraboo. One (1) of only eight (8) National Scenic Trails in the U.S., the Ice Age Trail spans approximately 1,200 miles in Wisconsin. Currently, about 575 miles of trail are open to the public for hiking, snowshoeing and skiing. This trail is described in greater detail in the Utilities and Community Facilities chapter of this Existing Conditions report.

Non-metallic Mineral Resources

Non-metallic mining exists in the Town of Baraboo [*to be expanded with input from the Steering Committee*]; the Sauk County Planning and Zoning Department, and in some cases the Department of Natural Resources, regulates non-metallic mining in Sauk County.

Non-metallic mining includes operations or activities that extract mineral aggregates or nonmetallic minerals from the earth for sale or use by the operator. Nonmetallic mining includes use of mining equipment or techniques to remove materials from the in-place nonmetallic mineral deposit, including drilling and blasting, as well as associated activities such as excavation, grading and dredging. Nonmetallic mining does not include the removal of materials such as commercial sod, agricultural crops, ornamental or garden plants, forest products or plant nursery stock.

Nonmetallic mining also includes processes carried out at nonmetallic mining sites that are related to the preparation or processing of the mineral aggregates or nonmetallic minerals obtained from the site. These processes include, but are not limited to stockpiling of materials, blending mineral aggregates or nonmetallic minerals with other mineral aggregates or nonmetallic minerals, blasting, grading, crushing, screening, scalping and dewatering.

Wildlife Habitat and Threatened and Endangered Species

Wildlife is abundant in the Town. Forest lands, agricultural lands and wetlands provide habitat, cover and food for many species, both game and non-game. Wildlife in the area includes white tail deer, red and grey squirrel, fox, skunk, badger, opossum, raccoon, muskrat, cottontail rabbit, weasel, pheasant, quail, bald eagle and nesting song birds (including neo-tropical migrant species), wild turkey and many varieties of reptiles and amphibians.

The Bureau of Endangered Resources' Natural Heritage Inventory (NHI) program maintains data on the location of rare, threatened or endangered plant and animal species. The Lower Baraboo River Watershed has a variety of good quality habitats and rare plant communities. Within the watershed, the NHI lists 10 bird species, seven (7) butterfly species, five (5) dragonfly species, seven (7) species of fish, two (2) species of mayflies, six (6) species of mussels, 42 plant species, two (2) species of snakes, one (1) species of turtle, four (4) species of mammals, one (1) species of lizard and one (1) species of snail.

The Narrows Creek-Baraboo River Watershed is also home to a variety of rare plant and animal species including; three (3) species of beetles, six (6) species of birds, two (2) species of dragonflies, one (1) species of fish, one (1) species of mussel, 22 plant species, one (1) species of snake, and one (1) species of salamander. These plants and animals are also listed on the NHI.

The differences in elevation, exposure and soils of the Baraboo Range create a variety of ecological habitats. At least 28 different natural communities have been identified, harboring 23 federal or state listed threatened or endangered species. Approximately half of the more than 2,200 vascular plants in Wisconsin have been found in this tiny fraction of the state.

Air Quality

The ambient air quality in the region is generally good. For the most part, ozone is not an air quality concern in this area; however, airborne dust mobilized by plowing or wind erosion of bare soil in agricultural fields may cause temporary air quality problems. An air quality monitoring station is located on Tower Road, near Devil's Lake, in the Town of Greenfield. Respondents to the Town of Baraboo Community Survey overwhelmingly supported protecting air quality in the Town (83 percent indicated it was essential or very important to protect air quality).

Cultural Resources Inventory

Preservation of historic and cultural resources is important to the vitality of any community. It fosters a sense of pride and provides an important context for social and cultural continuity between the past, present and future. The Town of Baraboo has a rich cultural history that should be preserved and enhanced whenever possible.

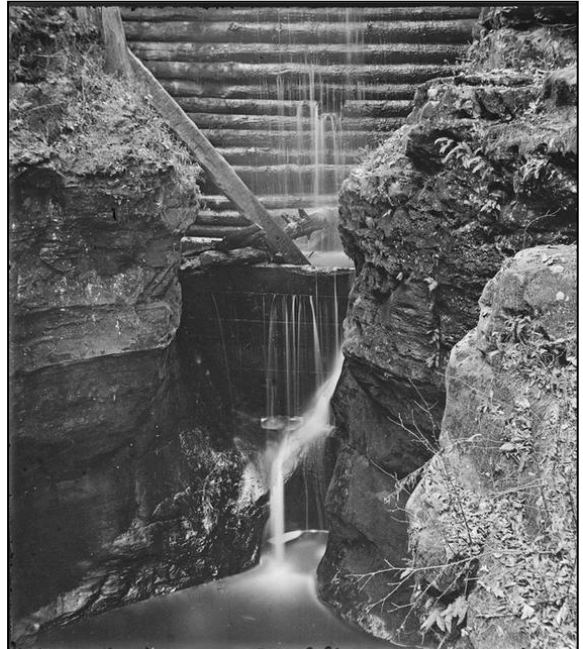
Historic Resources

European-Americans first settled in the Sauk County area in the mid-1800s. These immigrants were composed primarily of Welsh, Irish and English who came to farm or lumber.

In the early 1940s, settlers began harvesting the timbered areas, and then cultivated the prairies. The former prairie soils are now some of the most fertile soils in Wisconsin. Wheat, oats, barley, rye and flax constituted a large part of the farm products for many years. After the chinch bug infestation eliminated wheat as a major crop, farming became more diversified. Corn and oats became important grain crops, and stock raising and feeding and dairying contributed to the economy. Potatoes were also an important early crop; tobacco was grown on some of the dark prairie soils; and sweet corn, peas and cabbage were important cash crops.

The Town has a unique collection of historic or architecturally significant buildings and sites. The State Historical Society's Architecture and History Inventory (AHI) contains data on a wide range of historic properties throughout the state—such as round barns, cast iron bridges, commercial buildings, schoolhouses and turn of the century homes—that help shape Wisconsin's distinct cultural landscape. The AHI lists 46 documented properties in the Town of Baraboo. The properties include older houses and outbuildings, farmsteads, signs, statues, camp buildings and bridges. Many of the properties are located within Devil's Lake State Park.

There is one (1) property in the Town of Baraboo that is listed on State Register and National Register of Historic Places. The Tuttle Estate on North Elizabeth Street is listed as important for its Gothic revival architectural style, dating from 1850-1874. The property was listed on the Registers in 1980.



Historic dam at Pewitt's Nest on Skillet Creek
(removed)

Archeological Resources

Archaeological investigations show that Native Americans have inhabited the Baraboo region since the Pleistocene Epoch, nearly 12,000 years ago. Three (3) distinct cultures spanned the period from glaciation to the present – Paleo-Indian Cultural Tradition, 12,000-6,000 B.C.; Archaic Cultural Tradition, 6,000-500 B.C.; and Woodland Cultural Tradition, 500 B.C. to European contact.

By 1650 A.D., historic tribes, the Ho-chunk, the Sauk and the Fox, occupied this area. The Ho-chunk had a major presence with the Fox and the Sauk in the area for a short time.

These cultures were attracted to the scenic waterways and bluffs, and left behind archeological evidence such as effigy and burial mounds, camps and village sites.

While no archeological sites in the Town of Baraboo are listed on the State or National Register of Historic Places, archeological sites are common throughout the area and could be found in the Town. All mounds in the State are protected under the Wisconsin burial site preservation law (§ 157.79 Wis. Stats.).

Recreational Resources

Recreational resources in the Town consist mainly of the trail and recreation opportunities at Devil's Lake State Park where a variety of hiking, biking and cross-country skiing trails are maintained. Other recreation opportunities at the park include rock climbing, camping, boating, fishing and swimming.

In addition, as discussed elsewhere in this plan, a segment of the Ice Age Glacial Drumlin Trail is proposed to run through the Town and connect trail users from Devil's Lake State Park and areas south to locations to the north. This will be a fantastic trail opportunity for Town residents and visitors.

Other recreational resources in the Town of Baraboo are identified in the Utilities and Community Facilities Element. However, it is important to note that the community considers many of its natural resources as passive recreational uses such as wildlife viewing and bird watching, as well as active recreational activities such as canoeing, fishing and hunting.

VI. Economic Development Profile

Employment Characteristics

The labor force is the sum of employed and unemployed persons aged 16 years and older and includes those who are either working or actively seeking work. The character of the Town's labor force—the skills, education, aptitudes and availability of its population—represent one of the most important resources for existing and potential economic investors.

Table 6.1 shows the employment status of Baraboo residents in 2000. Of the 951 individuals in the labor force, all were employed in civilian occupations and only 2.9 percent of the civilian labor force was unemployed. The statistical profile reveals a fairly even split between males and females in the labor force, and one in which, for 79.9 percent of families, both parents participate in the labor force.

The lower portion of Table 6.1 shows worker breakdown by class. Private wage and salary workers constitute the largest component of Baraboo's labor force with over 78.9 percent.

Table 6.1: Employment Status of Baraboo Residents, 2000

| Employment Status | Number | Percent |
|--|---------------|----------------|
| Population 16 years and over | 1,347 | 100.0 |
| In Labor Force | 951 | 70.6 |
| Civilian Labor Force | 951 | 70.6 |
| Employed | 923 | 68.5 |
| Unemployed | 28 | 2.1 |
| Percent of Civilian Labor Force Unemployed | 2.9 | (X) |
| Armed Forces | - | - |
| Not in Labor Force | 396 | 29.4 |
| Females 16 years and over | 704 | 100.0 |
| In Labor Force | 449 | 63.8 |
| Civilian Labor Force | 449 | 63.8 |
| Employed | 436 | 61.9 |
| All parents in family in labor force | 107 | 79.9 |
| CLASS OF WORKER | Number | Percent |
| Private wage and salary workers | 728 | 78.9 |
| Government Workers | 126 | 13.7 |
| Self-employed workers in not incorporated business | 63 | 6.8 |
| Unpaid family workers | 6 | 0.7 |

Source: U.S. Census Bureau, 2000

Generally, residents in the Town of Baraboo work within Sauk County. Table 6.2 details the place of work for residents in the Towns of Baraboo, Fairfield and Greenfield at the county and state level.

Table 6.2: Place of Work for Workers 16 and Over -

| | Town of Baraboo | | Town of Fairfield | | Town of Greenfield | |
|------------------------------------|-----------------|------|-------------------|------|--------------------|------|
| | No. | % | No. | % | No. | % |
| Total: | 919 | -- | 576 | -- | 525 | -- |
| Worked in state of residence: | 908 | 98.8 | 571 | 99.1 | 524 | 99.8 |
| Worked in county of residence | 819 | 89.1 | 462 | 80.2 | 411 | 78.3 |
| Worked outside county of residence | 89 | 9.7 | 109 | 18.9 | 113 | 21.5 |
| Worked outside state of residence | 11 | 1.2 | 5 | 0.9 | 1 | 0.2 |

Source: U.S. Census Bureau, 2000

The Wisconsin State Department of Workforce Development collects statistics on worker flow at the county level, as depicted in Table 6.3. The results for Sauk County in 2000 indicate that of the 28,694 workers residing in the County, the majority (79.2 percent) work within Sauk County itself. Further, workers that do not work within Sauk County are most likely working in Dane or Columbia Counties. The right side of the table indicates the percentage of the Sauk County workforce living outside of the County. While most of the workers in the County also live there, a notable percentage commutes from Colombia, Juneau, Dane and Richland Counties, among others.

Table 6.3: County-to-County Worker Flow for Sauk County, WI

| Live in: | Work in: | Travel to: | From: | |
|-------------|------------------|------------|-------------------|--------|
| Sauk Co. WI | Sauk Co. WI | 22,721 | Sauk Co. WI | 22,721 |
| | Dane Co. WI | 3,428 | Columbia Co. WI | 1,692 |
| | Columbia Co. WI | 1,013 | Juneau Co. WI - | 1,657 |
| | Juneau Co. WI | 355 | Dane Co. WI | 1,547 |
| | Iowa Co. WI | 298 | Richland Co. WI - | 1,095 |
| | Richland Co. WI | 205 | Adams Co. WI | 917 |
| | Adams Co. WI | 77 | Iowa Co. WI - | 387 |
| | Marquette Co. WI | 57 | Vernon Co. WI | 250 |
| | Vernon Co. WI | 50 | Marquette Co. WI | 237 |
| | Waukesha Co. WI | 46 | Grant Co. WI | 131 |
| | Monroe Co. WI | 43 | Monroe Co. WI | 87 |
| | Rock Co. WI | 41 | Dodge Co. WI | 78 |
| | Green Co. WI | 39 | La Crosse Co. WI | 52 |
| | Milwaukee Co. WI | 38 | Green Co. WI | 36 |
| | Cook Co. IL | 29 | Rock Co. WI | 31 |
| | Jefferson Co. WI | 26 | Wood Co. WI | 26 |
| | Grant Co. WI | 20 | Stephenson Co. IL | 23 |
| | Elsewhere | 208 | Marathon Co. WI | 23 |
| | Grand Total | 28,694 | Walworth Co. WI | 22 |
| | | | Crawford Co. WI | 22 |
| | | | Elsewhere | 368 |
| | | | Grand Total | 31,402 |

Source: Wisconsin State Department of Workforce Development, 2000

Table 6.4 lists the top eight (8) largest employers for Sauk County in terms of number of employees.

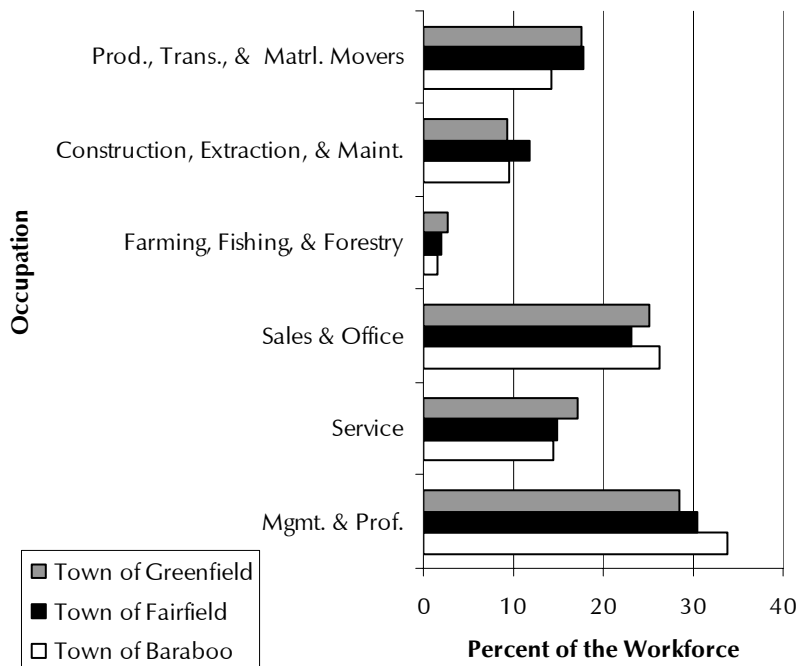
Table 6.4: Major Employers, Sauk County

| Employer, Location | No. of Employees | Type of Business |
|---|------------------|------------------------------------|
| Ho-Chunk Nation Village of Lake Delton | 1,831 | Gaming, hotel, convention |
| Lands' End Reedsburg | 1,515 | Clothing, distribution, phone bank |
| Sysco Food Services of Baraboo Baraboo | 650 | Wholesale food distribution |
| St. Clare Hospital & Nursing Home Baraboo | 650 | Health services |
| Flambeau Inc., (Nordic Group of Cos.) Baraboo | 640 | Plastics |
| Perry Judd's Baraboo | 600 | Commercial printing |
| Sauk Prairie Memorial Hospital & Clinics Prairie du Sac | 448 | Health services |
| Reedsburg Area Medical Center Reedsburg | 395 | Health services |

Source: Wisconsin State Journal, 2004

Figure 6.1 illustrates the occupational structure of the residents of the towns of Baraboo, Fairfield and Greenfield at the time of the 2000 Census. “Sales and office occupations” and “management, professional and related occupations,” employ approximately a quarter and a third, respectively, of the population of each of the three (3) towns.

Figure 6.1: Occupational Structure of Residents, 2000



Source: US Census Bureau, 2000

Although only a small percentage of

Baraboo’s workforce is employed in “Farming, Fishing & Forestry”, it is important to the Town’s economic livelihood and way of life. Tables 6.5 and 6.6 identify economic farming trends in Sauk County. Additional agricultural information is available in Chapter 5 of this Existing Conditions Report.

Table 6.5: Net Cash Farm Income of the Operations and Operators, 2002

| | Net Cash from Farm Income (Operations) | Average per Farm |
|--------------------|---|------------------|
| Sauk County | \$20,261,000 | \$12,154 |
| State of Wisconsin | \$1,384,224,000 | \$17,946 |

Source: 2002 U.S. Census of Agriculture, Wisconsin Data

Table 6.6 shows that farm sales and average value of agricultural products sold per farm were lower statewide and countywide in 2002 than they were in 1997. However, the data show that the value of agricultural products sold directly to individuals has increased since 1997. Also, there is substantial value in organically produced commodities. These trends demonstrate that there may be emerging markets for Baraboo farmers to directly sell agricultural products to individuals and/or to produce organic commodities.

Table 6.6: Market Value of Agricultural Products Sold (Including Direct and Organic), 1997 and 2002

| | Total Sales | | Average Per Farm | | Value of Ag Products sold directly to Individuals | | Value of Certified Organically Produced Commodities | |
|--------------------|-----------------|-----------------|------------------|----------|---|--------------|---|--------------|
| | 1997 | 2002 | 1997 | 2002 | 1997 | 2002 | 1997 | 2002 |
| Sauk County | \$123,667,000 | \$116,064,000 | \$71,237 | \$69,375 | \$518,000 | \$596,000 | (NA) | \$386,000 |
| State of Wisconsin | \$5,794,100,000 | \$5,623,275,000 | \$72,844 | \$72,906 | \$23,848,000 | \$29,072,000 | (NA) | \$20,828,000 |

Source: 2002 U.S. Census of Agriculture, Wisconsin Data

Economic Forecasts

The State of Wisconsin’s Department of Workforce Development’s “Sauk County Workforce Profile” provides insight into regional employment forecast for Columbia, Dane, Dodge, Jefferson, Marquette and Sauk Counties.

The following forecasts and statistics are divided into two (2) broad categories: occupation and industries. It is common that several occupation groups are related closely to certain industries. For example, the U.S. Bureau of the Census uses the following description to describe the differences: Operators of transportation equipment, farm operators and workers, and healthcare providers account for major portions of their respective industries of transportation, agriculture and health care. Industry categories, however, include people in other occupations. For example, people employed in agriculture include truck drivers and bookkeepers; people employed in the transportation industry include mechanics, freight handlers, and payroll clerks; and people employed in the health care industry include security guards and secretaries.

Table 6.7 lists the top 10 occupations experiencing the fastest growth rates and the most job openings in South Central Wisconsin. Many of the fastest growing occupations fall into the “Management, professional or related occupations” category, and there is a particular growth trend in computer software and support occupations as well as medical support occupations. The areas with the most openings are generally “service occupations,” with some exceptions. The professions listed fall within three (3) of the major employment areas for residents in the Town (see Figure 6.1). Production, transportation and materials movers” also represented a major employment area for Baraboo at the time of the 2000 Census, but these jobs are not represented in the occupational growth projections listed below.

Table 6.7: South Central Region Occupation Projections: 2010

| | Top Ten Occupations | Education & Training Typically Required* | Average Wage** |
|----------------|--|--|----------------|
| Fastest Growth | Computer Software /Systems Software Engineers | Bachelor's degree | \$30.38 |
| | Computer Support Specialists | Associate degree | \$20.03 |
| | Computer Software Engineers | Bachelor's degree | \$30.31 |
| | Desktop Publishers | Postsecondary voc. trng | \$14.98 |
| | Network Systems/Data Communications Analysis | Bachelor's degree | \$24.96 |
| | Network/Computer Systems Administration | Bachelor's degree | \$25.79 |
| | Medical Assistants | 1-12 mo. on-the-job | \$12.75 |
| | Medical Records/Health Info Techs | Associate degree | \$13.33 |
| | Fitness Trainers/Aerobics Instructors | Postsecondary voc. trng | \$11.63 |
| | Database Administrators | Bachelor's degree | \$25.64 |
| Most Openings | Combination Food Preparation/Service Workers Including Fast Food | 1-month or less training | \$8.57 |
| | Retail Salespersons | 1-month or less training | \$10.09 |
| | Cashiers | 1-month or less training | \$7.81 |
| | Waiters/Waitresses | 1-month or less training | \$6.87 |
| | Registered Nurses | Bachelor's degree | \$22.76 |
| | Office Clerks/General | 1-month or less training | \$11.78 |
| | Laborers - Freight/Stock/Materials Movers/Handlers | 1-month or less training | \$10.87 |
| | Customer Service Reps | 1-12 mo. on-the-job | \$13.90 |
| | Janitors/Cleaners, Maids/Housekeepers | 1-month or less training | \$9.84 |
| | Stock Clerks/Order Fillers | 1-month or less training | \$10.40 |

Source: WI DWD, Bureau of Workforce Information, 2002
 South Central WDA includes Columbia, Dane, Dodge, Jefferson, Marquette and Sauk counties.

*The most common way to enter the occupation, not the only way

** Wages from Occupation Employment Statistics survey responses for region, 2001

Other employment projections were prepared at the state level. Table 6.8 lists the projected growth statewide for all occupations.

Table 6.8: Statewide Employment Projections by Occupation 2000-2010

| Occupational | 2000 | 2010 | Change | Percent Change |
|--|-----------|-----------|---------|----------------|
| Total, All Occupations | 3,011,380 | 3,301,160 | 289,780 | 9.6% |
| Management Occupations | 153,240 | 169,800 | 16,560 | 10.8% |
| Business/Financial Operations | 87,950 | 98,200 | 10,250 | 11.7% |
| Computer & Mathematical Occupations | 46,710 | 66,850 | 20,140 | 43.1% |
| Architecture/Engineering Occupations | 50,520 | 51,880 | 1,360 | 2.7% |
| Life, Physical, and Social Science | 28,970 | 32,370 | 3,400 | 11.7% |
| Community/Social Services | 42,090 | 52,410 | 10,320 | 24.5% |
| Legal Occupations | 15,790 | 17,990 | 2,200 | 13.9% |
| Ed, Training, & Library | 177,460 | 203,850 | 26,390 | 14.9% |
| Arts/Design/Entertainment/Sports/Media | 47,490 | 54,340 | 6,850 | 14.4% |
| Healthcare Practitioners & Technical | 135,900 | 165,500 | 29,600 | 21.8% |
| Healthcare Support Occupations | 78,890 | 98,940 | 20,050 | 25.4% |
| Protective Service Occupations | 49,660 | 58,020 | 8,360 | 16.8% |
| Food Preparation & Serving Occupations | 218,820 | 244,850 | 26,030 | 11.9% |
| Build & Grounds Cleaning/Maintenance | 102,350 | 117,780 | 15,430 | 15.1% |
| Personal Care and Service Occupations | 76,700 | 95,190 | 18,490 | 24.1% |
| Sales and Related Occupations | 304,430 | 329,880 | 25,450 | 8.4% |
| Office/Administrative Support Occupation | 476,230 | 495,230 | 19,000 | 4.0% |
| Farming/Fishing/Forestry | 5,990 | 6,460 | 470 | 7.8% |
| Construction/Extraction Occupations | 146,680 | 159,960 | 13,280 | 9.1% |
| Installation/Maint/Repair Occupations | 117,130 | 124,780 | 7,650 | 6.5% |
| Production Occupations | 415,890 | 407,430 | (8,460) | -2.0% |
| Transportation/Material Moving Occupations | 232,480 | 249,470 | 16,990 | 7.3% |

Source: State of Wisconsin, Department of Workforce Development

As shown in Figure 6.1, over half the population in the Town of Baraboo is employed in “management, professional and related occupations,” or “sales and office occupations.” Both of these occupational categories are well positioned to absorb much of the job growth projected above in Table 6.8.

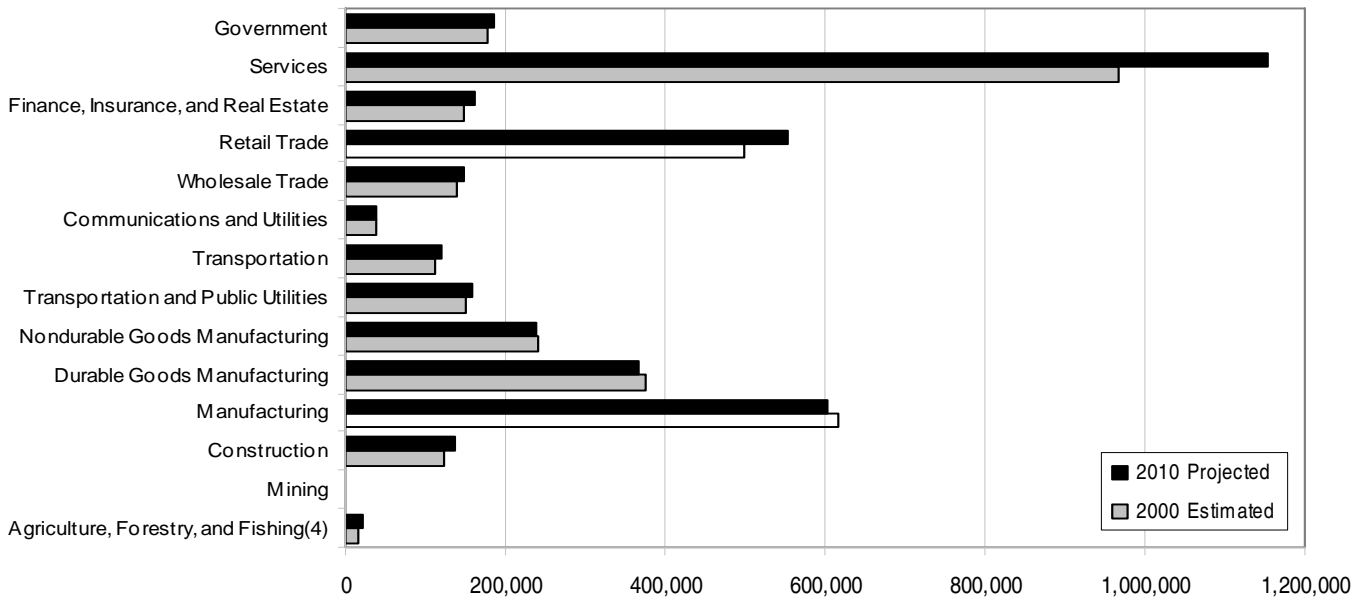
Figure 6.2 depicts local occupation by industry in the year 2000. Figure 6.3 shows projected statewide trends in employment by industry. While the categories are not strictly comparable, it is possible to see that the industries with the highest anticipated growth over the next 10 years, such as the service industry and retail trade, already account for a significant portion of total employment of Baraboo residents.

Figure 6.2: Local Occupation by Industry -



Source: U.S. Census Bureau, 2000

Figure 6.3: Statewide Employment Projections by Industry 2000-2010



Source: State of Wisconsin, Department of Workforce Development

Environmentally Contaminated Sites

The Comprehensive Planning Law requires communities to evaluate and promote the use of environmentally contaminated sites for commercial or industrial uses. The Wisconsin Department of Natural Resources' (DNR) Environmental Remediation and Redevelopment Program maintains a list of contaminated sites. The DNR identifies brownfields as "abandoned or under-utilized commercial or industrial properties where expansion or redevelopment is hindered by real or perceived contamination."

Properties listed in the DNR database are self-reported and do not represent a comprehensive listing of possible brownfields in a community. Other state and federal databases may provide more comprehensive lists for the Town.

As of August 2004, there were seven (7) sites listed on the Bureau for Remediation and Redevelopment Trading System containing leaking underground storage tanks in the Town of Baraboo. Specific location and property ownership information for these sites is available from the DNR database. These properties will need special attention for successful redevelopment to occur. In addition, the old Sauk County Landfill on CTH A was designated by the EPA as a Superfund Site in 1989. The site is undergoing a remediation process.

Strengths and Weaknesses for Economic Development

The Town's strengths for fostering its desired economic focus in the future are its productive soils, commitment to agriculture, interest in limiting non-farm development on productive soils and agricultural areas, natural and recreational resources (e.g. Devil's Lake State Park, Baraboo River and State Natural Areas), rural character, transportation access and proximity to the City of Baraboo.

The Town's weaknesses in achieving its desired economic goals include residential development pressure in agricultural areas, annexation by both the Village of West Baraboo and the City of Baraboo, weak agricultural markets, the aging farming population and the Town's good transportation access and proximity to a large population center (which, interestingly, are also strengths).

The Town has identified several existing and/or potential conflicts throughout this planning process, including:

- The City of Baraboo now exercises a three (3)-mile Extraterritorial Plat Review authority, which has implications for land use in the Town.
- Allow for clustered housing as an option within the Extraterritorial Area.
- There are concerns over all communities implementing the recommendations in the Highway 12 Growth Management Plan.
- Expanding municipal growth and lands lost to annexation to the City and Village.
- Maintaining equitable shared-service agreements.

VII. Intergovernmental Cooperation Profile

The Town of Baraboo commenced the comprehensive planning process, deliberately, at a time when neighboring jurisdictions were undergoing a parallel planning process. The Town's intent was to formally join the discussion already underway over directions for future land use and development in the region and ensure a fully coordinated planning process. Further, the Town wanted to ensure that the planning process would consider the larger regional context and involve thorough communication with neighboring governmental jurisdictions, planning organizations, agencies, stakeholders and strong cross-boundary public participation.

Intergovernmental cooperation is a critical component of this planning effort and the future wellbeing of the Town of Baraboo. Local services and planning strategies can be strengthened by cooperative relationships throughout the County. This chapter contains an overview of Baraboo's intergovernmental relationships and also identifies known existing or potential conflicts between the Town's Comprehensive Plan and the plans of adjacent towns, the Village of West Baraboo, the City of Baraboo, Sauk County, Baraboo School District and the State of Wisconsin.

Town of Baraboo Intergovernmental Relationships

As the Regional Context map depicts, the Town of Baraboo, located in Sauk County, shares borders with the Village of West Baraboo, the City of Baraboo and the towns of Freedom, Excelsior, Delton, Fairfield, Greenfield, Merrimac and Sumpter.

State of Wisconsin The Town of Baraboo is located in south-central Wisconsin. Many state agencies impact land use planning in the Town, and most notably WisDOT because of the Highway 12 expansion that will result in a bypass through the Town of Baraboo.

Sauk County The Town of Baraboo is located in Sauk County. Many County plans, such as the Sauk County 20/20 Development Plan and the Baraboo Range Protection Plan, affect the Town of Baraboo. The Town is under County zoning and must follow County ordinances. The Town of Baraboo will submit this plan to the County and neighboring jurisdictions for review and will provide feedback on neighboring communities' Comprehensive Plans when they are circulated for review.

Surrounding Municipalities The Town has identified several existing and/or potential conflicts throughout this planning process, including:

- The City of Baraboo now exercises a three (3)-mile Extraterritorial Plat Review authority, which has implications for land use in the Town.
- Allow for clustered housing as an within the Extraterritorial Area.
- There are concerns over all communities implementing the recommendations in the Highway 12 Growth Management Plan.
- Expanding municipal growth and lands lost to annexation to the City and Village.
- Maintaining equitable shared-service agreements.

School District

The Town of Baraboo is located within the Baraboo School District. The District is described in more detail in the Utilities and Community Facilities section of this Plan. At this time, no known conflicts exist between the Town and the School District.

VIII. Land Use Profile

The analysis and consideration of land use issues is among the most critical components of the Town of Baraboo’s Comprehensive Plan. Combined with the entire body of public input, this background information will help the Town guide the update of the land use plan and supporting policies.

The element analyzes trends in the supply, demand and price of land, opportunities for redevelopment and existing and potential land use conflicts. The element also contains projections, based on background information, for 20 years, including five-year increments, of future residential, agricultural, commercial and industrial land uses including the assumptions of net densities or other spatial assumptions upon which the projections are based.

Existing Land Use Characteristics

This section outlines the existing land uses in the Town of Baraboo.

Table 8.1: Generalized Baraboo Land Use Inventory

| Land Use | Acres | Percent of Land Use |
|----------------------------|----------|---------------------|
| Agricultural | 9680.78 | 47 |
| Commercial | 200.95 | 1 |
| Industrial / Manufacturing | 3.32 | 0 |
| Institutional | 198.94 | 1 |
| Mineral Extraction | 178.96 | 1 |
| Preserved Open Space | 1915.62 | 9 |
| Recreation - Commercial | 199.1 | 1 |
| Residential | 2169.96 | 11 |
| Wetlands | 1514.35 | 7 |
| Woodland | 4021.79 | 20 |
| Other (Highway ROW, etc.) | 515.19 | 3 |
| TOTAL | 20598.96 | 100 |

Source: Sauk County, 2004

Agricultural

Agricultural uses account for nearly 9,700 acres in the Town of Baraboo. At 47 percent of the Town’s total area, agricultural uses remain the most prevalent use of the Town’s approximately 20,600 acres. Several types of agricultural uses, including pasturing, grazing, livestock and related activities are spread throughout the Town. The acreages depicted do not include lands used specifically for barns, farm residences or other farm buildings.

Forest and Preserved Open Space

Woodland is the second highest land use in the Town of Baraboo, with over 4,000 acres and comprising 20 percent of the Town’s total area. Additionally, there are nearly 2,000 acres of preserved open space in the Town, comprising nine (9) percent of the Town’s area.

Residential

Residential land in the Town is primarily single family with some mobile home and multi-unit properties. Most concentrated residential growth is found in the sewer service district north of Devil's Lake and in the subdivisions north of the City of Baraboo and the Village of West Baraboo. Low-density farm and non-farm residences are also scattered throughout the Town. In total, approximately 2,170 acres of residential land exists in the Town, comprising 11 percent of the Town's area.

Net Residential Density

According to the 2000 Census, the net residential density in the Town of Baraboo is 57.1 people per square mile and 23.5 housing units per square mile. Density varies greatly over the Town's different environments, and is lower in agricultural and forested areas and higher in the residential clusters found throughout the Town. The Town of Baraboo's housing and population densities are substantially higher than both the Town of Fairfield's and the Town of Greenfield's.

Table 8.2: Town of Baraboo Residential Density, 2000

| | Population | Housing Units | Area in Square Miles | | | Density (Units per Sq. Mi) | |
|---------------|------------|---------------|----------------------|------------|-----------|----------------------------|---------------|
| | | | Total Area | Water Area | Land Area | Population | Housing Units |
| T. Baraboo | 1,828 | 751 | 32.56 | 0.55 | 32.01 | 57.1 | 23.5 |
| T. Fairfield | 1,023 | 420 | 35.58 | 0.62 | 34.97 | 29.3 | 12.0 |
| T. Greenfield | 911 | 384 | 29.67 | 0.00 | 29.67 | 30.7 | 12.9 |

Source: U.S. Bureau of the Census, 2000

Nonresidential and Residential Intensity

The Sauk County Zoning Ordinance regulates the intensity of development in Baraboo. Six (6) zoning districts are found in the Town: Agriculture, Resource Conservancy 35, Single Family Residential, Multi-Family Residential, Commercial and Recreation-Commercial.

Agriculture

The purpose of this district is to identify and protect agricultural areas; to provide for wise use of the County's resources; and to provide for farm dwellings and agricultural activities. Minimum parcel size in this zoning district must be the same as that in the Single Family Residential District, provided that this requirement shall not apply to permitted trailers on farms.

In the Town of Baraboo, land east of Highway 12 is generally zoned Agriculture.

Resource Conservancy 35 (RC 35)

The purpose of this district is to protect, maintain, and enhance woodlands, bluffs, wildlife corridors, scenic areas, significant natural areas and farmland within Sauk County. Regulation of these areas is intended to reduce the adverse pressures upon farming caused by speculative land values and consequent increases in property taxes on farmlands. Lot size in this district must be at least 35 acres.

The majority of the Town of Baraboo west of Highway 12 is zoned Resource Conservancy 35.

Single Family Residential

The purpose of this district is to identify non-farm residential areas that have occurred or will occur in accordance with the town's land use plan or town policy. Minimum lot size is generally 8,000 square feet when sewer is provided. Allowable lot size for un-sewered development varies depending on soil conditions.

In the Town of Baraboo, land within the sewer service district and the subdivisions north of the City of Baraboo and the Village of West Baraboo are zoned Single Family Residential.

Multi-Family Residential

The Multiple-Family District is created to establish and protect the essential characteristics of areas within which mixtures of housing densities should occur along with certain supporting community and recreational uses to serve residents of the district. Maximum density for sewered developments is five (5) units per 17,000 square feet. Maximum density for non-sewered development is just under six (6) units per acre (40,000 square feet)

A small amount of land west of Old lake Road is zoned Multi-Family Residential.

Commercial (C)

Sauk County aims to promote economic development and a strong County economy, which is the purpose of the Commercial District. The County does recognize, however, that most commercial uses should be located in or near the urban communities where a full range of required services can be afforded to such uses. The Commercial District is created to minimize conflicts with surrounding land uses and to provide for the orderly growth and development of commercial uses engaged in retail sales of merchandise and/or provision of services.

Parcels zoned Commercial in the Town of Baraboo are scattered along Highway 12.

Recreation-Commercial (RCD)

The purpose of this district is to provide recreational opportunities to the general public and to furnish those commercial services and products that serve and support the rational development of recreational opportunities. It is important to note, however, that such development must not significantly damage, threaten, or be in conflict with the natural resources, character and uses of the area.

In the Town of Baraboo, Recreation-Commercial parcels are located near Devil's Lake along CTH DL, STH 123 and STH 159; one (1) parcel is located along Highway 12; and one (1) parcel is located along Terry Town Road west of Highway 12.

City of Baraboo ETZ Plat Review

When examining land use trends, it is extremely important to note that the City of Baraboo has recently extended their ETZ plat review to three (3) miles. This means that the City will have authority to review and authorize or deny any land plats falling within this area, which encompasses most of the Town of Baraboo.

Land Use Trends

There are a number of notable trends related to the supply, demand, and sale of land within the Town of Baraboo. At the center of these trends is the fact that as the Village of West Baraboo and the City of Baraboo grow, they almost certainly will annex land from the Town. As residential, commercial, office, tourism, and industrial growth pressures increase, the Town of Baraboo must define its role in the region and its policies to address local and regional growth.

Supply and Demand

- 198 new homes were built in the Town of Baraboo between 1993 and 2003 (Sauk County Data)
- An average of 18 homes were built annually (median annual home construction is 19 homes)
- Based on this Land Use Permit Data being projected over the next 20 years, there could be 360 new homes. Based on this projection, this could result in a need for between 96 Acres (Assuming 10,000 square foot lots, plus new roads) and 720 acres (Assuming two (2) acre lots)
- Based on more conservative state projections: There are 193 homes projected between 2005 and 2025. Based on this projection, this could result in a need for between 300 and 650 acres of residential land).
- There are potentially 52 Existing Lots of Record Data within the Town and 34 unimproved CSMs on 35 acres or less.
- Allowable lot size varies depending on whether or not the growth is within the City’s ETZ plat review area.

An account of land use demand must factor in lands susceptible to municipal annexations. Data available between 1990 and 1997 show that 130 new housing units were built in the Town and 21 units were annexed out of the Town during this period. The Town grew faster than all other towns in Sauk County during this period, averaging four (4) new housing units per square mile each year, while all other towns averaged just 1.9 new housing units per square mile.

Table 8.3: Housing Growth and Annexation, 1990-1997

| | Number of Housing Units | | | Units annexed (in or out) | Total net change | % change | New housing units per square mile 1990 1997 |
|--------------------------|-------------------------|-------|-----------------------|---------------------------|------------------|----------|---|
| | 1990 | 1997 | New units built (net) | | | | |
| T. Baraboo | 614 | 723 | 130 | -21 | 109 | 17.8 | 4.0 |
| T. Fairfield | 348 | 445 | 97 | 0 | 97 | 27.9 | 2.8 |
| T. Greenfield | 327 | 395 | 68 | 0 | 68 | 20.8 | 2.3 |
| All towns in Sauk County | 8,393 | 9,946 | 1,582 | -29 | 1,553 | 18.5 | 1.9 |

Source: Wisconsin Town Land Use Data Project: Program on Agricultural Technology Studies, UW-Madison

Land Prices

One method to analyze land prices is to look at the cost of farmland for the Town of Baraboo and the surrounding area. Table 8.4 shows average farmland sales for the Towns of Greenfield, Baraboo and Fairfield and all towns in Sauk County from 1990-1997. For land sold in all of the towns, more acres remained in agriculture than were converted out of agriculture. It should be noted that about 25 percent of land sold in the Town of Baraboo was converted out of agriculture, which is roughly consistent with the other towns in Sauk County.

Not surprisingly, land converted out of agriculture sold for a significantly higher value than land remaining in agriculture. The average cost per acre of land converted out of agriculture in the Town of Baraboo was nearly \$300 more per acre compared to land continuing in agriculture. This is roughly consistent with data for the rest of the towns in the County, where land was approximately \$200 more per acre when converted out of agriculture.

When considering all towns in the County, only about five (5) percent of land sold was converted out of agriculture.

Table 8.4: Average Farmland Sales for Selected Towns in Sauk County, 1990-1997

| | Number of parcels sold | Total acres | Acres continuing in agriculture | Acres converted out of agriculture | Average \$/acre of land continuing in agriculture | Average \$/acre of land converted out of agriculture | 1990 acres of farmland | % sold and converted 1990 1997 |
|--------------------------|------------------------|-------------|---------------------------------|------------------------------------|---|--|------------------------|--------------------------------|
| T. Baraboo | 51 | 2,704 | 2,056 | 648 | 959 | 1,256 | 11,638 | 5.6 |
| T. Fairfield | 34 | 2,573 | 1,965 | 608 | 918 | 1,660 | 12,219 | 5.0 |
| T. Greenfield | 31 | 1,332 | 777 | 555 | 892 | 1,781 | 11,135 | 5.0 |
| All towns in Sauk County | 1,103 | 67,077 | 50,947 | 16,130 | 914 | 1,124 | 313,543 | 5.1 |

Source: Wisconsin Town Land Use Data Project: Program on Agricultural Technology Studies, UW-Madison

Opportunities for Redevelopment

At this time, no specific redevelopment opportunities have been identified in the Town of Baraboo.

Existing / Potential Land Use Conflicts

The following land use conflicts have been identified during the comprehensive planning process:

- Ongoing conflicts between the desire to protect scenic areas, rural character, and agricultural lands with increased development pressure and private property owner’s interests.
- Maintaining low taxes with a predominantly residential and agricultural land use base.
- Annexations by the City of Baraboo and the Village of West Baraboo.
- Increased traffic resulting from commercial growth along the Highway 12 Corridor and residential growth on the edges of West Baraboo and the City of Baraboo.

Land Use Projections

Based on housing and population projections and existing trends, it anticipated that Baraboo may need to accommodate between 300 and 600 acres of new residential, up to 2025.

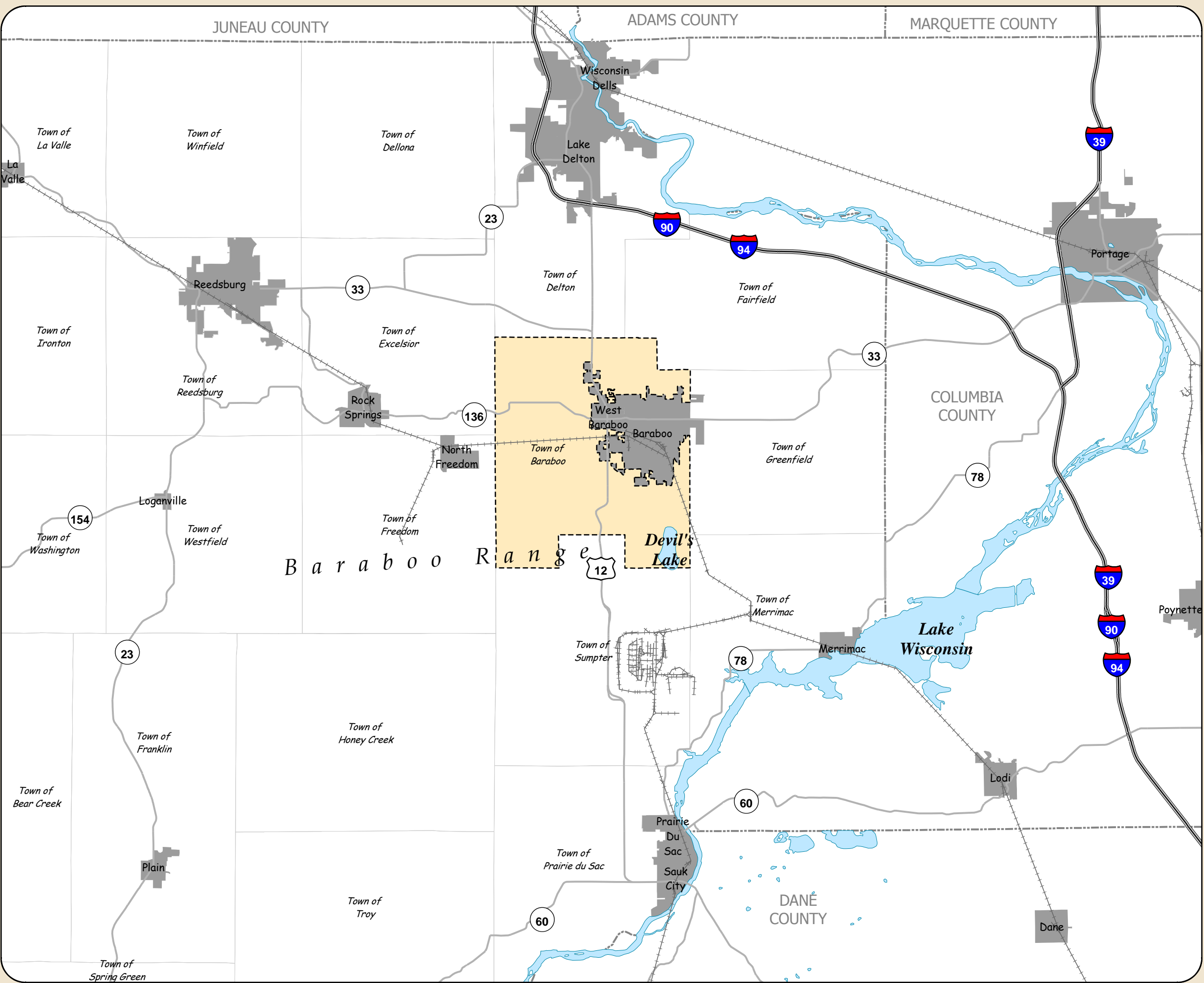
This range is provided to account for the range of supply due to the potential use of potential building sites that currently exist. As discussed in a previous section, there are an estimated 86 building sites in the Town between lots of recorded and undeveloped lots within existing CSMs. These existing building sites, theoretically, could accommodate 36% of the potential residential demand. This would mean that there would be a willing buyer and willing seller for each property.

A generalized look projection is shown below. This is a higher projection, not accounting for the potential available land supply discussed above.

Table 8.5: Projected Additional Land Use Acreage

| | 2010 | 2015 | 2020 | 2025 | Total |
|--|--------------------------------|-------|-------|-------|-------|
| Additional Residential Acreage | 96 | 208 | 304 | 140 | 748 |
| Additional Commercial / Rec Commercial | 18 | 38 | 56 | 26 | 138 |
| Industrial | (No Expansion Planned in Town) | | | | |
| Land Removed from Ag / Open Space | 9,567 | 9,321 | 8,961 | 8,795 | -772 |

Source: Schreiber / Anderson Associates

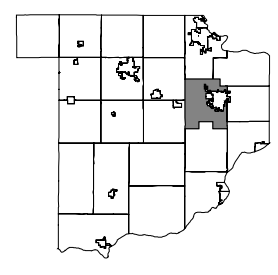


Regional Context

Legend

- Interstate Highway
- State and U. S. Highways
- Railroads
- Cities and Villages
- Lakes / Rivers
- Comprehensive Plan Focus

Sources:
US Census Bureau
TIGER Line Files.
Based on the 2000 census.











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0 1.5 3

Existing Transportation



Legend

Functional Classification


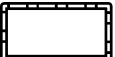
-  Principal Arterials - Interstate
-  Principal Arterials - Other
-  Minor Arterials
-  Major Collectors
-  Minor Collectors
-  Local Roads
-  Railroad
-  Ice Age Trail

 Airport

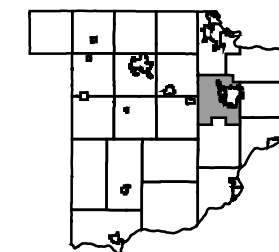
Proposed HWY 12 Bypass

-  Proposed HWY 12 Bypass
-  Proposed Interchange

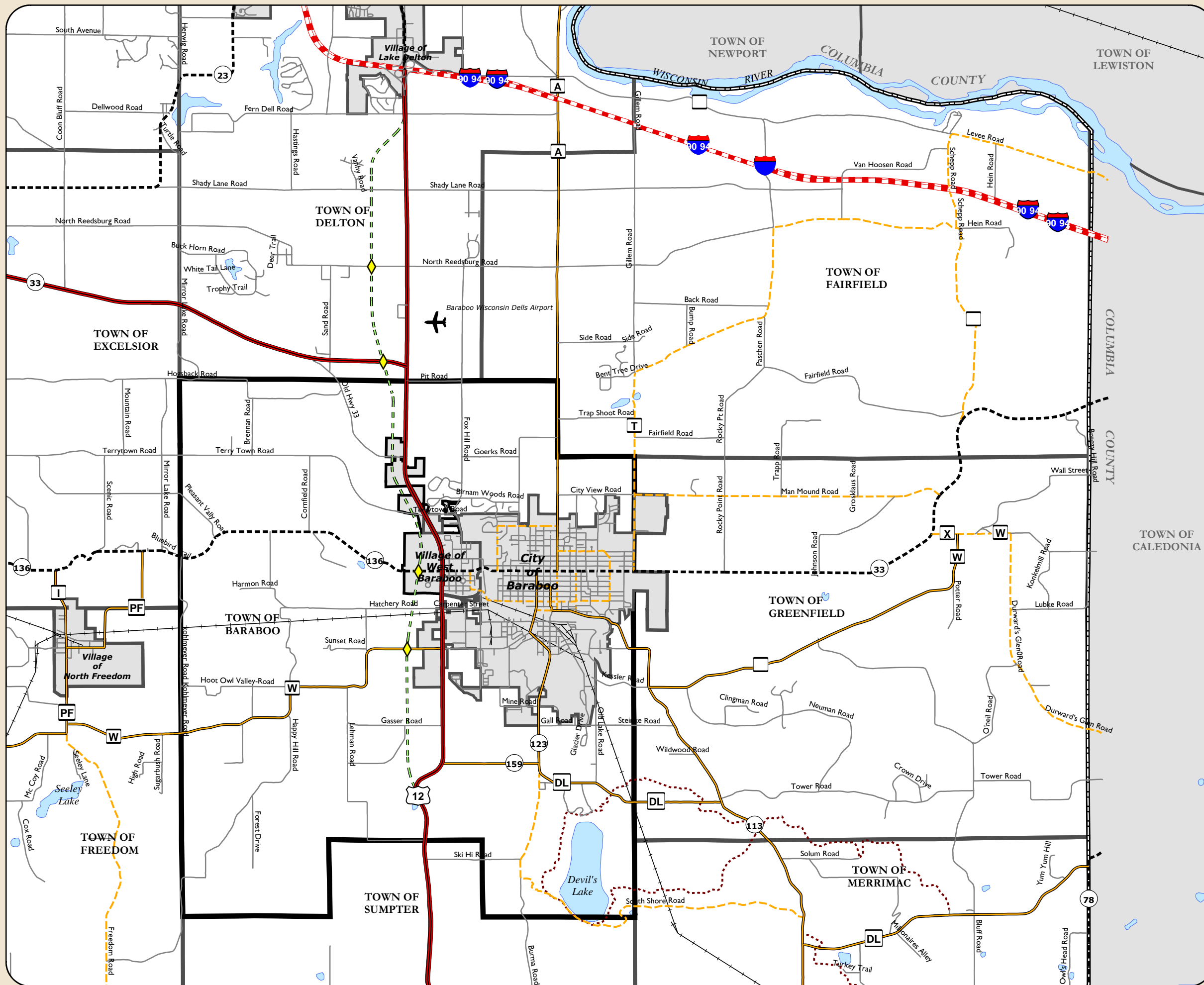
General

-  Town Boundary
-  County Boundary

Sources:
Base information including town boundaries and roadways produced by the Sauk County Mapping Department.
Roadway Functional Classification, proposed Highway 12 bypass courtesy of WISDOT.
Ice Age Trail provided by NPS.









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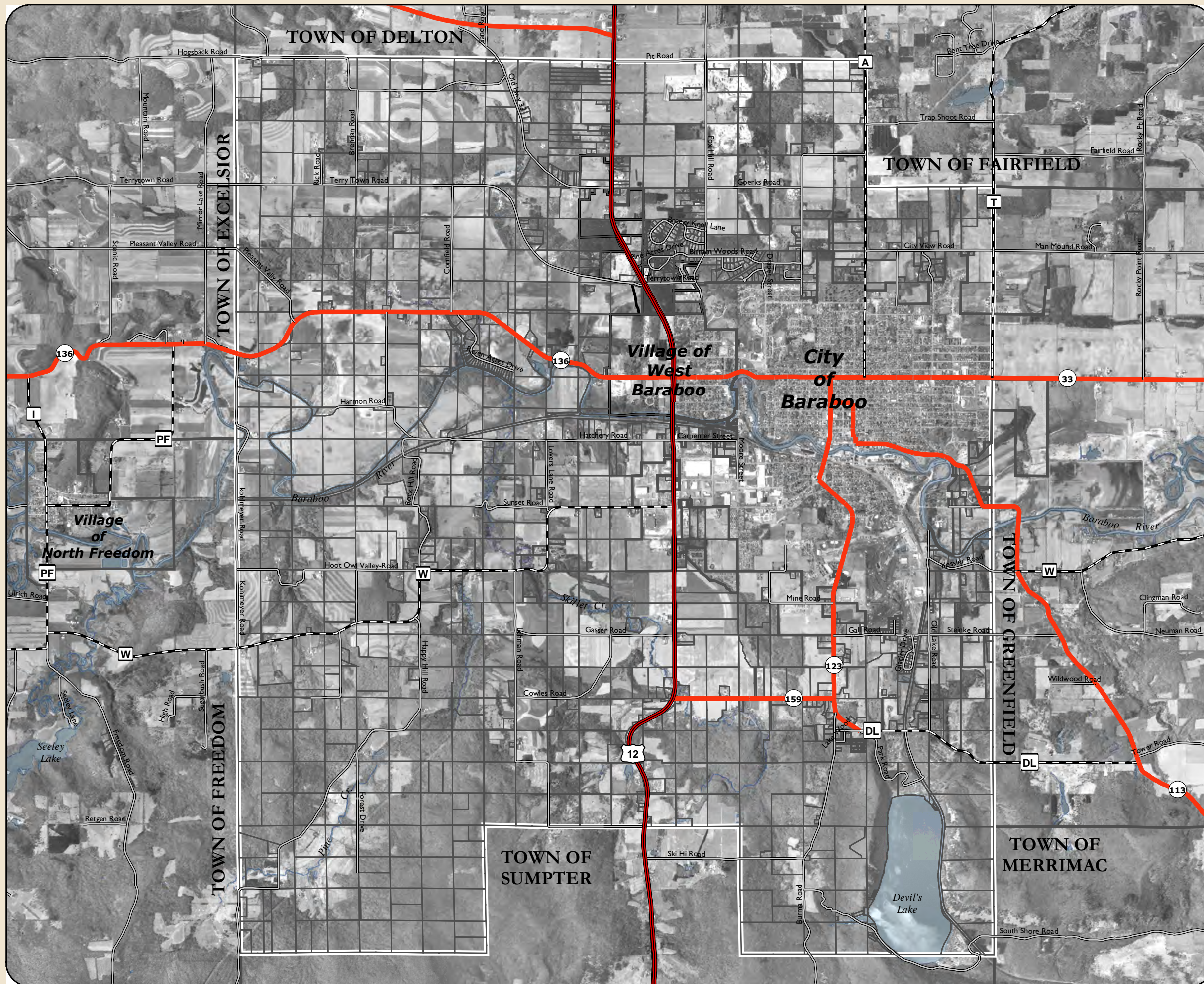
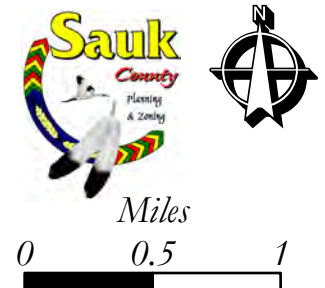
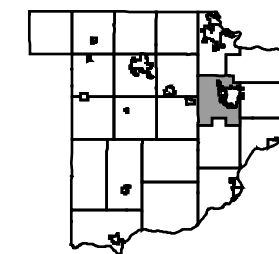


Aerial Photography

Legend

-  United States Highway
-  State Highway
-  County Highway
-  Town Roads
-  Parcel
-  Town Boundary



Sources:
Base information including aerial photography, parcels, waterways and roadways courtesy of the Sauk County Mapping Department. Aerial photography was taken in spring of 2001.









Prime Soils

Legend

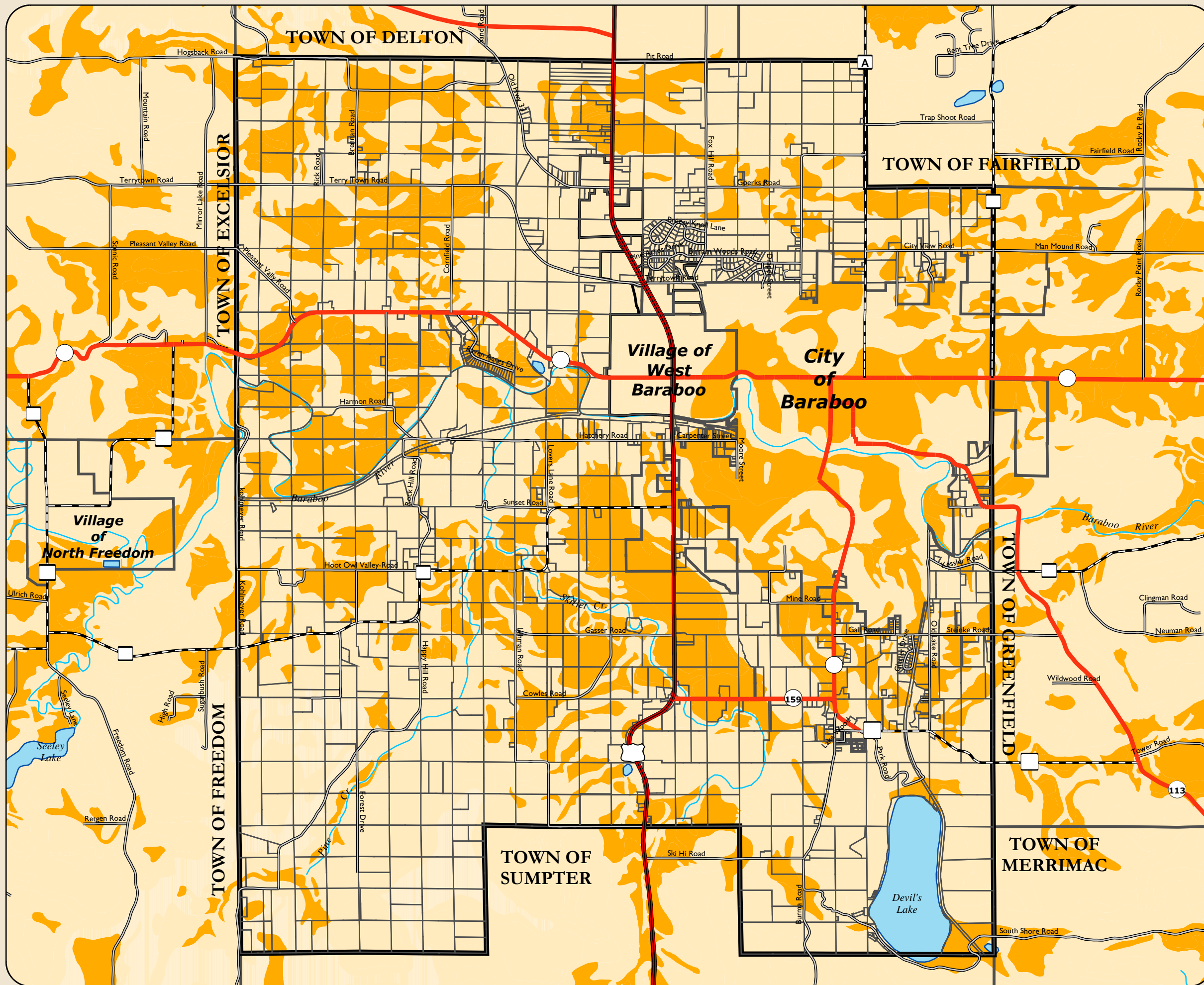
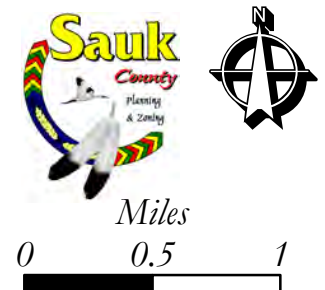
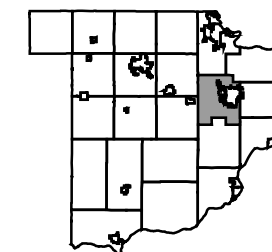
Soil Survey

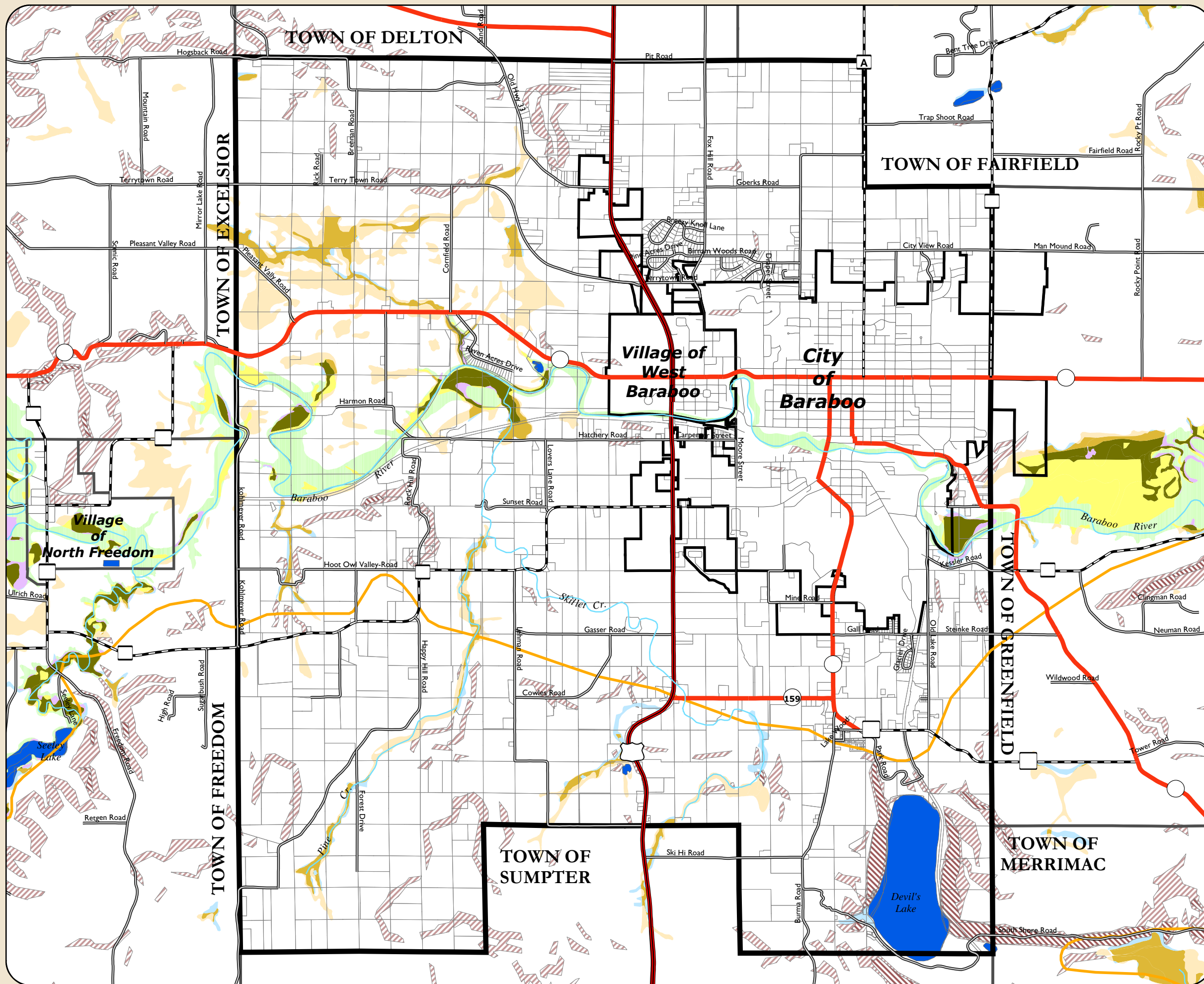
-  Prime Soils Class I - II
-  Not Prime Soils Class III - VIII

General

-  United States Highway
-  State Highway
-  County Highway
-  Town Roads
-  Parcel
-  Town Boundary

Sources:
Base information including parcels, waterways and roadways produced by the Sauk County Mapping Department. Soil information and interpretation courtesy of Natural Resources Conservation Service and United States Department of Agriculture.





Natural Areas

Legend

Sensitive Areas

- Surface Water
- Wetlands Only
- Floodplains Only
- Hydric Soils Only
- Floodplains & Hydric Soils
- Wetlands & Floodplains
- Wetlands & Hydric Soils
- Wetlands & Hydric Soils & Floodplains

Slope

- > 12%
- > 20%

BRNNL

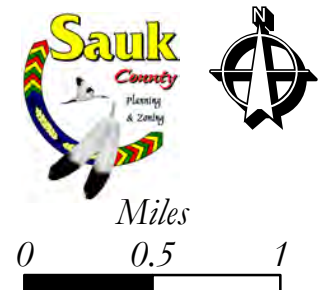
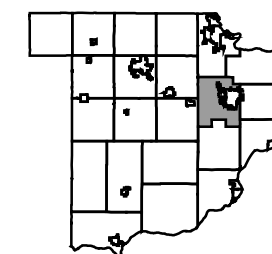
- Baraboo Range
- National Natural Landmark

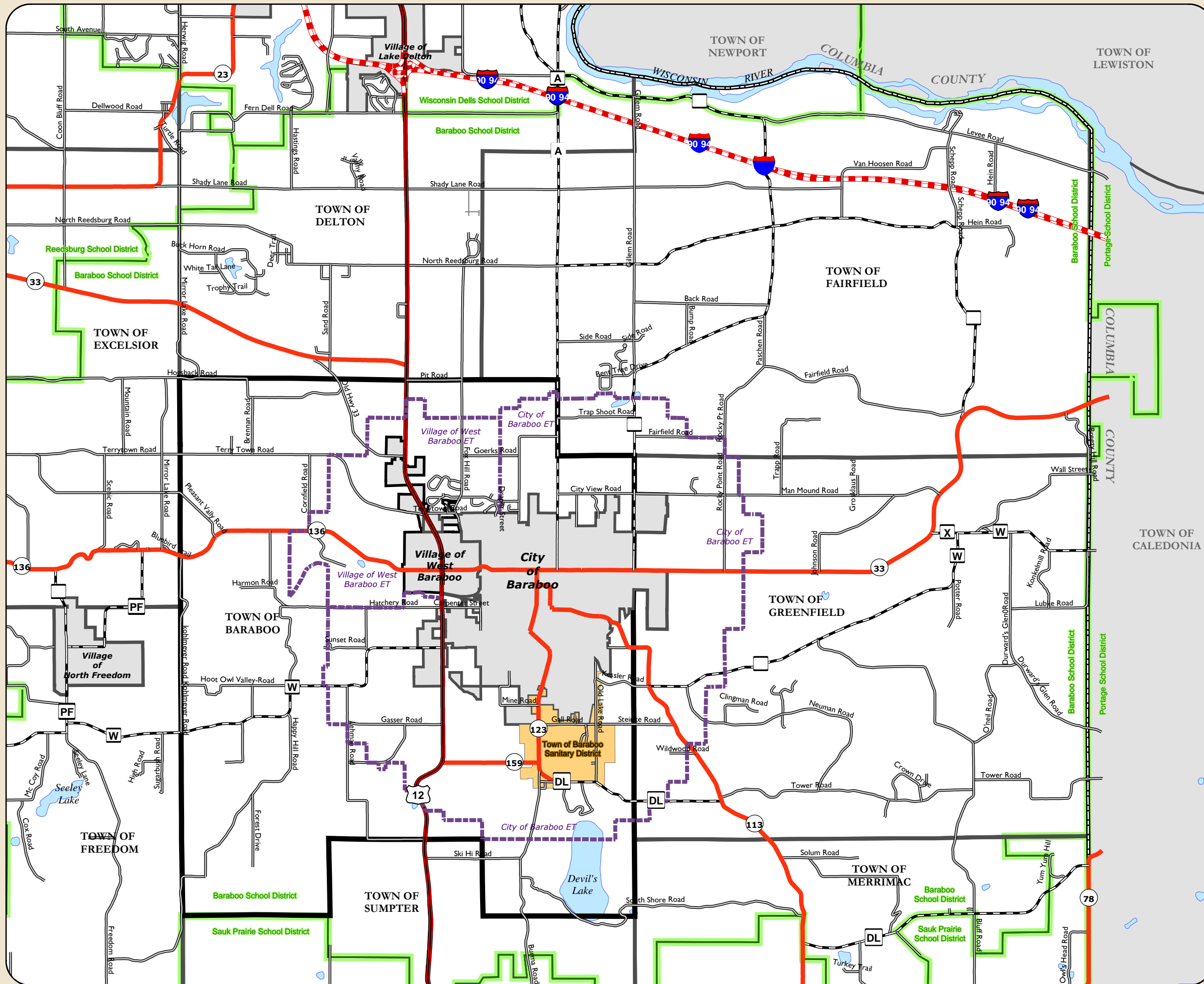
General

- United States Highway
- State Highway
- County Highway
- Town Roads
- Parcel
- Town Boundary

Sources:

Base information including parcels, waterways and roadways courtesy of the Sauk County Mapping Department. Natural Areas information and interpretation courtesy of NRCS, USDA, USGS and Wisconsin DNR.





Municipal Boundaries

Legend

Municipal Boundaries

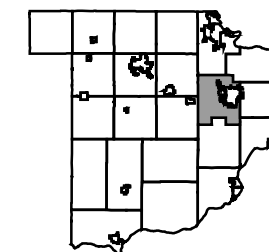
- City of Baraboo and Village of West Baraboo Extraterritorial Plat Review

- Sanitary District
- School Districts
- Town Boundary
- County Boundary

Transportation

- Interstate Highway
- United States Highway
- State Highway
- County Highway
- Town Roads

Sources:
Base information including town boundaries and roadways produced by the Sauk County Mapping Department.
School district boundaries courtesy of US Census Bureau TIGER Line Files.











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Zoning Districts

Legend

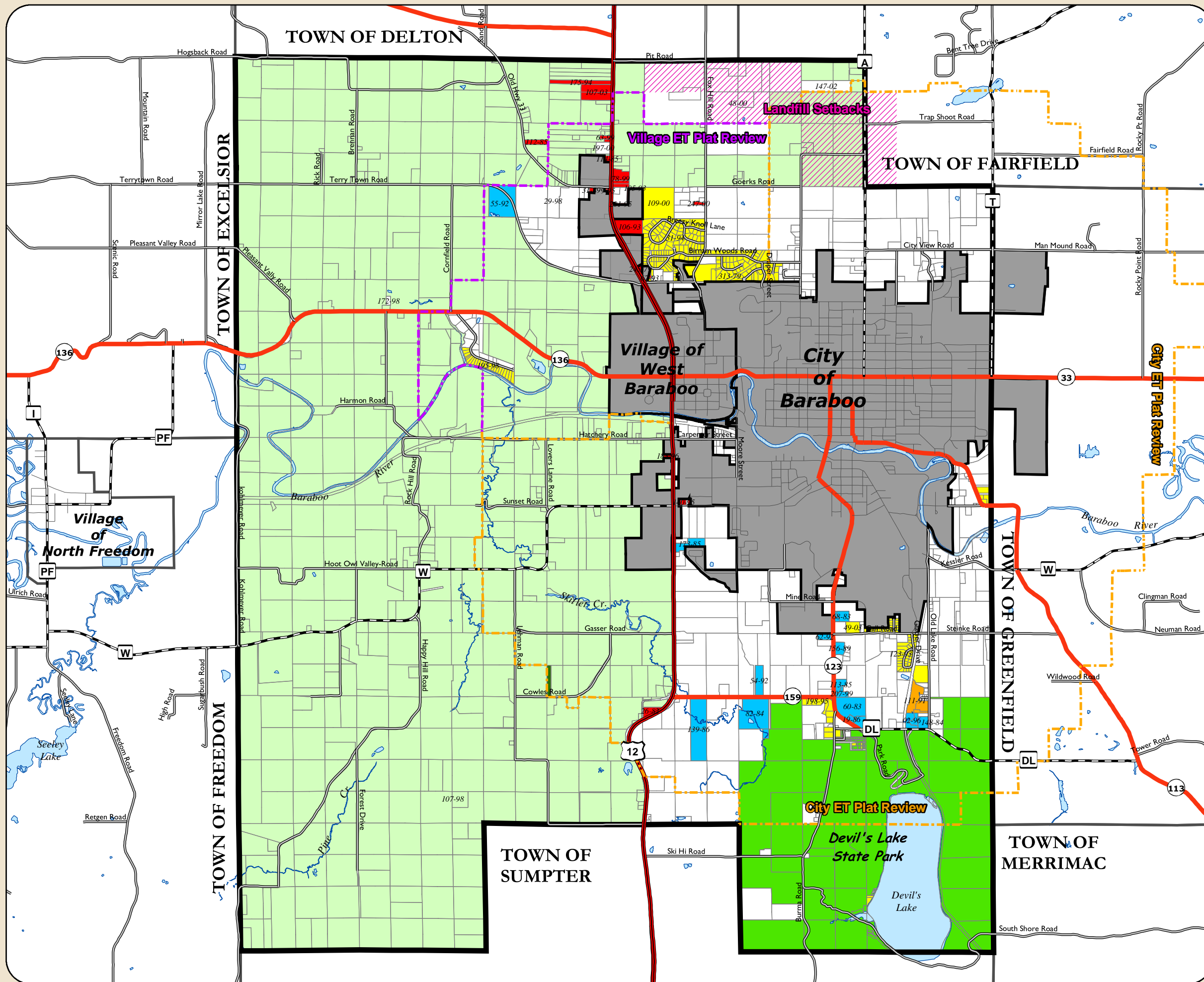
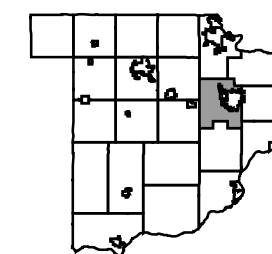
Zoning

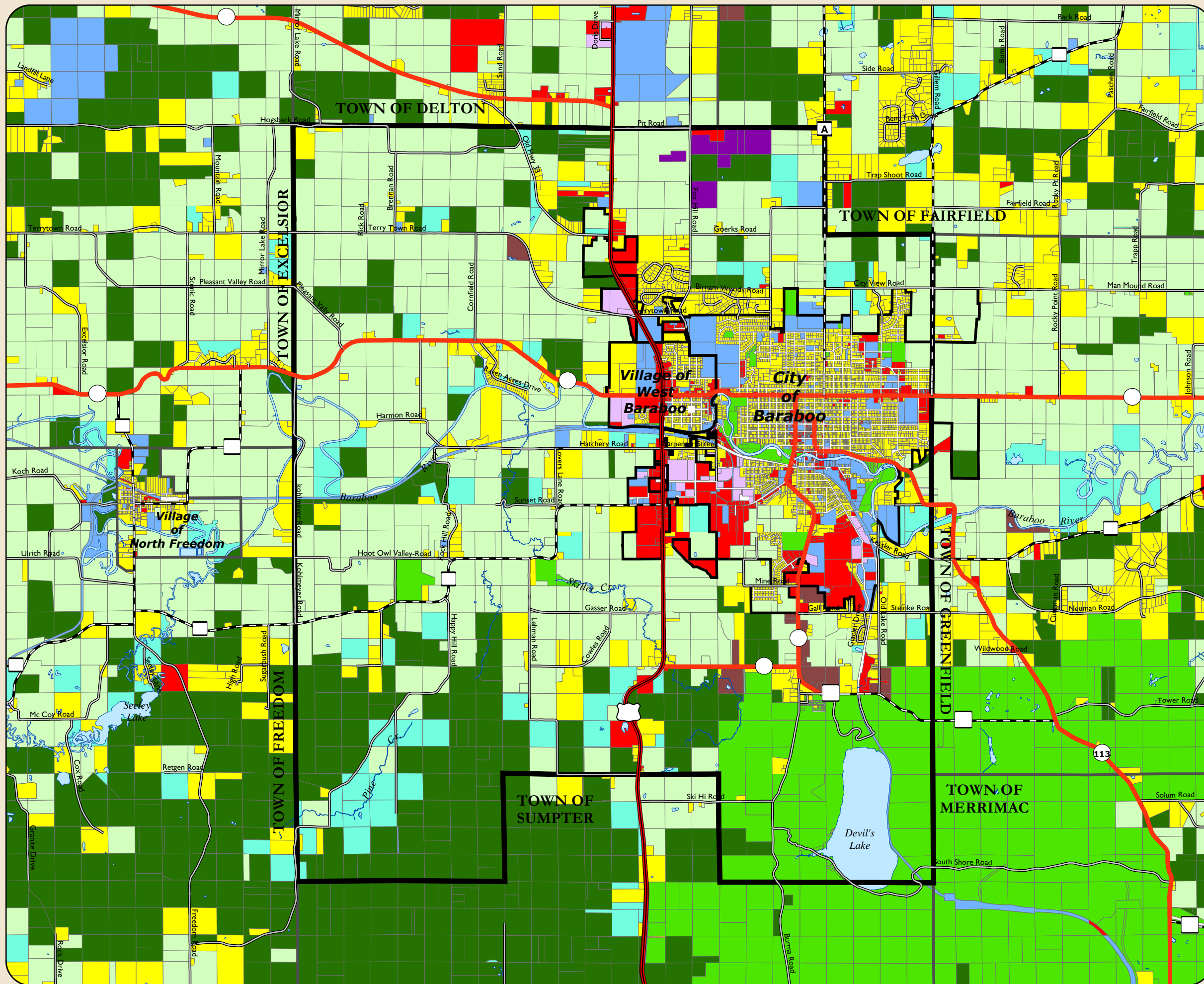
-  Agriculture
-  Resource Conservancy 35
-  Resource Conservancy 5
-  Single Family Residential
-  Multi-Family Residential
-  Commercial
-  Recreation-Commercial
-  City and Village of Baraboo Extraterritorial Plat Review

General

-  United States Highway
-  State Highway
-  County Highway
-  Town Roads
-  Parcel
-  Town Boundary

Sources:
Base information including parcels, waterways and roadways courtesy of the Sauk County Mapping Department. Zoning information courtesy of Sauk County Planning and Zoning.





Land Use

Legend

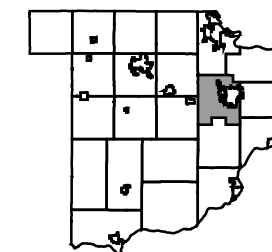
Land Use

- Agriculture
- Preserved Open Space
- Wetland / Wasteland
- Woodland
- Residential
- Commercial
- Recreation-Commercial
- Industrial
- Mineral Extraction
- Institutional

General

- United States Highway
- State Highway
- County Highway
- Town Roads
- Parcel
- Town Boundary

Sources:
Base information including parcels, waterways and roadways courtesy of the Sauk County Mapping Department. Land use information compiled from 2002 Sauk County tax assessments.





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Possible Lots of Record

Legend

Lot of Record

 Possible Lots of Record
(52)

 Unimproved CSM's
less than 35 Ac.
(34)

 Portion of Town
Zoned RC - 35

General

 United States Highway

 State Highway

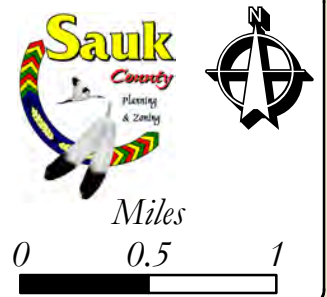
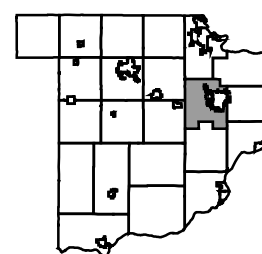
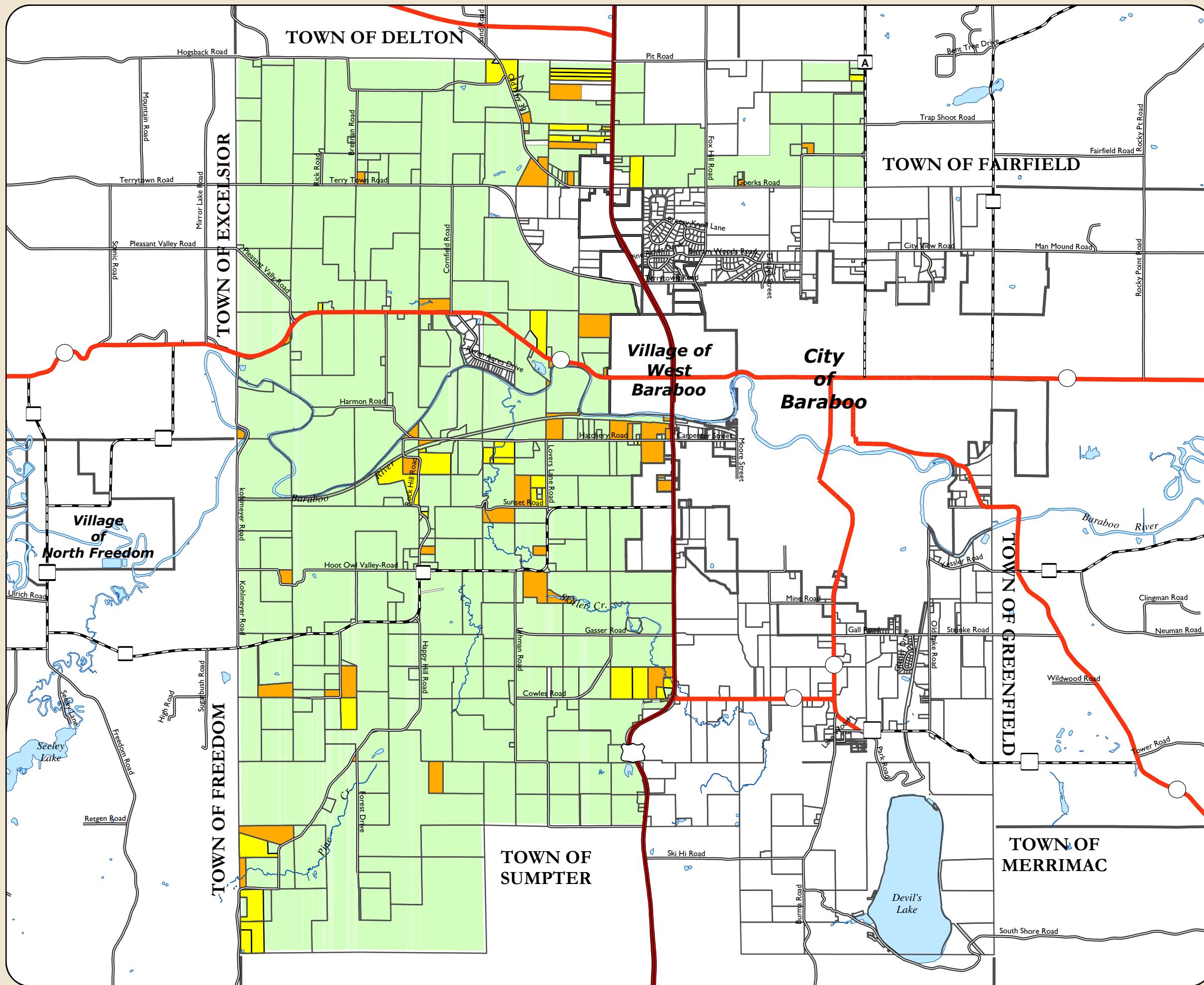
 County Highway

 Town Roads

 Contiguous Land Ownership

 Town Boundary











Note: The parcels identified here have the general characteristics of a Lots of Record. To officially declare these parcels to be a Lot of Record additional searches must be done on the deed to identify the year of parcel creation.





Municipal Boundaries

Legend






Utilities / Community Facilities

-  Point of Interest
-  Cemetery
-  Emergency Services
-  Town Hall
-  Hospital
-  Park
-  School
-  Public Open Space
-  Sauk County Landfill
-  Sanitary District

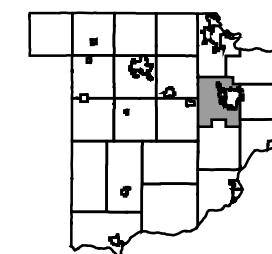
General Boundaries

-  Town Boundary
-  County Boundary

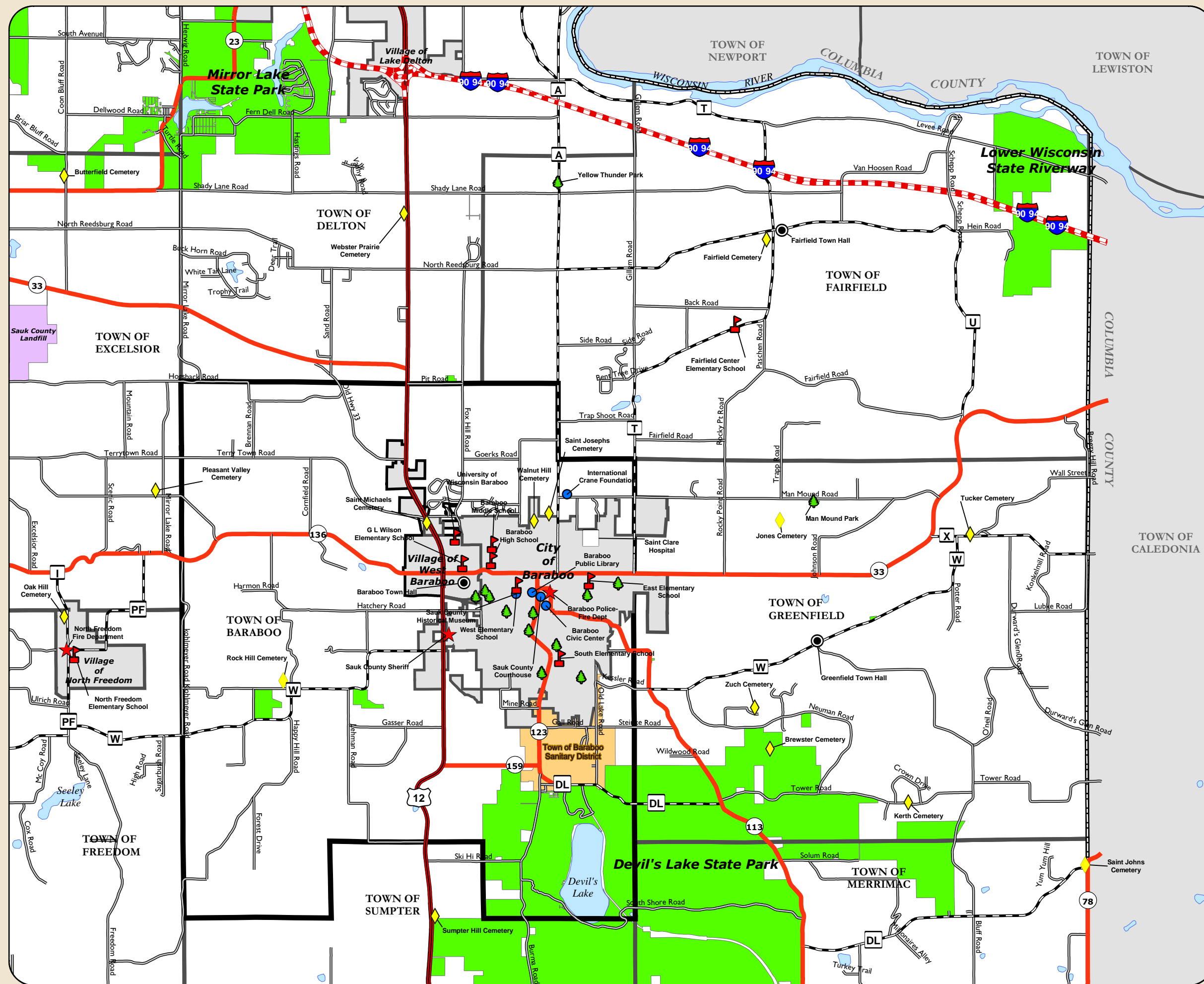
Transportation

-  Interstate Highway
-  United States Highway
-  State Highway
-  County Highway
-  Town Roads

Sources:
Base information including town boundaries and roadways produced by the Sauk County Mapping Department.
Community Resources courtesy of USGS.



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TOWN OF BARABOO
Comprehensive Plan 2005-2025

Part 3: Appendices on Public Input

Appendix A: Public Participation Plan

Appendix B: "Kick-Off" Meeting Responses

Appendix C: Town Survey Results & Responses

Appendix D: Town Visioning Responses



TOWN OF BARABOO
PUBLIC PARTICIPATION PLAN

I. Introduction

The Town of Baraboo and the Towns of Fairfield and Greenfield have received a State of Wisconsin Planning Grant to update their individual Comprehensive plans pursuant to the State's Comprehensive Planning Law, Section 66.1001 of the Wisconsin Statutes.

Section 66.1001(4)(a) of Wisconsin Statutes specifically requires the governing body of the local governmental unit to adopt written procedures designed to foster public participation, including open discussions, communication programs, information services and public meetings for which advance notice has been provided, in every stage in the preparation of the comprehensive plan. These written procedures contained within this public participation plan satisfy this requirement. This plan will guide public participation throughout the Town of Baraboo's comprehensive planning process.

This plan was adopted by the Town of Baraboo, Town Board on _____.

This public participation program offers all citizens, businesses, interest groups and other parties a range of opportunities to participate throughout the planning process in a meaningful way to shape the future of the Town and region. Effective public input is critical for the success of this planning process because it is our citizens, businesses and groups that will experience the plan's costs and benefits on a daily basis for many years. This plan will, in part, determine where and how our residents live, work and play, and how they travel from one place to another. They will also be the main implementers and enforcers of the plan.

Our participation program is creative, inclusive and persistent. It employs the use of innovative, unique, and thoughtful ways to encourage people to participate in the process and to maximize the effectiveness of their contributions. The opportunities are open to everyone with a stake in the outcome of the comprehensive plan. And, several participation opportunities are available to a wide range of citizens – people with different incomes, races, ages, and occupations – in all stages of the planning process.

Our public participation process will:

- Ensure all planning decisions are open to public comment;
- Produce better planning decisions;
- Support and add credibility to all Town decision making processes;
- Provide opportunities to disseminate information about the plan and process to all segments of the Town;
- Strengthen the relationship between our decision makers and citizens; and,
- Develop a shared vision for the future of Baraboo.

Appendix A
Public Participation Plan

The public participation plan has been created as a collaborative effort between the planning consultants Schreiber/Anderson Associates, Inc. (SAA) and the Town of Baraboo.

II. Public Participation Opportunities

The Town of Baraboo has established the following list of public participation opportunities in consultation with SAA because these techniques are designed to maximize public participation in every stage of our planning process. This collection of opportunities will meet both the letter and spirit of Wisconsin's Comprehensive Planning Legislation and will include the following:

1. Community Survey

A community survey will be mailed to all Baraboo households. The survey will be approximately four (4) pages in length, and be designed to obtain public opinions and preferences on key subjects addressed in each of the nine comprehensive plan elements.

2. Visioning Meeting 1: Issue Identification

The visioning meeting will create public awareness of and provide education about the planning process and to answer questions. It will also facilitate a goal setting exercise. Consultants and plan committee members will lead an exercise that will engage community participants in a discussion about issues and opportunities that should be addressed in the comprehensive planning process. Participants will also set their top priorities for the process and Town of Baraboo over the next 20 years by ranking issues and opportunities. The results of this exercise will provide the foundation for the development of project and community goals and objectives.

3. Stakeholder Interviews or Alternative Public Meeting

With input from the Town Planning Committee, SAA will conduct interviews to gain additional input and support for the comprehensive planning process. If the Town prefers, SAA will conduct an alternative public planning meeting in lieu of the stakeholder interviews.

4. Website

The consultants will maintain a website that will host Sauk Towns comprehensive plan and planning process information. This information may include the project schedule, agendas, draft plan elements and reports, maps, photographs, and survey results.

5. Press Releases

The Town and consultants will work together to produce press releases and other public information pieces at key points to facilitate widespread awareness and education of events and overall plan creation progress.

6. Meeting Notices

The Town will post meeting notices for each meeting and event in a timely manner at accessible locations.

Appendix A
Public Participation Plan

7. Planning Committee Meetings

The nine elements of the comprehensive plan will be developed at a series of six (6) meetings between the Baraboo Planning Committee and the consultants. The meetings, unless otherwise noted, will be open to the public and allow opportunities for public comments. The meetings will focus on the development of plans, policies, and programs to implement the community defined vision.

8. Open House to Review Draft Plan

The Comprehensive Planning Law requires municipalities to hold at least one formal public hearing with a Class 1 public notice prior to adoption of the "Final Comprehensive Plan." Prior to adoption of the Final Comprehensive Plan, SAA will conduct an open house that will be chaired by the Planning Committee. The intent of the community open house is to provide an opportunity for the public to review and comment on the complete "Draft Comprehensive Plan."

After the community open house, the Town Board will adopt, by resolution, a "Recommended Comprehensive Plan." The Town will also send a copy of the recommended plan to all neighboring jurisdictions, districts, etc. as required by the Comprehensive Planning Law, eliciting their written comments and feedback prior to adoption.

9. Public Hearing on Final Plan Adoption

The final step in the plan adoption process is for the Town Board to hold a public hearing on the proposed "Final Comprehensive Plan" adoption ordinance and the "Final Comprehensive Plan" document. The Town Board is required to consider any comments received on the Recommended Comprehensive Plan prior to adopting a Final Comprehensive Plan. After adoption of the ordinance for the Final Comprehensive Plan, the plan and adoption ordinance shall be distributed by the Town to the recipients listed in Section 66.1001(4) (b) of the Wisconsin Statutes.

Appendix B
"Kick-Off" Meeting Responses

**Towns of Baraboo, Fairfield and Greenfield, Wisconsin
Comprehensive Plan Kick-Off Meeting
January 24, 2004**

1. What do you like best about this area?

- A healthy and viable agricultural production area where I grew up, with beautiful and unique natural resources that need protection. Too much scattered residential development is threatening this.
- Rural Atmosphere. Natural settings – Wisconsin River, Bluffs
- Rural setting, natural beauty, small community
- Relatively rural – quality of life, reasonable taxation, quality schools, reasonable public services, near enough metro areas, good transportation – roads
- I am a hunter and enjoy the beauty of Sauk County. I believe in growth, but smart growth, making sure some habitat survives forever.
- Natural resources, forests and farms are our most important assets!!!
- The rural integrity, natural resources, agricultural setting. I've traveled a little and come to appreciate our area here even more. I hope we don't destroy it and the farming community.
- Protect right to farm
- LEAVE IT ALONE – Stop the city's expansion
- Its rural atmosphere. A good mix of farm land, woodland and marshland
- Open spaces for farming, natural beauty, hunting and scenery. We need some commonality in plans among the three towns to establish an effective boundary with the City of Baraboo and Village of West Baraboo
- Scenic beauty
- Rural character of the area, scenic qualities, wildlife diversity
- Extremely beautiful natural areas and potential to establish small business with eco-tourism as the focus of a business plan
- The bluffs, the size of the community
- Natural areas, bluffs
- Farming community
- Agricultural area
- Natural beauty of the area
- Natural undeveloped areas
- Scenic, natural beauty
- Natural beauty that leads to a dynamic lifestyle and upbringing
- I was born here and have loved and enjoyed the area all my life (81 years) except for war years and couldn't get back soon enough.
- Bluffs, river, state parks
- Rural and open atmosphere
- I like the rural part of this area. We have so many natural resources we need to preserve. We must preserve agriculture so today's farming practices can continue
- Bluffs to natural features, scenic beauty, rural character, outdoor rec, operating ag
- Low population density, good luck herding the cats.
- Able to hunt and observe wildlife. Property should be divided into smaller plots. If the plots stay at 35 acre plots who can afford to build a house after buying 35 acres? And if they can buy the acres what kind of house can you afford to build?
- Farm fields, natural areas, wildlife and solitude
- The beauty of the Baraboo Bluffs and the rural setting and small town of Baraboo
- No development in some areas. Need more people from township of Baraboo\

Appendix B
"Kick-Off" Meeting Responses

- Natural bluff range
- There's such a diversified geological make up, the land and water
- Liked ease of building my own home on my land as I decided without major regulation by townships and county when I built in 2000. Seems long gone.
- I live here
- Natural geological history and beauty of Greenfield township
- Need to preserve habitat, natural areas, growth is inevitable, so we have to plan accordingly, favor cluster housing, landownership does not entitle us to anything we feel fit. We have to try and do what is best for the area and balance that with private property rights, otherwise future generations will have to pay the bill for it. Uncontrolled growth will turn this into an area that will lose its greatest asset – its beauty
- Natural beauty and history of the area. Wooded bluffs, area wildlife, presently pretty good mix of rural/suburban
- I like the rural atmosphere, also like the natural beauty found in Greenfield township
- Preserve the scenic beauty and ag areas
- The bluffs, the river and its creeks, Devil's lake

2. What did you think about this meeting-did it go well? What can we do better?

- Well done! Thank You. No changes needed to meeting
- SMP – I think it is something we can live with. Presentation was very professional
- Important for all who live in the 3 areas of discussion to be involved and have an understanding of the planning law. Well done, informative, good presentation
- Quality of the meeting – it was a good start
- Meeting was very good, great process
- A huge thank you for a job well done
- Good to get public input
- It is what I expected. Everyone needs to be open minded in order to come together and develop a plan
- The meeting presentation was great and the discussion wasn't as wild as expected
- Good process. Glad for public participation
- Very informative meeting on the process
- Extremely well run and straight to point
- Meeting went well. People should introduce themselves when speaking
- Meeting went well. Process explained – ground up planning
- Lots of good questions, answers from planning firm were informative
- Informative, pleasant, turnout was great – good audience participation, enjoyed opportunity to meet with other governments
- Good meeting, well developed and presented materials. Very professional presentation. Look forward to working on the plan.
- Your explanations and presentation were very good.
- You did a great job. Nice presentation and kept control.
- Meeting was informative as to goals and process
- Very well
- The meeting was great, glad I came
- I feel that most vision for planning or ordinances is too short term of vision. We need to look at planning a lot more long term – 30, 50 or 75 years, especially in preserving agriculture.
- Good job

Appendix B
"Kick-Off" Meeting Responses

- The information was a lot to try to digest in a few hours. Sounds like a good plan if only all municipalities will work together
- More meetings like this
- Good information
- Informational, good questions and comments brought out
- Meeting was informative for direction, preserve people's land rights
- Building in Township of Greenfield was good in 2000 with present land use at time. Regulating people's private land use is wrong. I am against this process and all other excess spending on our government
- Excellent, three towns together, very positive, go forward, keep ag
- O.K
- Overall, was done well. This was the easy part
- Presented the goals and planning process
- Was helpful showing all the processes involved in ending up with a fair plan
- Lots of general background, clear outline of steps, goals, I learned more about land use issues.

TOWN OF BARABOO 2004 SURVEY

1. What are the 3 most important reasons for you and your family to live in the Town? (Check three only)

| | Reason | Please Check 3 Only |
|-----|--|--------------------------|
| 1. | Farming opportunities | 10 % (38) |
| 2. | Liked the house | 10 % (37) |
| 3. | Liked the site/property | 45 % (176) |
| 4. | Cost of home | 10 % (38) |
| 5. | Close to natural resources (bodies of water, bluffs, etc.) | 19 % (75) |
| 6. | Community services | 2 % (7) |
| 7. | Natural beauty | 32 % (123) |
| 8. | Near family and friends | 19 % (74) |
| 9. | Near job | 16 % (62) |
| 10. | Property tax level | 14 % (56) |
| 11. | Quality residential areas | 10 % (37) |
| 12. | Nature-based recreational opportunities | 10 % (40) |
| 13. | Rural atmosphere | 44 % (172) |
| 14. | Close to metropolitan area | 11 % (41) |
| 15. | Near quality schools | 8 % (30) |
| 16. | Other _____ | <input type="checkbox"/> |

2. How satisfied are you with the Town as a place to live? (Check one only)

- 31 % (107) Very Satisfied
- 62 % (217) Satisfied
- 7 % (24) Dissatisfied
- 1 % (2) Very Dissatisfied

3. In a word or two, what do you believe are the 2 biggest issues, in order of priority, facing the Town today? ****Included in a separate document****

4. How would you rate current efforts by the Town to regulate and guide development – how much development occurs, where it is built, and the types of development?

- 27 % (95) Too much planning and too many regulations directing development
- 24 % (85) About the right amount of planning and regulations directing development
- 27 % (96) Not enough planning and regulations directing development
- 22 % (77) Do not know/no opinion

5. How would you describe the rate of development in the Town?

- 34 % (102) Too fast
- 7 % (22) Too slow
- 49 % (148) About right
- 10 % (31) Do not know/no opinion

Appendix C
Town Survey Results & Responses

6. The following are statements that suggest choices about future directions for the Town. Please let us know if you agree, disagree, or have no opinion on each statement by placing a check in the appropriate box next to the statement.

| Statement | Agree | Disagree | No Opinion |
|--|-----------|-----------|------------|
| The Town should be mostly rural | 73% (235) | 22% (71) | 4% (14) |
| Any business development should be promoted | 30% (102) | 60% (205) | 10% (33) |
| The Town should preserve farmland | 79% (274) | 14% (49) | 7% (26) |
| Regulations should be reduced so that landowners can more easily develop however they want to | 30% (110) | 62% (226) | 7% (26) |
| Most new developments should occur adjacent to areas which are already mostly developed | 77% (277) | 16% (58) | 7% (24) |
| Natural resource protection should be a high priority for the Town | 85% (347) | 10% (39) | 5% (21) |
| The scenic beauty and rural appearance of the Town should be preserved through sign and other appearance regulations | 82% (291) | 11% (40) | 6% (22) |
| Traffic is a problem in the Town | 27% (92) | 58% (202) | 15% (53) |
| Development should mostly occur in cities/villages, not the Town | 54% (188) | 35% (122) | 11% (37) |
| Land use conflicts between agricultural and residential areas is a problem in the Town | 50% (175) | 22% (76) | 28% (100) |
| Housing affordability is a problem in the town | 29% (106) | 43% (156) | 28% (104) |
| It is important to coordinate the Town's future plans with surrounding towns, cities and villages | 79% (322) | 13% (51) | 8% (34) |
| Agricultural businesses should be promoted | 66% (234) | 15% (52) | 19% (67) |
| Housing subdivisions should be allowed in rural areas of the Town | 39% (136) | 53% (185) | 8% (29) |
| Farmers/Landowners should be allowed to sell lots of less than 35 acres for housing development | 53% (185) | 42% (147) | 6% (20) |
| Small family non-farm businesses should be allowed in rural areas | 62% (216) | 26% (90) | 13% (44) |
| The Town should consider night lighting requirements to preserve the Town's 'night skies' | 49% (179) | 26% (95) | 25% (91) |
| The Town should encourage the preservation of historic homesteads and other historic sites | 81% (293) | 9% (34) | 10% (35) |
| The Town should adopt sign regulations along roads and highways | 77% (276) | 11% (40) | 12% (43) |
| The Town should support programs that purchase open space lands, such as wetlands, floodplains, and woodlands for preservation and recreation purposes | 68% (241) | 24% (86) | 8% (30) |
| The Town should participate in environmental improvement projects to maintain and improve water quality | 88% (312) | 6% (21) | 6% (23) |

7. Should the Town maintain its rural character?

- 85 % (272) Yes
- 7 % (22) No
- 8 % (25) I don't know

8. Which of these statements best describes how you want the Town to look 20 years from now?

- 40 % (146) As it looks now.
- 14 % (52) As it looks now, but with some more residential.
- 20 % (75) As it looks now, but with some more business and residential
- 7 % (27) Mostly residential and some more businesses.
- 14 % (50) It depends on how people want to develop their properties.
- 5 % (17) I don't know.

Appendix C
Town Survey Results & Responses

9. If you believe the Town should retain its rural character, what steps to do you think the Town should take to keep this rural character?

- 11 % (54) Encourage large lot zoning
- 19 % (92) Encourage cluster development (homes on smaller lots with large tracts of land permanently protected as open space)
- 10 % (46) Stop development
- 11 % (51) Encourage purchase of development rights (PDRs) on farmland or natural resource lands by the Town
- 10 % (49) Encourage PDRs on farmland or natural resource lands by the private or non-profit entities
- 13 % (65) Have Town purchase green space for preservation
- 12 % (56) Development moratorium (no development or new land divisions for a certain amount of time)
- 14 % (69) Don't know how this can be accomplished
- _____ Other comments: **Included in a separate document.**

10. Which best describes your idea of where new housing should be located in the Town? Please write "1" next to the most desirable location for new housing, "2" next to the second most desirable location, "3" next to the third most desirable location, "4" next to the fourth most desirable area, and "5" next to the least desirable location.

| | 1 | 2 | 3 | 4 | 5 |
|--|------------------|------------------|------------------|-----------------|------------------|
| In and near the developed areas | 64% (154) | 19% (47) | 7% (18) | 7% (16) | 3% (7) |
| In and near existing, rural concentrations of homes | 11% (25) | 52% (123) | 19% (45) | 13% (31) | 5% (11) |
| In clusters on small 'rural' lots (cluster being defined as 1 to 3 lots) | 8% (19) | 10% (25) | 42% (103) | 33% (81) | 8% (19) |
| Scattered on large lots (35 + acres) throughout the Town | 9% (22) | 7% (17) | 13% (31) | 18% (42) | 52% (121) |
| Directed to newly proposed rural subdivisions (4 or more lots) | 7% (16) | 12% (28) | 22% (51) | 28% (66) | 31% (71) |

11. Which of these statements best reflects your opinion on housing development in the Town?

- 28 % (99) Market forces and property owners' desires should decide how much housing development occurs.
- 10 % (37) The Town should promote more housing development in the Town.
- 53 % (188) The Town should limit the amount of housing development that occurs.
- 9 % (31) I have no opinion on housing development.

PLEASE TELL US A LITTLE ABOUT YOURSELF

12. What type of residence do you live in?

- 67 % (250) Single Family house, **non-farm** residence
- 17 % (65) Single Family house, **farm** residence
- 1 % (3) Mobile Home
- 5 % (19) Part time/Vacation Home
- 9 % (35) Land Owner Only

Appendix C
Town Survey Results & Responses

13. If you own land in the Town, what is the primary use (Please check only one)?

| | |
|-------------------|--|
| <u>17 % (53)</u> | Agriculture/Working Farm |
| <u>59 % (188)</u> | Non-Farm Residence |
| <u>3 % (11)</u> | Farm-Related Business |
| <u>15 % (47)</u> | Recreational Land |
| <u>7 % (22)</u> | Other: (Please describe) <u>To be included in a separate document</u> |

14. How long have you lived in the Town?

| | |
|-------------------|--------------------|
| <u>6 % (19)</u> | Less than 1 Year |
| <u>18 % (62)</u> | 1-5 Years |
| <u>14 % (48)</u> | 6-10 Years |
| <u>20 % (68)</u> | 11-20 Years |
| <u>42 % (142)</u> | More than 20 Years |

15. If you work, where do you work?

| | |
|-------------------|---|
| <u>12 % (39)</u> | At home/on farm |
| <u>39 % (133)</u> | Baraboo (city)/West Baraboo |
| <u>20 % (68)</u> | Sauk County |
| <u>8 % (26)</u> | Madison metro area |
| <u>9 % (30)</u> | I am not a full-time resident and do not work here |
| <u>13 % (43)</u> | Other: Retired, Dells/Delton, Camp Douglas, Columbia/Dane counties, Lodi, Portage |

16. How far do you travel to work?

| | |
|-------------------|------------------|
| <u>13 % (38)</u> | At-home/on farm |
| <u>45 % (126)</u> | 0 - 5 miles |
| <u>14 % (40)</u> | 5 - 10 miles |
| <u>7 % (21)</u> | 10 - 15 miles |
| <u>20 % (57)</u> | 15 miles or over |

17. What is your employment status?

| | |
|-------------------|--------------------|
| <u>55 % (197)</u> | Employed full-time |
| <u>7 % (26)</u> | Employed part-time |
| <u>1 % (5)</u> | Unemployed |
| <u>15 % (55)</u> | Self-employed |
| <u>21 % (74)</u> | Retired |
| <u>1 % (3)</u> | Other |

18. What is the total number of adults (18 years of age or older), including yourself, living in the household and what are their ages?

| | |
|-------------------|--------------|
| <u>14 % (46)</u> | One |
| <u>70 % (229)</u> | Two |
| <u>12 % (38)</u> | Three |
| <u>3 % (10)</u> | Four |
| <u>1 % (4)</u> | Five or more |

19. How many children (under 18 years of age) live in the household and what are their ages?

| | |
|-------------------|--------------|
| <u>64 % (226)</u> | None |
| <u>18 % (62)</u> | One |
| <u>13 % (45)</u> | Two |
| <u>4 % (14)</u> | Three |
| <u>1 % (2)</u> | Four |
| <u>1 % (2)</u> | Five or more |

Appendix C
Town Survey Results & Responses

20. What is your household income range?

| | |
|------------------|----------------------|
| <u>7 % (21)</u> | Less than \$15,000 |
| <u>8 % (23)</u> | \$15,000 to \$24,999 |
| <u>22 % (66)</u> | \$25,000 to \$49,999 |
| <u>32 % (97)</u> | \$50,000 to \$74,999 |
| <u>16 % (48)</u> | \$75,000 to \$99,999 |
| <u>16 % (49)</u> | \$100,000 or more |

21. Age

| | |
|-------------------|-------|
| <u>1 % (2)</u> | 18-25 |
| <u>17 % (59)</u> | 26-40 |
| <u>60 % (202)</u> | 41-65 |
| <u>22 % (76)</u> | 66+ |

22. Living Situation

| | |
|---------------------|----------|
| <u>99.7 % (339)</u> | Own home |
| <u>0.3 % (1)</u> | Rent |

23. Do you support the Town purchase of development rights (PDR) from willing landowners to protect agricultural and forest lands, scenic views and water quality? This would allow the landowner to continue to use the land but not allow new development.

| | |
|-------------------|--|
| <u>48 % (153)</u> | Yes |
| <u>27 % (86)</u> | No |
| <u>10 % (32)</u> | Depends (On what? <u>Included in a separate document.</u>) |
| <u>15 % (46)</u> | Unsure-need more information to answer. |

24. If you would support or consider supporting a PDR program, would you be willing to spend additional tax dollars to support the program program?

| | |
|-------------------|--|
| <u>17 % (59)</u> | Yes |
| <u>57 % (200)</u> | No |
| <u>13 % (45)</u> | Depends (On what? <u>Included in a separate document.</u>) |
| <u>13 % (45)</u> | Unsure |

25. If you would support spending additional tax dollars for a PDR program, how much per \$1,000 of land value would you be willing to pay in additional taxes toward such a program?

| | |
|-------------------|------------------|
| <u>57 % (162)</u> | \$0 |
| <u>15 % (43)</u> | \$0.10 |
| <u>8 % (22)</u> | \$0.25 |
| <u>8 % (23)</u> | \$0.50 |
| <u>2 % (5)</u> | \$0.75 |
| <u>6 % (17)</u> | \$1.00 |
| <u>4 % (10)</u> | More than \$1.00 |

26. Would you support small or large business development in areas of existing development? (Small business defined as an average year-round full-time equivalent employees of 10 or less).

| | |
|-------------------|-------|
| <u>33 % (115)</u> | Small |
| <u>2 % (7)</u> | Large |
| <u>44 % (153)</u> | Both |
| <u>21 % (74)</u> | None |

Appendix C
Town Survey Results & Responses

27. **Would you support small or large business development in the rural areas of the Town? (Small business being defined as an average year round full-time equivalent employees numbering 10 or less).**

32 % (113) Small
1 % (4) Large
20 % (71) Both
46 % (161) None

28. **Agriculture is changing. What types of agricultural activities would you promote in the future? Please check YES for acceptable, NO for unacceptable, and MAYBE for acceptable use with restrictions.**

| Type of Business | Agree | Disagree | No Opinion |
|---|-----------|-----------|------------|
| A. Direct farm-product sales (purchase at the farm) | 84% (282) | 9% (30) | 7% (23) |
| B. Agricultural tourism | 70% (224) | 12% (37) | 18% (59) |
| C. Game farms/hunting preserves | 55% (181) | 30% (100) | 15% (49) |
| D. Farm implement dealers | 39% (127) | 39% (126) | 22% (72) |
| F. Food processing | 29% (93) | 44% (139) | 27% (84) |
| G. Veterinary services | 75% (226) | 12% (37) | 13% (38) |
| H. Dog kennels/stables | 54% (185) | 26% (88) | 21% (71) |
| I. Sawmills | 41% (134) | 36% (117) | 23% (76) |

29. **In the Town, different commercial land uses could exist and may be developed in the future. Please check YES for acceptable, NO for unacceptable, and MAYBE for acceptable use with restrictions.**

| Type of Business | Yes | No | Maybe |
|---|--------------------------|--------------------------|--------------------------|
| New, used autos; auto repair | 30% (107) | 48% (171) | 21% (76) |
| Gas stations and convenience stores | 33% (109) | 50% (166) | 18% (59) |
| Shopping mall | 26% (93) | 58% (204) | 16% (55) |
| Restaurants and Bars | 44% (154) | 38% (134) | 17% (61) |
| Sawmills | 34% (113) | 40% (135) | 26% (87) |
| Quarries/Mineral extractions | 18% (60) | 65% (218) | 17% (56) |
| Professional offices | 50% (171) | 36% (122) | 14% (46) |
| Medical facilities/health services | 56% (191) | 30% (102) | 14% (49) |
| Lodging | 51% (179) | 31% (107) | 18% (64) |
| Construction | 38% (128) | 38% (130) | 24% (82) |
| Tourism | 55% (186) | 26% (86) | 19% (65) |
| Arts and Entertainment | 52% (174) | 28% (94) | 20% (65) |
| Waste treatment facilities | 27% (88) | 48% (157) | 24% (79) |
| Parks and Campgrounds | 62% (212) | 21% (73) | 16% (56) |
| Light Industrial and Welding | 37% (126) | 42% (142) | 21% (72) |
| Warehousing | 44% (179) | 39% (160) | 17% (71) |
| Shelter or Group Home | 34% (113) | 43% (144) | 23% (77) |
| Landfill | 9% (31) | 75% (250) | 15% (51) |
| Other: <u>Included in a separate document.</u> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Appendix C
Town Survey Results & Responses

30. Please rate each of the following services as excellent, good, fair or poor. Choose “not applicable” (NA) if the item does not pertain to you or you are not sure about the item.

| | Excellent | Good | Fair | Poor | Not Applicable |
|---------------------------------|-----------|-----------|-----------|----------|----------------|
| A. Ambulance Service | 11% (32) | 56% (158) | 8% (22) | 1% (2) | 24% (68) |
| B. Fire Protection | 27% (93) | 47% (162) | 7% (24) | 1% (5) | 17% (60) |
| C. Recycling Center | 14% (47) | 45% (152) | 18% (61) | 7% (25) | 16% (54) |
| D. Park & Recreation Facilities | 25% (86) | 43% (145) | 13% (45) | 7% (23) | 12% (41) |
| E. Police Protection | 22% (76) | 47% (164) | 18% (62) | 5% (17) | 9% (31) |
| F. Public Library (PDS) | 29% (82) | 53% (149) | 4% (11) | 4% (11) | 11% (30) |
| G. Public School system | 26% (82) | 50% (161) | 4% (12) | 2% (8) | 18% (58) |
| H. Recycling Program | 15% (51) | 46% (154) | 20% (66) | 6% (20) | 13% (43) |
| I. Snow Removal | 15% (52) | 40% (140) | 20% (71) | 15% (53) | 9% (32) |
| J. Storm Water Management | 6% (18) | 32% (105) | 21% (68) | 12% (40) | 29% (93) |
| K. Road Maintenance | 10% (34) | 40% (136) | 30% (102) | 18% (60) | 3% (9) |
| M. Telephone/Internet | 12% (37) | 53% (169) | 19% (62) | 7% (23) | 9% (29) |
| N. Electrical Service/Supply | 17% (56) | 64% (205) | 12% (37) | 0% (1) | 7% (22) |
| O. Cell Phone Service | 11% (25) | 12% (28) | 26% (61) | 20% (46) | 31% (72) |

31. How important is it to protect the following?

| | Essential | Very Important | Important | Not Important | No Opinion |
|--|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| A. Farmland | 48% (168) | 23% (80) | 22% (78) | 6% (22) | 1% (5) |
| B. Woodlands | 55% (193) | 19% (68) | 23% (82) | 2% (6) | 1% (4) |
| C. Wetlands | 46% (170) | 24% (87) | 22% (80) | 5% (19) | 3% (11) |
| D. Floodplains | 43% (156) | 22% (80) | 24% (85) | 5% (17) | 6% (22) |
| E. Hillsides/Steep Slopes | 43% (148) | 24% (84) | 24% (81) | 3% (12) | 6% (19) |
| F. Streams | 56% (195) | 26% (90) | 17% (60) | 1% (3) | 1% (3) |
| G. Wildlife Habitat | 53% (179) | 24% (82) | 18% (62) | 2% (8) | 1% (5) |
| H. Scenic Views and Undeveloped Bluffs | 50% (175) | 22% (76) | 21% (73) | 5% (17) | 2% (8) |
| I. Baraboo River Corridor | 42% (142) | 25% (84) | 22% (73) | 8% (26) | 4% (12) |
| J. Open Space | 43% (129) | 26% (79) | 18% (55) | 9% (28) | 4% (11) |
| K. Rural Character | 42% (148) | 23% (83) | 27% (97) | 6% (21) | 2% (7) |
| L. Air Quality | 61% (212) | 22% (76) | 14% (48) | 2% (6) | 1% (5) |
| M. Shoreline | 39% (132) | 23% (78) | 27% (91) | 4% (15) | 7% (24) |
| N. Historically significant features | 35% (118) | 23% (76) | 31% (105) | 6% (20) | 5% (18) |
| O. Other: <u>Included in a separate document.</u> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Appendix C
Town Survey Results & Responses

32. Which transportation systems would you support the inception or expansion of? (Check all that apply).

- 14 % (54) Snowmobile Trails
- 17 % (65) ATV trails
- 42 % (164) Town/County Roads
- 45 % (176) Hiking Trails
- 52 % (201) Biking/Walking Routes
- 28 % (109) Regional Rail Transportation

33. In your opinion, what are the three most important land use issues in the Town? (Write “1” in the space next to the most important issue, “2” in the space next to the second most important issue, and “3” in the space next to the third most important issue).

| | 1 | 2 | 3 |
|---|-----------------|-----------------|-----------------|
| Cropland disappearance | 44% (46) | 24% (25) | 32% (34) |
| Scenic beauty | 31% (54) | 27% (47) | 41% (71) |
| Protection of water resources | 33% (45) | 46% (63) | 22% (30) |
| Preservation of Baraboo Range | 36% (36) | 29% (29) | 34% (34) |
| Too much housing development | 42% (38) | 33% (30) | 25% (23) |
| Too little housing development | 52% (14) | 22% (6) | 26% (7) |
| Quarrying/Mineral Extraction | 30% (11) | 35% (13) | 35% (13) |
| Upkeep of existing homes/structures | 24% (18) | 38% (28) | 38% (28) |
| Preservation of rural “look” character (visibility of new homes/structures) | 21% (23) | 38% (42) | 41% (45) |

34. What is the Town’s most positive and unique aspect?

*****Included in a separate document*****

Thank you for your time and interest. Your input is valuable to the success of this project!

Town of Baraboo 2004 Survey Comments

1. What are the 3 most important reasons for you and your family to live in the Town?

- Born in this area and lived here all my life
- Family homestead
- Future housing
- Very satisfied with the Town but do not live in Town of Baraboo
- Went with the job
- 52 year resident
- Family farm
- Close land to build like 136 along Baraboo River
- Taxes used to be lower
- Plan to build a home
- We are farmer-type people
- Business
- Where I grew up
- Family property for 100 years
- Born, raised, have family farm

2. How satisfied are you with the Town as a place to live?

- There are issues
- Satisfied with Town
- Dissatisfied with rural area treatment (where we live)
- Town of Baraboo has gone to hell – pace has accelerated since land use committee was formed
- Need to develop land near
- STOP EXPANDING if this is to be a small town atmosphere!

3. In a word or two, what do you believe are the 2 biggest issues, in order of priority facing the Town today?

- Immigrants – population growth – can never be low enough
- Allowing tacky development – Please don't
- Encroaching by city
- Growth regulations
- Rising property tax levels
- Keeping out urban sprawl
- Poor road maintenance – snow removal
- Too many permits and regulations
- Rising taxes
- Too many restrictions on development – number of acres needed to build on
- City/Village expansions
- Keeping taxes in check
- Rural growth
- Not too commercial

Appendix C
Town Survey Results & Responses

- Too many new big businesses coming to the area. The unneeded Hwy 12 bypass through people's property
- Balancing development with preserving the natural beauty; Once we have allowed developers to invade, the sanctity of the bluffs is compromised
- Not being annexed by Madison, the Dells or Chicago interests; maintaining a sense of pride in being a "town" – people who want city life should move to cities
- Need to lower taxes at the county level
- Protecting from development
- Appropriate land development
- Control native American expansion
- Expansion with careful planning – steer clear of Dells atmosphere
- Controlling taxes through services
- Creating business developments without losing rural flavor
- Land development
- Property taxes
- Retaining rural atmosphere
- Providing municipal services
- Development rights are being sold and myself and others are going to be picking up the taxes on land that is posted and original owner still in full control
- Rising taxes
- Growth
- Lack of affordable housing sites
- City of Baraboo's anti-growth attitude in the 1-1/2 mile buffer zone around the city
- Maintaining or improving current services without raising the taxes more than they already are.
- Maintaining a balance of business development and rural charm – natural beauty
- Planned growth and development
- Preservation of particular areas through zoning
- Development
- Farmland preservation
- Property taxes
- Land use
- Road maintenance
- Snow removal
- Development
- Property tax
- Preserve small town look and feel
- Lack of activities and/or entertainment for kids
- Escalating cost of insurance
- Taxation beyond the limits of the peoples ability to pay
- Need more residential property
- Need to increase tax base
- Proper handling of growth
- Budget
- Spending
- Getting lawsuit settled with Village
- Keeping taxes low by controlling expenses

Appendix C
Town Survey Results & Responses

- Garbage pick up
- Clean up junk cars and junk on homesteads
- Town growing too fast
- Not able to keep up road conditions
- Having roads that can handle the traffic (hwy 12)
- No opinion
- Property tax level
- Urban sprawl
- Keep well-paid jobs (more than minimum wage)
- Unfair and irregular tax levy
- Losing rural atmosphere due to overbuilding
- Development
- Rising costs
- Urban sprawl
- Town services
- Business going on good farm land – being lost forever
- Services (snow removal and refuse pick up)
- Keeping taxes down
- Industrial growth
- Employment
- Get rid of smart growth
- Get rid of planning commission
- Taxes
- Draw more employment type businesses
- Help the Circus Museum for future generations
- Growth
- Taxes
- Affordable housing in the town
- Preventing overdevelopment of scenic areas
- Keeping real estate taxes reasonable
- Development – too many homes on 35 acres or less
- Urban sprawl – where will we draw the line?
- Land use issues – balancing property owner rights while controlling and directing development
- Helping small businesses survive year-round tourism without over-commercializing (e.g Dells is very over-commercialized). Baraboo seems just about right
- Adequate employment opportunities and extension of the metropolitan sanitary district to areas in the Town that do not enjoy that privilege
- Not maintaining your roads in the winter in a safe way. It's ridiculous. Let Pine Acres, Wynsong and Burnham Woods be annexed to the Village. They know to take care of roads
- Taxes
- People who keep several junky cars in their yards (as on Rock Hill)
- Traffic
- Urban blight
- Taxes – they cannot keep going up all the time
- Quarries – air quality
- 35+ acres lots waste of valuable farmland. Only the rich can afford to build.

Appendix C
Town Survey Results & Responses

- No uniform building regulations
- Property taxes
- Roads – condition to growth
- Property taxes
- Building site sizes are too large
- One home on 35 acres doesn't make any sense – besides, how many people can afford it
- Taxes
- Schools
- Active downtown
- Traffic flow
- Change attitude toward development. Make more of an effort to attract nice development
- Taxes and development
- Land use planning as the areas expand
- Increased taxes due to city/county/school officials unable to make sound economic decisions
- River quality
- Property taxes
- Business development on Hwy 12, without the thought for traffic
- Keeping agriculture land agriculture use
- Uncertainty of Hwy 12 development
- Overall tax increases
- Taxes (expenses)
- Zoning issues
- Rising property taxes
- Adequate services
- What direction to take planning and development related in maintaining quality natural areas
- Property taxes
- School need quality at a reasonable cost
- High taxes (no support from the state)
- Land use
- Rising taxes
- Keeping the rural atmosphere
- Taxes
- Land sale of 30 acres to build on
- Development
- Services
- How do we preserve woodland, farmland and natural beauty when all is worth money
- How can we limit the number of building sites to prevent us becoming a part of the City of Baraboo?
- Building sites
- Taxes
- Could use better roads
- Town board leadership
- Street care in the winter
- Development – 4 land highway (Madison-WI Dells)
- Environmental concerns – encroachment on green space adjacent to Devil's Lake State Park
- Population growth!
- Taxes going up on homes every year on old houses

Appendix C
Town Survey Results & Responses

- New roads limited and planned
- Land use
- Development
- Preserve what is unique about Baraboo – don't turn it into a "cheesy" Disney world like the Dells
- Control the sprawl – encourage preservation of natural areas in and around any type of development
- City of Baraboo annexing entire town so they can continue rampant building
- Holding the line on taxes since the county is out of control!
- Sprawl
- Overpopulation/congestion
- Lack of development plan – City is ruling
- Fix existing Hwy 12 before bypass
- Keeping beauty of area intact while expanding without sprawling
- Letting people build on their property to satisfy their needs not the town boards
- People can't afford today's acreage and building costs set by the board.
- Coming up with a cohesive vision of our town particularly in re: urban sprawl, housing and big box stores
- Quality of education in our public school system
- Taxes
- Lack of knowledge, capable elected officials in Township
- Cheaters who are always breaking the rules and the people who let them get away with it !!!
- Too many selfish whiners demand services
- Land use taxes
- Urban spread
- Increased taxes
- Snow removal
- Tax increases
- Growth
- Farm land preservation
- We need to take a new look at land use for non-working farm land
- Road maintenance and repair
- Increasing taxes
- Property taxes
- Property / zoning regulations
- Outward expansion of the city
- Highway by-pass west of 12
- Shopping facilities
- Deterioration of downtown
- Highway 12 expansion problems
- Large corporation stores/buyouts
- Growth
- Politicians
- Future planning/growth
- Taxes
- Development of big box stores!
- City of Baraboo annexing more land belonging to Town of Baraboo
- Road maintenance

Appendix C
Town Survey Results & Responses

- Development
- Preserving the rural atmosphere
- Make sure residents are abiding by zoning laws and regulations
- Rapid growth
- Assessor appraised our rural summer home – too high taxes
- Weeds run wild (against ordinance?)
- Town should have drainage here, not septic or holding tanks!
- Weeds not cut on Old Lake Rd
- Some dead trees on Old Lake Rd
- Just moved to area, don't really know
- Development along US 12
- Maintaining services in relation to tax levy
- Stop developing on farm land. The taking of our land by city and village
- Improperly planned residential development
- Misnotion that residential growth = more tax revenue without increasing town budget
- Town is losing land to W Baraboo and Baraboo
- Loss of Baraboo Range to a national park
- Urban sprawl
- Taxes
- Tax increases
- Keeping family farms
- Growth
- Tax increases
- Real estate tax
- Hwy 12 development
- Sell outs to big corporations for building
- Waste of money for county buildings
- Birnam Woods Road – speeding traffic
- The Town and Birnam Woods needs to remain independent from the City of Baraboo
- Too much expansion into rural areas
- Land issues – with the taxes. Elected officials who are on the Board for personal gain, not looking out for their constituents – Dohner for one and others
- That land use and regulations meet the needs of individuals. Not have over development (such as big shopping malls). Keep taxes down for families to live and work in Town of Baraboo.
- Big box stores, school/property taxes
- 1) Work with developers and other gov't entities to keep Hwy 12 a commercial corridor. 2) 35 acres – I would rather see 35 homes on 35 acres near to Hwy 12 than 1 home every 35 acres dotting the horizon.
- Property taxes and property taxes
- Taxes, zoning
- The need for a community center and mass transit (bus or minivans)
- Maintaining reasonable taxes and prevent any further loss of land to Baraboo and West Baraboo
- Poor planning/overdevelopment. Short term planning ie new business pitted against need to preserve and protect natural beauty and habitat areas – more balance.
- Roads
- Roads that are in bad shape, taxes are too high
- Protecting individual property rights while protecting the environment

Appendix C
Town Survey Results & Responses

- Keeping the roads in good condition – especially because there is more and more traffic. Run off of water from Wyosong to Pine Acres Drive
- Taxes are too high
- Development
- Development – organize and realistic but not overly restrictive
- Leave it within town and county control not natural conservancy blanket!
- Annexation
- Zoning
- Property taxes
- Too much development
- Loss of land due to annexation
- Keeping taxes down
- Big store sprawl
- Quality residential areas
- Taxes
- Land used
- High property taxes
- Trimming brush along side roads and road repair
- Keeping taxes down
- Maintaining highways
- Reducing taxes
- Elimination of 35 acre rule
- Control urban sprawl
- Preserve rural areas and set firm boundaries for business and residential expansion
- Threat to rural atmosphere
- Loss of farm land
- The Town needs to drop the ET and let owners sell and divide their property
- The Town needs to get along and work with the Village of W Baraboo
- Growth rate
- Environmental impact
- Zoning too restrictive
- Taxes too high
- Land development so farmers can have two house on 20 acres
- Keeping the area in the township – not to annex to Baraboo or W Baraboo
- Taxes!
- Too high taxes and too much government interference in property owners affairs
- Over-taxation
- Streets
- How to maintain the natural beauty of the area and keep good tax income
- Sprawl
- Increasing taxes
- Land use
- Police building codes
- Growing too fast
- What are the issues?
- Development

Appendix C
Town Survey Results & Responses

- Transportation
- Property tax
- Quality schools
- Common sense
- Land use
- Taxes
- Quit using my tax money to pay Pam Karg
- Karl Franz and Co
- Recreational priorities (lack of)
- Farm use – DNR allowing scrape ponds to improve files, rivers, water
- Let building be done closer or at Town. Let Town grow. Some have asked why I did not build on Strickland Farm Inc right next to town – Hwy 136
- Maintaining the rural scenic nature/areas. Not caving into the growth/change concept
- Many say change is inevitable – true – but the only definition of change is not growth
- Keep property and land tax low
- Too many dump trucks on Fox Hill Rd
- Traffic speed
- Property taxes
- Land development
- The loss of revenue by the annexing of township land by the city
- Not enough effort I preserving the Baraboo Bluffs for future generations
- Too many new homes going up
- Overpaid officers and school teachers
- Keeping taxes down
- Quality services – plowing, etc.
- Control sprawling growth
- Protect agricultural land for agriculture
- Instead of taking away schools, classes, etc. from the school budget take away the bonuses the officials give themselves each year
- Keeping businesses and not fit the towns “culture” in business. Sometimes not enough customers to make a profit
- Overdevelopment
- Signage
- Budget
- Road maintenance
- Snow removal
- Extra territorial rights
- Zoning issues
- Schools
- Development
- Schools
- Jobs
- State of Wisconsin telling you what to do
- Budget
- Don’t get trapped in not keeping up our roads. A rest of infrastructure pay for it now, will cost more later.

Appendix C
Town Survey Results & Responses

- Property tax and property tax
- Pit operations
- Finding a way to stay independent in spite of the growing city around us
- Controlling development
- Keeping taxes affordable
- Poor quality/unsafe roads, especially Birnam Woods Road
- Poor traffic flow – need more thought streets to city
- Taxes
- Extra territory areas
- Sprawl – too much of it!!
- Menard’s is too close!!
- Taxes
- Lack of restaurants
- Annexation by City of Baraboo
- Expansion – depletion of natural resources (water)
- Keeping commercial building to a minimum so we don’t have a lot of buildings left empty
- Keeping a rural setting
- Growth and taxes
- Keeping property taxes down
- Urban sprawl
- Purchase of (development) building rights at tax payer expense – not good
- Ugly development on west side
- Wal-Mart like businesses, Ho-Chunk etc.
- Changing from an agricultural area to a residential and hobby farming area with some good farm fields.
- Allowing long-time farmers to realize the impressed value of their land
- Development of housing such as Windsong
- Bring in more jobs
- Combine Baraboo and W. Baraboo
- Urban sprawl
- Highway 12 expansion
- Lacking unique shopping downtown – almost there but needs some boost
- Riverfront property poorly developed – also first impression of town looks dismal from Hwy 12 and 33
- City expansion
- Rural development
- Taxes
- Land issues
- Higher taxes
- Landowners losing rights
- Highway 12 bypass (personal reasons)
- Growth or expansion
- Allowing more housing and business development
- Don’t develop any more land in the area.
- Keep taxes low
- Overdevelopment

Appendix C
Town Survey Results & Responses

- High taxes
- Not to waste money like this!
- How to survive today's costs without raising taxes
- Encroachment by Baraboo/West Baraboo
- Lack of commercial business
- Departure of business
- Politicians who are more interested in other than Town problems
- Not being annexed into the City
- The out of control urban sprawl by City of Baraboo
- Planned growth
- Private property upkeep
- Growth
- Keeping taxes manageable
- Keeping closer eye on new building
- Development
- Taxes
- Rural development
- Natural resources
- City of Baraboo will grow
- Highway 12 expansion
- Taxes
- Annexation
- The pits off of Fox Hill Road
- The smell when the wind comes from the North
- The truckers are rude!
- New subdivisions not being responsible for problems after they are built "flooding". They should pay for all problems, not taxpayers!
- Keep taxes down
- Speeding
- Traffic on City View
- Keeping property taxes down
- Maintaining roads
- Rising property taxes
- Efficient use of land space for housing
- Keeping property use consistent on house quality and property maintenance (keep clean and without trash and too many vehicles)
- Keeping property taxes low
- Encouraging smart growth
- Taxes
- Snow and ice removal
- Not much of a small town – too much development
- Pit expansions(s) are an "eye sore" at milestone/DL. Gassers on Fox Hill Rd and it constantly send obnoxious fumes
- Too much expansion
- Loss of cropland
- Expansion of Hwy 12 and the ensuing commercial development pressure

Appendix C
Town Survey Results & Responses

- Non-farming outsiders
- Taxes
- The city limits expanding into the Town of Baraboo
- Rising taxes
- Holding real estate taxes down
- Slowing annexation to City
- Urban sprawl
- Property rights
- Too many restrictions about your own property – can't do what you want
- You shouldn't need 35 acres to build on
- Growth controlled to preserve natural beauty
- Expanding tax base without destroying natural beauty
- The issue with West Baraboo
- High property taxes
- Remaining rural
- Quality of surrounding areas
- Development
- Taxes
- Development
- Keeping taxes reasonable
- Controlling urban sprawl into rural areas
- Maintaining prosperous yet small town atmosphere
- Lack of tax base due to village and city expansion
- Highway 12
- Keeping taxes down
- Controlling land development – I'm not against expansion – we have to grow with the times
- 35 acre law
- Big box stores
- Growth attitudes are negative
- Appropriate zoning/infrastructure
- No representation at the county level
- The city and village can dictate limits on what the township can do
- Keep property taxes down
- Clean air and ground water
- Repairing of the roads because of heavy truck traffic
- The issue of property taxes
- Losing HWY 12 properties to West Baraboo because of a poor planning commission
- Taxes increasing due to a reduced tax base and excessive spending
- Keeping it rural
- Control property taxes
- To keep the rural character with some development
- The city and village annexation of too much town land
- Land use and smart growth issues
- Preservation of agricultural and natural scenic lands
- Losing tax base
- Development

Appendix C
Town Survey Results & Responses

- Urban sprawl
- Property taxes
- Road signs
- Not allowing for additional housing growth because of zoning
- Traffic control and road maintenance
- Zoning
- Taxes
- Property taxes
- Solid leadership
- Property tax increases
- The mega-sized billboards going up – like the ones Bill Pierce put up (illegally) on Hwy 12, the ones out by Hohl's Propane (legal) – the Town doesn't need a bunch of those. Strict adherence to the highway beautification act.
- Taxes
- Taxes
- Losing land to annexation
- Too much county, city and village interference with local government
- Development
- Taxes
- 35-acre building rule
- Urban sprawl
- Taxes
- Too much government intervention
- High taxes (stop fighting with Baraboo)
- High property taxes
- Keep budget under control
- More growth
- Need quality business
- Urban sprawl
- Trying to run peoples lives while making exceptions for your friends and yourself
- Industrial parks development
- Tax increase
- Urban sprawl
- Tax increases
- Highway 12 expansion
- Keeping property taxes livable
- Taxes
- Development
- Highway 12 going to four lanes
- Us Hwy 12 corridor toward the WI Dells including the traffic
- Growth when Highway 12 comes in
- Urban sprawl
- Annexation or land grabbed by village
- Losing rural areas
- Higher taxes

Appendix C
Town Survey Results & Responses

- A bypass on HWY 12 must be put in to assure safety on Hwy 12. Too much traffic on Hwy 12 the way it is
- Lack of development to assist in sharing the property tax load. Should annex town properties into the city.
- Roads being snow plowed
- Downtown dying
- Too much development
- Problems with state mandated programs
- Annexation by municipalities
- Land use plan existing with a ridiculous minimum acreage
- Not get carried away with expensive programs that result in higher taxes
- Maintain infrastructure – roads
- Losing tax base via annexation to the city
- Preserving natural beauty
- Highway 12
- Residential development
- Zoning
- Permits
- Better snow removal
- Plan of land use
- Property tax (keeping them down)
- Land use
- Do not annex into city
- Property taxes
- Highway 12 development
- Quarry
- Keep the gambling and Indian Nation development out of Town of Baraboo
- Stores
- Bad roads
- Reasonable zoning for a growing Baraboo
- Eventual consideration for water and sewer systems as needed – possible annexation
- Develop a 10 year, 20 year and 30 year plan for growth and stick to it
- Save our natural area resources
- Property taxes
- Land use; commercial residential; agriculture or rec.
- Property taxes
- Stopping loss of farmland to development
- Condition of roads
- Speeding vehicles
- Lack of garbage pick up
- Taxes
- Township services
- Growth
- Farmland
- The city moving further into the town
- High taxes

Appendix C
Town Survey Results & Responses

- I think the powers of local town government is being eroded by all the different agencies controlling land use – planning – city etc.
- Having outsiders (people that weren't born here) changing zoning laws
- Expansion of housing/business buildings
- Keeping taxes low
- Managed growth

4. How would you rate efforts by the Town to regulate and guide development.....

- A smart plan instead of seat of pants is always best. I think planning is good. Was not happy about the “Menards” project.
- Losing property rights
- I'd like to see some different regulations/options
- Sewer assessment on small cabins worth little more than the assessment
- In certain areas without input from residents
- In general, the planning is about right
- Too much emphasis on SIDEWALKS! Waste of money/time!
- Too much planning in our area
- Stop all the exceptions to the rules, or rich people just fining out the fine – paying it and going ahead with what they want!! It's killing us – and we AREN'T dumb!!
- Future lines made for single homes, farms and industry
- How did the ugly sprawl of Menards come into being? It is horrible!
- Development needs to be kept in check so as not to hurt local property owners
- Too many regulations in some areas, not enough in other areas
- Too hard to buy family property to invest in farmland. Should encourage family farms
- 35 acres per house is just about the right amount
- In a few years, if things don't change, we'll probably be annexed into the City. NOT at all what we want. We came here for quiet and now everything is getting built on.
- Some misguided

5. How would you describe the rate of development in the Town?

- Do not realize what is being developed outside immediate residential area
- Concerned about big boxes on Hwy 12 when we have empty stores
- About right at this time – slow down for future
- Extremely too fast!
- Happening too fast. The rate of development reflects landowners who want to develop and have the ability to develop

6. The following are statements that suggest choices about future directions for the town.....

- The Town should be mostly rural
 - It is a Town, after all
 - Somewhat agree
 - mixed
- Any business development should be promoted
 - Some in place of any
 - Not “amp”

Appendix C
Town Survey Results & Responses

- Need a plan for growth
- With a plan
- In certain areas
- NO NO NO
- Encouraged
- Regulations should be reduced so that landowners can more easily develop however they want to
 - If soil conditions not good for farming
 - In certain areas
 - Reduced, but not eliminated
 - Please NO
- Most new developments should occur adjacent to areas which are already most developed
 - Should occur within developments!!
 - What type of developments?
 - They will naturally because of utility available
 - Good developments could happen in isolated areas
- Traffic is a problem in the Town
 - Hwy 12 & W intersection
 - Volume
- It is important to coordinate the Town's future plans with surrounding towns, cities, and villages
 - Doesn't mean we shouldn't be different
 - If they're not overwhelming us!
 - To get a context
 - Work better together
 - Keep it a small town!
 - If we get a voice
- Agricultural business should be promoted
 - Depends on how big – small ok
 - Do you mean farms? If so, then agree, otherwise disagree
 - Need a plan
 - Not corporate farms
- Farmers/landowners should be allowed to sell lots of less than 35 acres for housing development
 - If land sandy or not good for farmland
 - Definitely yes!
 - NOT subdivisions
 - Depends on what kind
 - Depending upon circumstance
 - Single family/35 acres or less
 - "family only" agree to that
 - Only in non-prime or agricultural or forest land
 - Limit subdivision but small tracts for rural living
 - NO
 - Definitely
- Housing subdivisions should be allowed in rural areas of the Town
 - Depends on the type and size

Appendix C
Town Survey Results & Responses

- Small family non-farm businesses should be allowed in rural areas
 - Depends on the type of business
 - But are they zoned commercial: example Schaeffer Elec.
- The Town should consider night lighting requirements to preserve the Town's "night skies"
 - Great idea!
 - YES!!
 - No night lights like the City. This is a Town.
 - No street lights allowed
 - Within reason
 - Yes! Very important
- The Town should support programs that purchase open space lands.....
 - Not at the expense of private landowners who don't want to sell
 - As long as property rights are not trampled
 - Some of these questions have more complicated answers than agree or disagree
 - Don't take more land off tax roll
 - WOW – Great idea!
- The Town should participate in environmental improvement projects to maintain and improve water quality
 - And air quality, and sound quality (limit noise pollution, ATV's, snowmobiles, etc)
 - And light quality and sight quality
 - Damage has been done with the Wynsong Development – high nitrates from too much fertilization of lawns.
 - If this money comes from Federal funds, we pay for them. Federal taxes are too high too.

Other Comments to #6:

- These are all wonderful suggestions, but how can we accomplish them without significantly raising taxes? Difficult enough to get roads plowed.

7. Should the Town maintain its rural character?

- We don't know the exact acreage. 35 involve the rich, less invites lots of housing. With 35 – a lot is not farmed, farmers cannot sell to kids BUT less allows people and houses. Maybe one additional "sell" per 35??
- Let's take advantage of tourism and build revenues there. Within realistic priority – progress does not have to maim the natural beauty of the town
- No, near Hwy 12
- Not at the cost of blind rejection!!
- Town has lost its rural character
- It's hard to keep people farming when they can't make a living
- In some areas it should remain rural but areas closet to developed areas should move ahead
- My answer here and to all of above is predicated on an idea used in Europe for many years that we haven't gotten through our heads. We should build on poor or NON crop land. Regulations (septic systems) should be coordinated to this. We are way behind established technology in these areas.
- But allow controlled residential and business growth
- Loaded question – let the market decide
- As long as it can without being single minded about it but logic and time are against it. Supply and demand economics has to be the decision maker. If 100 years ago the settlers had developed a no growth plan, we would still be at that stage of development. We must be realistic. Growth does pass people and city and towns by who don't face realities of economics.

Appendix C
Town Survey Results & Responses

8. Which of these statements best describes how you want the Town to look 20 years from now?

- As it looks now, with more recreational opportunities
- No more development, at least on and around Fox Hill Road. It's not feeling like a town in that area. It's overdeveloped – way overdeveloped there.
- Because that is what is going to happen

9. If you believe the Town should retain its rural character, what steps do you think the Town should take to keep this rural character?

- Regulate immigration to Town
- Only allow business in business districts (Hwy 12, etc)
- Encourage purchase.....if for preservation
- Where houses are prevalent on small tracts allow more development while keep the 35 acre rule in effect for large tracts of natural and farmland
- Respect peoples property rights
- Keep the clusters fairly small
- Ultimately land owners should be able to sell their properties if they see fit
- All A-1 farmland should not be sold in less than 40 acre lots and only one home for the 40 acre lot
- Don't let the City of Baraboo push us around
- Continue 35 acre minimum ag-zoning
- Town can have development and rural character
- I'm not sure how this works (PDR's)
- Maybe smaller lot sizes (5-10 acres) for homes to maintain larger tax base and more affordable for families
- These and other options should be studied
- 10-acre lot size
- Don't know the implication of PDR's – whatever they are. How funded?
- Raise the price of ag products, farmers would not have to sell their lands for housing
- Something less than 35 acres not sure what
- Consider each individual case/use reason
- Stop the houses on farmland
- Encourage lg lot zoning in some areas
- Development moratorium – this would be ok as long as periods of time are not long
- Have reasonable organized development but not 35 or 5 acres – 2 acres would be fine
- Keep commercial land in same area as Hwy 12 business
- Let it happen and avoid the trash
- NO SPRAWL
- Promote development close to city limits
- Parks and recreation and environment
- Let land at town be developed
- Rural America has been gone for years. We don't have animals at every farm. Farmers should sell land in small one acre lots
- Work on being able to open pit
- Encourage PDR's without tax benefits
- Local government have no money – no one can afford higher taxes – farms in this area are too small to make a living

Appendix C
Town Survey Results & Responses

- Stop developing Wynsong and Gassers Pit. I miss seeing wildlife in our yard and it's ruining our water and air quality. Our 7 year old daughter has asthma. If the wind blows wrong, we get the pits fumes and she coughs a lot.
- Get rid of the "environmental activists" and get some active farmer type environmentalists around
- People pay taxes – let them alone to do with their land
- Control land use with zoning regulations
- Ban "new" large billboard construction, grandfather existing sites.
- Stop intervention
- Subdivisions and homes on 35+ acres not single homes on small tracts all over
- No comment – need discretion
- Large meaning 3-5 acres. It is a possibility depended on water and sewer control.
- Who do you people think you are?
- Be very careful – could see a park in town for public use, although we have DL for this
- Develop outward from Baraboo and put land into its best use (don't pave over good farmland)
- Would be for "well-planned" development
- Depends on location

10. Which best describes your idea of where new housing.....

- I cannot do this one – it would be left to interpretation
- Depends on the size and cost of homes - homes should be small and affordable with green space added
- Keep it more rural
- No developments!
- Clusters should be 3-10 not 1-3
- Not acceptable
- None of these where the land owner can most prosper

11. Which of these statements best reflects your opinion.....

- The Town should promote more housing development in the Town – based on green space and small homes. Large homes are too expensive for the majority and waste resources.
- But not totally
- Within an overall land use plan
- We're a small town – don't change that. If someone wants to live in the City, let them move and live in the City.
- Need to allow more but not subdivisions

12. What type of residence do you live in?

- Planning to move permanently to Baraboo in the very near future
- Trustee of Town property
- Home on family-owned campground
- Rental property
- 5-acre farmette
- Plan on building on land in township that we already own
- Multi-family home
- Small business

Appendix C
Town Survey Results & Responses

13. If you own land in the Town, what is the primary use?

- Wildlife refuge
- To enjoy the unobstructed view of the bluffs; a place to enjoy nature, to unwind, to escape the madness of the city life
- To preserve green space and green sight for our children and their children
- Rec now, but will build soon
- Happy farm and rec (horses)
- Hobby farm
- Residential vacant land
- Summer home
- Campground open seasonally
- Wildlife
- Other along Hwy 12
- Fruit trees and gardens
- Investment
- Residence/hobby farm
- Home on some farmland
- A small acreage retirement farm of 1880-1940's type. When the farmer couldn't handle 80 acres anymore, he bought 15-20 acre parcel. Kept a few cows, chickens and horses until he died. The farm has now all grown up in woods. Retired farms today don't want any cows.
- Residence/home business
- Non farm business
- Vacant lot
- Source of wood for heating

15. If you work, where do you work?

- Retired
- Retired
- Retired
- Retired
- Retired
- Home based office – travel the area
- Retired – wife in Baraboo
- Retired
- Travel the state
- Semi-retired
- Retired
- Travel all over
- Retired
- Dells, part-time
- I've been coming to Baraboo for 29 years for the scenic views that I so dearly love. Man is the most destructive creature on this planet and some of them have to be stopped before they destroy more land. An example is the closed down ammunition plant on Highway 12, just south of Baraboo. Thousands of acres of this land may be forever unusable because of the leaching of uranium and other toxic wastes into the soil and underground aquifers. Anything that can bring possible harm to

Appendix C
Town Survey Results & Responses

human beings and the environment should be seriously considered, so that we don't suffer any harmful consequences

- At home (non farm), in the county and in the state and other states
- Retired
- Retired
- Retired
- Camp Douglas
- + Richland Center
- Retired
- Out of area
- Lodi
- Lake Delton

23. Do you support the Town purchase of development rights (PDR) from willing landowners to protect agricultural and forest lands, scenic views and water quality? This would allow the landowner to continue to use the land but not allow new development.

- Some land is useless for agriculture
- Only if used as preservation – not as money maker or development
- Isn't part of the Town a nature conservancy? Isn't this one of the purposes of the conservancy?
- Costs and what it does to taxes
- If others have to pickup the taxes
- How much you tax Peter to pay Paul for something they get to keep
- Not with taxpayer money
- Paying for this a BIG issue
- Absolutely not. A waste of taxpayer money. Put it towards purchase of salt for roads
- On how much it is going to cost me in property tax
- What if after time needs of theirs change?
- It's great program – but expensive
- Private funding
- On location – lands bordering city/village limits need to be developed – we need more housing opportunities
- Highway – development – suburbs, etc.
- How is this funded?
- Cost to taxpayers
- Impact on tax levy
- No, lower my taxes and let me buy the land
- Depends – very limited – only on prime land – I would like to see a goal set and once reached this program should cease
- Location
- Price
- Absolutely!
- Don't like turning millionaires into billionaires. Don't like same person selling parcel to developers and also getting big money for sale of development rights on another piece
- Town should be able to use public hunting, hiking trails, parks
- Develop where land can be developed
- Will the town change its mind and develop later?

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- If they do not receive tax break, yes
- Town funds and availability of other organizations
- How it affects our tax rate
- Where does the money come from?
- Every situation should be considered on it's own merit
- That it isn't just a payout to a select few who didn't plan on development anyway – a PRD program is nice in thought, but creates jealousy and rumors of corruption and favoritism
- Yes, but would like more information
- I don't believe farmland needs protection
- I think it would be expensive unless there were assistance from state of fed

24. If you would support or consider supporting a PDR program, would you be willing to spend additional tax dollars to support the program?

- Depends on the amount of tax increase
- How much – what other cuts are made
- On how much the additional tax dollars would be
- How much
- The amount of increase
- Do not support PDR
- On parameters set with program
- Amount involved and how assessed
- If it is reasonable
- Too much being paid for PDR
- How much the county keeps gouging us for that lovely jail
- How much?
- If the tax dollars are within reason
- Per property – location
- Depends on the amount requested – this program should be very limited
- If I can afford it
- How much?
- If the program was administered properly
- What it is
- Tax is high enough. Wouldn't want it to go much higher
- How much my rate goes up
- Access
- We are on one income, but we would fit it in our budget to stop development
- How much more tax?
- What comes out of it – need value
- Rising taxes
- Cost
- How much expense in what program
- Land location
- This is why we would oppose PDR
- Available money, type of sites
- Long term plan

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Town Survey Results & Responses

25. If you would support spending additional tax dollars for a PDR program, how much per \$1,000 of land value would you be willing to pay in additional taxes toward such a program?

- Not sure, depends
- It seems that the additional taxes ought to be on improvements, not on land since it's the improvements that bring the need for PDRs
- Land value or land and residence value?
- Unsure
- On paper, Ski-Hi got \$395,000 PDR to keep land in Ag. In reality, DOT or other government agencies can do anything they want with the land, after they buy it from Ski-Hi.
- Depends what it is for
- Don't agree
- A study done on this program
- NO – this is a business the township should not get into. It would be very expensive.
- Taxes plenty high already!

26. Would you support small or large business development in areas of existing development?.....

- Clean industry and small businesses
- Depends on what it is
- Depends upon the business
- If the business promoted recreation in the area
- Non residential only

27. Would you support small or large business development in the rural areas of the Town?.....

- Depends on the rural area of township
- Depend on what and where
- What areas of town are you referring to? I would like to see a map of town with specific examples before I could address this issue
- Very limited amount of small businesses
- Must consider individual proposals
- If the business promoted recreation in the area
- There are too many industrial areas in Baraboo and Town of Baraboo. It needs ot be concentrated in one area

29. In the Town, difference commercial land uses could exist and may be developed in the future. Please.....

- Please – NO Dells-like horrific “attractions”. Many people come to “Boo” to escape the Dells.
- Make nature the “attraction”
- Depends on area and locations
- Location – north of Terrytown Rd finds sandy soil. We prefer development there. South of 136 is fine farmland, more natural beauty sites and our beautiful bluffs!
- I'm answering this based on how many established businesses in that area already exist
- Industrial park
- Properly screen the quarries

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- Industrial use
- Family related businesses
- Park for ATV's, dirt bikes, motorcross, snowmobile racing, etc.
- Maybe in/around existing business. No use of rural land.
- Quarries – enough is enough!
- DNR – I wish!
- We don't have a problem with development if it is a good plan with looks and traffic flow or too much money to the township. Guidelines should reflect a balance between low cost to development and township guidelines

30. Please rate each line of the following services as.....

- I'm on Hwy 12 on the city line and across from Menard's, so much of the above doesn't pertain to me
- Charges to participate should not be more if in the Baraboo School District
- Police protection could be expanded
- Who decided Lovers Lane needed to be turned into a major highway?
- What is PDS?
- Every item is important to someone's way of thinking. We all need to respect water, air and God's balance of nature. Sometimes we get a bit carried away as to what the total environmental equation really is. Like we are able to get along without dinosaurs.
- Keep up the road maintenance

31. How important is it to protect the following?

- Quietude – no ATV's
- Baraboo is a wonderful place and the care given to the above items is the reason! Thank you!!
- We forget how incredibly beautiful the land is around us. We all need to leave for awhile and then come back to see what MUST be preserved!!
- More education on recycling
- Where are the floodplains?
- Where is there a shoreline?
- Must be balanced with limited development while respecting property rights
- Do not over-regulate!
- Small town atmosphere

32. Which transportation systems would you support.....

- More canoe inputs on Baraboo River
- Electric cars – get rid of gas guzzlers
- Not a priority
- Bus route from Baraboo to Madison and from Baraboo to the Wisconsin Dells in the summer months. Also a bus from Baraboo to Devil's Lake in the summer (Memorial Day to Labor Day)
- Snowmobiles and ATV's can both be tough on lands and noise
- No changes wanted
- Biking/walking – maybe
- Regional rail – maybe (passenger, cargo or both?)
- Take care of what we have now
- Bus or van

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Town Survey Results & Responses

- Beach, more parks
- Horse trails
- Expanding walking trail along Baraboo River!
- Greyhound bus transport
- Horse trails
- Horseback trails
- I think we have plenty of the above
- Out of the question – money loser
- Cross county ski trails
- East/west bypass for 33
- All tracks are ripped up and property sold (regional rail)

33. In your opinion, what are the 3 most important land use.....

- Protection of water resources
 - Have you protected this?
- Preservation of Baraboo Range
 - This is wrong and should not be allowed
- Quarrying/Mineral extraction
 - Cannot keep doing this
 - Stop expansion – nothing good is becoming of it
 - The most important land use issue is having a good board to review development without becoming a communist tyrannical government that helps people do the right thing within the budget they have for development

34. What is the Town's most positive and unique aspect?

- Still English-speaking with little development
- Rural look, yet able to take advantage of Baraboo's resources (schools, etc)
- We are not a rural Town and should grow very fast if given a chance
- Location and beauty of surrounding features – Devil's Lake
- It's mostly rural look and feel. It is important to keep business separate from residential and to leave an open land buffer in between. The low tax rate is also very important to the attraction of builders, etc.
- The natural beauty. We are fortunate to have Devil's Lake and the natural bluffs. Let's keep it uncrowded in the residential areas. Do not allow many more subdivisions.
- Proximity to Devil's Lake and the unique flora and fauna of the area (e.g. places like Parfrey's and Durward's Glen, etc). We are so blessed!
- Maintaining road rights into and part of park system so DNR doesn't have only say in development.
- Scenic beauty and friendly people
- Maintain rural appearance
- Being next to Baraboo, yet keeping it rural flavor
- Scenic views
- Devil's Lake State Park
- Keep it rural
- The blend of rural living, natural beauty, scenery, parks, lake access, etc. and enough development in the area to provide employment opportunities for everyone in the area that is willing to work

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Town Survey Results & Responses

- A township of urban/suburban all the way to the rugged bluffs conserve
- The residents getting a good worth for the buck of our taxes
- Convenience to everything
- Not much!
- Location
- Small town look and feel
- Rural areas
- County-wide development
- Scenery
- Reasonable taxes
- Good schools
- Good location
- Devil's Lake
- Baraboo Range
- Low taxes and access to services and products
- Scenic bluffs
- Natural beauty of area
- The small town atmosphere. Baraboo needs a food store in town so that people can walk to buy groceries
- Scenic, natural, historic and rural "look" character
- Scenic beauty
- So far, the adaptability to come up with a solution to mix farmland, residential and businesses into our rural lifestyle
- Affordable housing is possible and is needed
- It's beauty and proximity / easy access to other areas
- Need more housing – more jobs. Prohibition never works. Must be more aggressive, less restrictive or you force annexation.
- Create more sanity districts
- The connection the Town maintains with the past history of the area and the natural beauty of the area.
- It's natural and scenic beauty
- The Baraboo Range
- It should maintain the natural rural beauty of the farmland and bluff areas for future generations and prevent overdevelopment of these areas
- Open space of TNC lands
- Scenic/natural beauty
- It's natural beauty, it's historic "look", it's friendliness, the town square, and most of all the parks – both Devil's Lake and in the city.
- The Town's biggest asset is Devil's Lake State Park. The beach, walking trails, the Chateau. I would like to see the area between the Barn restaurant (now closed) and Hooty's cleaned up. It's valuable land on HWY 123 (east side) of street which has been neglected
- Rural living close to City of Baraboo
- That they have 3 fairly large housing developments. That they are close to the city and village but aren't annexed to either.
- Scenic beauty
- Scenic beauty
- That we have not grown too much that big business cannot take over

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Town Survey Results & Responses

- The board's availability
- Scenic beauty
- The natural beauty. I feel if proper development is done, the natural beauty can still be preserved.
- Natural beauty
- Scenic
- Location in a beautiful valley – nature is our best and most unique aspect!
- It's natural beauty and rural character
- Scenic beauty
- Rural appearance with convenient living
- Close to tourism – but far enough away
- The proximity to Devil's Lake State Park
- Natural beauty – especially Devil's Lake
- It's natural beauty and health
- Beautiful rural countryside but there is a messy yard on Rock Hill Rd that could use some cleaning up to make the area more pleasing to the eye
- We love living in the country! See the stars at night. Not on top of neighbors.
- A lot of it is still rural, but it is also close to shopping and emergency services
- Small town feel with many larger city attributes
- The Baraboo Range
- The land in all of it's natural beauty and involving the bluffs, creeks, rivers and it's naturally fertile farmland that we cannot reclaim EVER from under Wal-Mart and Menards!!!
- It's rural looks
- The luck of being located where it is
- Beauty
- Do not underestimate the value of Devil's Lake State Park and the adjacent property to the economic success of the township! They city and township of Baraboo must work closely to develop a sanitation system to serve the greater area
- The bluffs rock formations
- Well kept farms
- I've tried to preserve my 80 year old pines and maples when Wal-Mart and Menard's took over. We must keep a good looking entrance to our City of Baraboo.
- The township of Baraboo was organized January 10, 1849, now a historic entity for 155 years. Preservation of township is paramount in order to maintain the integrity, purpose, ruralness of the town as a geographic, political, historic place
- Circus Museum, Baraboo is known statewide. Try to keep the quaintness of the town. Don't make it look like any other metro area. Enough with the look-alike mall strips and ugly development like Menards. Wal-Mart was bad enough. Too many parking lot lights.
- The scenic natural beauty of the Baraboo Range that I am lucky enough to look out at each day, yet I am just minutes from a City that has almost everything one could need
- Abundant natural resources coupled with small farms and woodlots
- Willingness to address growth – it will happen one way or another – let's guide it!
- Small town feel but available cultural activities
- You're allowing development of Wal-Mart, Menards, etc. Let's let the people who own land or acre build on it to accommodate the growth of their families so they can stay living in the town
- The combination of the Baraboo Bluffs (Devil's Lake State Park), the Baraboo River (longest navigable waterway) and our Historic Heritage in the Arts (Ringling) with a thriving downtown area
- Neighbors who are always willing to help a guy out

Appendix C
Town Survey Results & Responses

- Nature – preserve it for your grandchildren
- Keep taxes down
- Having subdivisions built in poor unproductive areas, however we don't need anymore.
- Having a dump site
- Outstanding patrolmen taking care of our roads
- The Baraboo Range
- Baraboo Hills
- It's beauty and rural setting
- Its rural character and scenic beauty – including Devil's Lake and the bluffs – are the most positive, unique aspects of the town
- Close to city convenience yet rural
- Rural atmosphere and scenic beauty
- Has been its unique rural-metro quality
- Rural/scenic location that should retain its town status and not be annexed by city. Level of services (police, fire, emergency) is good. Town road development to accommodate traffic needs a strong look
- Beauty and rural settings
- Small enough to know people but close to major services
- Scenery
- Keeping the area rural
- Kept tax rates fair – so far has not overdeveloped. Remember, more development does not mean that it generates enough revenue to cover services! – Town of Dunn study
- Usually peace and quiet
- Scenic beauty
- The Bluffs/Baraboo hills
- Small town atmosphere
- Preservation of historic structures
- “Downtown” businesses around courthouse square – very attractive to out-of-towners
- Promotion of art and craft fairs in downtown Boo
- Baraboo bluffs
- No condo's or apartments
- The maintenance of the downtown Baraboo
- The landscape let the Village and the City be just that....Keep the “rural Baraboo area” rural
- The Town is very close in support of family and business. The Town debates and see reason with issues as arise. The Town is small enough to maintain great quality of life.
- It's rural
- Anyone has the chance to come before the town board and voice their opinion.
- Rural atmosphere and laid back attitude
- Its history and old buildings
- Devil's Lake and the Bluffs
- Low taxes, scenic rural beauty
- Baraboo Bluffs
- The Baraboo Range woods
- Great place to live
- Beautiful area
- Because of its beauty, location, people, it is a wonderful place to live and raise a family.
- Beauty and rural atmosphere

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Town Survey Results & Responses

- Has some very unique natural scenic locations which should be protected but not at the expenses of the development of the remainder of it
- To preserve the town as is – no annexations
- Rural beauty
- Beauty of the area and the distance to the city of Baraboo and Madison
- So far it has been its rural look
- Convenience to shopping
- Its rural character
- Development possibility
- Scenic, rural beauty
- Authenticity
- The small town/rural atmosphere
- The Baraboo range and Devil’s Lake State Park
- Proximity to Madison and Ho-Chunk casino
- Close to City, Madison, Interstate
- Scenic beauty
- The Baraboo Range
- Circus world
- Natural beauty
- Beauty
- That it is rural
- Lowers taxes
- Well managed
- Bluffs
- It’s beauty
- Natural beauty
- Small town
- Good schools
- Good selection of services
- Too much gambling in the area
- The most unique aspect is that there has been poor development planning and uncontrolled growth in the town and surrounding areas (example – Glaciers View)
- It is a beautiful area where you can own a small family farm and enjoy the beauty every day and get outside to enjoy it all. You can trust your neighbors
- The rural scenic areas – these cannot be man made but they can be respected and maintained
- Lower taxes
- The Baraboo Bluffs
- The Ho Chunk Nation is out of the town of Baraboo
- Rural feeling yet close to city
- Beautiful ag town, near beautiful city nestled in rich natural resource area
- Devil’s Lake and the bluffs
- Small town with special type businesses. I don’t like to see empty business; it makes the town look bad. Expanding the town is not the answer. Encouraging tourism to use the beautiful landscape available is the answer. Not enough marketing and tourism business supported. Madison is too close to try and compete with Baraboo City. I would be willing to help in the efforts to preserve the city as a “small town”. Cheryl O’Connor 414-840-4446
- Most positive – no development under 35 acres

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Town Survey Results & Responses

- Preservation of land
- Location near Devil's Lake
- It's a good valued compared to the City
- Rural and development divisions and the respect everyone has for different divisions
- Scenic natural beauty – rural characteristics
- Location
- Devil's Lake
- Good service
- Rural setting, relatively by close to metropolitan area
- The natural setting and beauty of the whole area
- Scenic beauty
- They have their act together
- Stay small
- Good tax rate
- Bluffs
- A positive effort to control property taxes
- Rural atmosphere
- Friendly
- Small town appeal
- Meeting citizens basic needs of ambulance service, fire protection and roads.
- Keeping property taxes reasonable (low) without over-regulation
- Visual beauty
- Natural beauty
- Close to the Dells and Baraboo
- Scenic beauty
- Close to all services
- Agriculture
- Downtown – very small hometown flavor. Keep unique shopping, concerts on the square, Fair on the Square, etc.
- We have different areas in the town of Baraboo we need to keep business in the town to help keep property taxes down and competitive
- Small town feeling
- Scenic
- Rural, but 5 minutes to City of Baraboo
- The people
- Beautiful, native lake and bluffs
- Peaceful rural atmosphere – keep it that way!
- It would be nice if the town took advantage of tourist business – like large flea market or a full service campground
- Unique – circus and crane foundation
- Positive – local merchants try to get business going
- I enjoy being within 2-3 miles of City of Baraboo
- Peace and quiet at my home year-round
- Beautiful wooded hills
- Town square
- Beauty

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- Proximity to City
- Quiet
- Proximity to Baraboo and Madison- Hwy 12
- The natural scenic beauty surrounding Baraboo
- Lower taxes
- The people who run it
- Ability to blend businesses and residential but keeping a very rural atmosphere
- Nicely developed
- Very pleasant place to live
- A scenic area to live in that close to jobs and shopping in Baraboo
- Rural living
- We still have a small town atmosphere as long as development stops. If people want to live in a city – move to the City. Don't ruin this atmosphere of small town by making it a city
- It's rural character and natural ecosystems
- It's rural small town America!
- Baraboo bluffs and river
- Rural, but close to the city
- Beautiful Baraboo bluffs
- Rural character
- The beauty and rural character with one of the states most beautiful parks. We must not lose our rural character or Baraboo will lose it's tourism dollars.
- Rural character
- Potential to keep taxes low
- Rural settings
- No restriction on building
- None
- Commercial and labor development in approved areas while maintaining farmland and country character with housing near city area protecting water and air. Restrict mineral extractor from getting our land
- Rural and pristine look, uncluttered look
- The rural setting where I live. My nearest neighbor is ¼ mile away. I don't need bike paths developed because all the country roads are available and aren't overwhelmed with traffic. Some day it will all be developed, the roads will be too busy to walk or bike on and I will go live somewhere else.
- Baraboo Range
- Baraboo Range
- Rural lifestyle
- Baraboo Range
- Beauty of Devil's Lake and Baraboo Bluffs
- Keeping the circus support and the railroad going – they are the history of what this area is all about.
- Bluffs and rolling countryside
- Devil's Lake and newly opened Baraboo River – thought the areas of the river to the east of the old Heinwarner is like a garbage dump after the flood of 93. The DNR has failed to clean up the corridor and now after the lower water levels, it looks every worse. If tourism with canoes is to be promoted, this corridor needs major work. Pressure should be put on the DNR for help in this area.
- Rural beauty located next to urban conveniences
- Clean and respected environment

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- Scenic beauty
- Baraboo bluffs
- Keeping the land the way it is
- Baraboo bluff
- Scenic beauty
- I like living in the town because of open space. I don't like subdivisions starting all around. Let's stay a SMALL TOWN.
- Natural, scenic beauty
- In the country, but close to all the needs (medical, shopping etc)
- Small town feel
- Clean water – clean trails for biking and walking (like the trail by the river)
- Proximity to bluffs
- Baraboo Range and Baraboo River
- Rural atmosphere
- Close to shopping and business areas
- State highways going through Town of Baraboo for easy traveling to and from work
- Nothing
- Devil's Lake
- My grandparent farmed here and I plan to retire to the area
- Location next to city and Baraboo Range
- Nearness to Devil's Lake and Baraboo River
- I would like to think it would be the willingness of the citizens of the township to look at growth as a necessary product of civilization and look at it in an unselfish humanitarian view rather than a "not in my backyard" attitude. Looking at everything from as many viewpoints as possible and seeing what is good for our future economic and quality of life existence. With these attitudes, we ought to be able to handle all our future plans. Each of us won't always be happy with the result, but we should live in harmony without grudges. If it is a problem, like Daniel Boone said "it is time for me to be moving west" or wherever individuals have to go these days.
- Natural beauty
- Rural character
- Within 40 minutes of Madison
- Reasonable housing development that is an asset
- The rural look with the closeness to schools and business
- Devil's Lake
- Open spaces
- Proximity and location to natural resource areas and travel convenience roads
- Court house
- The town has an interesting mix of hills, woods, fields and residences. Yet it is adjacent to (surrounds almost) a developing small city.
- It's rural character within easy access of Madison
- Good people running our township; keeping things simple and quant. Allowing development and small business but not too much or too big
- Scenery
- Rolling hills and bluffs
- The town of Baraboo is rural and good. The main concern seems to be Highway 12 development.
- Rural environment close to town
- Its rural setting, scenic beauty, abundant wildlife and quiet tranquility

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- As Baraboo grows, the town needs to stay rural with as little development as possible. Everything positive about the town relates back to this philosophy. More houses and development in the town can only take away from this positive aspect.
- Local control – knowing your neighbors and their interests.
- Size of town
- Character of people
- Ability to maintain rural character

Other comments:

- What can be done about “rural blight”? Too many township properties are becoming decrepit with no apparent consequences. This devalues all of our properties and offends the senses!
- Can we have certain standards?
- Have garbage pick up on the tax roll
- I live in Illinois and have a cabin in Wisconsin (a retired farmer). We get up about a few days or a week a month
- I have spent summers and other vacations in the Baraboo area since childhood and have a daughter and family who now choose to live there! A number one place to live. Hope to keep it that way.
- I am very fond of both the City and Town of Baraboo! Everyone has been great!
- Survey way too long!
- There should not be any expansion on Hwy 12 unless the expansion is willing to improve the road to 4 lanes
- The City needs to get a grip on their development. If they would only come out into our township to see the destruction of beauty that Menard’s brought to our area. I have the best view – for now!
- Let’s clean up existing eyesores
- The Town of Baraboo encompasses a lot of area. You must take that into consideration. Terrytown Road or Hatchery Road are way different areas compared to Manchester Street or City View. Think about that. I have heard and read grumblings about the Fire and ambulance protection. You all need to be cognizant of the fact that we have many expensive farms and homes in the Town. Maybe you should let the people who live in Windsong know about the ignorant ideas of some of you to split from the B.F.D. I would be very interested to see what someone with a \$350K house has to say about the Board’s (Fairfield, Greenfield, Baraboo) ideas to form your own Fire Dept. Quit being politicians and do what’s right for the people not your own personal attitudes. By the way some of you have your own little piece of this earth now why don’t you let others enjoy theirs. Right Suzanne?
- I want to address an issue – the new pylon billboards on Hwy 33. How the hell did these people push these through? They shine through the trees into our subdivision. They spoil the night sky. They are light pollution. Is there anyway to get rid of them. Also – what can we do to never allow pylon or any other billboards in our township again? Have you seen what happened to the highway 33 corridor from W. Baraboo to exit 92 these last few years? With all the billboards – street lights will never be needed there in the future. Don’t let what happened in that township happen to us.
- Why did we spend the money for this survey? This should be the Town boards job!
- This survey was very good. Next time you do it, you may want to include a small line drawing map with several landmarks on each border so people know where the Town of Baraboo is and what its boundaries are. Include some information on PDR’s. There are several questions on them and I have never heard of them before. Have a section for comments such as these. Thank you.
- Need to fight and preserve the rural character
- We have not had a lot of snow maintenance that has had to be done and yet for the few weekend hours (overtime) was used and no/very little salt was not used. This is not right. The salt and sun

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would have done better. It is shameful that you have not cared for people's safety. Also, at the last public vote, some of the keepers of the poles need to be replaced. Watch this for yourselves and you'll agree. How can others apply to do this?

- Please vote YES fro the Hwy 12 bypass for safety on Hwy 12 purposes. Thank you
- Garbage pick up would be a HUGE improvement
- I think a lot of people filling out this questionnaire will only think of their own interest n- not what's best for the town as a whole (I've got my house – I don't want neighbors) will be the attitude of many respondents – with raising taxes. I don't think we should discourage too much progress with good judgment

**Town of Baraboo
Comprehensive Plan Visioning Meeting
February 2004**

1. What are three things you like about the Town of Baraboo-things you feel make Baraboo a special place and should be preserved and enhanced?

- Beauty of bluffs and Devil's Lake
- Small community atmosphere
- Proper zoning to maintain balance between Ag, Res, Comm.
- Neighborhoods/neighborly feel throughout town
- Respect for the rural landscape/agriculture/business/business
- Mix of farm, development near city/village, campgrounds/recreation, etc.
- Rural atmosphere
- Majority of land is ag
- Development is pretty compact
- Low taxes
- Good schools
- Small town atmosphere
- Small town
- Friendly people
- Beautiful area, lots of recreation
- Farming
- Natural
- Family
- Scenery
- Home
- Rural character
- Close to commerce – municipalities
- Good transportation accessible
- Recreational, cultural activities available
- Good schools
- Good Fire Dept
- Good Police
- Natural beauty areas
- Proximity to Devil's Lake
- The size and how it is divided (i.e., residential, agricultural)
- The natural beauty and its preservation
- Low taxes
- Rural (agricultural base)
- Business growth condenses
- The Bluffs
- The farms and natural beauty co-existing
- The well water
- The birds
- Natural beauty-Skillet Creek Falls, Peewits nest, Pine Creek Valley, Devil's Lake, Bluffs
- Farmland/farming/rural life
- Knowing neighbors
- Rural - country/living
- Scenery – Devil's Lake, etc. Baraboo Bluffs
- Close to City of Baraboo – (stores, schools, etc.
- Bluffs, Woodland
- Rural look

- 2. What are three things you dislike about Baraboo-three concerns or issues you have with the Town?**
- Taxes too high
 - Commercial spot zoning
 - Allowing large corps to dictate and not listening to local residents
 - Inconsistency in rules/enforcement (i.e., some people follow rules, but those who don't are given "credibility")
 - Communication challenges (elected officials not knowing rules or how to explain, website totally outdated, etc.
 - The idea some people have that they can or should be able to do whatever they want, regardless of how it impacts their neighbors.
 - Uncertainties of Hwy 12 development
 - Lack of towns people participation on issues
 - Water erosion problems throughout town due to housing development
 - Rising taxes
 - Ability to afford to keep our education system intact
 - Ability to maintain roads and plow snow
 - Too much zoning
 - Land taken off tax rolls
 - Being told what you can do with your land
 - Signs
 - City and Village taking land
 - Keep the Gov't out
 - Let the market decide
 - Attitudes towards growth
 - Narrow, insular – now that we are here, stop growth
 - Waste of land on the 35 acre concept
 - R.C. 35 – loss of rights
 - Too many permits and rules
 - Too much tax base lost to City of Baraboo and West Baraboo
 - Growth forced on us by the city
 - Unkept areas
 - Condition of roads in some areas
 - Conservancy 35 – too high??
 - Road upkeep
 - Slow urban sprawl
 - The view I now have of Menards
 - The City annexing the whole town
 - Poor planning by the city so it continues to lose its special character
 - R35
 - New 4-lane plans/traffic/lack of bike paths
 - Big box stores/Unattractive development/too many lights
 - Encroachments
 - Noise pollution
 - Housing sprawl
 - Annexation by City & Village

**Town of Baraboo
Visioning Meeting Results
February 26, 2004**

GROUP 1

TRANSPORTATION

- (12) Continued growth by city will create lots of traffic problems for town residents
- (12) We will need a bypass to handle the traffic
- (12) Control truck traffic – Keep out of rec and res. areas
- (12) Transportation/Ag use of roadways by farm equip must be respected by all.
Roads in farm areas designed to offer passing opportunities
- (10) Maintain roads we have and no more new ones
- (10) Stop the bypass from paving 100's of acres
- (10) *Take Hwy 12 bypass and stuff it*
- (4) Need better park system – bike paths, trails – since we're allowing so much more development
- (4) Need bike paths and sidewalks
- (4) Growth and development – Subdivisions have sidewalks and bike paths – all roads have bike areas
- (1) Ok – the problems is when you implement it
- (1) Hwy 12 proposed bypass – and already the desire by municipalities and landowners to “cash in” by allowing growth to spill onto west side of bypass
- (1) Don't let there be too many driveways in and out of main roads – do frontage roads

GROWTH AND DEVELOPMENT

- (7) Make the city of Baraboo do better job of developing housing
- (7) Stop the city of Baraboo from annexing us
- (7) Better cooperation between gov'ts – especially city and town
- (7) Develop intergovernmental agreements with city and village to preserve our boundaries
- (7) Eliminate or lessen the power and control the city and village have over the town
- (7) Unfair state statutes that penalize landowners within 1.5 miles of city/village and hamper town's ability to plan its own future
- (7) Disrespect by city and village of the town and its plan for growth and development
- (6) Opportunity for slow, steady growth next to municipalities
- (6) Encourage commercial development along Hwy. 12 to keep the town viable
- (6) Commercial corridors along major roads
- (4) Land stays with the people
- (3) Lights controlled so skyline is not ruined

Appendix D
Visioning Meeting Results

- (2) No more development out of the natural bowl – come enjoy the view of Menards west of town!
- (2) Establish a system of collecting tax compensation for land that is annexed
- (2) Zoning to control noise
- (1) Inconsistent land use rule enforcement
- (1) Inadequate county ordinances for things such as cluster housing, billboard control
- (0) Encourage small businesses
- (0) Encourage more home businesses preferably in agriculture

NATURAL, AGRICULTURAL AND RECREATIONAL RESOURCES

- (11) Too many people who don't have any regard for their neighbors – major challenge
- (11) New agricultural definitions from the “traditional” because we have lots of ag entrepreneurs that are the future for the state's #1 industry
- (11) Maintain ag based businesses
- (11) Keep prime farmland just that
- (8) Stop the sprawl, we aren't Madison! The town is meant to be rural not suburban
- (8) Proper zoning to control density of commercial, residential and industrial
- (8) Natural, Ag, etc. Do cluster housing and selling develop rights so farmland can be preserved by those wishing to farm it.
- (5) Keep as much of Bluffs intact
- (5) Preserve the beautiful natural areas
- (5) Preserving the natural beauty of the Baraboo Hills and Bluff area
- (5) Make Baraboo and Devil's Lake area more pleasing for all people
- (5) A more pleasing entrance to the Devil's Lake area – starting by Pierce Park skating rink area
- (1) Control water erosion due to paving of the countryside
- (1) Keep waterways clean

GROUP 2

TRANSPORTATION

- (5) Plan transportation to limit number and size of roads
- (5) A good look at transportation from the viewpoint of roads that will be thru or truck related. I.e., Baraboo has so few ways to get from east – west or north – south
- (5) Stop and go lights at the intersection of Terrytown and Hwy 12 to help traffic flow and help people feel safe entering Hwy. 12
- (5) Maintain road quality
- (5) Better roads (more roads)
- (5) Better road care, fix potholes, and plow snow
- (5) Roads to be layed out by developer and the DOT at least 24 ft wide pavement
- (4) Encourage alternative transportation modes. Bike paths, etc.

Appendix D
Visioning Meeting Results

GROWTH AND DEVELOPMENT

- (9) Identify areas for specific growth i.e., housing, commercial, ag
- (9) Keep commercial and agricultural lands separate
- (9) Remove RD 35 go back to 1 acre lots for entire township
- (6) Look into alternative housing types i.e., high density with green areas
- (6) The cluster concept is not new. Rural France, rural Wisconsin, rural China has had it for centuries. What will control it should be water and sewer potentials
- (6) Cluster housing
- (4) Let the market decide
- (4) Remove RC35, do not waste the land we have. Have less government control
- (4) Consolidated housing developments. Eliminate the 35 acre minimum
- (2) Set growth at a size that is maintainable
- (1) Growth and development as much as possible
- (1) Implement a fee structure for new housing developments to be used toward possible park development

NATURAL, AGRICULTURAL AND RECREATIONAL RESOURCES

- (6) Must continue to preserve the natural resources we have now
- (6) Waste control, maintaining water quality: 1) businesses 2) Landfills
- (2) No longer a farming community. Growth – development as much as possible
- (0) County-wide, state-wide landfill issues. Increased need for serious recycling or even electricity generated from trash

These are the results of the community visioning exercise conducted at the February 26th meeting. For the exercise, the room was split into two (2) groups. Each participant was randomly assigned to a group. Participants were then given the opportunity to write down the ideas or “visions” they had for Baraboo. These ideas were then grouped into the functional headings of “Transportation”, “Growth and Development”, and “Natural, Agricultural and Recreational Resources”. Once organized by category, meeting participants were then allowed to vote on the three most important items in each category. The number of votes a particular comment received is shown in parentheses to the left of the comment.