

Town of La Valle Sauk County, Wisconsin Comprehensive Plan



Adopted: January 20, 2007

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The Town of La Valle, located in the northwestern part of Sauk County, is a rural and recreational place characterized by its small town atmosphere and a strong sense of community pride. The Town is rich in natural and recreational resources including rivers, multi-use trails, and two lakes. This setting and atmosphere has resulted in continued growth in the Town of La Valle. This trend, which is expected to increase, makes planning for the Town's future important as a way to retain the characteristics valued by the community and to ensure a successful future for the Town of La Valle.

1.0 Purpose Of This Plan

The purpose of the Town of La Valle Comprehensive Plan is to help guide local decision-making by:

- Identifying areas appropriate for development and preservation;
- Establishing and assigning future land use districts based on desired land uses;
- Identifying needed transportation and utility provisions to serve existing and new development;
- Including provisions that emphasize economic development that is locally and recreationally based;
- Providing opportunities to preserve open space land for ecological, recreational, and aesthetic reasons.

The Comprehensive Plan has been prepared in accordance with Wis Stat § 66.1001 and is the culmination of 15 months of work on the part of an 11-member Comprehensive Planning Committee. Input from numerous other citizens of the Town and knowledgeable people from throughout Sauk County has been incorporated into the final Comprehensive Plan. The Plan itself is comprised of nine primary elements, as noted below, however this Plan has rearranged some elements or portions thereof to allow for a greater level of analysis based on some of the more important issues in the Town. For example, Natural Resources and Agriculture have been separated into two individual sections, while Cultural Resources has been included with Utilities and Community Facilities. Additionally, the 'Issues and Opportunities' element has been expanded to include an in-depth analysis of a Community Survey, Vision Session, and Focus Group make-up.

For each of these redefined elements, broken into chapters, minimum requirements of the comprehensive planning legislation are met and in many cases exceeded. In this Plan, a description of each element is provided under the purpose statement of each chapter, along with a primary goal, objectives and identified policies. Each chapter is accompanied by a series of charts, tables and maps to illustrate both background information and the intent of the identified goals, objectives and policies.

In addition to the nine required elements, the comprehensive planning legislation also set forth 14 goals for communities to reach both throughout and at the completion of their planning processes. Although these goals are not required, this Plan and planning process has accomplished them.

The nine elements and 14 goals of the comprehensive plan are noted below:

➤ **Nine Elements**

1. Issues and Opportunities
2. Housing
3. Transportation
4. Utilities and Community Facilities
5. Agriculture, Natural and Cultural resources
6. Economic Development
7. Intergovernmental Cooperation
8. Land Use
9. Implementation

➤ **Fourteen Goals**

1. Promoting redevelopment of lands with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial and industrial structures
2. Encouraging neighborhood designs that support a range of transportation choices
3. Protecting natural areas, including wetlands, wildlife habitats, lakes and woodlands, open spaces and groundwater resources
4. Protecting economically productive areas, including farmland and forests
5. Encouraging land uses, densities and regulations that promote efficient development patterns and relatively low municipal, state government and utility costs
6. Preserving cultural, historic and archeological sites
7. Encouraging coordination and cooperation among nearby units of government
8. Building community identity by revitalizing main streets and enforcing design standards
9. Providing an adequate supply of affordable housing for all income levels throughout each community
10. Providing adequate infrastructure, public services and a supply of developable land to meet existing and future market demand for residential, commercial and industrial uses
11. Promoting the expansion or stabilization of the current economic base and the creation of a range of employment opportunities at the state, regional and local levels
12. Balancing individual property rights with community interests and goals
13. Planning and development of land uses that create or preserve varied unique urban and rural communities
14. Providing an integrated, efficient and economical transportation system that affords mobility, convenience, and safety and that meets the needs of all citizens, including transit-dependent and disabled citizens.

To guide the development of goals, objectives and policies, planning participants developed an overall Vision of how the Town should look and feel in the future. The input for the development of the Town's Vision was gathered through a 'Visioning Session', as well as through feedback from the Comprehensive Planning Committee. In addition to aiding with the development of the Plan's goals, objectives, and policies, the Vision is meant to assist the Town with the actual implementation of the Plan through the years. The Vision is primarily meant to serve as a grounding point for future decisions. It broadly and effectively addresses the needs, desires, and thoughts of residents and landowners in La Valle.

The highlight of the planning process was its reliance on extensive public participation and input, far exceeding the requirements of the comprehensive planning legislation. The legislation requires, at a minimum, one town-sponsored public hearing when the draft plan is ready for adoption. In contrast, this planning process focused heavily on public input to formulate a plan that best represents all

interests in the Town. The process began with the appointment of a representative Comprehensive Planning Committee and continued with the administration of focus groups, a community-wide survey and vision session, an open house and numerous public meetings.

1.1 Statement of Vision, Goals, Objectives and Policies

Each Chapter in this Comprehensive Plan includes a primary goal followed by objectives and policies, which will provide future direction to the Town. Visions, goals, objectives and policies are defined as follows:

- A ***Vision*** is the expression of a community's overall desired future direction. The vision statement serves as the foundation for setting goals, objectives and policies.
- ***Goals*** are broad, advisory statements that express general public priorities about how the Town should approach preservation and development issues. These goals are based on key issues, opportunities and problems that affect the Town and are derived from the future Vision of a Town.
- ***Objectives*** suggest future directions in a way that is more specific than goals. The accomplishment of an objective contributes to the fulfillment of the goal. While achievement of an objective is not always easily measured, objectives are usually attainable through policies and specific implementation activities.
- ***Policies*** are rules, courses of action, or programs used to ensure Plan implementation and to accomplish the goals and objectives of a Plan. Town decision-makers should use policies, including any housing density policy, on a regular basis. Success in achieving policies is usually measurable.

1.2 Planning History

➤ **Town of La Valle Development Plan (1984)**

The Town of La Valle adopted its first Development Plan in 1984, which aided the town in guiding the location of growth and future land uses. This document represented the primarily residential development areas around Lake Redstone and Dutch Hollow Lake, as well as commercial areas along State Road 33 from the Village of La Valle southeast to the town line and north of the Village along State Road 58.

1.3 Comprehensive Planning Process Sauk County

As part of the State of Wisconsin's 1999-2000 biennial budget, Governor Thompson signed into law one of the State's most comprehensive pieces of land-use legislation. This legislation is intended to provide local governmental units with the tools to create comprehensive plans, to promote more informed land-use decisions and to encourage state agencies to create more balanced land-use rules and policies. This legislation also includes a substantive definition of a comprehensive plan and provides an essential framework for local land-use decision making. It also helps local officials determine the likely impacts of their decisions by ensuring that they consider all aspects of community life.

In the summer of 2002, the Sauk County Department of Planning & Zoning announced that it would apply for a 2003 Comprehensive Planning grant from the State of Wisconsin to facilitate planning

processes for municipalities, enabling them to develop and adopt local Comprehensive Plans. As a result of this effort, 21 Sauk County municipalities passed resolutions indicating their desire to be co-applicants to the grant. La Valle was one of these municipalities.

In the spring of 2003, Sauk County announced that the 21 municipalities were awarded a 2003 Comprehensive Planning grant in the amount of \$288,000. Of the total award, La Valle's share was \$10,000. The provisions of the grant required the Town to match the grant award of \$10,000. In an effort to reduce this local match amount, Sauk County agreed to provide \$5,000 of in-kind mapping assistance, bringing the total Town match to not more than \$5,000.

Once the overall grant was awarded, towns in Sauk County could choose to contract with a private consultant or to use Sauk County as a consultant to aid them with the development of their Comprehensive Plans. Seven Towns chose to contract with Sauk County, including the Town of La Valle. Staff limitations prevented Sauk County from working with all seven towns at once. Sauk County held a drawing to determine fairly when each Town would begin its planning process (spring 2003, 2004, or 2005). La Valle elected to begin its comprehensive planning process in the spring of 2005.

1.4 Regional Context

Map 1-1 Regional Context shows the relationship of the Town of La Valle to neighboring communities. The Town is located in the northwest part of Sauk County and is about 8 miles northwest of the City of Reedsburg. The Town also includes the incorporated Village of La Valle. The Town of La Valle also shares a border with Juneau County to the north.

1.5 Jurisdictional Boundaries

A result of the 2000 Federal Census population data required Sauk County to redistrict its county supervisory district boundaries to achieve new districts of equal population. As a result of this effort, the Town of La Valle was assigned one supervisory district. Supervisory District 4, which incorporates all of the Town of La Valle, also includes the western one-third of the Town of Winfield and the Village of La Valle. *Map 1-2 Jurisdictional Map* depicts the exact boundaries of Supervisory District 4.

The Town of La Valle is split into the two school districts: Reedsburg and Wonewoc-Union Center. *Map 1-2 Jurisdictional Map* also depicts the locations of these boundaries.

In terms of land use-related issues, the Town of La Valle is governed by the following Chapters of the Sauk County Code of Ordinances:

Administered by Sauk County Clerk

- Chapter 1 Supervisory District Plan

Administered by the Sauk County Department of Planning & Zoning

- Chapter 7 Zoning Ordinance
- Chapter 8 Shoreland Protection Ordinance
- Chapter 10 Floodplain Zoning Ordinance
- Chapter 18 Rural Identification System
- Chapter 22 Land Division and Subdivision Regulations Ordinance
- Chapter 23 Tower Siting Ordinance
- Chapter 24 Nonmetallic Mining Reclamation Ordinance
- Chapter 25 Private Sewage System Ordinance

Administered by the Sauk County Department of Land Conservation

- Chapter 26 Animal Waste Management Ordinance

Administered by the Sauk County Sheriff

- Chapter 27 Animal Control Ordinance

1.6 Planning Area

The Planning area covers all lands within the Town of La Valle. As a point of reference, *Map 1-3 Aerial Photography/Parcel Boundaries* shows an overlay of tax parcels on an air photo.

2.0 Purpose

The Town of La Valle Comprehensive Planning Committee, comprised of one Town Board member and seventeen area residents, took part in several efforts to identify issues and opportunities facing the Town of La Valle. These issues and opportunities culminated in the Town's Vision as well as its goals, objectives and policies. These efforts included a community-wide survey, community visioning session, numerous press releases and media articles, focus group work, an intergovernmental forum, a formal consensus process to agree upon all goals, objectives and policies, including the Town's density policy, an open house to view the draft Comprehensive Plan and a public hearing on the final Comprehensive Plan. A more in depth description and summary of each activity with results are noted in this chapter. Specific background information regarding population, household and employment forecasts, demographic trends, age distribution, educational levels, and income levels and employment characteristics of the Town can be found under the respective chapters that follow in this Plan.

2.1 Community Survey

As part of the process, the Comprehensive Planning Committee developed and administered a community wide survey. The survey questions were developed to ascertain the opinions and perceptions of residents and landowners on the issues and opportunities in their Town. The survey was divided into three categories, targeting residents and landowners on Dutch Hollow Lake, Lake Redstone and the remaining rural areas of the Town.

During August of 2005, 618 surveys were mailed to a random selection of households and landowners in the Town of La Valle. Of the 618 surveys mailed 137, or 22%, were returned. This response rate is just below the average for a survey of this nature, due to its length and the types of questions asked. Since the survey included specific questions pertaining to Lake Redstone and Dutch Hollow Lake, the surveys were coded so that the responses could be analyzed to determine issues specific to each lake. This coding also allowed the rural responses to be separated. A copy of the cover letter to the survey as well as a tally of responses is located in Appendix A. A summary of the more significant results of the survey can be noted as follows:

➤ Quality of Life

Defining and maintaining a high quality of life in La Valle is the most important common denominator among all residents and visitors to La Valle. A way to define quality of life is to find out why people choose to live where they do and, more importantly, why they choose to continue to live there. To better define quality of life, the survey asked participants to list their three most important reasons for living in La Valle. Notably, 51 % of respondents said they appreciated being near family and friends, and 40% indicated that they had inherited the family farm. The small town atmosphere was the third top reason for living in La Valle, listed by 33% of respondents.

➤ Housing

Housing is an important part of how a community grows. Where housing is located can have an impact on a community in terms of the need for services, aesthetics and overall community feel. Participants were asked to place a one (1) next to their first choice for locating new housing, a two (2) next to their second choice and so forth. Overall, 'In and near developed areas' ranked as the first choice to locate new housing development. The second and third choices for locating new housing development were 'In or near existing rural concentrations of homes' and 'In clusters of small 'rural'

lots.’ Respondents to the survey indicated that their fourth choice for new housing was ‘Directed to newly proposed rural subdivisions.’ The least desirable location included new housing on large (35+) acre lots.

Note that a similar question in the survey, using aerial pictures, asked participants where and how rural housing could be built in the town. Overwhelmingly 41% of respondents chose newly proposed rural subdivisions with the requirement that they maintain blocks of open space, as compared to the 6% preference for conventional subdivision layout with little or no open space. Thirty percent of respondents preferred no new housing development and 24% chose small clusters of homes surrounded by open space. Based on the responses in the survey, it appears as though survey participants are not adamantly opposed to additional housing development so long as provisions are made to include open space areas.

➤ **Agriculture Resources**

The majority of respondents to the survey indicated that they would support varied forms of community-supported agriculture and value-added agriculture operations. When asked if residents support the direct sale of farm products, 73% indicated they would. Ninety percent of residents also indicated that they would support forms of agriculture tourism, workdays and educational opportunities, and overnight lodging/bed and breakfasts with an agricultural theme. From a different perspective, 76% of respondents indicated that the preservation of farmland was either essential or very important, suggesting a strong commitment to sustaining agriculture operations in the Town.

➤ **Economic Development**

Agriculture and recreation represent the two primary forms of local economic activity in the Town, however alternative forms of economic development were considered in the survey as well. In terms of sustaining agriculture, survey respondents were asked if they felt there were adequate agriculture support and complementary services such as cooperatives, agronomists, implement dealers, haulers, etc., in northern Sauk County to keep agriculture viable in the Town. Of the total response from residents, many of whom are presumably not farmers, 42% indicated that there were adequate support services while 48% were unsure.

In terms of other economic opportunities, respondents were asked if they would support business development in areas of existing development, namely the Village of La Valle and the surrounding vicinity. Overall, 55% of respondents indicated that they would support both small businesses (10 or less full time employees) and large businesses (10 or more full time employees) while 40 % of respondents indicated that they would support both types of businesses in the rural areas. When asked if survey participants would support initiatives aimed at developing tourism and outdoor recreation opportunities in the Town, most were in support with the notable exceptions of game farms and shooting ranges. Although these two forms of recreation did not rank low by themselves, they did by comparison to other recreational opportunities. These results could be due partly to the fact that many of the areas surveyed were residential, and these areas would not permit firearm activities.

With respect to economic development and self-sustainability, the majority of residents supported the development of solar and wind energy. Over 90% of respondents agreed or strongly agreed with the development of these alternative energy sources. Only 40% of respondents agreed or strongly agreed with the development of ethanol plants and methane production, and 40% disagreed or strongly disagreed with these alternative energy sources.

➤ **Utilities and Community Resources**

This category of the survey evaluated residents' satisfaction with services such as fire, garbage collection and library opportunities as well as energy needs and energy alternatives. Overall, services primarily received a 'good' rating, with the exception of cell phone coverage, which received an overall 'fair' rating.

Twenty-six percent of respondents felt that the preservation of cultural, historical, and community resources was essential, while 36% indicated that it was very important. Eighty-one percent of respondents felt that the preservation of scenic views and undeveloped bluffs was either essential or very important.

➤ **Natural Resources**

Survey participants were asked to rank the importance of protecting various natural resources in their community, ranging from general resources such as wetlands, woodlands, and forests to more specific resources such as scenic views, undeveloped hills and overall rural character. Forty percent of respondents ranked the preservation of the Town of La Valle's natural resources as essential or very important, however the categories of farmland, floodplains, hillsides/steep slopes and historically significant features all ranked lower in importance. When asked if the Town should support programs that purchase open space lands for preservation and open space purposes, 68% agreed while 14% disagreed. When asked if the Town should support programs that help preserve agricultural lands for future farming opportunities, 73% agreed while 40% of respondents indicated that it is acceptable to build houses on tillable land.

With regard to Lake Redstone and Dutch Hollow Lake, residents and landowners on these lakes ranked overall water quality to be a moderate to very serious issue. Farm fields and construction sites were identified as the major causes of pollution coming into the lakes from the surrounding watershed. Generally, responses were varied to questions about lake recreation and living near the lakes. These questions focused on issues such as safety, visual impacts, fish and wildlife habitat, and aquatic bird habitat.

➤ **Transportation**

Survey participants were asked to consider both the adequacy and condition of transportation systems (primarily roads) within the Town. Ninety-six percent of respondents indicated that they strongly agree or agree that the overall road network meets the needs of citizens 95% felt that road conditions were adequate for intended uses. When asked if there are any hazardous road conditions that need to be addressed, 35% of respondents indicated that there were none while 55% were unsure. In terms of multi-modal transportation, 21.75% of respondents indicated that biking routes should be added or expanded.

➤ **Land Use**

Land Use is the one element that recognizes the interconnectedness of all of the other elements of a comprehensive plan and ties them all together. Land Use also addresses some of the larger issues in a community, and a study of land use concerns can give specific direction to mitigate land use conflicts by posing standards and procedures that apply to everyone equally. To gain a broader perspective of some of the top land use issues in the Town, the survey asked participants to rank their top three land use issues. Through this ranking, the protection of water resources was the primary issue followed by

scenic beauty as the second most important land use issue. The preservation of natural areas and upkeep of existing homes and structures tied for the third highest ranked land use issue.

With regard to new housing development, survey participants were asked questions related to Agricultural Zoning and related minimum lot size as well as housing density rates. When participants were asked if they are in favor of the Town remaining zoned Agriculture, 73% of respondents indicated they were in favor of keeping the current zoning while 12% were against the current zoning. Roughly 15% indicated they were unsure. Seventy-four percent of participants were in favor of keeping the minimum lot size of one-half acre to build a new house, while 20% were opposed. When asked if the one-half acre lot size should be increased or decreased, 68% said it should be increased while 32% indicated it should be decreased.

➤ General Opinions

In addition to specific questions asked of the survey participants, there were some more ‘open-ended’ questions. Among these, participants were asked what they want La Valle to look like in 20 years. Overall, a large majority of respondents indicated that they wanted La Valle to look the same as it does today. One respondent claimed, “It’s such a special place and we have a unique opportunity to keep it that way.”

2.2 Visioning Session

The Town held a Visioning Session Workshop on December 1, 2005. The purpose of the session was to involve residents and landowners in the Town of La Valle to take part in defining what they believe La Valle should be in the future. In total, 24 residents took part in the session.



The Vision Session was structured in such a way that participants had an opportunity to express their thoughts on the evolution of a future vision for La Valle. Participants also had an opportunity to identify what they perceive to be the Town’s Strengths, Weaknesses, Opportunities and Threats (SWOT’s) as related to the future vision as well as the nine elements defined in the comprehensive planning legislation.

Some of the more common responses included:

- **Strengths:** Small rural setting and atmosphere, good recreational opportunities, small friendly community, well maintained roads, town growing but not too fast, positive Town Board leadership.
- **Weaknesses:** Need for more technology services in rural areas, could have more jobs available, septic pollution on lakes, farming is decreasing rapidly, need for ordinances to prevent unwanted growth.
- **Opportunities:** New growth, increasing recreational opportunities, more employment opportunities, home-based businesses, promotion of recreational opportunities to attract positive growth, maintenance of rural integrity, preservation of natural areas.

- **Threats:** Uncontrolled growth, more pressure from outside developers, degrading lake water quality, sewage problems, inability to maintain roads, overuse of natural resources, destroying farming areas.

Equally important to identifying the Town's SWOT's, participants had the opportunity to develop key Vision Elements. To develop the key Vision Elements, participants were asked to consider the following questions:

- How should we build on our key strengths, or make sure they remain strengths?
- How can we minimize or overcome our key weaknesses?
- How can we take advantage of our key opportunities?
- How can we avoid or deal with our key threats?



Once the key Vision Elements were identified, participants were asked to rank their top 5 Vision Elements. Once identified, these top 5 Vision Elements were then incorporated into the Town's overall Vision with an expanded description under each key Vision Element. This expanded description, along with the top 5 key Vision Elements, aimed to capture all of the key Vision Elements identified by participants.

These Vision Elements were utilized to create the Town's goals and objectives. The following connections between the Town's Comprehensive Plan and the identified Vision Elements have been identified:

- Vision Elements = Components to be incorporated into the Town of La Valle Vision (Vision Elements will become the Town's Vision).
- Vision Elements = The foundation for developing Goals.
- Vision Elements = The foundation for developing Objectives.

The top two Vision Elements were to preserve and protect scenic natural beauty and to maintain agriculture in the Town. Facilitators took participants through an exercise to begin creating strategies to achieve these top two Vision Elements. This exercise represented the beginnings of policy development. The connection between strategies and policy development is as follows:

- Strategies = Plan Policies (strategies are to be developed into plan policies)

Overall, utilizing public input, the Vision Session aimed to create a Vision for the town as well as provide direction to the Comprehensive Plan Committee with the development of the plans goals, objectives and policies. The results and process utilized for the Vision Session can be noted in Appendix B.

2.3 Press Releases/Media Coverage

The Town's planning process received media coverage beginning in November, 2005, when the **Reedsburg Times Press** and the **Reedsburg Independent** both published press releases promoting the Town's upcoming Vision Session. On December 7, 2005, the **Reedsburg Times Press** published a front page article entitled, '*La Valle Township sets stage for future*' highlighting the town's Vision Session and planning process. Subsequently, the **Reedsburg Times Press** and the **Reedsburg**

Independent published press releases promoting the Town's focus group meeting. On August 16, 2006, the **Reedsburg Independent** published a press release advertising the Town of La Valle Open House. On August 23, 2006 the **Reedsburg Times Press** published a press release advertising the Town of La Valle Open House.

2.4 Open House/Intergovernmental Forum

On August 31, 2006, the Comprehensive Plan Committee conducted an open house and intergovernmental forum to present the draft Town of La Valle Comprehensive Plan. Through oral discussion and submitted written comments, participants were given an opportunity to comment on the Committee's work and suggest changes. Approximately 14 Town residents attended the open house.

2.5 Focus Groups

As part of this planning process, the Comprehensive Plan Committee developed focus groups to address seven of the nine elements of the comprehensive plan. The two elements not addressed under the focus groups included land use and implementation. Because of the importance and complexity of these two elements, it was decided that the full Committee should address them.

To develop the focus groups, each member of the Comprehensive Plan Committee was provided a brief description of each focus area. From that point, based on individual interest, each committee member was assigned to one or more focus groups. Added to these focus groups were residents of La Valle who were not part of the Committee but had indicated interest in contributing to the process. These additional focus group members were primarily identified through the survey interest page and at the Vision Session or other means of promotion of the planning process such as press releases and official Town postings of monthly Comprehensive Plan Committee meetings.

Once the focus groups were established, they met during the winter of 2005/2006 and were charged with utilizing background information based on current conditions, statistics and projections, the Town's Vision, survey responses, and vision session results to develop an overriding goal for each focus area. Once the goals were developed, the focus groups developed objectives and policies to implement the objectives, all of which aim to meet the focus groups' goals as well as the Town's vision.

The results of each focus group's meetings, in terms of the development of goals, objectives and policies were continually brought to the Committee for review, comment and suggestions. This process both gave focus groups continued direction as well as assurance that the focus group work recognized the needs and desires of all residents and landowners in La Valle.

The following includes the title of each focus group, members, and their focus group goal:

➤ **Agricultural Resources Focus Group**

Members: Jerry Jessop, Jake Rockweiler, Lester Woolever, Clinton Mihlbauer, Jim Brandt, Lyle Le Moine

↑ **Agriculture Resources Goal:** Maintain farming and farming opportunities and enhance the farming community by creating an environment that ensures agricultural opportunities and agribusiness as a viable career choice.

➤ **Natural Resources Focus Group**

Members: Richard Fish, Gary Neumann, Karen Lea Geitz, Tom Mc Manamy, Judy Schrabel

↑ **Natural Resources Goal:** Protect and enhance the Town's natural resources and cultural resources, including geology, soils, surface and ground water, open space, forest, wetland and grassland, native plant-animal communities, wildlife, and endangered and threatened species, with special attention to the Baraboo River Valley, Lake Redstone and Dutch Hollow Lake. To encourage wise and sustainable recreational, aesthetic, and economic use of these resources.

➤ **Housing Focus Group**

Members: Bob Willis, Judy Willis, Pat Stoughtenger, Tom McManamy, Karen Lea Geitz, Tom Dosemagen

↑ **Housing Goal:** Manage new housing development and preserve existing housing stock in the Town of La Valle to maintain the rural character, while preserving agriculture and natural resources as well as the natural beauty.

➤ **Economic Development Focus Group**

Members: Nick Ladas, Don Towers, Richard Fish, Bob Sand, Connie Hartje

↑ **Economic Development Goal:** Maintain and enhance the Town of La Valle's quality of life and economic stability by promoting its small town atmosphere and business development that supports the Town's population and serves its visitors and tourists.

➤ **Transportation Focus Group**

Members: Tom Dosemagen, Bob Sefkar, Jamie Goldsmith, Dave Lull, Gus Traeder

↑ **Transportation Goal:** Maintain the good condition of existing road networks and be prepared for future residential and commercial transportation needs. Provide for adequate emergency access to serve projected additional growth in the Town of La Valle.

➤ **Intergovernmental Cooperation Focus Group**

Members: Joan Whitehurst, Lester Woolever, Jim Brandt, Lyle Le Moine, Connie Hartje, Bob Sand, Mary Peterson

↑ **Intergovernmental Cooperation Goal:** Establish relationships with multi-jurisdictional agencies, municipalities and associations that improve the quality of life and maximize the benefit to town residents/landowners.

➤ **Utilities and Community Facilities Focus Group**

Members: Marcia Montgomery, Tom Dosemagen, Bob Sefkar, Jamie Goldsmith, Dave Lull, Gus Traeder, Richard Sheahan

↑ **Utilities & Community Resources Goal:** Bring consumer-friendly twenty-first century telecommunications (voice, data and video) technology to La Valle now, and improve the consistency of existing overland and wireless voice communications service. Help local residents better understand their communications services' technical capability and potential. Improve and reward public awareness regarding energy utility service and efficiency. Help residents and businesses improve efficiencies in their use of energy and develop energy self-reliance.

- **Land Use Focus Group**
Members: Comprehensive Plan Committee

↑ **Land Use Goal:** Preserve and maintain existing land uses as well as to provide for future land use considerations while recognizing the Town of La Valle’s Vision and all stated goals, objectives and policies in the Town of La Valle Comprehensive Plan.

- **Implementation**
Members: Comprehensive Plan Committee

2.6 Formal Consensus Process to Establish Goals, Objectives and Policies

The planning committee utilized a formal consensus process to discuss and agree on all goals, objectives and policies, including the Town’s density policy. The Committee chose this process over a vote of a majority for the following reasons:

- First, it was the intent of the comprehensive planning process to incorporate the views of all the community’s citizens. These views have been expressed in three primary ways, including the community-wide survey, the vision session and the Comprehensive Plan Committee, which was charged with representing all views in the community.
- Second, the consensus process is based on the premise that it is better to involve every person who is affected by a decision in the decision-making process. This is true for several reasons. First, the decision would reflect the will of the entire group, not just the leadership or majority. Second, the people who carry out the plans will be more confident in their work. Through its recognition of all interests, the plan will stand the test of time.
- Third, the consensus process required active cooperation, disciplined speaking and listening, and respect for the contributions of every Committee member, all of which occurred under a defined structure. This structure aimed to ensure that everyone in the group had an opportunity to feel comfortable sharing their opinions and ideas and to explore resolutions with the hope that ideas build upon each other, generating new ideas until the best decision emerges.

The definition of consensus utilized by the Town during this planning is as follows:

“Our definition of consensus aims for complete agreement and support among those present (or, where members absent have voiced their opinion). This is complete consensus. However we are willing to move ahead with a decision where there is clear support among the majority of members when not more than three members combined declare themselves as, ‘formal disagreement but will go with the majority’, or ‘block’. If there are three or more members in these categories, the item will be ‘off the table’ pending revision and reconsideration. A member absent from the meeting may express their opinion in writing and constitute part of one of the four opponents to voice formal disagreement or block a measure. However, their opinion would not be registered on any revision considered at the same meeting. The later part of this definition is ‘sufficient consensus’ or ‘qualified consensus’.”

Table 2-1 Consensus Process Continuum was utilized with the aforementioned definition when deciding upon plan goals, objectives and policies including the Town of La Valle Density Policy

Table 2-1 Consensus Process Continuum

Endorse	Endorse With a minor Point of contention	Agree with Reservation	Abstain	Stand Aside	Formal disagreement but will go with the majority	Block
"I like it"	"Basically I like it"	"I can live with it"	"I have no opinion"	I don't like this but I don't want to hold up the group"	"I want my disagreement to be noted in writing but I'll support the decision"	"I veto this proposal"

2.7 Town of La Valle Vision

Please see pullout on next page.

1. Preserve and protect the scenic natural beauty of the Town of La Valle and its natural and historic resources including water quality, lake resources and significant geological features and continue to strengthen the township's rural character and surrounding environment.

The Town of La Valle's natural beauty and surrounding environment is evident by the mix of agricultural and forested areas, unique landscapes, and its lake communities. Through cooperation with landowners, activities occurring on these lands will emphasize the protection of the Town's natural character including clean air, water quality and visual character. Enhancing and preserving these features will result in a well-developed, aesthetically enjoyable and safe community.



2. Promote economic development that emphasizes business and employment opportunities and which stresses the importance of retaining and establishing local recreational possibilities.

The Town of La Valle supports the development of new commercial businesses that will benefit the local economy and reflect the rural and recreational character of the Town. The Town will emphasize those businesses that expand upon the recreational character of the Town by providing goods and services to both seasonal visitors and locals while also providing employment opportunities. The Town will also support the inception and expansion of 'everyday' businesses that provide goods and services to the greater La Valle area.



Town of La Valle Vision

Between now and the year 2025, the Town of La Valle will develop and retain a strong community identity characterized by its culture and people, history, built and natural landscapes, recreational opportunities and overall rural way of life. The Town will maintain and enhance this identity through the promotion and preservation of natural and historic resources balanced with planned economic and residential development while expanding and protecting recreational resources and activities. The Town of La Valle aims to recognize the needs of all of its citizens and landowners by emphasizing community input and decision making that not only respects the Town's identity but also the landowner through the administration of fair and equitable programs. Balancing the Town's community identity with all interests will preserve the high quality of life in La Valle and establish of a legacy that will benefit current and future generations.



3. Encourage the continuance of good community services while improving technology-based services.

Maintenance of community services such as fire, ambulance and roads will continue as the town grows and will utilize increases in the tax base to improve services when needed. The Town will identify appropriate ways to accommodate development while also identifying and recommending a plan for wastewater management, so as to protect the Town's water resources. As technology progresses and the population increases, the Town will encourage local telecommunication, electric and other service providers to upgrade.



4. Maintain farmland and farming opportunities and enhance the farming community by creating an environment that ensures agricultural opportunities and agribusiness as a viable career choice.

Recognizing that the Town of La Valle includes a large farming community, the Town will stress the importance of preserving farmland and promoting innovative agricultural opportunities, including the adoption of new technologies and exploration of agricultural niche markets and related cottage industries. Coordination with farmers on development options and preservation methods will ensure a balance between compatible residential development and continued agriculture.



5. Encourage new development to be appropriate in location and quantity and is complimentary to the character of the Town of La Valle.

The Town will strive to provide options to landowners who wish to establish commercial businesses or residential structures while protecting the overall scenic character of the Town and its natural resources. The placement and amount of new development will be governed by potential impacts on water quality and its computability with neighboring lands. Development will also reflect the rural character of La Valle in form, function and aesthetics and will use of attractive and compatible building materials.

3.0 Purpose

The Population Inventory and Analysis Chapter of the Comprehensive Plan gives an overview of the pertinent demographic trends and background information necessary to develop an understanding of the changes taking place in the Town of La Valle. In this chapter we will examine the population profile of La Valle. The population profile includes features that affect community dynamics and processes such as regional trends in population, housing units and persons per household, as well as local trends of housing occupancy, population composition, age distribution and length of residency. In analyzing these trends and projections, citizens of the Town of La Valle will gain a more complete understanding of future planning issues that should be addressed within this Comprehensive Plan.

3.1 Regional Population and Housing Trends

In evaluating changes in population and housing units in the Town of La Valle, it is important to consider how these changes compare to regional and local trends. Recognizing similarities and differences in potential future growth between La Valle and nearby towns will allow the Town of La Valle to create a Comprehensive Plan unique to its specific issues and goals.

➤ Population

As **Table P1 Regional Population Trends** indicates, the population in the Town of La Valle has increased fairly steadily since 1970. Overall, between the years of 1970 and 2000, La Valle’s population increased by 510 persons, or at an average of 24.53% per 10 years. In comparison to townships and villages in and around the Town, La Valle has experienced the largest overall growth in population (73.59%) from 1970 to 2000, which represents a growth rate of more than twice that of any surrounding village or township. The Village of Ironton, the Town of Woodland, the Town of Winfield, and the Town of Summit (in Juneau County) all experienced an increase in population, although significantly less than that experienced by the Town of La Valle. However, the Village of La Valle, the Town of Ironton, and the Town of Reedsburg all experienced a decrease in population. On a larger scale, Sauk County experienced an average increase in population of 13.8% per 10 years, and the State of Wisconsin averaged an increase in population of 7.3% per 10 years between 1970 and 2000. Through the examination of these regional trends it is evident that strategies addressing appropriate growth management will need to be incorporated into the Comprehensive Plan for the Town.

Table P1: Regional Population Trends

Regional Population Trends																				
Year	Town of La Valle		Village of La Valle		Town of Ironton		Village of Ironton		Town of Woodland		Town of Winfield		Town of Reedsburg		Town of Summit (Juneau County)		Sauk County		Wisconsin	
	#	% change	#	% change	#	% change	#	% change	#	% change	#	% change	#	% change	#	% change	#	% change	#	% change
1970	693		411		658		195		617		608		1,442		566		39,057		4,400,000	
1980	929	34.05%	412	0.24%	643	-2.28%	206	5.64%	594	-3.73%	624	2.63%	1,468	1.80%	721	27.39%	43,469	11.30%	4,700,000	6.82%
1990	1,005	8.18%	446	8.25%	585	-9.02%	200	-2.91%	584	-1.68%	649	4.01%	1,367	-6.88%	600	-16.78%	46,975	8.07%	4,891,769	4.08%
2000	1,203	19.70%	326	-26.91%	650	11.11%	250	25.00%	783	34.08%	752	15.87%	1,236	-9.58%	623	3.83%	55,225	17.56%	5,363,675	9.66%
Overall Change: 1970 - 2000	510	73.59%	-85	-20.68%	-8	-1.22%	55	28.21%	166	26.90%	144	23.68%	-206	-14.29%	57	10.07%	16,168	41.40%	-963,675	21.90%
Average change per 10 years	170	24.53%	-28	-6.89%	-3	-0.41%	18	9.40%	55	8.97%	48	7.89%	-69	-4.76%	19	3.36%	5,389	13.80%	-321,225	7.30%

Source: US Census 2000

Note: U.S. Census data shows between 1990 and 2000 the Village of La Valle’s population decreased by almost 27% (120 people). The Village of La Valle has contested the 2000 population data as inaccurate due to improper Census recording. This claim is substantiated in the total number of housing units which reportedly decreased by 41 (180 to 139). While the Village did lose 10-12 units from tear-downs, the Village also gained between 6 and 9 units from new construction.

➤ **Housing Units**

From 1990 to 2000, the numbers of housing units have increased slightly in La Valle and in many surrounding Towns. As seen in *Table P2 Regional Housing Unit Comparison*, the Town of La Valle’s increase in housing units (16.73%) is in between the increase experienced by Sauk County (18.88%) and the state of Wisconsin (12.91%) between the years 1990 and 2000.

Table P2: Regional Housing Unit Comparison

Regional Housing Unit Comparison																			
Year	Town of La Valle		Village of La Valle		Town of Ironton		Village of Ironton		Town of Woodland		Town of Winfield		Town of Summit (Juneau County)		Sauk County		Wisconsin		
	#	% change	#	% change	#	% change	#	% change	#	% change	#	% change	#	% change	#	% change	#	% change	
1990	783		180		201		101		257		228		248		20,439		2,055,774		
2000	914	16.73%	139	-22.78%	221	9.95%	99	-1.98%	302	17.51%	297	30.26%	262	5.65%	24,297	18.88%	2,321,144	12.91%	

Source: US Census, 1990 and 2000 (QT-H1)

➤ **Average Household Size**

Comparing the number of persons per household during 1990 and 2000 shows that the Towns of La Valle, Ironton, Winfield, and Summit, the Village of La Valle as well as Sauk County and the State of Wisconsin all experienced a decline in the number of persons per occupied house. The Village of Ironton and the Town of Woodland, however, experienced an increase in average household size from 1990 to 2000. Both the State and the County averaged approximately 2.5 persons per household in 2000. While the number of persons per household declined for both the Town of La Valle and the Village of La Valle from 1990 to 2000, the averages were still near or above the County and State averages, as seen in *Table P3 Regional Average Household Size Comparison*.

Table P3: Average Household Size

Average Household Size - Persons Per Household																			
Year	Town of La Valle		Village of La Valle		Town of Ironton		Village of Ironton		Town of Woodland		Town of Winfield		Town of Summit		Sauk County		Wisconsin		
	#	% change	#	% change	#	% change	#	% change	#	% change	#	% change	#	% change	#	% change	#	% change	
1990	2.73		2.59		3.20		2.30		2.98		3.26		3.06		2.61		2.61		
2000	2.67	-2.25%	2.47	-4.86%	3.11	-2.89%	2.81	18.15%	3.17	5.99%	2.84	-14.79%	2.64	-15.91%	2.51	-3.98%	2.50	-4.40%	

Source: US Census, 1990 and 2000 (QT-P10)

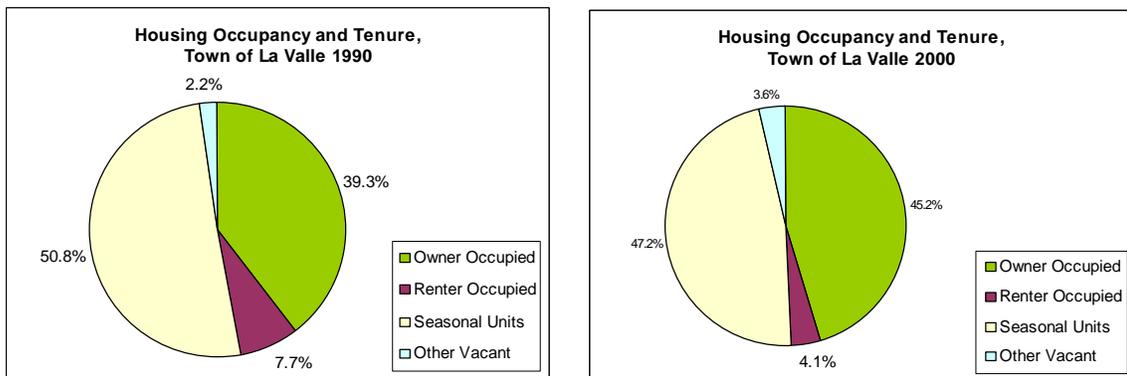
3.2 Local Population and Housing Trends

A look at local demographics profiles illustrates local trends and conditions, and provides insight as to the types of services both wanted and required by the community. The local trends section includes an examination of occupied housing, population composition, population by age bracket, and length of residency.

➤ **Occupied Housing**

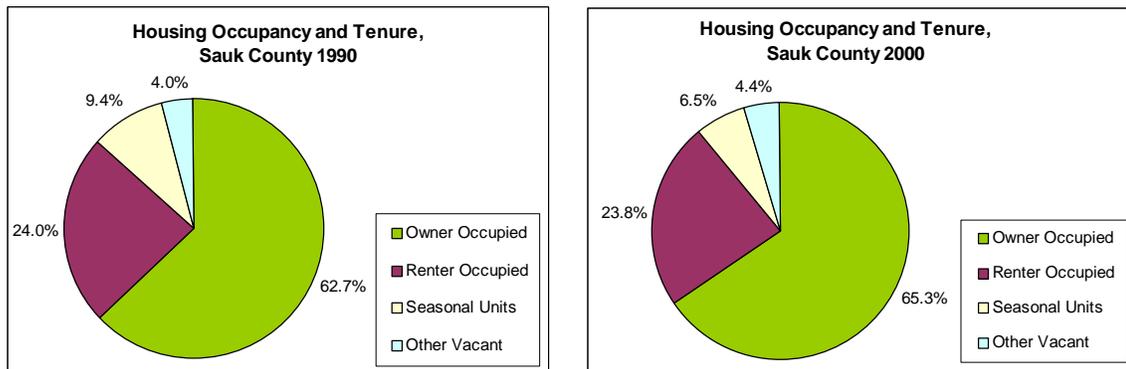
Determining the number of all housing units, the number of these units occupied, and the number of persons per occupied household will help to develop an understanding of population trends. In La Valle, the number of housing units increased from 783 in 1990 to 914 in 2000, the number of occupied housing units increasing from 47% in 1990 to 49.3% in 2000. Occupancy rate trends for both La Valle and Sauk County are noted for the years 1990 and 2000 on *Charts P4 through P7* below. It is quite evident from these charts that the Town of La Valle has significantly more housing units being used seasonally in comparison to Sauk County as a whole. However, this trend seems to be decreasing slightly as seasonal units decreased from 50.8% in 1990 to 47.2% in 2000. This trend of increasing occupied housing could significantly affect population growth in the coming years for the Town of La Valle.

Charts P4 and P5: Occupancy Rate and Tenure La Valle 1990 vs. 2000



Source: Wisconsin Department of Administration (DOA); US Census, 1990, 2000. Note: other vacant also includes seasonal for La Valle 1990 data (Chart P4)

Charts P6 and P7: Occupancy Rate and Tenure Sauk County 1990 vs. 2000



Source: Wisconsin Department of Administration (DOA); US Census, 1990, 2000

➤ **Population Composition: Age, Gender and Race**

Median age is defined as the age at which half of the population is above and half is below. *Table P8 Age and Gender, La Valle and Sauk County* shows the median age in La Valle at 42.3 during 2000. This is comparable to the median age of Sauk County at 37.3 for the same time period. In both La Valle and Sauk County, there was a slight decrease in the female population percentage from 1990 to 2000. Also evident from this chart is that the percentage of the population over 65 years of age is slightly higher within the Town of La Valle in comparison to Sauk County.

Table P8: Age and Gender, La Valle and Sauk County

Year	Median Age		Percent Under 18		Percent Over 65		Percent Female	
	Town of La Valle	Sauk County						
1990, per census	Not available	34.2	27.26%	27.19%	15.52%	15.77%	48.76%	50.79%
2000, per census	42.3	37.3	25.40%	26.00%	18.30%	14.50%	48.50%	50.60%

Source: U.S. Census, 1990 and 2000

Table P9 Ethnic Composition, La Valle and Sauk County shows that from 1990 to 2000 there was a slight decrease in the Caucasian population in both the Town of La Valle and in Sauk County. On the other hand, both the Town of La Valle and Sauk County experienced slight increases within the Hispanic, Native American and Alaskan Native, and Asian populations. However, the percentage of African Americans in the Town of La Valle remained at 0% while the percentage of African Americans in Sauk County increased 0.3% from 1990 to 2000.

Table P9: Ethnic Composition, La Valle and Sauk County

Year	Percent White		Percent Native American and Alaska Native		Percent Hispanic (of any race)		Percent Asian		Percent African American		Percent Other	
	Town of La Valle	Sauk County	Town of La Valle	Sauk County	Town of La Valle	Sauk County	Town of La Valle	Sauk County	Town of La Valle	Sauk County	Town of La Valle	Sauk County
1990, per census	100.0%	98.5%	0.0%	0.6%	0.4%	0.4%	0.0%	0.2%	0.0%	0.1%	0.0%	0.2%
2000, per census	99.3%	98.0%	0.5%	1.1%	0.9%	1.2%	0.1%	0.3%	0.0%	0.4%	0.7%	0.7%

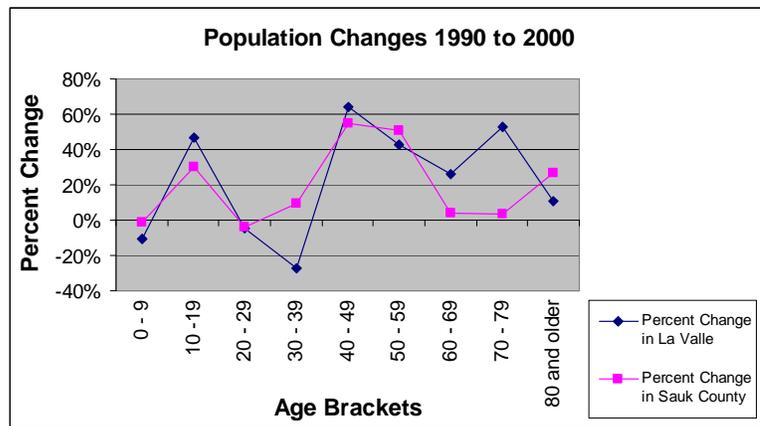
Source: US Census, 2000

* Composition may equal more than 100% because some may report more than one ethnicity.

➤ **Population per Age Bracket**

Chart P10 Change of Populations per Age Bracket breaks down the changes in population by age brackets for both the Town of La Valle and Sauk County from 1990 to 2000. Generally, this chart shows that the Town of La Valle is experiencing a greater percentage of growth in the upper and lower age brackets and less growth in the middle age brackets. When compared to Sauk County population changes, definite growth trends in the upper age groups can be seen, especially in the 70 - 79 age group. It is also apparent from this graph that the decline in the 30 - 39 age group is opposite of the trend experienced by Sauk County in this age bracket. In La Valle, the only age brackets that experienced a decline from 1990 to 2000 were the 0-9, 20-29, and 30-39 age brackets. The lower

Chart P10: Change of Populations per Age Bracket



Source: US Census, 1990 and 2000

population numbers in the 0-9 age bracket implies that there are fewer children per household, or that couples are waiting longer to start families than during the previous census.

➤ **Length of Residency**

According to sample data included in the 2000 census, 8.1% of Town residents moved into La Valle in or before 1969. *Chart P11 Length of Residency* shows that 29.1% of those surveyed moved to the Town between the years 1970 and 1989. Since 1990, 62.8% of people surveyed moved to the Town. It is evident from this data that the Town of La Valle has been experiencing a significant influx of people into the Town since the 1980's. A recent community Survey, showed almost 25% of those who responded moved into the Town of La Valle between 2000 and the first half of 2005. With the increases in population, especially in the 70-79 age bracket, it may be that more retirees are choosing to move to the area.

Table P11: Length of Residency

Length of Residency			
Year	La Valle, per 2000 census	LaValle, per 2005 community survey	Sauk County, per 2000 census
1969 or earlier	8.10%	8.89%	9.90%
1970-1979	8.40%	12.59%	10.10%
1980-1989	20.70%	20.74%	16.70%
1990-1994	22.40%	14.07%	19.00%
1995-1999	40.40%	19.26%	44.30%
2000-2005	NA	24.44%	NA

Source: U.S. Census 2000, La Valle Community Survey, 2005

3.3 Interpretation of Demographic Data

The Town of La Valle has experienced a steady growth in population since 1970, with an average growth of 17.00% per 10 years between 1970 and 2000. The number of housing units has also increased between the years of 1990 and 2000, though at a slower rate of 16.73% per 10 years. The average number of people per household decreased from 1990 to 2000. With an average population growth of 17.00% every 10 years, a decreasing average household size could have significant impacts in the Town of La Valle in terms of housing units built. The following scenario exemplifies this issue: The population of the Town of La Valle in 2000 was 1,203 as reported by the U.S. Census Bureau. If we use the average rate of 17.00% growth every 10 years over the last 30 years, we can estimate that the population in the year 2010 to be approximately 1,400. The average household size in 2000 was 2.67 as reported by the U.S. Census Bureau a decrease of 2.25% from 1990. If the average household size continues to decrease at this rate, by the year 2010 the average household size will be at approximately 2.61. Now, let us consider the number of housing units these statistics represent. In 2010, with a population of 1,400 and an average household size of 2.61, the number of housing units would be approximately 536. However, if the average household size remains constant at 2.67 with a population of 1,400, the number of housing units would be 524, a difference of 12 housing units. Although this might not seem significant, consider what would happen if the average household size of the Town of La Valle were the same as that of Sauk County at 2.51. In 2010, with a population of 1,400 and an average household size of 2.51, the approximate number of housing units would be 557. This represents a difference of 33 housing units from the scenario in which the average household size remains constant. One can easily see from this example the importance that average household size plays in determining the amount of housing and new development needed to

support a growing population. Several possible explanations exist for the decrease in average persons per household, including fewer extended families living together as well as fewer children per household.

3.4 Population Projections

Given the steady increase of population over the last 30 years in the Town of La Valle, it is relatively safe to assume that populations will continue to increase in the future. However, the exact rate of increase is not known, nor can it be predicted with complete accuracy. Estimates of future growth for the Town of La Valle are necessary for effective planning. To estimate future population growth for the Town of La Valle, two population projection methods were utilized. The first is a standard approach, which considers a linear projection, growth (or exponential) projection, and the projection provided by the Wisconsin Department of Administration. The second method is a housing-driven population projection. Both methods are explained in more detail below.

➤ Standard Population Projection Methods

- **Linear Projection.** The linear growth model is the most basic of projection methods. The linear model works by drawing a straight, best-fit line through historic data points and extending that line out to future data points.
- **Growth Projection.** The growth projection works in the same manner as the linear projection except that it applies an exponential growth curve to the data. Using the exponential growth method, the rate of population change in each subsequent year increases or decreases at a rate greater than the previous year. This method assumes the population will grow (or decline) without inhibition.
- **Department of Administration Projection Method.** The DOA projection method works in the same manner as the linear projection model except that it gives more weight or influence to more recent years' data. This method calculates a projection (best-fit line) for three historic time periods: 1980-2003, 1990-2003 and 2000-2003. Each projection is then averaged together for a final projection. By averaging the three projections, population change that has occurred in the more recent time period is given more influence. This projection method is based on the premise that recent population trends, from the last 5 or 10 years for example, are more realistic for explaining future population growth than older trends, from 20 or 30 years ago. In some cases, this method can result in gross over- or underestimations of population growth. For example, consider a town of 500 where 5 new residents are added in one year. If this same rate of growth is applied over the next 20 years the town will swell to 600 people. What if, however, you lost 3 residents in the next year? If you apply this average rate of growth (2 people/year) you would have an increase of only 40 people in the next 20 years. The DOA method dampens the effect of very immediate population fluxes by including the three historic time periods. In addition, the DOA method adjusts for abnormal rates of change, such as annexations.

➤ Housing-Driven Population Projections

The housing-driven population projections calculate future population growth based on expected housing growth and the current or expected persons per household. In some instances, this method is a fairly accurate tool, especially when coupled with one of the methods above to serve as a check and balance. The method is best summarized by the following equation:

$$[(\# \text{ housing units}) \times (\text{occupancy rate}) \times (\# \text{ people/housing unit})] = \text{population projection}$$

However, the caveat to housing-driven projections is that calculations are based on the assumption that populations grow based on the availability of housing stock. A similar method is widely used to calculate population growth based on employment growth. People often move to an area for a new job, but are less likely to move their family because of more readily available housing. Housing is usually created due to demand, and not the other way around.

Table P12 Population Projections, Town of La Valle highlights a number of possible projections utilizing the different methods discussed above. Population projections for the year 2010 range from 1,320 to 1,453. Projections for the year 2020 range from 1,457 to 1,723. As can be noted, these projections have a range of over 1,000 and are, therefore, highly variable.

Table P12: Population Projections, Town of La Valle

Town of La Valle Population Projections				Projections								
Year, source	Year	Historic Population	Percent Change	Linear (1970-2000)	Growth (1970-2000)	Linear (1980-2000)	Growth (1980-2000)	Static household size	Limited household size	Household size trend	DOA (2002 est.)	DOA (2003 est.)
1960, per census	1960	640		640	640	640	640	640	640	640	640	640
1970, per census	1970	693	8.28%	693	693	693	693	693	693	693	693	693
1980, per census	1980	929	34.05%	929	929	929	929	929	929	929	929	929
1990, per census	1990	1,005	8.18%	1,005	1,005	1,005	1,005	1,005	1,005	1,005	1,005	1,005
2000, per census	2000	1,203	19.70%	1,203	1,203	1,203	1,203	1,203	1,203	1,203	1,203	1,203
2010, projection	2010			1,359	1,449	1,320	1,346	1,358	1,296	1,338	1,372	1,421
2020, projection	2020			1,520	1,723	1,457	1,532	1,538	1,467	1,491	1,521	1,630
2025, projection	2025			1,587	1,834	1,540	1,655	1,627	1,553	1,553	1,594	1,734
2030, projection	2030			1,682	2,031	1,598	1,749	1,717	1,638	1,612	n/a	1,838

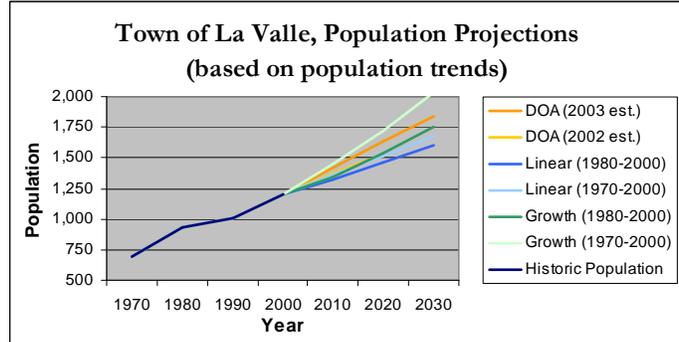
Source: U.S. Census Bureau, 1960-2000, and Wisconsin Department of Administration - Demographic Services Center

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➤ **Population Projections**

Chart P13 Population Projections shows three projection methods that are based on population trends. The projections based on population growth include linear, growth, and DOA projection models. The linear and growth models result in population projections of 1,682 (linear) and 2,031 (growth) by the year 2030. The DOA method, which places emphasis on more recent population changes, appears to average the linear and growth models, predicting a population of 1,838 by 2030 for the Town of La Valle.

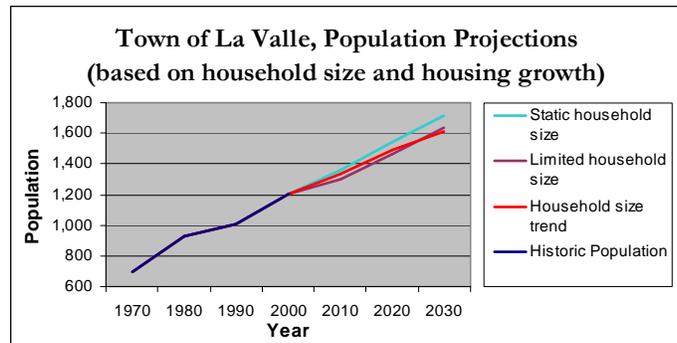
Chart P13 Population Projections based on Population



Source: U.S. Census, Wisconsin DOA

Population projections based on the historic and projected number of housing units coupled with a projected occupancy rate tell a similar story for the Town of La Valle. Housing unit projections assumed a growth rate equal to that occurring between 1990 and 2000 of 19.70% per 10 years. Using this rate of growth, total housing units in the Town of La Valle are estimated to grow to 1,067 in 2010 and 1,246 in 2020. Likewise, occupancy rates assume an increase of approximately 2% per 10 years based on the rate calculated between 1990 and 2000.

Chart P14: Population Projections based on Housing growth



Source: U.S. Census

The static household size projection assumes the average household size (or persons per household) remains constant at the value observed in 2000 (2.67 persons per household). The projection yields a population of 1,358 by 2010 and 1,627 by 2020. The limited household size projection holds the county average of 2.5 persons per household constant, producing a population projection of 1,296 by the year 2010 and 1,467 by the year 2020. The household size trend projection adjusts household size based on a 3% decrease per 10 years. For example, this projection assumes that from the year 2000 to 2010, household size would decrease from 2.67 persons per household to 2.59 persons per household. This produces a projected population of 1,338 in 2010 and 1,491 in 2020. These results are depicted in **Chart P14 Population Projections based on Housing**.

➤ **Population Projection Analysis**

Population projections based on historic population trends and those based on trends in household size produced similar projections as can be seen in **Charts P13** and **P14** above. Both projection methods illustrate a constantly growing population that will hover at close to 1,500 persons by the year 2020. The DOA projection method, because it only takes into account population trends from 1990-2000, may be a fairly accurate assessment of future populations due to the more recent growth increase experienced by the Town. The linear and growth methods may be less reliable due to the fact that they utilize population changes since 1980 and do not emphasize growth trends from the last 10 years.

The projection types based on housing units and average household size take into consideration that housing units are increasing within the Town while average household size is decreasing. If housing units and occupancy rates continue to increase, as they are currently, the population for the Town of La Valle will increase exponentially as shown in the *Chart P14*. Although it difficult to ascertain when population growth trends will change, it is almost certain that from this point on, the population in the Town of La Valle will continue to grow at an ever-increasing rate. The rate of growth experienced over the last 10 years will most likely continue and even increase over time, as more and more people are attracted to the community.

4.0 Purpose

Household and housing stock characteristics, both past and present, can be examined to assess whether a community is providing an adequate housing supply to meet the needs of its residents. This section of the Comprehensive Plan describes and analyzes the Town of La Valle’s primary housing characteristics such as the number of housing units, occupancy rate, structural type, age and value of existing housing structures, and household income and expenses. This section also describes what constitutes ‘affordable’ housing and further includes a compilation of objectives and policies that ensure a continued housing supply that provides a range of housing opportunities. Portions of this chapter refer to *Chapter 3: Population Inventory and Analysis*.

4.1 Housing Unit Trends

Between 1990 and 2000, the Town of La Valle experienced an increase of approximately 13.1 housing units per year while the number of total (occupied and vacant) housing units in La Valle increased from 783 to 914, an increase of 16.73%. This rate of increase is just below Sauk County’s housing unit increase of 18.88% and is below the population growth rate of 19.7% between the years 1990 and 2000 in the Town of La Valle (see *Chapter 3: Population Inventory and Analysis*, for a full account). In comparison to nearby Towns and Villages, the Town of La Valle is experiencing the third highest increase in housing units just behind the Town of Woodland and the Town of Winfield. La Valle’s housing unit percent increase between 1990 and 2000 was also greater than that experienced by the state of Wisconsin. La Valle’s current number of housing units is triple that of surrounding Towns and Villages.

Chart H1: Regional Housing Unit Comparison

Regional Housing Unit Comparison																		
Year	Town of La Valle		Village of La Valle		Town of Ironton		Village of Ironton		Town of Woodland		Town of Winfield		Town of Summit (Juneau County)		Sauk County		Wisconsin	
	#	% change	#	% change	#	% change	#	% change	#	% change	#	% change	#	% change	#	% change	#	% change
1990	783		180		201		101		257		228		248		20,439		2,055,774	
2000	914	16.73%	139	-22.78%	221	9.95%	99	-1.98%	302	17.51%	297	30.26%	262	5.65%	24,297	18.88%	2,321,144	12.91%

Source: U.S. Census Bureau

Note: U.S. Census data shows between 1990 and 2000 the Village of La Valle’s population decreased by almost 27% (120 people). The Village of La Valle has contested the 2000 population data as inaccurate due to improper Census recording. This claim is substantiated in the total number of housing units which reportedly decreased by 41 (180 to 139). While the Village did loose 10-12 units from tear-downs, the Village also gained between 6 and 9 units from new construction.

➤ **Occupancy Rate**

According to the Department of Housing and Urban Development (HUD), an overall vacancy rate of roughly 3% (or occupancy rate of 97%) is ideal for providing consumers an adequate choice in housing. As cited in *Chapter 3: Population Inventory and Analysis*, during 1990, 47% or 368 of the 783 available housing units in the Town of La Valle were occupied compared to an 86.7% occupancy rate in Sauk County. During 2000, occupancy in the Town of La Valle increased to 49.3%, or 450 of the 914 available housing units, while Sauk County increased to an 89.1% occupancy rate. Vacancy rates of greater than 50% in the Town are attributed to a large amount of housing that is utilized seasonally. While vacancy rates are increasing slowly, it is predicted that the occupancy rate within the Town of La Valle will remain much lower than the occupancy rate within Sauk County and surrounding Towns due to the high concentration of seasonal housing.

4.2 Household Characteristics

Household characteristics may influence not only the type of housing stock needed, but also the types of services and commodities utilized. **Table H2 Households by Type** describes a variety of household characteristics. Occupied housing units in the Town of La Valle comprised of family households increased from 291 in 1990 (79.08%) to 365 in 2000 (81.11%). Female householders also increased slightly from 12 in 1990 (3.26%) to 18 in 2000 (4.00%). Householders 65 or over also increased slightly in number, although they decreased in percentage. Non-family households also increased in number while decreasing in percentage. In comparison, both the Town of La Valle and Sauk County saw increased numbers in every category from 1990 to 2000. However, while La Valle saw a slight percentage increase in family households, Sauk County actually saw a percentage decrease in family households. The percentage of married households also slightly decreased for both the Town and the County. Female householders increased by almost one percent in both the Town and the County from 1990 to 2000. The percentage of non-family households and householders 65 and over both increased significantly in Sauk County while decreasing slightly in the Town of La Valle.

Table H2: Households by Type

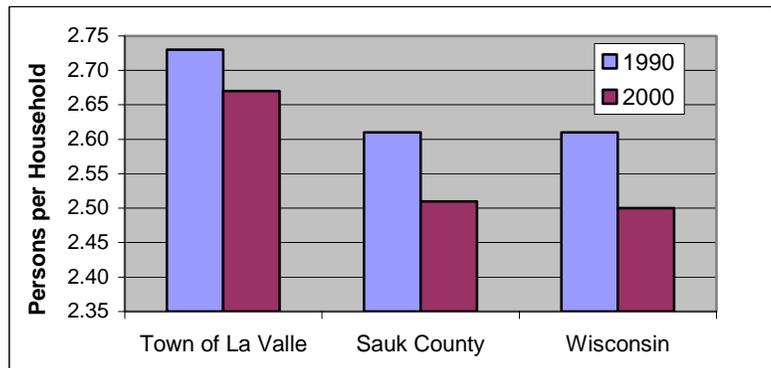
Households by Type	Town of La Valle				Sauk County			
	1990	% of Occupied Houses, 1990	2000	% of Occupied Houses, 2000	1990	% of Occupied Houses, 1990	2000	% of Occupied Houses, 2000
Family households	291	79.08%	365	81.11%	12,701	71.74%	14,863	68.67%
Married	273	74.18%	333	74.00%	10,906	61.61%	12,284	56.75%
Female Householder	12	3.26%	18	4.00%	1,307	7.38%	1,745	8.06%
Non-family households	77	20.92%	85	18.89%	2,156	12.18%	6,781	31.33%
Householder 65 or older	32	8.70%	35	7.78%	2,157	12.18%	5,361	24.77%
Total Households	368	100.00%	450	100.00%	17,703	100.00%	21,644	100.00%

Source: US Census, 1990 and 2000.

➤ **Average Household Size**

The average household size or persons per households in La Valle has dropped from 2.73 persons in 1990 to 2.67 in 2000, a decrease of 2.25%. As displayed in **Chart H3 Average Household Size Comparison**, the Town of La Valle’s average household size is higher than that of both Sauk County and the state of Wisconsin. A comparison of average household size between the Town of La Valle and neighboring Towns and Villages may be found in **Chapter 3: Population Inventory and Analysis**.

Chart H3: Average Household Size Comparison



Source: U.S. Census Bureau

4.3 Housing Stock Characteristics

During 2000, 97.2% of the homes in the Town of La Valle were single family, 2.2% of the housing units were mobile homes, and 0.7% were classified as 2- to 4-unit structures. In 2000, Sauk County was comprised of 72.61% single-family homes, 8.6% mobile homes, and 18.79% multiple-unit housing. When compared to 1990 statistics, the percentage of single-family and mobile home housing has increased slightly in the Town while the percentage of multi-unit housing has decreased.

Table H4: Housing Units by Structural Type

	Total Housing Units	% Single Family Home	% Mobile Home, Trailer, or Other	% two to four-units	% with five to nine units per structure	% with ten or more units per structure
Town of La Valle, 1990 (Occupied and Vacant)	783	97.06%	1.40%	1.53%	0.00%	0.00%
Town of La Valle, 2000 (Occupied Only)	455	97.20%	2.20%	0.70%	0.00%	0.00%
Sauk County, 1990	17,703	83.10%	11.77%	12.40%	3.49%	1.63%
Sauk County, 2000	24,297	72.61%	8.60%	10.00%	4.10%	4.50%

Source: US Census Bureau, 2000

➤ **Age of Housing Stock**

The age of the community's housing stock can be used as a measure of the general condition of the community's housing supply. This information can also provide insight into upkeep costs, the ease of remodeling, and housing resale value in a community. Building quality at the time of initial construction is also an important factor. Generally, housing constructed prior to 1939 has reached an age where continued maintenance and major repairs may be needed. In comparison, housing built in the 1980's may need upgrading as well due to a decrease in construction and material quality during that time.

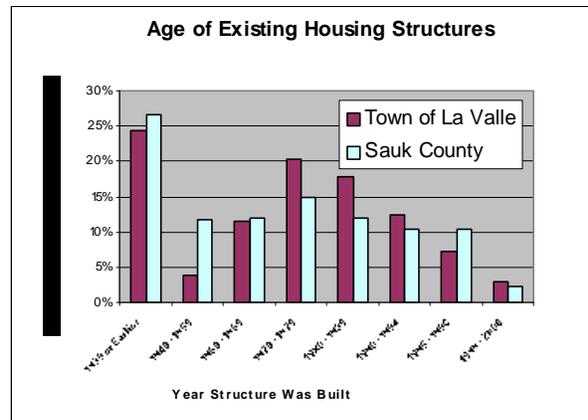
Chart H6: Housing Age shows that 24.4% of the existing owner occupied housing within the Town of La Valle was built prior to 1939 while 40.22% of owner occupied homes units were built after 1980. The percentage of existing homes in the Town of La Valle built prior to 1969 is below that of the percentage of Sauk County homes built in this time period. From 1970 to 1994 a greater percentage of homes were built in the Town of La Valle than Sauk County.

Table H5: Age of Housing Units

Year Unit Was Built	Town of La Valle		Sauk County	
	Number of Units	Percentage	Number of Units	Percentage
1939 or Earlier	111	24.40%	6,737	26.54%
1940 - 1959	17	3.74%	3,000	11.82%
1960 - 1969	52	11.43%	3,021	11.90%
1970 - 1979	92	20.22%	3,764	14.83%
1980 - 1989	81	17.80%	3,021	11.90%
1990 - 1994	56	12.31%	2,621	10.32%
1995 - 1998	33	7.25%	2,628	10.35%
1999 - 2000	13	2.86%	595	2.34%
Total	455		25,387	

Source: US Census Bureau, 2000

Chart H6: Age of Existing Housing Structures



Source: U.S. Census, 2000

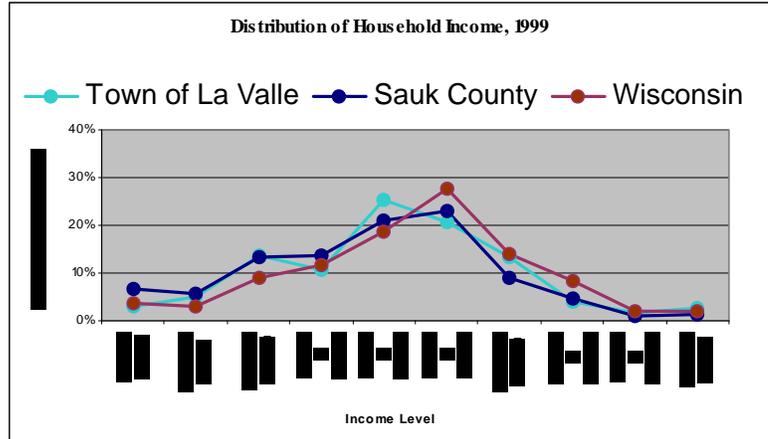
4.4 Housing Affordability

Examining household incomes, expenses and housing values provides insight into the types of housing structures that currently exist in the Town of La Valle and those that are needed in the community.

➤ **Income Per Household**

During 1999, the median household income for La Valle was \$45,350, which was well above the median income for Sauk County at \$41,941. Of the 471 households in La Valle, 119, (25.27%) were in the \$35,000 to \$49,999 income bracket. Another 98 (20.81%) of the households were in the \$50,000 to \$74,999 income bracket. This is compared to Sauk County with 21.03% of the households in the \$35,000 to \$49,999 income bracket and 23.16% of the households in the \$50,000 to \$74,999 income bracket.

Chart H7: Household Income Levels



Source: U.S. Census 2000

Affordable monthly housing expenses (or mortgage payments) are considered to be 30% of the monthly gross income. This amount can be calculated using the following equation: affordable monthly mortgage expense = .3 * monthly gross income (where the monthly gross income is the annual gross income divided by 12). In order to determine if the gross annual income is considered to be in the low or moderate-income brackets, the following Department of Housing and Urban Development (HUD) definitions may be used. As **Table H8** on the following page illustrates, extremely low income (ELI) is defined as less than 30% of the household median gross income (HMI) or $ELI = .3 * HMI$. Very low income (VLI) is 30% to 50% of the HMI. Low income (LI) is defined as 50% to 80% of the HMI and moderate income (MI) is 80% to 100% of the HMI.

Given that the HMI for La Valle is \$45,350, the extremely low-income range is anyone earning less than \$13,605 (rounded to less than \$15,000) per year. According to the 2000 census, 8.1% of the households in La Valle were in this range and could afford monthly housing expenses of \$375.00 or less. Thirteen point six percent of the households in La Valle fell in the very low-income range and could afford monthly housing expenses of \$375.00 to \$625.00. Households in the low-income range made up approximately 10.6% of the households in La Valle, and these households are reportedly able to afford \$625.00 to \$875.00 in housing expenses each month. Households in the moderate-income range comprised 25.3% of the households in La Valle, and could afford monthly housing expenses of between \$875.00 to \$1250.00.

Table H8: Affordable Housing Expenses per Income, Town of La Valle 1990

La Valle, 1990			
Household Median Income = \$27,931			
Household Income Category	Rounded Description	Percent of Households	Affordable housing payment per month based on 30% of income standard
Extremely low income (below 30% of HMI)	< \$10,000	11.0%	\$250 or less
Very low income (30% to 50% of HMI)	\$10,000-\$15,000	11.0%	\$250 - \$375
Low income (50% to 80% of HMI)	\$15,000-\$25,000	21.2%	\$375 - \$625
Moderate income (80% to 100% of HMI)	\$25,000-\$35,000	22.6%	\$625 - \$875

Source: US Census 1990

Table H9: Affordable Housing Expenses per Income, La Valle 2000

La Valle, 2000			
Household Median Income = \$45,350			
Household Income Category	Rounded Description	Percent of Households	Affordable housing payment per month based on 30% of income standard
Extremely low income (below 30% of HMI)	< \$15,000	8.1%	\$375 or less
Very low income (30% to 50% of HMI)	\$15,000-\$25,000	13.6%	\$375 - \$625
Low income (50% to 80% of HMI)	\$25,000-\$35,000	10.6%	\$625 - \$875
Moderate income (80% to 100% of HMI)	\$35,000-\$50,000	25.3%	\$875 - \$1,250

Source: US Census, 2000

Table H10: Distribution of Household Income, 1999

Distribution of Household Income, 1999	% of Households	% of Households	% of Households
	Town of La Valle	Sauk County	Wisconsin
Less than \$10,000	3.0%	6.7%	3.5%
\$10,000 to \$14,999	5.1%	5.8%	3.0%
\$15,000 to \$24,999	13.6%	13.4%	9.1%
\$25,000 to \$34,999	10.6%	13.8%	11.6%
\$35,000 to \$49,999	25.3%	21.0%	18.7%
\$50,000 to \$74,999	20.8%	23.2%	27.6%
\$75,000 to \$99,999	13.4%	9.1%	14.1%
\$100,000 to \$149,999	4.0%	4.7%	8.5%
\$150,000 to \$199,999	1.7%	1.1%	1.9%
\$200,000 or more	2.5%	1.2%	2.0%
Median Household Income	\$45,350	\$41,941	\$43,791
No. of Households	471	21,647	2,086,304
Aggregate Household Income	\$26,397,300	\$1,076,409,500	\$112,374,261,000
Avg. Household Income	\$52,684	\$49,726	\$53,863
Ratio of mean to median HH Income	1.16	1.19	1.23

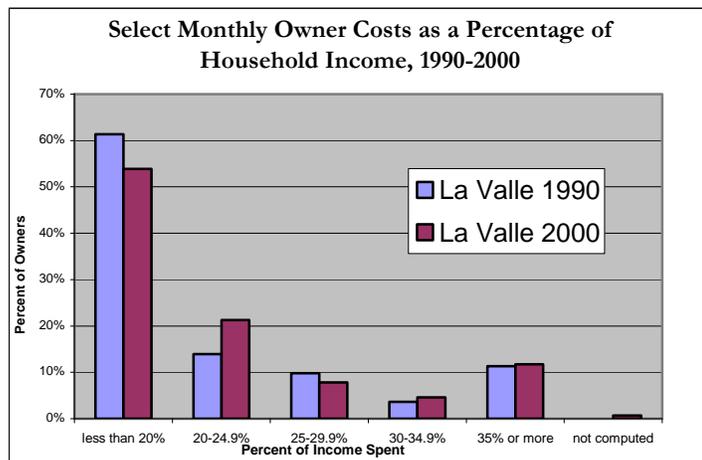
Source: US Census 2000, Housing Wisconsin.

*The income range is the calculated household income range rounded to the nearest income bracket as provided in the 2000 Census. Therefore, the percent of households in this income range is also an approximate number.

➤ **Owner Costs**

Chart H11 and Table H12 Monthly Owner Cost depict housing costs in relation to overall income using a sample population from the Town of La Valle to better understand housing affordability in the Town. Housing affordability has decreased slightly between 1990 and 2000. During this timeframe, the percentage of homeowners whose housing costs exceeded 30% of the household income increased by 1.4% (from 14.9% in 1990 to 16.3% in 2000). In 2000, approximately 83% of the owner-occupied houses in the Town of La Valle spent 30% or less of their household income on housing costs. This statistic is down slightly from 85% in 1990.

Chart H11: Monthly Owner Costs



Source: U.S. Census 1990-2000

Table H12: Monthly Owner Costs

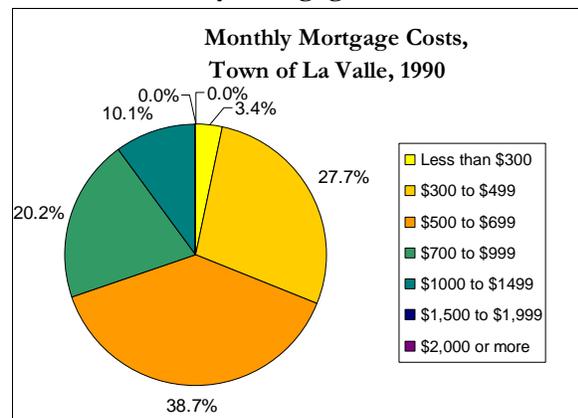
Selected Monthly Owner Costs as a Percentage of Household Income				
Percentage of income	La Valle 1990		La Valle 2000	
	number of units	percent of units	number of units	percent of units
less than 20%	119	61.3%	152	53.9%
20-24.9%	27	13.9%	60	21.3%
25-29.9%	19	9.8%	22	7.8%
30-34.9%	7	3.6%	13	4.6%
35% or more	22	11.3%	33	11.7%
not computed	0	0.0%	2	0.7%
total units	194	100.0%	282	100.0%

Source: U.S. Census 1990-2000

➤ **Mortgage Costs**

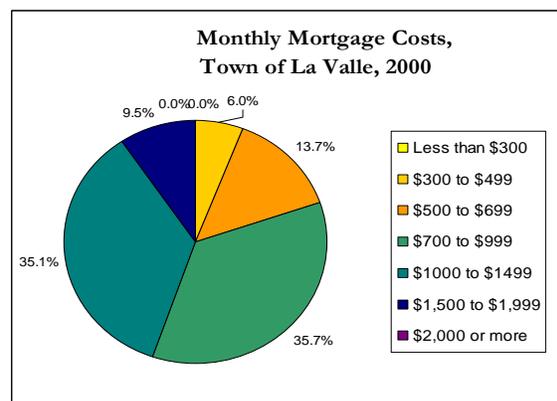
Although mortgage costs are only one of many monthly housing expenses, this section narrows its focus by concentrating on them. Comparisons of monthly mortgage costs from 1990 to 2000 are broken down for the Town of La Valle in *Charts H13 and H14*. In 1990, 3.4% of the households spent less than \$300 in monthly mortgage costs, while in 2000 this number increased to 6%. Also, in 1990, 27.7% of the households spent between \$300 and \$499 on monthly mortgage costs, while in 2000, only 13.7% of mortgage payments were in this category. The largest percentage (38.7%) of monthly mortgage costs in 1990 was between \$500-\$699. In 2000, the categories of \$700-\$999 and \$1,000-\$1,499 both made up about 35% of mortgage payments. As depicted in the chart, no households reported monthly mortgages of more than \$1,500 in 1990, while 9.5% of mortgage payments in 2000 were between \$1,500 and \$1,999. In comparing these two charts, it is easy to see that monthly mortgage costs are increasing significantly in the Town of La Valle. This may be due to an increasing number of high priced housing being built in the area. With increasing mortgage costs, it is expected that the amount of affordable housing in the Town will decrease if this trend continues.

Chart H13: Monthly Mortgage Costs, La Valle 1990



Source: U.S. Census, 2000

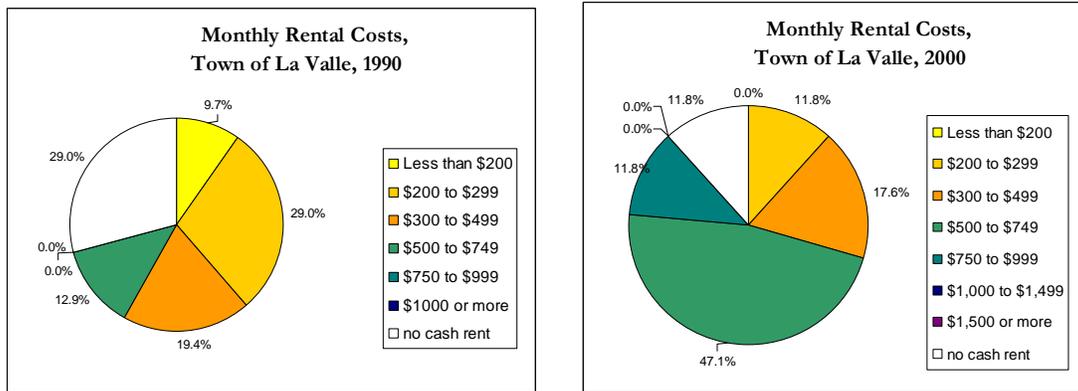
Chart H14: Monthly Mortgage Costs, La Valle 2000



Source: U.S. Census, 2000

It is also important to consider monthly rental costs when analyzing the affordability of housing in a community. **Charts H15 and H16** compare monthly rental costs in the Town of La Valle between 1990 and 2000. In 1990, 9.7% of monthly rent payments were less than \$200, while in 2000, no rent payments were less than \$200. Rent payments in the \$200-\$299 category also decrease from 29% in 1990 to 11.8% in 2000. In 2000, rent payments in the \$300-\$499 category were recorded at 17.6%, which was down from 19.4% in 2000. Rent payments in the \$750-\$999 and \$1,000-\$1,499 categories also increased significantly from 1990. No-cash rent payments, usually associated with farm help, decreased by more than half, from 29% in 1990 to 11.8% in 2000. It is evident from these statistics that the affordability of monthly rental payments is decreasing in the Town.

Charts H15 and H16: Monthly Rental Costs, La Valle 1990 and

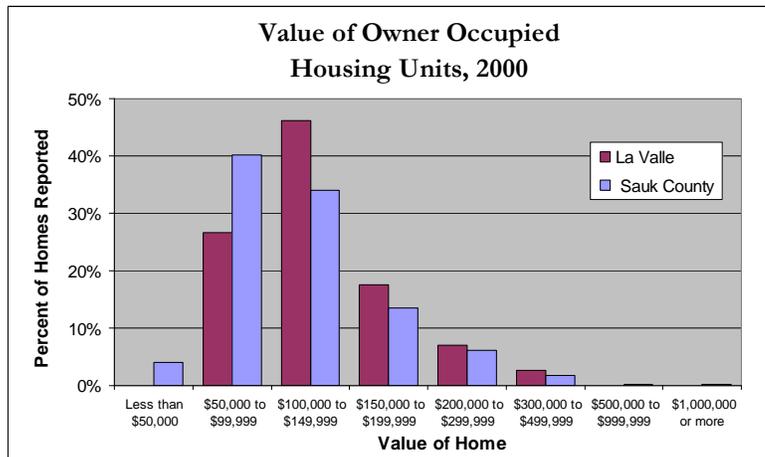


Source: U.S. Census 1990 and 2000

➤ **House Values**

A sample of housing values in La Valle during 2000 ranged from less than \$50,000.00 to over \$300,000. The median home value in La Valle in 2000 was \$121,600, which was slightly higher than the median house value in Sauk County of \$107,500. According to the 2000 U.S. Census, **Chart H14 Housing Value, La Valle 2000** compares the housing values for the Town of La Valle with those of Sauk County. Approximately 26.6% of the homes in the Town of La Valle are less than \$100,000, whereas the percentage of homes valued between \$100,000 to 149,000 is 46.2% in La Valle compared to Sauk County's 34% in this category. Approximately 17.6% of the homes were valued between \$150,000 and \$199,999 in the Town compared to Sauk County's almost 13.5%. Six point one percent of the homes in La Valle were valued between \$200,000 and \$299,999, compared to 8.14% of the homes in Sauk County. In the \$300,000 to \$499,999 category, 1.8% were reported in the Town of La Valle. Although not evident on the chart above, 0.2% of owner-occupied housing was reported as having a

Table H17: Housing Value, La Valle 2000



Source: U.S. Census, 2000

value between \$500,000 and \$999,999, and 0.1% reported a value of \$1,000,000 or more. Statistics for housing value are based on a sample population and do not include all owner-occupied housing units.

4.5 Housing Density

Housing density can be defined in a number of ways. Density in its simplest definition is the number of housing units per total area of land. This numerical value is commonly referred to as gross density. Density policy, on the other hand, involves the utilization of a credit system to determine both the total number of lots that can be created in an area and the size of each lot. The density policy yields a calculation of the total number of potential future houses until an endpoint is reached.

The current gross housing density of the Town of La Valle stands at approximately 1 single-family home per 24 acres. This level of housing density has remained relatively unchanged from a historical perspective, however as more housing units are being built, particularly around Lake Redstone and Dutch Hollow Lake, the overall housing density is increasing.

4.6 Local Population and Housing Trends

To understand population and housing trends in the Town of La Valle and the impacts these trends will have on the future of the community, it is necessary to examine the population projections discussed in the previous chapter. The growth of the population will drive housing development in the Town. If the average household size continues to decrease in the Town the number of housing units needed to accommodate the population may increase further. From 1990 to 2000, the Town experienced a 16.73% increase in housing units. If this trend continues, an additional 153 housing units will be built by the year 2010. From 2010 to 2020, an additional 179 housing units will be built if the 16.73% increase rate remains constant. In many cases, if the occupancy rate in the community increases, it can be assumed that the number of new homes needed will decline. However, this may not be the case in the Town of La Valle, since most of the housing classified as unoccupied is actually seasonal or recreational housing. It is assumed that owners of seasonal and recreational housing will retain these properties and those wishing to relocate to the Town of La Valle will need to build additional housing.

4.7 Projected Housing Needs Based on Population Projections

As noted in *Chapter 3 Population Inventory and Analysis* two methods of population projections are utilized. Population Projection 1 involved a comparison between a linear and growth method, along with a method used by the Wisconsin Department of Administration. Population Projection 2 uses a method that combines the historic projected number of new housing units coupled with a projected occupancy rate. The following includes the projected number of housing units needed based on Population Projection 1 as well as a reiteration of housing units needed, identified under Population Projection 2 and based on the historic number of housing units actually built.

➤ Population Projection 1

- **DOA Projection (2003 est.)** projects a total population of 1,630 persons in the year 2020. At this rate of growth and a constant of 2.5 persons per household (the County average), the Town would add 427 people or essentially 170 houses assuming the occupancy rate remains the same. Alternatively, at this rate of growth and a constant of 2.67 persons per household (the Town of La Valle average from the 2000 census), total new housing units

needed by 2020 would be 160. By 2030, based on 2.5 persons per household, the Town will need 254 housing units to accommodate 635 persons.

- **Linear Model (1980-2000) and Growth Model (1980-2000)** both show an average increase in population to 1495 persons, or 292 people additional people. Assuming a constant of 2.5 persons per household (the County average), there will be a need for 117 more housing units by the year 2020. Alternatively, assuming a constant of 2.67 persons per household (the Town of La Valle average from the 2000 census), there will only be a need for 109 new housing units by 2020. By 2030, based on 2.5 persons per household, the Town will need 188 more housing units to accommodate 470 extra persons.

➤ Population Projection 2

- **Static Household Size** accounts for the historic drop in persons per household from 2.73 in 1990 to 2.67 persons per household as identified by the 2000 census. Combining this factor with the 450 occupied housing units in the Town in 2000 yields a population projection of 1,538 persons by 2020 and 1,717 persons by 2030. This increase in population translates into an additional 126 houses by 2020 and 192 houses by 2030.
- **Limited Household Size** holds the County average of 2.5 persons per household constant, producing an increase in population size to 1,467 by 2020 and 1,638 persons by 2030. This method yields the need for 106 additional houses by 2020 and 172 houses by 2030.
- **Household Size Trend** adjusts the average household size based on a 3% decrease every 10 years. For example, this projection assumes that from the year 2000 to 2010, average household size would decrease from 2.67 persons per household to 2.59 persons per household. This produces a projection of 1,491 persons in 2020 and 1,612 persons by 2030. This method yields a need for 111 additional houses by 2020 and 153 houses by 2030.

➤ General Housing Needs Analysis



In reviewing the housing projection methods based on Population Projections 1 and 2, it appears as though the most logical housing projections are those that produce an increase in population through the years 2020 and 2030 respectively. Under Population Projection 1, the linear and growth models present a realistic increase in population and corresponding housing units by the year 2030. Population Projection 2 recognizes that all three analyses closely represent the linear and growth models in projected housing units added by the year 2030. With this analysis, it appears as though the DOA projection under

Population Projection 1 may not realistically represent future population growth in the Town of La Valle until the year 2030 when compared to the relative ‘closeness’ of all of the other projection methods.

Realistically, housing units will be added to the Town of La Valle through the year 2020 and beyond. It is difficult to predict exact population and housing need increases, so it may be appropriate to set ranges for predicted growth. The ranges can then be utilized by planners to identify lands needed to accommodate this growth. (See *Chapter 11 Land Use* for more information on planning for development.)

4.8 Housing Opportunities

The Town of La Valle has always provided options for varying housing choices and locations. Although there are limitations on the numbers of vacant shoreline lots, there are numerous off-water lots located in platted subdivisions that can provide for additional residential development. Currently, there are approximately 110 vacant off-water lots around Dutch Hollow Lake and 640 vacant lots around Lake Redstone. Thus, the total number of vacant lots in existing platted subdivisions is 750. Many of these lots were platted before minimum lot size standards, and although they can support a residential structure and septic system, the area of the lots is limited. Thus, in order to develop these lots, two or more may be combined to provide the space necessary for a house, a primary septic system and a replacement septic area.

In addition to existing subdivisions around La Valle's two lakes, rural lots have historically been created by Certified Survey Map to accommodate rural residences and farmette operations. The creation of these 'rural lots' has served to provide an alternative living option to locating in an existing subdivision.

➤ Existing Housing Opportunities

There are many vacant lots surrounding Lake Redstone and Dutch Hollow Lake in the Town of La Valle. Most of these lots are near the lakes, but not directly along the shoreline. The empty lots are generally between one and two acres in size.

➤ Additional Housing Opportunities

New development may result from Certified Survey Map (CSM) divisions or the creation of either conventional or conservation subdivisions. The Town of La Valle has adopted a density policy of one house/lot per ten acres that must be applied to conventional subdivisions. Conservation subdivision design allows for higher density development, but restricts it to 60% of the total land area of the subdivision. Very environmentally or culturally sensitive land cannot be developed in conservation subdivisions, and at least 40% of all the land must be protected.

Advantages of Conservation Subdivisions

(compared with conventional layouts)

Economic Advantages (for the municipality)

- Open space enhances the municipality's quality of life, one of the chief assets in attracting quality businesses and in encouraging economic growth.
- Municipal service provision is cheaper when homes are not widely scattered.

Economic Advantages (for the developer)

- Development costs are reduced as utility lines, streets and driveways are shorter.
- Conservation subdivisions (may) have marketing and sales advantages, as buyers prefer lots close to and facing protected open space.
- Homes in conservation subdivisions tend to appreciate faster than counterparts in conventional subdivisions. Existing homes in conventional subdivisions adjacent to conservation subdivisions may also appreciate faster.

Environmental Advantages (for water quality)

- Common open space can be designated as buffers to protect wetlands, streams and lakes.
- Water quality is enhanced when impervious surfaces such as streets, driveways and pipes are minimized.
- Where appropriate, storm water and sewage treatment facilities can be located within the open space.

Environmental Advantages (for wildlife)

- Common open space, if properly sited and managed can provide wildlife habitat.
- When linked to other existing open spaces, the common open spaces can serve as wildlife corridors and unfragmented wildlife preserves.
- Common open space can be used to protect "unique or fragile" habitat.

Social and Recreational Advantages

- Common open space provides attractive areas for neighbors to meet informally and socialize.
- Common open space may be designated for recreational uses such as biking, walking or ball playing all of which promote social interaction.
- Smaller yards can provide residents with more leisure time.

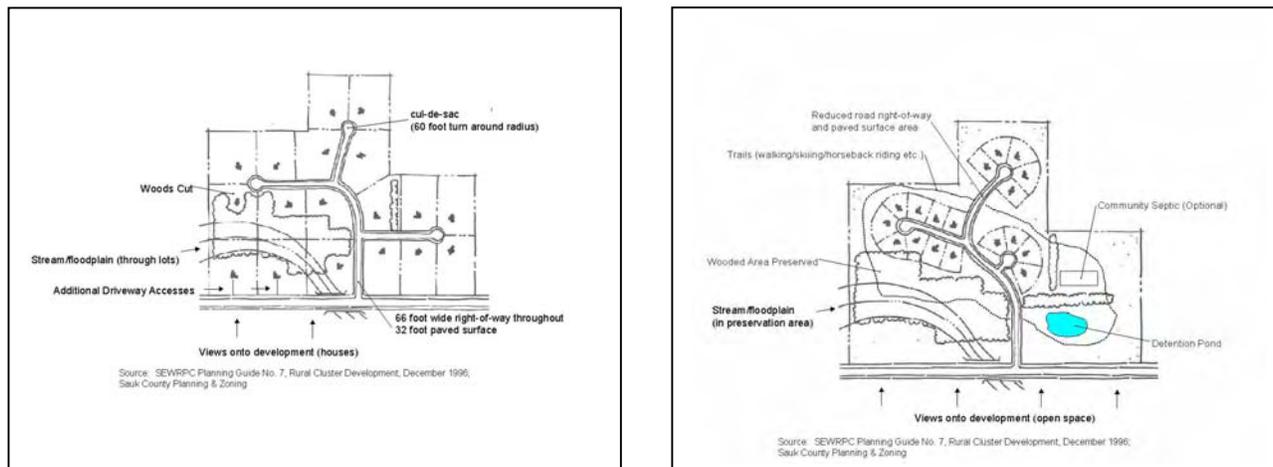
Source: University of Connecticut Cooperative Extension NEMO Project and The Natural Lands Trust: [All about conservation subdivision design.](#)

4.9 Conservation Subdivision Design

The Town of La Valle encourages high-quality design and layout for newly platted residential subdivisions. This includes providing space necessary for “open space corridors” within and between successive developments, planning interconnectivity of roads between developments, and reducing the infrastructure costs associated with development. As part of high-quality design, this plan encourages the use of *Conservation Subdivision Design* in the planning and development of subdivisions. Conservation subdivision design is in accordance with the vision and goals of this plan, incorporating the preservation of open space and rural character as well as protecting water quality. Conservation subdivision design provides a residential living opportunity unique to south-central Wisconsin counties. See also *Chapter 11 Land Use* for Steps on siting new development pertaining to developing Conservation Subdivisions.

The following Conservation Subdivision Design guidelines are recommendations, and are not mandated by the Town:

- Preserve open space features such as farmland, natural features that define the area, environmentally sensitive areas and other areas that enhance the rural character.
- Promote the rural character by limiting the visibility of new development from main roads. Topography, vegetation, and setback requirements all aid in reducing development visibility. Where features like hills and trees are absent, the use of natural plantings can be effective. In general, lots should not be placed at the entrance to subdivisions, because they would be highly visible from the main public right-of-way.
- Incorporate a road/trail network to connect homes to each other. Also, connect streets among developments. Open space in one development should connect to open space in adjacent developments.
- Encourage the creation of smaller lots that are clustered on the buildable portion of a property, allowing for the preservation of open space. Identify soils best suited for community septic systems and storm water detention and set these areas aside as common open space with shared community facilities.

Figure H18 Example of a Conservation Subdivision Compared to a Conventional Subdivision

Conservation subdivisions designate forty percent or more of the original parcel as open space, while still maintaining the same number of lots that would otherwise be permitted under a conventional subdivision. A community may also choose to give “bonus” lots to developers to encourage the use of conservation subdivisions over conventional design. The Town of La Valle has adopted a density policy for conventional subdivisions that does not apply to conservation subdivisions, giving developers an incentive to create conservation subdivisions. In conventional subdivisions, developers are allowed to build at a maximum density of one house/lot per 10 acres. In conservation subdivisions, developers can build at a density of one house/lot per acre on 60% of the land. While 40% of the land in a conservation subdivision must be protected, developers are still able to create more lots on the remaining 60% than they would be able to in a conventional subdivision. In conservation subdivisions, open space can be owned and managed by any combination of the following:

- A private individual may hold fee title to the open space lands and manage the land for open space uses such as farming or hunting. Often the open space lands have a conservation easement to assure homeowners in the conservation subdivision that the land will remain as open space.
- A homeowner’s association composed of lot owners in the development would own a percentage interest in the open space and manage it through a declaration of covenants. This method of open space ownership permits residents the greatest degree of control over management of the open space.
- A non-profit land trust organization may take title or other interest in the open space lands to protect natural, productive or scenic values of the land.
- A government agency might utilize the land for public recreation.

Figure H19 Example of an Actual Conservation Subdivision (Woodson Place, Rains County, Texas)



Source: Woodson Place www.woodsonplace.com, GeoData services, Inc. www.geodata-mt.com

4.10 Housing Programs and Resources

Listed below are some examples of housing assistance programs available to Town of La Valle residents:

➤ **U.S. Department of Housing and Urban Development (HUD)**

Section 811 – provides funding to nonprofit organizations for supportive housing for very low-income persons with disabilities who are at least 18 years of age

Section 202 – provides funding to private nonprofit organizations and consumer cooperatives for supportive housing for very low-income persons age 62 and older

Section 8 – major program for assisting very low-income families, elderly and disabled individuals to afford housing on the private market. Participants are responsible for finding their own housing. Funding vouchers are distributed through Public Housing Authorities that deliver the vouchers to eligible applicants.

Section 8/SRO – provides funding to rehabilitate existing structures to create single room occupancy (SRO) housing for homeless individuals of very low income, with shared spaces.

Hope VI – provides grants to Public Housing Authorities to destroy severely distressed public housing units and replace them with new units or dramatically rehabilitate existing units. It hopes to relocate residents in order to integrate low and middle-income communities. It also provides community and supportive services.

Public Housing – the goal is to provide rental housing for low-income families, elderly and disabled individuals. Rents are based on resident’s anticipated gross annual income less any deductions.

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 515 – provides direct, competitive mortgage loans to provide affordable multifamily rental housing for very low-, low- and moderate-income families, and elderly and disabled individuals. It is primarily a direct mortgage program but funds can also be used to improve land and water and waste disposal systems.

Section 514/516 – loans and grants used to buy, build, improve, or repair housing for farm laborers, including persons whose income is earned in aquaculture and those involved in on-farm processing. Funds can be used to purchase a site or leasehold interest in a site, to construct or repair housing, day care facilities, or community rooms, to pay fees to purchase durable household furnishings and pay construction loan interest.

➤ **State of Wisconsin – Department of Administration (Bureau of Housing)**

Home Rehabilitation and Accessibility (HRA) – provides Federal HOME funds to participating agencies to make repairs and improvements needed to bring dwellings, owned and occupied by low-income households, up to appropriate housing quality standards and provide accessibility modifications.

Home Buyer Rehabilitation (HBR) – funds provided through local agencies for the lowest income households either in grant or loan formats for a wide variety of local affordable housing activities.

Rental Housing Development (RHD) – Provides additional information to HUD’s HOME program for requirements on funding. These funds are used to provide direct competitive mortgages in order to establish affordable multi-family housing for very low-, low- and moderate-income families, and elderly and disabled individuals.

Rental Housing Development (RHD) – funds provided through HUD’s HOME program to make repairs or improvements to rental units leased to persons who have low or very low incomes.

Housing Cost Reduction Initiative (HCRI) – funds set aside to assist low or moderate income persons of families to secure affordable, decent, safe and sanitary housing by defraying some of the housing costs.

Community Development Block Grants (CDBG) – funds made available to local units of government that are deemed most in need of assistance for housing rehabilitation and/or limited other housing activities. The funds are awarded to a local governmental unit, which in turn, provides zero interest, deferred payment loans for housing assistance to low- to moderate-income homeowners.

Community Development Block Grant - Emergency Assistance Program (CDBG-EAP) - Funds are to be directed to eligible units of government throughout the State that are in need of assistance due to a natural or manmade disaster. Funds are to be used to provide housing assistance to low- to moderate-income homeowners to address the damage caused by the disaster.

- **Wisconsin Housing and Economic Development Authority (WHEDA)** offers two specific programs to assist individuals with their homeownership needs: HOME and Home Improvement Loans. The HOME program provides competitive mortgages to potential homeowners with fixed below-market interest rates to qualified candidates. The Home Improvement Loan program provides funding up to \$17,500 to qualified candidates for rehabilitation and other various housing activities. These funds are provided at below-market fixed interest rates for up to 15 years with no prepayment penalties. The properties must be at least 10 years old and the applicants must meet the income limits established by WHEDA for the county they reside within.
- **Other Programs** – Other programs that may be considered for housing assistance are provided by various agencies throughout the State, including Rural Development components of the U.S. Department of Agriculture and Sauk County.

4.11 Housing Goal, Objectives and Policies

Housing Goal: Manage new housing development and preserve existing housing stock in the Town of La Valle to maintain the rural character, while preserving agriculture and natural resources as well as the natural beauty.

Housing Objectives/Policies:

HO-1 Promote quality well built homes and maintenance of current housing stock.

HP-1A Continue participation in the Uniform Dwelling Code program and encourage building inspectors to attend training sessions to educate them on any code updates.

HP-1B Minimum square footage requirements for any residential structure shall be 750 square feet of living space and which may include finished basements/lower levels that provide residential living space.

HP-1C All residential dwellings shall be placed upon a foundation. Any residential dwelling supported on a slab or floating slab shall be designed based upon an analysis of the site and

- soil characteristics including an analysis of the soil weight bearing capacity and the weight of the proposed structure. Said analysis shall be submitted as part of the Town Building Permit Application.
- HP-1D Mobile homes will not be permitted, with the exception of mobile homes related to agriculture operations.
- HO-2 Promote housing styles and development guidelines that maintain rural character, protect natural beauty and improve the quality of life.
- HP-2A Create a standard application review process to evaluate all development proposals to ensure that landowners are aware of Town of La Valle regulations and to streamline the permitting and approval process.
- HP-2B Provide education to lakeshore landowners on the shore land requirements in an attempt to alleviate conflict. The Town of La Valle encourages the respective Lake Protection Districts to work with the Sauk County Land Conservation and UWEX on developing a shore land education program based upon the *Shoreland Friends Guidebook, April 2003.*
- HO-3 Promote new development that utilizes existing infrastructure.
- HP-3A All new development and infrastructure must be accessible to emergency services. As such, the Town will notify the respective fire and ambulance district of any new subdivision plat, certified survey map or commercial development proposals for their input.
- HP-3B Continue to review the Town's driveway ordinance to ensure that all development is accessible to emergency vehicles and driveways are constructed in a way that preserves town roads and right-of-way.
- HP-3C New residences, where appropriate, will share driveways with each other or with neighboring existing homes to preserve Town road edges and maintain rural character. Maintenance and easement requirements on shared driveways shall be developed and recorded in the Sauk County Register of Deeds.
- HO-4 Direct future development to areas of existing development.
- HP-4A Future housing (subdivisions) should be directed to Rural Residential Development (RRD) Areas according to *Map 11-6 Land Use Districts* and the description provided for the RRD under the *Chapter 11 Land Use*.
- HO-5 Support efforts which provide for affordable housing and which meet the requirements of people with special needs.
- HP-5A Direct affordable housing opportunities for people with special needs to the Village of La Valle or to areas directly adjacent to the Village of La Valle where services can be effectively provided.
- HO-6 Encourage residential housing designs that aim to balance the protection of natural resources and agriculture land with the opportunity to build new housing.

HP-6A Encourage new subdivision development to use common services such as shared wells and Private On-site Waste Treatment Systems. (See also policies under ***Chapter 9 Natural Resources***).

HP-6B Protect active farmland by directing development away from these areas. (See also policies under ***Chapter 5 Agricultural Resources***).

HP-6C Runoff from all types of development should not negatively impact surrounding property or natural resources. (See also policies under ***Chapter 9 Natural Resources***).

5.0 Purpose

While tourism and lake recreational activities represent a major form of economic activity in the Town of La Valle, farming and agricultural activities represent a second form of economic activity, and for many La Valle residents, a primary way of life. Throughout the Town of La Valle’s history, farmland and farming operations have been passed down to succeeding generations, a tradition that continues today. However, in the last 10 to 15 years, the agricultural community has faced many challenges. Because of its proximity to the City of Reedsburg, the Town of La Valle has begun to experience an increased rate of rural residential development, more so than in other parts of Sauk County. Along with this residential development rate, increases in property value assessments, increasing health care costs, and stagnant farm



prices have compounded the challenges to the agriculture industry recently. For years, farming has remained a viable employment opportunity and lifestyle for many in La Valle, but the future of a viable agricultural economy is in question. Development of rural residential lands is not inherently negative as it provides an opportunity for landowners to divide land as they see fit. However, done improperly, such land divisions may conflict with adjacent agricultural land uses and may contribute to the loss of prime farmland in the Town of La Valle.

This section highlights some of the trends in agriculture from a local, county and state perspective. More importantly, it provides guidance to the Town to allow for a specified amount of rural residential development that is compatible with continued agriculture land uses.

5.1 Regional and Local Trends in Agriculture

From 1987 to 1997, the estimated number of farms in Sauk County decreased from 1,502 to 1,452 (by 3.33%). The average size for farms in Sauk County also decreased from 246 acres in 1987 to 229 acres in 1997. During the same time period, the estimated number of farms in the State of Wisconsin decreased from 75,131 to 65,602, (by 12.68%), while the average size of farms increased from 221 acres to 227 acres.

Table A1: Trends in Average Size of Farms

Sauk County Farms				Wisconsin Farms			
Year	Approximate Number of Farms	Average Size of Farm in Acres	Percent Change in Average Size	Year	Approximate Number of Farms	Average Size of Farm in Acres	Percent Change in Average Size
1987	1,502	246		1987	75,131	221	
1992	1,383	243	-1.22%	1992	67,959	228	3.17%
1997	1,452	229	-5.76%	1997	65,602	227	-0.44%

Source: Wisconsin County Agricultural trends in the 1990's, Prepared by PATS, UW Madison, August 2001

From 1990 to 1997, the estimated number of farms in La Valle decreased from 79 to 42, while the number of dairy farms decreased from 32 to 23. In Sauk County, both farms and dairy farms have decreased. The estimated farms per square mile in 1997 is similar for the Town and the County. For dairy

farm density, the Town had 0.7 dairy farms per square mile and the County had 0.6 dairy farms per square mile.

Table A2: Trends in Farm Numbers

	Estimated Farm Numbers				Dairy Farm Numbers			
	1990	1997	% change	Estimated Farms per square mile	1989	1997	% change	Dairy Farms per Square Mile, 1997
La Valle	79	72	-8.9%	2.1	32	23	-28.10%	0.7
Sauk County	1597	1507	-5.60%	1.9	687	475	-30.90%	0.6

Source: Wisconsin Town Land Use Databook, Prepared by the Program on Agriculture Technology Studies (PATs), UW Madison, September 1999 – Wisconsin Agriculture Statistics Service in cooperation with the WI Department of Agriculture

The estimated number of farms for Sauk County illustrated in the *Charts A1 Trends in Average Size of Farm and A2 Trends in Farm Numbers* differs. This is due to different methodologies used for estimating the number of farms in Sauk County by the Program on Agricultural Technology Studies (PATs), UW Madison, and Census of Agriculture.

5.2 Land in Agriculture Use

Land sales in the Town of La Valle, Sauk County, and State of Wisconsin, indicate that 1,503 acres of farmland were sold in the Town of La Valle from 1990-1997. Of the acreage sold, 903 acres were diverted out of agricultural uses. The average price per acre was \$871.00 between 1990 and 1997. As a point of reference, the Town of Ironton had the highest amount of land converted out of agriculture at 1,520 acres, while the Town of Sumpter had the lowest amount at only 88 acres.

Table A3: Agriculture Land Sales, Town of La Valle, Sauk County, and State of Wisconsin

	Agriculture Land Continuing in Agriculture Use			Agricultural Land Being Diverted to Other Uses			Total of all Agriculture Land		
	Number of Transactions	Acres Sold	Dollars Per Acre	Number of Transactions	Acres Sold	Dollars per Acre	Number of Transactions	Acres Sold	Dollars Per Acre
Town of La Valle 1990-1997	N/A	1,503	\$707	N/A	903	\$871	44	2,406	\$763
Sauk County 1990-1997	N/A	50,947	\$914	N/A	16,130	\$1,124	1,103	67,077	\$979
Sauk County 2001	33	2,017	\$2,511	19	642	\$2,712	52	2,670	\$2,560
State of Wisconsin 2001	1,974	126,404	\$2,060	993	49,337	\$3,448	2,967	175,741	\$2,450

Source: Wisconsin Town Land Use Databook, Prepared by the Program on Agriculture Technology Studies (PATs), UW Madison, September 1999 – Wisconsin Agriculture Statistics Service in cooperation with the WI Department of Agriculture

5.2 Production Trends

During 1999, the average yield for field corn for Sauk County differed by only 1 bushel per acre from that of the State. The average difference for corn silage is 1 ton per acre. Alfalfa yield in Sauk County was 0.3 tons per acre less than the State, 0.5 tons per acre forages harvested, and 0.2 tons per acre more for soybean yields.

Tables A4 & A5: Production trends: Sauk County & State of Wisconsin

Farm Production Trends, 1999	Forage/Feed							
	Alfalfa		Other Forages	All Forage Harvested		Soybeans		Small Grains (oats,barley,wheat)
	Acres	yield	Acres	Acres	yield	Acres	yield	acres
Sauk County	715	4.1	8,100	79,600	4.6	24,500	48	7,300
State of Wisconsin	3,000,000	4.4	600,000	3,600,000	4.1	1,300,000	46	485,000

Farm Production Trends, 1999	Corn				
	Field Corn		Corn Silage		Total Corn
	Acres	Yield	Acres	Yield	acres
Sauk County	66,000	144	15,100	16	81,100
State of Wisconsin	2,850,000	143	730,000	17	3,580,000

Source: Wisconsin County Agricultural trends in the 1990's, Prepared by PATS, UW Madison, August 2001

The number of dairy cows, the total milk produced by them, and the number of dairy herds decreased for both the County and the State from 1991-1999, while the productivity of the herds increased from 1991 to 1999 for both the County and the State.

Table A6: Dairy Production Trends: Sauk County & State of Wisconsin

1999	Dairy Trends, Sauk County and Wisconsin					Percent Change, 1991 –		
	Net Change, 1991 – 1999							
	Number of Cows	Total Milk Produced	Herd Productivity	Number of Dairy Herds	Number of Cows	Total Milk Produced	Herd Productivity	Number of Dairy Herds
Sauk County 1991 – 1997	-6,300	-4,060	2,800	-233	-17.10%	-0.80%	19.70%	-35.00%
State of Wisconsin 1991 – 1997	-388,000	-1,329,000	2,983	-12,103	-22.10%	-5.40%	21.40%	-37.20%

Source: Wisconsin County Agricultural trends in the 1990's, Prepared by PATS, UW Madison, August 2001

These statistics are reflective of the agricultural industry throughout the State of Wisconsin. Despite these changes, agricultural productivity has increased. Sauk County remains one of the State's leaders in terms

of production and revenue generated, according to a recent study completed in August, 2001, by the University of Wisconsin- Madison, entitled, “*Wisconsin County Agricultural Trends in the 1990s*”.

5.4 Local Farm Numbers and Types

Even though farming and related agricultural activities are declining, they still are the primary economic activity in the Town. Farmers in the Town of La Valle produce a variety of agricultural commodities including dairy, beef production, animal feed such as corn, alfalfa and soybeans as well as a number of cash crops. La Valle currently has approximately 15 Dairy Farms in 2006, 35 Beef, 2 Hog Farms, 5 goat, sheet and other farms. Historical data shows that the total number of dairy farms has declined significantly. In 1997 there were 23 dairy farms, down from 32 dairy farms in 1989.

5.5 Farmland Preservation Program

The Farmland Preservation Program was established by the State of Wisconsin and was designed to help local governments that wish to preserve farmland through local planning and zoning by providing tax relief to farmers who participate. In the late 1970’s, Sauk County produced a Farmland Preservation Plan as a requirement to enter the program. Although the Town of La Valle did not adopt Exclusive Agriculture Zoning to qualify the Town’s farmers to take part in this program, stand-alone contracts are still permitted. These individual contracts include approximately 1,860 acres, with most contracts extending beyond 2010 through 2020.

5.6 Land Capability Classification

Soil suitability is a key factor in determining the best and most cost-effective locations and means for agricultural practices in the Town of La Valle. The USDA-NRCS groups soils suitable for agriculture based on the most suitable land for producing food, feed, fiber, forage and oilseed crops. When classifying soils, consideration is given to the limitations of the soil, its risk of damage, and its response to treatment. In general, the fewer the limitations, the more suitable the soil is for agricultural use. **Map5-1 Land Capability Classification** depicts the soils by classifications for the Town of La Valle.

Approximately 34.11% of the soils in the Town of La Valle are Class I, II, or III soils. Class one soils have few limitations that restrict their use. Class II soils have some limitations such as wetness, erosion, or droughtiness that require conservation practices. They are cultivated with a few simple precautions. Class III soils have many limitations with special management practices required.

Table A7: Soil Class and Acreage of in the Town of La Valle

Town of La Valle Land Capability Classification		
Soil Class	Acres	Percent of Total Land Area
Class I	78	0.34%
Class II	2,106	9.31%
Class III	5,530	24.46%
Class IV	5,683	25.13%
Class V	0	0.00%
Class VI	5,870	25.96%
Class VII	14	0.06%
Class VIII	3,328	14.72%
Total	22,612	99.99%

Source: Sauk County Planning & Zoning

Approximately 51.09% of the soils in the Town of La Valle are Class IV, V, and VI soils. Class IV soils have severe limitations that require careful management. Class V soils are suited mainly to pasture due to

permanent limitations such as wetness or stoniness. Class VI soils have limitations that make them generally unsuited for cultivation and limit use to pasture, woodland or wildlife.

Approximately 15,32% of the soils in the Town of La Valle are Class VII and VIII soils. Class VII soils have very severe limitations that restrict their use to pasture, woodland and wildlife. Class VIII soils (includes open water), with very severe limitations, have use restricted to recreation and wildlife.

As a general reference, *Map 5-2 Prime Farmland/Slope Delineation* defines prime farmland as having Class I and Class II soils. Approximately 25.46% of the soils on this map are indicated as prime farmland. Soils that require other management practices to be considered prime farmland are also indicated as such on the map.

5.7 Agriculture Infrastructure

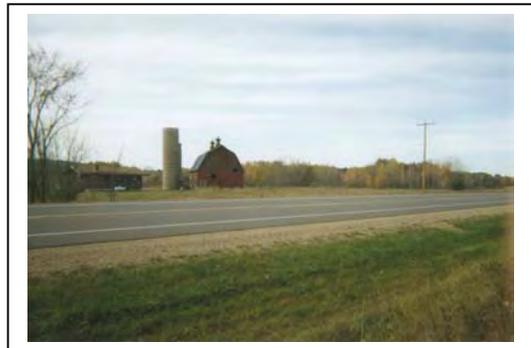


The agricultural industry in the Town of La Valle is supported by a diverse agricultural infrastructure within the area. Although most agriculture-supporting enterprises are not located within the Town, they can be easily accessed in the nearby trade centers.

5.8 Alternative Agricultural Opportunities

Despite the changes in the number of farmers, farm size and the price of farmland, agricultural productivity has increased. According to a recent study completed in August, 2001, by the University of Wisconsin-Madison, entitled, “Wisconsin County Agricultural Trends in the 1990’s”, Sauk County remains one of the State’s leaders in terms of agricultural production and revenue generated.

Overall, changes to technology, machinery and agricultural practices have resulted in the industry becoming more efficient. In addition, it is more common for farms to concentrate their efforts on certain niche markets such as the production of organic, and non-traditional products such as unique meats and cheeses and varied forest products. The promotion of locally produced products; Community Supported Agriculture; and direct marketing to the public, local restaurants, school districts, cooperatives and retail grocery cooperatives continues to produce positive results for the industry. Other examples of opportunities in the agricultural industry include agri-tourism/bed and breakfast establishments, recreational opportunities and agriculture-related cottage industries. The Town of La Valle has adopted policies that support alternative agriculture and related opportunities.



5.9 Federal, State and Local Programs and Resources

There are numerous programs and resources available through federal, state and local agencies that provide assistance to farmers to help ensure agricultural sustainability. These programs should not be looked at individually, as a possible solution to ensure the viability of agriculture, but rather as small components of the collective system aimed at preserving all scales of farming operations.

➤ Purchase of Development Rights Program

The Purchase of Development Rights (PDR) is a concept employed in communities across the country in which a public agency (such as the local or county government) or a private non-profit conservation organization compensates private landowners who voluntarily agree to permanently convey the right to develop their property for residential or commercial use. The rights are then “extinguished” by the acquiring agency, preventing any future development of the protected property. The purchase price for the development rights equals the “fair market value” (FMV) as determined by a professional appraisal that compares estimates of the unrestricted market value of the subject property against the restricted use value of similar, but otherwise undevelopable land (i.e., land which cannot be developed because of physical or legal constraints on its use). The difference between those two estimated values is the “fair market value” of the development rights, which Sauk County or another agency can legally offer to the landowner. The following is an actual example of a development rights acquisition:

The estimated unrestricted (“before”) value of a 78-acre wooded property is appraised at \$213,000. The estimated restricted use value of the property is \$135,000. The difference between the unrestricted value and the restricted use value is \$78,000 (\$1,000/acre), which is the “fair market value”. This is the value of the development rights that Sauk County is able to offer the landowner.

The purpose and terms of the agreement, including the respective rights of the agency to enforce the agreement and of the landowner to use the land, are detailed in a legal instrument called a Conservation Easement which is signed by the parties and recorded with the Register of Deeds as part of the permanent land record for that property. Agriculture, forestry, recreation and other traditional uses of the land are typically permitted, within the parameters of approved soil and water conservation plans and/or forestry stewardship plans.

Sauk County has already implemented the Baraboo Range Protection Program (BRPP) to purchase development rights from willing sellers whose land lies within the boundaries of the Baraboo Range National Natural Landmark (BRNNL), as it existed in March of 1999. The BRPP is funded by a \$5M grant from the Wisconsin Department of Transportation. The BRPP is administered by the Sauk County Department of Planning and Zoning, with oversight by the Baraboo Range Commission, a nine-member commission of the Sauk County Board of Supervisors.

➤ Federal Programs and Resources

Below are some examples of federal programs and resources, administered by the U.S. Department of Agriculture (USDA) that can provide assistance to farm operators in the Town of Honey Creek. The Farm Service Agency (FSA) and Natural Resource Conservation Service (NRCS) are agencies within the USDA that provide consultation and local administration of these programs and resources within Sauk County. In addition, these agencies also provide technical assistance and staffing to develop farm conservation plans and other management tools.

- **Farmland and Ranch Land Protection Program (FRPP)** provides matching funds to help purchase development rights to keep productive farm and ranchland in agricultural uses. Working through existing programs, USDA partners with State, tribal or local governments and non-governmental organizations to acquire conservation easements or other interests in land from landowners. USDA provides up to 50 percent of the fair market easement value.
- **Conservation Reserve Program (CRP)** is a voluntary program available to agricultural producers to help them safeguard environmentally sensitive land. Producers in CRP plant long-term, resource conserving covers to improve the quality of water, control soil erosion, and enhance wildlife habitat. In return, FSA provides participants with rental payments and cost-share assistance. Contract duration is between 10 and 15 years.
- **Conservation Reserve Enhancement Program (CREP)** is a voluntary land retirement program that helps agricultural producers protect environmentally sensitive land, decrease erosion, restore wildlife habitat, and safeguard ground and surface water. Like CRP, CREP is administered by the USDA's FSA.
- **Wetlands Reserve Program (WRP)** is a voluntary program that provides technical and financial assistance to eligible landowners to address wetland, wildlife habitat, soil, water, and related natural resource concerns on private lands in an environmentally beneficial and cost effective manner. The program provides an opportunity for landowners to receive financial incentives to enhance wetlands in exchange for retiring marginal land from agriculture. The program offers three options, including a permanent easement, a 30-Year Easement or a Restoration Cost Share Agreement.
- **Environmental Quality Incentives Program (EQIP)** provides a voluntary conservation program for farmers and ranchers that promotes agriculture productions and environmental quality as compatible national goals. EQIP offers financial and technical help to assist eligible participants install or implement structural and management practices on eligible agricultural land. EQIP offers contracts with a minimum term that ends one year after the implementation of the last scheduled practices and a maximum term of 10 years.
- **Wildlife Habitat Incentives Program (WHIP)** is a voluntary program that encourages creation of high quality wildlife habitats that support wildlife populations of National, State, Tribal, and local significance. Through WHIP, the NRCS provides technical assistance to landowners and others to develop upland, wetland, riparian, and aquatic habitat in areas on their property.

➤ **State and Local Programs and Resources**

In addition to the federal programs, several state and local programs and resources are available to aid in the sustainability of agricultural operations in the Town of Honey Creek. These programs are supported by the Wisconsin Department of Commerce, Department of Agriculture, Trade and Consumer Protection (DATCP), the University of Wisconsin Extension (UWEX), and local organizations such as the Sauk County Development Corporation and the Sauk County Land Conservation Department. A few examples of these programs and resources include:

- **Farmland Preservation Program** which provides tax credits to farms of 35 acres or more under Exclusive Agriculture Zoning, having a farm income of not less than \$6000 for each of the last three years, and which operations are in compliance with county soil and water conservation programs.

- **Wisconsin’s Use Value Tax System** provides tax relief to agricultural landowners by assessing property value in terms of crop production and agricultural market prices, not current real estate market trends or non-farm development potential.
- **Agriculture Development Zone (South-Central)** is a new agricultural economic development program in the State of Wisconsin that provides tax credits to farm operators and business owners who make new investments in agricultural operations. These tax incentives are offered for three basic categories of investment including job creation, environmental remediation, or capital investments in technology/new equipment. The Wisconsin Department of Commerce administers this program.
- **Wildlife Abatement and Claim Program** is a county-administered program to assist landowners with excessive levels of agricultural crop damage from deer, bear, geese, or turkey.
- **SavorWisconsin.com** is a program offshoot of Governor Doyle’s “Grow Wisconsin” initiative, designed to enhance the state’s economy. To help accomplish this, several steps have been taken to emphasize the purchase of locally grown, produced, and manufactured products to support Wisconsin’s local producers and businesses. With this, SavorWisconsin.com started in late 2002 and is guided by DATCP, UWEX and the Wisconsin Apple Growers Association. The website highlights and promotes many of Wisconsin’s smaller and independent agricultural producers as well as agriculture-related events State-wide.

5.10 Agriculture Goal, Objectives and Policies

Agriculture Resources Goal: Maintain farming and farming opportunities and enhance the farming community by creating an environment that ensures agricultural opportunities and agribusiness as a viable career choice.

Agriculture Resources Objectives/Policies:

ARO-1 Identify and pursue opportunities for farmers to obtain additional income from activities and the sale of items related to agriculture and farming as an occupation.

ARP-1A Actively work with Sauk County to develop new zoning districts and other options that will allow for innovative ‘value-added’ farming income opportunities that are consistent with the rural character.

ARP-1B Utilize expertise from agencies such as the USDA, Sauk County Land Conservation Department, UWEX, representatives from various buying cooperatives and others to both explore the feasibility of and provide resources to farmers who may be considering the production of alternative agriculture products, markets and growing methods. Alternative crops and growing methods may include, but are not limited to, the production of hazelnuts, hops, fruits, unique cash crops, rotational grazed cattle, organic products and other methods, which will produce a final product that will command a higher price.

ARO-2 Educate new and existing residents on farm life, farm noises, smells, and operational requirements prior to granting permits for the construction of new rural residences or the creation of new residential lots.

ARP-2A. As part of the creation of any new lot by Certified Survey Map, a statement shall be included on the first page of the CSM indicating that said lot is located within an agricultural area

and that agriculture activities are taking place and are planned to continue. The statement shall also include provision to protect farming operations and limit actions against agricultural uses.

ARP-2B As part of the creation of any new lot in a subdivision plat, a statement shall be included on the first page of the plat or in the subdivision covenants indicating that said plat is located in an agricultural area and that agricultural activities are taking place and are planned to continue. The statement shall include provisions to protect farming operations and limit actions against agricultural uses

The following includes suggested language that can applied to ARP-2A and ARP-2B and at the Town's election may be expanded upon as appropriate: Through Wis. Stat. § 823.08, the Wisconsin Legislature has adopted a right to farm law. This statute limits the remedies of owners of later established residential property to seek changes to near-by pre-existing agricultural practices. Active agricultural operations are now taking place and are planned to continue in the vicinity of this Certified Survey Map/Subdivision Plat (choose one). These active agricultural operations may produce noises, odors, dust, machinery traffic or other conditions during daytime and evening hours.

ARO-3 Preserve productive farmlands and encourage the maintenance and growth of family farm operations for continued and future agriculture uses.

For the purposes of this plan, family farm operations are broadly defined as any activity that utilizes the land to produce a product or commodity for sale and which provides for family income. These operations may include small-scale animal husbandry, organic production, fruit orchards, cash cropping, large-scale animal operations etc.

ARP-3A Prime agriculture land as defined on *Map 5-1 Land Capability Classification* is land that has the best combination of physical and chemical characteristics for producing crops. It has the soil quality, growing season and naturally occurring moisture supply needed to economically produce sustained high yield crops when treated and managed according to acceptable farming methods. Note that grazing (pasture) is a crop. These lands are identified as class I, II or III by the Sauk County Soil Survey. Property owners with lands identified as class I, II and III are encouraged not to use these lands for residential or commercial development. This policy will not prevent an individual from making agricultural use of land that is not otherwise mapped or identified as such.

6.0 Purpose

The Town of La Valle supports and utilizes an effective array of utilities (such as phone and Internet service) and public facilities (including parks, a swimming pool, churches and an elementary school located in the Village of La Valle). The Town also supports and utilizes services provided by both the County and School District. In addition to utilities and services, La Valle has many historic attributes. These attributes provide insight into the Town's past and serve to ground the community as it builds upon its future. This section of the Plan summarizes the Town's utilities, public facilities and significant community resources and history.

6.1 Water Supply and Private On-site Waste Disposal Systems

All residents in the Town of La Valle are served by private wells (note: there are currently no service agreements with the Village of La Valle). Sauk County recently worked with the Wisconsin Geological Survey office on a groundwater study. The study includes information pertaining to volumes and quality as well as typical movement patterns, wellhead protection areas, and contamination issues. According to information obtained from Wisconsin and neighboring states, a low probability of significant groundwater pollution from private on-site sewage treatment systems occurs in housing developments with a density less than one house per two acres. There is a high probability of groundwater pollution where homes are located at a density greater than one house per acre. Given the soil types in the region and the mix of agricultural fields with forested areas and a low-density development pattern, groundwater contamination is assumed to be at a minimum. Exceptions include the densely developed areas around Lake Redstone and Dutch Hollow Lake, which may exhibit impacts from private septic systems.

Overall, the disposal of domestic wastewater in the Town is handled through the use of individual Private On-Site Wastewater Treatment Systems (POWTS), or septic systems, which generally collect solids in a septic tank and discharge gray water to a drain field. Based on the requirements set forth by the State of Wisconsin COMM 83 and in Sauk County, all residential units with running water and plumbing fixtures must have an approved means of wastewater disposal. Because the Town of La Valle is not served by a sanitary sewer system, the only current means of service is via POWTSs.

The Wisconsin Department of Commerce, in conjunction with the Sauk County Department of Planning & Zoning, regulates the siting, design, installation, and inspection of all POWTS systems in the Town of La Valle. In 2000, the State adopted a revised private sewage system Code commonly referred to as Comm 83. This new requirement permits the continued use of conventional systems as well as alternative systems, such as those that employ the use of biological or aerate treatment. It also stipulates system inspections every three years to ensure compliance with installation and operation requirements.

Typically, these alternative systems permit development of land areas that previously would not support a conventional system. A comparison of lands that previously could not support a POWTS under conventional technologies to those that can support alternative systems is illustrated in *Map 6-1 Septic Suitability* and *Map 6-2 Alternative Septic Suitability*. In early 2003, Sauk County revised its Private Sewage System Ordinance to allow the use of alternative systems.

As a general explanation, *Map 6-1 Septic Suitability* shows soil suitability for conventional POWTS in the Town of La Valle. The suitability classifications, ranging from very low to high suitability, are determined based on information obtained from the Sauk County Land Conservation Department's Land Evaluation System, as monitored by the NRCS office. These classifications are based on

average slope, depth to soil saturation, average depth to bedrock, and flooding potential. As a general observation, soils that fall within or near the category of most suitable are best suited for conventional POWTS. Soils that fall within or near the category of least suitable may be candidates for alternative POWTS, or may not be structured to support any POWTS.

Caution should be advised that while areas of sandy soils most commonly appear to be most suitable for POWTS, there is a danger of groundwater contamination with nitrates and bacteria, particularly when a cluster of homes are proposed and wells are placed down groundwater flow from POWTS. Additionally, POWTS are not well suited in areas of shallow soils with bedrock that is close to the surface. Although new septic technologies can now facilitate the installation of septic systems in these shallow soils areas, these septic systems also pose a greater potential threat of groundwater contamination, especially in highly developed areas.

Although La Valle does not generally exhibit areas of sandy soils, it does have areas of shallow soils and bedrock, particularly around Lake Redstone. Furthermore, private septic systems in areas of shallow soils may also threaten surface water quality. In terms of lake development in areas of shallow soils, leachate from septic drainfields may not percolate through the soil as is intended, instead encountering an impermeable layer (i.e., bedrock) and traveling laterally to enter the lake. Whether this is an actual threat to the lakes in La Valle is unknown at this time, however preventative measures can be taken with the installation of new systems and replacement of failed systems. Systems should be sited as far from the lake resource as possible. Shared septic systems must be sited in an area having suitable soils, and require verification that a new technology septic system will in fact adequately treat wastewater. These types of evaluations and any regulations guiding the placement of septic systems are best handled by a Lake Association and adopted in a revised set of bylaws/covenants.

6.2 Solid Waste Disposal/Recycling

Solid waste disposal sites, or landfills, are potential sources of groundwater pollution in Sauk County. In 2000, the Sauk County Department of Planning & Zoning conducted an inventory to verify the number of active and inactive or abandoned landfill sites. According to that process, it was determined that Sauk County has 15 active landfill sites throughout the County, including sites for brush disposal. In addition, more than 40 sites were identified as abandoned sites. Of those 40 sites, one is located in the Town of La Valle in section 16.

Currently, the Town of La Valle contracts with Town & Country Sanitation, which provides solid waste and recycling services for Town residents. The Town hosts a drop-off site located off Thompson Road. Currently solid waste handled by Town & Country is brought to a transfer station in Lone Rock and finally to a sanitary landfill located in the Janesville area.

6.3 Septage Waste Disposal

The State of Wisconsin requires that homeowners pump their septic tanks on a 3-year basis to prolong the life of a POWTS and ensure optimal efficiency and protection of groundwater. Holding tanks are pumped on a regular basis, typically bi-monthly. Disposal methods of septage vary from deposition into a licensed municipal sewage treatment plant to land spreading. Land spreading requires special permits issued by the Wisconsin Department of Natural Resources. Part of this permitting process examines land area, soil types, and crops grown to ensure that natural resources in the area will be protected from such activity. Additionally, the permitting process ensures the protection of human health from viruses and pathogens contained in the septage.

6.4 Town Hall and Garage

The La Valle Town Hall and garage is located on Commercial Street in the Village of LaValle. Currently the town has a John Deere Grader with a plow attachment (1997), Freightliner dump truck with a plow attachment (2004), IHC dump truck with a plow (1999), Ford tractor with mower (1985), New Holland tractor with mower (2001) and a Dodge truck 4x4 flat bed (2000). The Town's salt/sand pile is located at the Sauk County salt shed at the intersection of State Road 58 and Sefkar Road.

6.5 Law Enforcement

The Sauk County Sheriff's Department, headquartered in Baraboo, Wisconsin as well as its own local police department, serves the Town of LaValle. The Town of LaValle employs 1 police officer, deputized by the Sauk County Sheriff, on a full time basis. According to the 2004 Sauk County Budget, there are approximately 60 personnel employed by Sauk County Sheriff's Department that would be considered part of their police force, including the sheriff, chief deputy, patrol deputies, sergeants, lieutenants, detectives, and communications personnel. The Town of LaValle is also serviced by the new Sauk County Law Enforcement Center/Jail, which opened in 2003.

Both the Sauk County Sheriff's department and the Town of LaValle's police officer work in the patrolling of the roads in the Town of LaValle. Both also assist with any disturbance or problem arising in the Town. The Sauk County Sheriff's department, and the DNR assist the town of LaValle's police officer with the boat patrol of both Lake Redstone and Dutch Hollow Lakes. The Sheriff's Department and the Town of LaValle police chief work together to coordinate their times on duty for optimum coverage and protection for the area. At this time and in the foreseeable future, law enforcement coverage is adequate.

6.6 Emergency Services

The Town of LaValle is served by three emergency service districts including 154, 167 and 190. District 154 includes the far southwest portion of the Town and is covered by the Cazenovia Ambulance Service and the La Valle First Responders for fire protection. District 190 is located in the far northwestern part of the Town and is covered by the Wonewoc Ambulance service and the La Valle First Responders for fire. District 167 includes the remainder of the Town and is covered by the Reedsburg Ambulance Service and the La Valle First Responders for fire protection. Jurisdictional boundaries of these respective services can be noted on *Map 1-2 Jurisdictional Boundaries*.



6.7 Library

The Town of La Valle and surrounding communities are served by the South Central Wisconsin Library System through Sauk County. The primary library utilized by the Town is the La Valle Public Library located in the Village of La Valle. The library hosts a collection of general-purpose books, periodicals, historical memorabilia of the area and Internet access. The Reedsburg Library, located in the City of Reedsburg is host to a collection of historic photographs of the area, including the construction of Lake Redstone.

6.8 Communication, Electric Utilities and Heating Fuel

Telephone, internet and e-mail service is provided by La Valle Telephone Cooperative. The Town is also serviced by Oakdale Electric Cooperative, Vernon Electric and Alliant Energy. Since there are no natural gas lines in the Town, heating fuel is primarily provided through contracts with independent fuel dealers with roughly 69% of residents utilizing LP/Propane. Heating fuel from wood and biomass sources ranks second and includes 55 households or 12% of the town's residents. The remaining 17% utilize oil (10.5%) or electricity (6.6%). Wireless communication facilities are becoming increasingly popular in the area, but service is difficult due to a lack of infrastructure investment by private wireless communication companies.

6.9 Medical Facilities

The Town of La Valle is primarily served by three medical facilities including the Reedsburg Area Medical Center located at 2000 North Dewey Avenue which provides a modern facility with 53 acute care beds, 50 long-term care beds, and eight day care surgery beds. The Emergency Department at the Reedsburg Medical Center is staffed 24-hours a day with specially trained emergency room physicians. St Joseph's Community Health Services and Hospital located at 400 Water Avenue in Hillsboro provides range of health services including nursing home care and emergency stabilization service for a rural population of roughly 18,000 people. Hess Memorial Hospital (part of Mile Bluff Medical Center) located at 1050 Division Street in Mauston provides evening and weekend Urgent Care and 24-hour emergency care. The Hess Hospital/Medical Center is the only hospital located in Juneau County and provides service to roughly 55, 000 people.

6.10 Educational Facilities

➤ Primary Educational Facilities

The Town of LaValle is divided into two public school districts. The Reedsburg School District incorporates the eastern and southern two-thirds of the Town while the Wonewoc School District includes the northwestern part of the Town. *Map 1-2 Jurisdictional Boundaries* shows the exact location of these boundaries. While the majority of school aged children attend one of the two districts, parochial schools also offer a schooling option as well as increasing involvement in home schooling opportunities.

• Reedsburg School District

The Reedsburg School District has located most of its schools in the City of Reedsburg. The Reedsburg High School located at 1100 S. Albert Avenue, Webb Middle School located at 707 N. Webb Avenue; Pineview Elementary School located at 1121 8th Street; South Elementary School located at 420 Plum Avenue; Westside Elementary School located at 401 Alexander Avenue; Ironton/LaValle Elementary School at 109 River Street in the Village of La Valle. The public schools in this district serve approximately 2,486 students in grades K-12.

According to Reedsburg School Administration, due to the construction of the new high school and the addition to Westside Elementary School, the school system has no current overcrowding issues. South Elementary School remains the oldest structure in the district, but will remain in use for the foreseeable future.

- **Wonewoc-Union Center School District**

The Wonewoc-Union Center School District is located at 101 School Road in the City of Wonewoc. The Wonewoc Center Elementary, Junior High and High Schools are located at the same address. The elementary school includes pre-kindergarten to 6th grades with enrollment at approximately 181 students. The junior high school includes 7th and 8th grades and has approximately 61 students, and the high school includes grades 9 to 12, with approximately 156 students.

- **Parochial Schools**

Sacred Heart Catholic School, located at North Oak Street; and St Peter's Lutheran School, at 346 N. Locust Street, are two private schools located in the City of Reedsburg and together serve approximately 393 students in grades K-11.

St. John's Lutheran School, located in Reedsburg is affiliated with the Wisconsin Evangelical Lutheran Synod, provides pre-K through 8th grade instruction, with an average class size of 17.5. St. Paul's Evangelical Lutheran School, located in Wonewoc, includes pre-K to 8th grade and averages approximately 90 students.

- **Secondary Educational Facilities**

The Town of La Valle is within commuting distance of two two-year year college campuses including:

UW-Baraboo/Sauk County and UW-Richland Center/Richland County offers freshman/sophomore-level university instruction leading to an Associate of Arts degree. After building an academic foundation at UW-Baraboo/Sauk County, students can continue their work towards a bachelor's degree at a UW campus or other school of their choice. UW-Baraboo has a continuing education program that offers a variety of non-credit seminars, workshops and short courses. The programs range from computer applications and communication to theater and art field trips.

Madison Area Technical College / Reedsburg has over 4,000 students served annually. MATC Reedsburg provides technical and workplace skills training. The college awards associate degrees, technical diplomas, certificates and apprenticeships, and offers classes that transfer to four-year degree programs. Programs are offered in accounting, administrative assistance, business mid-management, business software application, childcare education, farm and production management, nursing and supervisory management. The college offers apprenticeships in electrical and machine maintenance, and tool and die. MATC also offers customized labor training for local businesses.

- **Childcare Facilities**

There are two kinds of childcare facilities that are recognized and permitted by the State of Wisconsin. The first type, referred to as a home daycare facility, allows the operator to provide care for up to eight children within a primary home. The second type of facility is referred to as a group daycare facility. This type of facility allows the operator to have more than eight children and is based on the number of certified staff employed to work or volunteer on the premises. Currently there are no group daycare facilities in the Town of La Valle, however there maybe a number of home daycare facilities. According to *Chart P10: Change of Populations per Age Bracket* there has been a general decline in the population of ages 0-9, which is typically the age bracket requiring daycare. This decline suggests that the need for group childcare facilities is declining and that home childcare facilities as well as group facilities located in the Reedsburg area will likely provide adequate childcare needs for families in the Town of La Valle. There is ample opportunity to start home

daycare facilities, should the need arise, with the existing zoning in the Town which permits these types of daycares as home occupations.

6.11 Recreational Facilities

There are two county parks within the Town of La Valle: Hemlock Park and Redstone Park. Hemlock Park is located on Dutch Hollow Road, west of the Village of La Valle. The park contains a boat landing on Hemlock Slough and a fishing pier, playground and picnic area. It has handicapped-accessible restrooms. Redstone Park is located near the Village of La Valle on Douglas Road. It has a swimming beach, playground, and picnic pavilion, and also has handicapped-accessible restrooms.



6.12 Cemeteries and Churches

(locations of each are identified on *Map6-3 Community and Cultural Resources*)



- **Big Creek Cemetery**, located in the northeast quarter of Section 1 off of La Valle Road, is a small cemetery with historic and current burials, although the cemetery is not well kept.
- **Evergreen Cemetery**, located on State Road 58 just north of the State Road 33/58 intersection, is a well kept cemetery with the last burial in 1978. Many of the stones are illegible.
- **Oaklawn Cemetery**, located on Thompson Road north of the Village of La Valle, is a larger cemetery currently utilized.
- **Karstetter Cemetery**, located on Karstetter Road about 1 mile west of the Village of La Valle has approximately 9 grave sites and two stones, both of which are illegible.
- **Church of Christian Liberty**, is located at E4296 County Road F.
- **Universal Cemetery**, also known as the John Doering Cemetery, is located in Section 18 off of North Dutch Hollow Road near Kannenburg Drive. The Cemetery got its name when John Doering donated the land. Currently one-third of the cemetery includes burial plots for the Doerings. Many stones are illegible and there may be some unmarked graves.
- **St. Paul Evangelical Lutheran Church and school**, located at E4198 St. Paul Road, were first organized in 1875. In 1905, the church organized a parochial school, called Christian Day School, next to the church. Classes were held in the Church until a separate school building was built in 1924. The school was accredited in 1936 and later was discontinued.

While Big Creek Cemetery has approximately five grave sites available, and Evergreen Cemetery has additional sites available to Veterans, Oaklawn Cemetery provides the large majority of grave sites for the Town of La Valle. Currently, Oaklawn Cemetery has approximately 70 available for purchase grave sites and each site can accommodate one person, or upon cremation, two people. There are also numerous sites which have been previously purchased as 'family blocks'. Oaklawn has also recently added approximately ½ acre of vacant land to accommodate future needs.

Although assessing the future needs of grave sites is difficult to predict, the nearly 60% increase in the age bracket of 70-79 between 1990 and 2000 suggests that future cemetery needs will also increase in the future (See also *Chart P10: Change of Populations per Age Bracket*). According to the US Census 2000, there were 149 people in the 66-74 age bracket, 61 people in the 75-84 age bracket and 10 people who were 85 years and older. Assuming the reduction in the later age brackets represent deaths and using this same rate projected into the next 10 year period, there would be a need for approximately 130 grave sites, assuming that all burials took place in La Valle. With 70 available 'for-sale' sites which can accommodate up to two people as well as ½ acre of vacant land for future cemetery land uses, it appears as though cemetery needs will be met for at least the next 20 years.

6.13 Historical and Cultural Structures and Areas (locations of each are identified on *Map 6-3 Community and Cultural Resources*)

➤ **Historic Schools**

- **Sand School**, located in the south ½ of Section 15 on Pierce Road, is the second Sand School building that was built in 1915 out of concrete blocks. The original school house, later bought and moved to a farm for use as a grainery, was across the road and originally built around 1877. Sand School was closed in 1962 and was integrated into the Reedsburg School District. The schoolhouse was later converted to a residential home and has since had an extensive addition.
- **Groat School**, was originally located in the southwest part of Section 34 on Pearson Road with early records indicating it was built in 1877. The schoolhouse was also part of the Town of Marston, which later became the Town of La Valle, and it served children from the Village of Ironton. In the 1930's the Civilian Conservation Corps Camp was located on the site where the Groat School once stood.
- **Oak Lawn School** got its name from the five oak trees in the schoolyard, which formed a shady playground and a good place for swings. During the 1920's and 1930's, attendance declined at the school and it was finally closed in 1939, sending the remaining students to the Litz School. The schoolhouse is located on the northeast ¼ of Section 29 on Karstetter Road and has since been converted into a private residence.
- **Clay Hill School**, also known historically as the Rathbun School in the 1850's and later the Carrol School in 1902 when the school was moved one-half mile down the road to the Carrol farm. Around 1920, official names were given to schools and the name Clay Hill School was assigned. In 1942, the Town Boards of La Valle and Winfield and school boards of Clay Hill, Sand Hill and Manian School made arrangements to disband Clay Hill and merge the school with other districts. The last day of school was May 18, 1942. The schoolhouse was later moved to another location to be utilized as a residence.
- **Jackson School** was located in the NE part of Section 10 on Cobbledick Road. Built in 1867, the school was in operation until 1962 when it was consolidated into the Reedsburg and Wonewoc school districts.
- **Blakeslee School** was located in the SW ¼ of Section 32 on Blakeslee Prairie. The school itself was the first in the area and included most of Sections 20, 30, 31 and 32 in LaValle and Sections 5 and 6 from the Town of Ironton. In 1889, the school district was merged and the schoolhouse was moved to Ironton to be used as a woodshed.
- **Litz School** was located in the NW ¼ of Section 17 north of Dutch Hollow Road. The Litz school construction was unique in that it was the only log schoolhouse in LaValle. The

schoolhouse and district were established in 1858 and the district finally closed in 1962. The Litz Schoolhouse was then utilized for community get-togethers, until Dutch Hollow Lake was developed and it was torn down. It has been said that the well pump still remains on the old schoolhouse site.

- **Maple Grove School** is located in the NE ¼ of Section 12 and was built in 1859. Locally, the school was known as the Stricker School or the Gifford School until the official name of Maple Grove was given. In 1945, the school was closed and students were sent to other districts, however the school was reopened in 1952. The final closing occurred in 1961. The schoolhouse is now a tavern on Lake Redstone.
- **Oak Hill School** was built in the late 1870's and was located in the NW ¼ of Section 36 where Hartje's lumber is currently located. The Seeley's, who had relatives from the North Freedom area, were the first to both donate land for the school and work at the school. They were active until the 1930's. Oak Hill School was closed in 1962 and consolidated into the Reedsburg School District.
- **Pine Rock School** was located on State Road 33 in Section 8 until it closed in 1951 through consolidation with the Wonewoc School District. The schoolhouse was later sold and is now a residence located on Union Street in the Village of La Valle.

➤ **Other Historic Structures or Areas**

- **Pony Truss Bridge** is located off of State Road 33, one-half mile west of County Road V and crosses the Baraboo River. This is a metal bridge constructed in 1931 by Wausau Iron Works and represents a Warren Truss structural bridge system.
- **Front Gabled House** is located on the west side of State Road 33, one-half mile north of the intersection with State Road 58. This is a log-style home with an unknown construction date that includes a Front Gabled architectural style.
- **St. Paul's Evangelical Lutheran Church**, located off of County Road F, is a brick structure exhibiting Gothic Revival architecture. The Church was built in 1907.



6.14 Historical and Cultural Programs and Resources

- **Sauk County Historical Society** protects and maintains the history of the county by collecting and preserving historic artifacts, photographs and documents. The Historical Society has many community outreach programs, acts as a resource and research facility for local history and assists other Sauk County historical societies in pursuing their goals.
- **Sauk County Arts, Humanities and Historic Preservation Committee** provides funding through grant programs to community organizations and local governments seeking supplementary funds for local arts and history projects.
- **State of Wisconsin Historic Preservation Programs** provide several opportunities for cost sharing through grant and subgrant programs, through the Wisconsin Historical Society. These programs are dependent on variable annual funding sources.

- **Historic Preservation Subgrants** are available to governments and non-profit organizations for surveys to identify and evaluate historical, architectural and archaeological resources. These properties and districts can then be nominated to the National Register of Historic Places.
- **Historic Preservation Tax Credit for Income-Producing Historic Buildings** is available to those who apply for and receive project approval before beginning physical work on the rehabilitation of historic buildings.
- **Historic Homeowner's Tax Credits** are available to those who apply for and receive project approval before beginning work on rehabilitating non-income personal residences.
- **Archaeological Sites Property Tax Exemption Program** provides tax exemption for owners of archaeological sites listed in the National or State Register of Historic places.
- **Jeffris Family Foundation** provides funding for bricks and mortar rehabilitation projects in Wisconsin's smaller communities.
- **Save America's Treasures** is a federal grant program for governments and non-profit organizations.

6.15 Utilities and Community Resources Goal, Objectives and Policies

Utilities and Community Resources Goal: Continue to improve consumer-friendly twenty-first century telecommunications (voice, data and video) technology to La Valle, and improve the consistency of existing overland and wireless voice communications service. Help local residents better understand their communications service technical capability and potential. Improve and reward public awareness regarding energy utility service and efficiency. Help residents and businesses improve efficiencies in their use of energy and develop energy self-reliance.

Utilities and Community Resources Objectives/Policies:

UCRO-1 Provide support to local utilities to implement a full range of up-to-date telecommunications services to residents, including 100% broadband communications coverage capability across the Town of La Valle.

UCRP-1A Encourage utilities to survey residents to determine their satisfaction/opinions regarding current telecommunications service and needed areas for improvement and up-to-date services including fiber optic cable connections to individual homes and businesses, broadband communications coverage and wireless communication service.

UCRO-2 Reduce the Town of La Valle's dependence on distant fossil fuel energy sources and facilitate residents' understanding of energy alternatives.

UCRP-2A Provide information to residents regarding federal, state and utility credits available to property owners who invest in energy efficient equipment and capital improvement projects as well as rebate incentives on energy efficient appliances and the installation of renewable energy systems (i.e., solar hot water, solar energy, wind).

UCRP-2B Provide information to encourage home builders, business owners and developers to implement green building technologies and energy-efficient design solutions and collaborate with local energy utilities and with the Wisconsin Focus on Energy program to identify locally appropriate green building and energy efficient design guidelines while

also encouraging landowners to pursue renewable energy options as a form of economic development and self-sustainability.

UCRO-3 Identify locations for future growth based on the efficient provision of electric utility service.

UCRP-3A When reviewing subdivision plats or commercial development proposals, invite respective utilities to describe current local energy service capabilities and demand to ensure that future demand can be efficiently met by current or projected service capabilities.

UCRP-3B Utilize *Map11-1 Land Use Districts* to determine appropriate locations for future utility infrastructure and ensure that newly installed infrastructure is of a size and capacity to accommodate all new and existing development.

UCRP-3C Work with the electric power cooperatives/utilities to estimate local power demand for power based on a projected growth rate and ensure that utilities can provide an adequate power supply.

UCRO-4 Evaluate options for sanitary waste management issues.

UCRO-4A The Town of La Valle should conduct a feasibility study on the development of a rural community septage treatment facility to process septage wastes pumped from holding tanks and Private On-site Wastewater Treatment System septic tanks.

UCRO-4B The Town of La Valle should initiate discussions with the Village of La Valle to study the use of the Village's wastewater treatment system to accommodate septage wastes pumped from holding tanks and Private On-site Wastewater Treatment System (septic tanks).

UCRO-4C Invite representatives from the Lake Redstone Lake Protection District and Dutch Hollow Architectural Design Commission to discuss sanitation and waste management issues especially as they pertain to wastewater management.

UCRO-4D The Town of La Valle should initiate Lake Protection discussions regarding the feasibility of providing wastewater treatment and sanitary sewer service including discussions with the Village of La Valle and the use of the Villages' treatment system.

UCRO-5 Maintain fire and ambulance services in a safe and efficient manner.

UCRP-5A Continue positive correspondence with the La Valle Fire Department and Wonewoc, Cazenovia and Reedsburg Ambulance regarding safe and cost effective service provisions.

UCRO-6 Improve water quality in lakes and streams.

UCRP-6A Invite representatives from the Lake Redstone Water Quality District and Dutch Hollow Architectural Design Commission to discuss sanitation and waste management issues.

UCRP-6B Identify and address non-point sources of surface water pollution.

7.0 Purpose

Transportation networks affect development patterns in a community. Effective systems allow people and goods to move efficiently for employment and marketing, and provide a first opportunity for tourists to view the scenic landscapes and history of an area both locally and regionally.

Transportation options within the Town are primarily limited to Town and County roads, which are utilized by the automobile, farm machinery and occasional bike traffic. As rural non-agriculture homes are built, the use of transportation routes for residential purposes has increased. Other transportation options both within and outside of the Town are varied and include airports, special service transportation, recreational transportation, and trucking. This section summarizes existing transportation options available to Town residents as well as conditions of Town and County roads. *Map 7-1 Transportation* shows the location of all transportation options in the Town.

7.1 Principal Arterial, Collector Roadways and Local Roads

Transportation routes can be classified by both form and function. *Table T1 La Valle Roadway Classification System Definitions* identifies each road in the town by its classification and purpose. *Table T2 La Valle Roadway Classification System Descriptions* describes the location of each of these roads including its potential users.

Table T1: La Valle Roadway Classification System Definitions

Town of La Valle Roadway Classification System (Definition)		
Road	Classification	Definition
I-90/94, U.S. Hwy 12,	Principal Arterial	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.
State Road 33 and 58	Minor Arterial	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 rural collectors.
County Roads F, G, I and V and N. Dutch Hollow Rod, southern part Thompson Rd.	Major Collectors (and) Minor Collectors	Provide both land access service 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 in the central business district. In some areas of development and traffic density, the collector may include the street grid, which forms the basic unit for traffic circulation.
Remaining Town Roads	Local Roads	Comprise all facilities not on one of the higher systems. They primarily provide direct access to land and access to order systems. Local roads offer the lowest level of mobility, and through traffic movements are discouraged.

Source: Wisconsin DOT

Table T2: La Valle Roadway Classification System Descriptions

Town of La Valle Roadway Classification System (Description)		
Road	Classification	Description
I-90/94	Regional Interstate Roadway Principal Arterial	Located 15 miles east of the Town of La Valle, Interstate 90/94 serves as a regional controlled-access facility within Wisconsin. It is considered a backbone route, according to the Corridors 20/20 Plan, connecting major population and economic centers
U.S. Hwy 12	Regional Interstate Roadway Principal Arterial	Located 12 miles east of La Valle, Highway 12 serves as a principal north-south arterial, connecting Wisconsin Dells with Dane County and carrying a large volume of both local and through traffic. In Sauk County in 2000, traffic volumes were generally between 15,000 to 18,000 vehicles per day north of Baraboo and 8,000 to 12,000 vehicles per day south of Baraboo.
State Road 33& 58	Regional State Roadway Minor Arterial	State Road 33 is an east-west/north-south route coming from Reedsburg and exiting the northwest part of the Town into Juneau County. State Road 58 runs north-south from the Town of Ironton to Juneau County.
County Roads F, I, V and G	Local Roads Minor Collectors	County Road F enters the northeastern part of the Town and travels diagonally north of Lake Redstone to connect to State Road 58. Though LaRue to the Village of North Freedom and finally connects to State Road 136. County Road W enters the east side of the Town from the Baraboo area and exits the west side of the Town north of Maple Hill Road. County Road I is located just north of the Village of North Freedom and connects to State Road 136.
Town Roads N. Dutch Hollow Road and the southern part of Thompson Road	Local Roads Minor Collectors	North Dutch Hollow Road located in the west-central part of the Town connects to the Village of La Valle via the southern part of Thompson Road.
Remaining Town Roads	Local Roads	Many of the remaining local roads include those less traveled rural stretches and roads within the platted areas around Lake Redstone and Dutch Hollow Lake.

Source: Wisconsin DOT

7.2 Airports

Although there are no airports located in the Town of La Valle, three area airports are available for small passenger and freight service: The Tri-County Airport, the Reedsburg Municipal Airport and Baraboo-Dells Municipal Airport.

The Tri-County Airport, located off County Road JJ, is jointly owned and operated by the Counties of Richland, Iowa and Sauk and provides passenger and cargo service.

The Reedsburg Municipal Airport is paved with lighted runways of 4,900 and 2,650 feet in length. It is designated as a “Transport/Corporate” airport facility intended to serve corporate jets, small passenger and cargo jet aircraft used in regional service and small airplanes used in commuter air service.

The Baraboo Dells Municipal Airport is located about 13 miles away from the Town of Reedsburg near the intersection of Highway 33 and US Highway 12. It offers small passenger and freight service. It is jointly owned and managed by the Cities of Baraboo and Wisconsin Dells, the Village of Lake Delton, and the Town of Delton. Improvements to the terminal building and hangars were recently completed, and additional expansion is planned for the future.

The airport is equipped with paved and lighted runways suitable for recreational and small business aircraft. It also offers privately owned hangars on site, hangar lots for lease, outdoor airplane parking and airplane maintenance facilities.

The Dane County Regional Airport, located on the east side of the City of Madison, provides larger air carrier and passenger service and is approximately 1.5 hours from the Town.

7.3 Elderly, Disabled and Veteran Transportation

Sauk County offers several specialized transportation assistance programs for persons who are elderly, disabled or veterans within the Town of La Valle.

Persons who are elderly and disabled that are unable to transport themselves and who do not have family members or friends to drive them can take advantage of the Volunteer Driver Program by contacting the Sauk County Commission on Aging. This service is provided for medical, nutritional and personal business reasons. Individuals available for driving are encouraged to call.

Veterans in need of transportation assistance to a Veteran’s Hospital or Clinic should contact the Veterans Service Office.

7.4 Other Transportation Options

➤ Trucking

Trucking service is accommodated by the region’s transportation network. There are several privately owned trucking operations within this area that meet the needs of the residents. Area freight services include LBS Expediting Services, QTI, Skinner Transfer Company, DRM Properties, Mindemann Trucking, Inc. and Fever River Trucking, all located in the Reedsburg area.

➤ **Rail**

The Wisconsin and Southern rail line, a contractor of the Union Pacific Railway, serves the Town of La Valle via a connection in the City of Reedsburg. The rail line travels through the Cities of Baraboo and Madison and crosses the Wisconsin River in the Village of Merrimac. This is a Class 2 line rated for 25 mph service. Amtrak in Wisconsin Dells on the Canadian Pacific Railway provides passenger rail service to the area.

➤ **Bicycle and Recreational Trails**

The 400 Recreational Trail, which begins in downtown Reedsburg, stretches for 22 miles along the Baraboo River between Reedsburg and Elroy. The trail is part of a 117-mile trail system that includes the Elroy-Sparta Trail, the La Crosse River Trail, and the Great River Trail in west-central Wisconsin. The 400 Trail was built on an abandoned railroad grade with packed limestone screenings and planked surface bridges. The trail is maintained by the Wisconsin Department of Natural Resources and is managed by the Wildcat Mountain State Park office.



In 1990, the Wisconsin DNR created a management plan for the 400 Trail. The plan provides background information on the trail system including goals, annual objectives and additional benefits of the trail.

➤ **State of Wisconsin**

The State of Wisconsin provides for vanpooling opportunities with the requirement that at least two State employees are part of the pool. Once this criterion is met, any individual may become part of the vanpool.

7.5 Review of State, Regional and Other Applicable Plans

The following is a review of local, state and regional plans and studies relevant to the Town that may affect the overall transportation system. The Town of La Valle's transportation element incorporates these plans into the comprehensive plan in varying degrees to ensure an accurate reflection of the overall transportation system.

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

This plan provides a broad planning 'umbrella', including an overall vision and goals for transportation systems in Wisconsin for the next 25 years. The Plan recognizes U.S. Highway 12 as a 'Corridors 2020 Connector' route that is vital to the economic prosperity of the State. It also provides grant funding for local governments to develop transportation corridor management plans to deal with growth issues, State funding to assist small communities with transportation services for the elderly and disabled, and provides for a statewide assessment program for local road improvements.

➤ **LRIP: Local Roads Improvement Program (1991)**

One component of the LRIP is the Town Road Improvement Program (TRIP), which aids local town governmental units with improving seriously deteriorating town roads. A reimbursement program, TRIP pays up to 50% of total eligible costs and local governments provide the balance.

➤ **Wisconsin State Highway Plan (February, 2000)**

This plan focuses on the State Trunk Highway routes in Wisconsin (State Roads). Although the plan does not identify specific projects, it does set forth broad strategies and policies to improve the State's highway system. The plan also includes three main categories of emphasis: pavement and bridge preservation, traffic movement, and safety.

➤ **2006-2012 Sauk County Highway Improvement Plan**

The Highway Improvement Program for Sauk County identifies and prioritizes specific county road improvement projects for the next six years. There are no scheduled County or State Highway improvements scheduled in La Valle during this time frame.

➤ **Wisconsin Bicycle Transportation Plan 2020 (1998)**

The Wisconsin Bicycle Transportation Plan 2020 sets forth three initiatives for bicycle transportation in Wisconsin: 1) a plan for improving conditions of bicycling, 2) clarification of the Wisconsin Department of Transportation's role in bicycle transportation, and 3) establishes policies for further integrating bicycling into the current transportation system. The Department of Transportation State Bicycle Plan does not currently identify any Priority Routes in the Town of La Valle.

➤ **Wisconsin Pedestrian Policy Plan 2020 (March, 2002)**

This is a policy document created by the Wisconsin Department of Transportation that presents statewide and local measures to increase walking and promote pedestrian safety. The goals of the Plan are to increase the number and improve the quality of walking trips, reduce the number of pedestrian crashes and fatalities, and increase the availability of pedestrian planning and design guidance for state and local officials and citizens. The key State objective identified in the plan is to work with local governments and other interested stakeholders to increase accommodations for pedestrian travel to the extent possible along and across State highways. There are no recommendations specific to Sauk County.

7.6 Analysis of the Existing Transportation Systems and Plans

As previously described, the Town of La Valle's transportation system consists of primarily local and county roads. Responses from the Town survey indicated that La Valle's local and county roads are in good condition, and it appears that there were no major transportation-related issues in the Town at the time of the survey completion.



7.7 Transportation Goal, Objectives and Policies

Transportation Goal: Maintain the good condition of existing road networks and be prepared for future residential and commercial transportation needs. Provide for adequate emergency access to serve projected additional growth in the Town of La Valle.

Transportation Objectives/Policies:

TO-1 Identify future demand for road service on projected residential growth and potential commercial development.

- TP-1A Maximize the Town of La Valle's financial aid from the Wisconsin Department of Transportation for road, pedestrian, bike path, and bridge maintenance and improvements from programs such as General Transportation Aid (GTA), Local Roads Improvement Program, Transportation Enhancement (TE) Program and Transportation Economic Assistance (TEA) Program.
- TP-1B Collaborate with Sauk County and other emergency service providers to analyze and inventory emergency access issues town-wide, and to plan for future improvements.
- TP-1C Develop and adopt local standards and/or ordinances for locating and designing driveways to prevent unsafe and difficult traffic and emergency access situations. (See also HP-3A, HP-3B, HP-3C).
- TP-1D The Town of La Valle should continue to utilize the results of evaluations of roadway conditions, such as the bi-annual PASER rating of roadway conditions required by WisDOT, to establishing priorities and communicate those priorities and schedules for improvements to existing roads.
- TO-2 Identify alternative transportation opportunities.
- TP-2A Support additional transportation options for those without access to an automobile, including the elderly, disabled and children.
- TP-2B The Town of La Valle will explore options to implement the use of electric and other non-traditional vehicles for use around Lake Redstone and Dutch Hollow Lake.
- TO-3 Address safety concerns relative to the multi-use of roads.
- TP-3A Consider the placement of signs to indicate the prevalence of pedestrian/bike traffic along identified roads around Lake Redstone and Dutch Hollow Lake.

8.0 Purpose

As part of this planning process, the Town of La Valle has identified a desire to foster local independent business ventures as they relate to the service industry and tourism as well as everyday support businesses for residents. The Town has also recognized the importance of ensuring quality development that is not only attractive, but of a mix and location to attract consumers. This Chapter provides an overview of economic activity both in the Town and for Sauk County overall. It also provides a listing of local and state programs focused on economic development.

8.1 Area Employment and Economic Activity

An overall look at commuting patterns, regional employment and income characteristics, tourism economic impacts and agriculture economic impacts provides insight to the county's economic vitality.

➤ **Commuting Patterns**

In terms of commuting patterns, the 2000 Census indicates that 9% of La Valle residents work at home. It is assumed that the majority of these residents are involved in farming. For those who commute to their jobs, 77.60% drive alone while 12.6% carpool. The average commuting time to work is approximately 27.5 minutes.

➤ **Employment Characteristics in La Valle and Sauk County**

Sauk County provides many employment opportunities, as is reflected in the low unemployment rates, occupation type and major employers in the area.

According to the State of Wisconsin Department of Workforce Development (DWD), the Sauk County Annual Average Unemployment Rate for 2004 was 4.2%. Unemployment for Sauk County 2003 was 4.3%. The DWD does not break down employment trends for individual Towns, however the 2000 census identified that 26 persons (or 2.6% of the population) from the Town of La Valle were unemployed while 606 persons (or 62.6% of the population) were employed. The remaining 69 people (or 35.2%) either claim disability or are retired.

➤ **Area Economic Viability and Employment Opportunities**

The potential for economic opportunities within commuting distance of La Valle continues to improve. The City of Reedsburg is host to a number of Tax Increment Finance Districts (TIF) to facilitate the industrial tax base and high-end manufacturing jobs. The City has also established a Business Center Redevelopment District focused on promoting industrial development in the City's business Center. The agricultural, retail sales and services sectors of the economy are strong. Tourism is playing an increasing role in this area with the 400 Trail and historically maintained downtown area.

The major county employers provide diverse employment opportunities for residents of the Town of La Valle. *Tables E1 and E2* show the top 20 employers during 2002, divided into Manufacturers/Distributors and Non-Manufacturers. While most of the county is within commuting distance of La Valle, the major employment areas of Baraboo, Sauk Prairie, and Reedsburg are within the average commute time of 50 minutes from La Valle. Of the top 20 employers, the Baraboo area contains Baraboo Sysco Foods, Perry Judd's, Flambeau Plastic, Sauk County Government, Baraboo School System and St. Clare Hospital, together employing

3,627 persons. In the Sauk City-Prairie du Sac area, Milwaukee Valve, Sauk Prairie School District and Sauk Prairie Memorial Hospital together employ 1,250 persons. In the Spring Green area, Cardinal IG and Cardinal CG employ 1,061 persons. Of the top 20 in the Reedsburg area are Land’s End, Grede Foundries, Seats Inc., Gerber Products Plastics, and Reedsburg School Systems, together employing 3,061 persons. The Town of Delton has the Ho-Chunk Casino, Hotel and Convention Center with 1,375 employees and the Village of Lake Delton has the Kalahari Resort and Convention Center, Noah’s Ark and Wilderness Lodge together with 2,420 employees.

In addition to business opportunities outside of the Town, the Town does continue to provide a number of jobs in the agriculture industry.

Table E1: Sauk County Top 10 Manufacturers/Distributors by Employment

Employer	Product	Employees	Location
Lands' End	Clothing/Distribution & Telemarketing	1,100	Reedsburg
Grede Foundries, Inc.	Ductile Iron Castings	840	Reedsburg
Flambeau Plastic Co.	Plastics	650	Baraboo
Baraboo Sysco Foods	Wholesale Food Distribution	650	Baraboo
Perry Judd's, Inc.	Commercial Printing	675	Baraboo
Cardinal IG	Insulated Glass	630	Spring Green
Milwaukee Valve Co. – PDS Division	Brass Foundry	360	Prairie du Sac
Cardinal CG.	Coated Glass	431	Spring Green
Seat's Inc.	Seats	430	Reedsburg
Gerber Products Plastics	Baby Supplies	305	Reedsburg

Source: Sauk County Development Corporation, 2005

Table E2: Top 10 Sauk County Non-Manufacturers by Employment

Employer	Product	Employees	Location
Ho-Chunk Casino, Hotel & Convention Center	Gaming, Hotel, Convention Center	1,375	Town of Delton
Wilderness Lodge	Hotel/Resort	1200	Village of Lake Delton
Sauk County	Government	675	City of Baraboo
Kalahari Resort & Convention Center	Hotel/Resort/Convention Center	700	Village of Lake Delton
Baraboo School System	Education	504	City of Baraboo
Noah's Ark	Water Park	520	Village of Lake Delton
Sauk Prairie Memorial Hospital & Clinics	Health Care	465	Villages of Prairie du Sac/Sauk City
St. Clare Hospital	Health Care	473	City of Baraboo
Sauk Prairie School District	Education	425	Villages of Prairie du Sac/Sauk City
Reedsburg School System	Education	386	City of Reedsburg

Source: Sauk County Development Corporation, 2005

➤ **Area Income Comparison**

According to the Census, the median income for residents in La Valle was \$45,350.00. **Table E3 Regional Income Comparisons**, shows that compared to the neighboring Towns, the County and the State, only the Town of Sumpter has the same median income while the remaining neighboring towns had a higher median income.

Table E3: Regional Income Comparisons

Household Income in 1999	Income Distribution, Regional Comparison, 1999							
	La Valle	Village of La Valle	Woodland	Winfield	Reedsburg	Ironton	Sauk County	Wisconsin
Less than \$10,000	2.97%	10.66%	6.15%	4.37%	4.55%	6.90%	6.75%	3.54%
\$10,000 to \$14,999	5.10%	6.56%	9.84%	1.19%	6.31%	4.93%	5.80%	3.01%
\$15,000 to \$24,999	13.59%	12.30%	11.89%	6.75%	7.58%	16.26%	13.35%	9.14%
\$25,000 to \$34,999	10.62%	18.85%	14.75%	11.51%	9.09%	12.32%	13.80%	11.56%
\$35,000 to \$49,999	25.27%	18.03%	21.72%	26.98%	24.24%	20.20%	21.03%	18.67%
\$50,000 to \$74,999	20.81%	27.05%	21.31%	27.38%	24.24%	21.67%	23.16%	27.58%
\$75,000 to \$99,999	13.38%	3.28%	7.79%	9.52%	11.36%	9.85%	9.13%	14.09%
\$100,000 to \$149,999	4.03%	3.28%	4.92%	8.73%	8.33%	5.91%	4.71%	8.49%
\$150,000 to \$199,999	1.70%	0.00%	0.82%	1.19%	2.02%	0.99%	1.07%	1.94%
\$200,000 or more	2.55%	0.00%	0.82%	2.38%	2.53%	0.99%	1.21%	1.98%
Median Household Income	\$ 45,350.00	\$36,250.00	\$ 41,000.00	\$49,688.00	\$49,236.00	\$41,705.00	\$ 41,941.00	\$ 52,911.00

Source: US Census, 2000, DP-3

➤ **Agriculture Economic Activity**

The most recently compiled data for state agriculture economic characteristics is from 1997, and is broken down by county. This information is provided in Tables E4 and E5 as indicators of the important economic impact agriculture has on communities. Table E4 indicates that from 1992 to 1997, Sauk County farms increased the number of hired workers by 22.30%. The annual payment indicates that most are seasonal employees.

Table E4: Characteristics of Hired Farm Labor, Sauk County and the State of Wisconsin 1997

Characteristics of Hired Farm Labor by Wisconsin Counties, 1992 - 1997						
	Percent of farms with any hired labor	Number of hired farm workers	Change in hired farm workers net change 1992 - 1997	Change in hired farm workers, percent change 1992 - 1997	Hired farm worker payroll (dollars)	Average annual payment per worker (dollars)
Sauk County	35.40%	1,764	322	22.30%	\$9,195,000.00	\$5,213.00
State of Wisconsin	38.40%	96,482	-12,962	-11.80%	\$409,009,000.00	\$4,239.00

Source: USDA Census of Agriculture, Wisconsin County Agriculture Trends in the 1990's, Program on Agriculture Technology Studies, UW Madison, August 2001

Table E5: Farm Receipts, Capital, and Income, Sauk County vs. State of Wisconsin, 1997

Average Value of all Farmland and Buildings - 1997						
	Value of all farm receipts	Percent of receipts from Dairy sales	Per Farm	Per Acre	Average value of machinery and equipment per farm	Average net farm income per farm
Sauk County, 1997	\$121,224,000.00	50.00%	\$285,633.00	\$1,212.00	\$46,411.00	\$17,953.00
State of Wisconsin, 1997	\$5,579,861,000.00	49.20%	\$282,135.00	\$1,244.00	\$66,731.00	\$20,110.00

Percent of Farms by Value of Sales - 1997							
	Percent of farms with positive net income	Value of total government payments	Percent of farms receiving government payments	under \$10,000	\$10,000 to \$49,999	\$50,000 to \$99,999	\$100,000 Plus
Sauk County, 1997	48.10%	\$3,235,000.00	62.90%	39.10%	24.00%	12.30%	24.60%
State of Wisconsin, 1997	54.20%	\$137,274,000.00	56.30%	38.60%	23.90%	13.40%	22.70%

Source: Wisconsin County Agriculture Trend in the 1990's, UW Program on Agriculture Technology Studies, 2001

Table E5 Farm Receipts, Capital, and Income Sauk County vs. State of Wisconsin, 1997 shows that in Sauk County, half of all farm receipts (the gross market value of all agriculture products sold) came from dairy sales (sale of milk and milk products) during 1997. The average value of farmland

buildings and the value of machinery and equipment is based on market value. The fact that 63.10% of the farms have a sales value of less than \$50,000 per year indicates that many of the farms in Sauk County are relatively small, family-farm operations. Many of these farms depend on off-farm work or investments for their main source of income. Overall, economic development strategies for agriculture include looking at opportunities for diversification in products produced, producing for niche markets, direct marketing, agri-tourism and participating in grower cooperatives.

➤ **Tourism Economic Impact and Opportunity**

According to the 2006 Wisconsin Department of Revenue report on tourism, Sauk County is the second most popular tourism destination in the State, behind only Milwaukee County. The overall statewide economic impact of travelers is broken down in several ways. Direct impacts, the employee wages and taxes paid from establishments where travelers purchase goods or services, and indirect impacts, the money spent by these employees on goods and services in the area, add up to the total economic impact.

Looking at the traveler expenditures by category, more than half of the total expenditures are on shopping and recreation (including event and entertainment fees, wagering, sightseeing and cultural events) expenditures. Food expenditures represent 25% and lodging expenses represent 13% of the total estimated traveler expenditures. Six percent of Wisconsin traveler expenditures were on transportation within the State (Wisconsin Department of Tourism, 2002). Forty-six percent of traveler expenditures occurred in summer, 29% percent of expenditures were in the winter/spring season and 24% of expenditures were during the fall season.

Table E6 Travel Expenditures and Economic Impact, shows that the Wisconsin Department of Tourism estimated traveling expenditures at approximately \$947 million dollars during 2003, up \$883 million from 2002 for Sauk County. This expenditure supported 25,302 jobs.

Table E6: Travel Expenditures and Economic Impact

Travel Expenditures and Economic Impact							
	2002 Expenditures	2001 Expenditures	Percent Change	Full-Time Job Equivalents	Resident Income	State Revenues	Local Revenues
Sauk County	\$856,181,017	\$828,423,253	3.35%	24,532	\$530,631,384	\$66,666,331	\$65,527,817
State of WI	11,676,615,166	11,446,492,521	2.01%	323,759	\$6,602,720,000	\$1,077,135,000	\$777,910,000

Source: Wisconsin Department of Tourism, 2001 Note: This is the most current data provided by the Department of Tourism.

The northwestern portion of Sauk County has many opportunities for recreational based tourism. Some of the sites visited in or near the Town of La Valle include Lake Redstone and Dutch Hollow Lake for boating and fishing, the 400 Trail for biking in the summer and snowmobiling in the winter, and the Baraboo River for paddling opportunities. Private recreational opportunities include Club Chaparral, which includes a private campground and restaurant, and the La Valle Sportsman's Club, which includes a shooting range.

The Town of La Valle's proximity to so many tourism locations presents an opportunity to expand its economic base. The Town could focus on promoting its cottage industry businesses and low-impact tourism opportunities. However, it will be important to ensure that both cottage industries and low-impact tourism opportunities reflect and protect the Town's history, natural resources and current

residents. The Town should encourage the formation of a unique niche market for tourism, and prohibit business development similar to that in Wisconsin Dells and other large-scale tourism areas.

8.2 Local Employment and Economic Activity

The Town of La Valle and Sauk County provide many local employment opportunities as is reflected in the education levels, labor force and occupation characteristics of La Valle.

➤ **Education, Income Levels and Employment Activity**

Table E7 Educational Attainment, La Valle shows that the percentage of La Valle residents with a high school diploma increased by 13.3% during 1990 and 2000, a little more than the rate of Sauk County at 8.8%. The percentages of those with a Bachelor’s Degree increased for both La Valle and Sauk County from 1990 to 2000 by roughly 5.0%.

Table E7 Educational Attainment

Educational Attainment, 1990-2000				
	High School Diploma, La Valle	Bachelors Degree or Higher, La Valle	High School Diploma, Sauk County	Bachelors Degree or Higher, Sauk County
1990	72.5%	11.8%	74.7%	12.9%
2000	85.8%	15.0%	83.5%	17.6%

Source: U.S. Census 1990-2000

➤ **Income Levels**

As detailed in the Housing Chapter, of the 471 households in La Valle, 119, (25.27%) were in the \$35,000 to \$49,999 income bracket. Another 98 (20.8%) of the households were in the \$50,000 to \$74,999 income bracket. This is compared to Sauk County, with 21.03% of the households in the \$35,000 to \$49,999 income bracket and 23.16% of the households in the \$50,000 to \$74,999 income bracket.

Another tool in the assessment of income distribution is the comparison of the median household income with the average household income for a particular year. A median value represents the middle value in an ordered list of data values. It divides the values into two equal parts with one half of the values falling below the median and one half falling above the median. An average value is found by dividing a sum of values by its total number of values. Average household income is calculated by dividing aggregate household income by the number of households in a given geographic area for a given year. Aggregate household income is the sum of the incomes of a sample of households in a given geographic area.

Table E8 Distribution of Household Income, 1999 shows that in 1999, the median household income for the Town of La Valle was \$45,350 while the average household income was \$52,684. The ratio of the average to the median income is 1.16. As a comparison, the Town of Reedsburg’s median household income is \$49,326, the Town of Woodland’s is \$41,000, the Town of Ironton’s is \$41,705 and the Town of Winfield’s is at \$49,688.

Table E8: Distribution of Household Income, 1999

Distribution of Household Income, 1999	% of Households	% of Households	% of Households
	Town of La Valle	Sauk County	Wisconsin
Less than \$10,000	3.0%	6.7%	3.5%
\$10,000 to \$14,999	5.1%	5.8%	3.0%
\$15,000 to \$24,999	13.6%	13.4%	9.1%
\$25,000 to \$34,999	10.6%	13.8%	11.6%
\$35,000 to \$49,999	25.3%	21.0%	18.7%
\$50,000 to \$74,999	20.8%	23.2%	27.6%
\$75,000 to \$99,999	13.4%	9.1%	14.1%
\$100,000 to \$149,999	4.0%	4.7%	8.5%
\$150,000 to \$199,999	1.7%	1.1%	1.9%
\$200,000 or more	2.5%	1.2%	2.0%
Median Household Income	\$45,350	\$41,941	\$43,791
No. of Households	471	21,647	2,086,304
Aggregate Household Income	\$26,397,300	\$1,076,409,500	\$112,374,261,000
Avg. Household Income	\$52,684	\$49,726	\$53,863
Ratio of mean to median HH Income	1.16	1.19	1.23

Source: US Census 2000

From 1990 to 2000, both Sauk County and the State of Wisconsin saw the ratio of average income to median income increase slightly, the County from 1.17 to 1.19, the State from 1.19 to 1.23. This implies that the number of values on the upper end of the spectrum has increased slightly during the past decade.

➤ **Employment**

Table E9 Labor Force and Employment shows that, of the 974 persons in La Valle during 2000, 632 persons age 16 or older are in the labor force, and an additional 342 persons age 16 or older are not in the labor force. Of those in the labor force, 26, or 2.6%, are unemployed. This is close to the unemployment rate for Sauk County of 3.0%, according to the 2000 Census.

Table E9: Labor Force and Employment

Category	Employment, 2000	
	Town of LaValle, 2000	Sauk County, 2000
Population 16 years and over	974	42,480
In labor force	632	30,395
Civilian labor force	632	30,374
Employed	606	29,108
Unemployed	26	1,266
Armed Forces	0	21
Not in Labor Force	342	12,085
Unemployment Rate	4.1%	4.2%

Source: U.S. Census, 2000, P-3

Forecasting future employment and available labor helps a community understand the age and gender make-up of their future workforce (people between the ages of 15 and 64), the size of the future work force and how it will affect the overall population and the demand on certain future jobs in the community. A future workforce profile also assists a Town in planning for desired future levels and types of employment within the economy on an area. Typically, a workforce projection is based upon an analysis of the age group distribution and the change in population over time. However, it is difficult to complete these projections for the Town of La Valle due to insufficient Census data on future age distribution at the town level. One way to assess the future labor force is to consider

possible future age group distribution in the Town of La Valle based on data for age group trends in Sauk County from 2000 to 2020. This assumes that the Town of La Valle will experience changes in age group categories parallel to those occurring in Sauk County. **Table E10 Labor Force Change by Age Group in Sauk County, 2000-2020** and **Chart E11 Sauk County Labor Force Trends by Age 2000-2020** show the age group data forecast for the Sauk County labor force. In looking at **Table E10**, notable trends include the older age groups (55-61, 62-69 and 70+) showing the greatest amount of increase and the 35-54 age group, the age group in their prime earning years, showing the least change (1%). According to **Table E10**, the age group 62-69 grows the most, exhibiting a 106% increase (or 1,482 people). From 2000 to 2020, the age group 55-61 increases by 86% (or 2,481 people) and the age group 70+ increase by 29% (or 1,644 people).

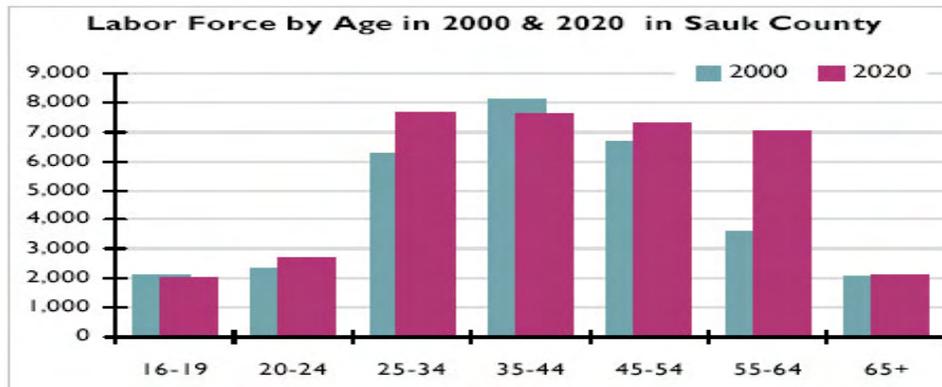
Table E10: Labor Force Change by Age Group in Sauk County, 2000-2020

Forecasted Labor Force by Age Group in Sauk County, 2000-2020										
Age Groups	2000	2005	2010	2015	2020		Forecasted Labor Force Change from 2000-2020 (number of persons)	Forecasted Labor Force Change from 2000-2020 (percent)	Projected Population Change from 2000-2020 (number of persons)	Projected Population Change from 2000-2020 (percent)
16-19	2,122	2,314	2,112	2,015	2,025		-97	-5%	-140	-4%
20-24	2,346	2,922	3,167	2,863	2,719		373	16%	434	16%
25-34	6,261	6,134	6,803	7,758	7,671		1,411	23%	1,599	23%
35-54	14,746	15,545	15,552	14,942	14,940		194	1%	216	1%
55-61	2,870	3,677	4,527	5,179	5,351		2,481	86%	3,124	86%
62-69	1,398	1,570	1,970	2,469	2,880		1,482	106%	3,526	105%
70+	748	751	763	824	965		217	29%	1,644	27%
Total, 16 and Over	30,491	32,914	34,894	36,049	36,551		6,060	20%	10,403	24%

Source: Eric Grosso, State Labor Market Economist, WI Department of Workforce Development

Chart E11 clarifies that within the 35-54 age group, those 35 to 44 will decrease and those 45 to 54 will increase over the next twenty years within the county. It also emphasizes the large increase in the older population 55-64.

Chart E11: Sauk County Labor Force Trends by Age 2000-2020



Source: Sauk County Workforce Profile, www.dwd.state.wi.us/lmi/cp_pdf/S111cpw.pdf

Table E10 also demonstrates general workforce trends. Overall, the workforce in Sauk County is expected to increase by 20% or 6,060 people from 2000 to 2020. In comparing this number to the overall projected population increase of 10,403 people, it is evident that about 60% of the new population will be part of the labor force. This is a lower participation rate than that recorded by the Bureau of Labor Statistics for all workforce participation in Sauk County: 86.5%. It is also evident

in **Table E10** that the population 16 and older in Sauk County is expected to grow 4% faster than the labor force of people 16 and older. However, when compared to the State of Wisconsin labor force projections by age group (shown in **Table E12 Forecasted Labor Force by Age Group in Wisconsin, 2000-2020**), it is evident that Sauk County shows less of a gap (4%) between expected population growth and expected labor force participation than the State of Wisconsin (6%) and that the labor force in Sauk County is projected to grow more quickly than the state labor force (20% vs 11%).

Table E12: Forecasted Labor Force by Age Group in Wisconsin, 2000-2020

Forecasted Labor Force by Age Group in Wisconsin, 2000-2020										
Age Group	2000	2005	2010	2015	2020		Forecasted Labor Force Change from 2000-2020 (numeric)	Forecasted Labor Force Change from 2000-2020 (percent)	Projected Population Change from 2000-2020 (numeric)	Projected Population Change from 2000-2020 (percent)
16-19	204,474	209,459	205,313	190,368	193,314		-11,160	-5%	-17,822	-5%
20-24	291,507	327,964	335,817	328,731	304,855		13,349	5%	16,360	5%
25-34	600,925	590,998	644,596	689,271	689,754		88,829	15%	103,995	15%
35-54	1,386,418	1,429,481	1,392,374	1,332,601	1,312,861		-73,556	-5%	-86,884	-5%
55-61	236,733	299,752	361,141	405,905	417,308		180,575	76%	254,493	76%
62-69	101,251	111,407	137,344	170,602	196,085		94,834	94%	283,480	93%
70+	49,489	50,502	51,952	56,215	66,101		16,612	34%	158,573	30%
Total, 16 and Over	2,870,797	3,019,563	3,128,535	3,173,693	3,180,278		309,481	11%	712,195	17%

Source: Eric Grosso, State Labor Market Economist, WI Department of Workforce Development

While assessing the types of employment opportunities in the Town of La Valle **Table E13 Employment by Occupation, Town of La Valle** shows that agriculture, once a major occupation, has now been surpassed by the manufacturing industry as the major employer. Other occupations remained relatively constant, with the exception of the arts, entertainment, recreation and food industry segment, which jumped from zero employed to forty-two. **Chart E14 Major Employment Sectors, Town of La Valle** graphically shows the major employment arenas in the Town while **Table E15 Employment by Occupation, Sauk County** provides a comparison to the region.

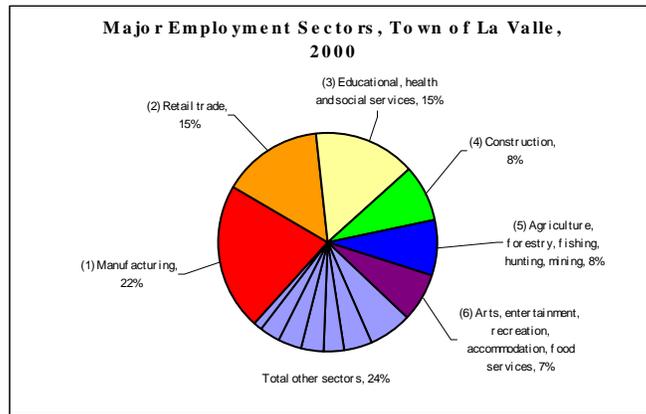
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Table E13: Employment by Occupation, Town of La Valle

Town of La Valle, Employment by Industry, 1990-2000						
Industry	Town of La Valle, 1990	Town of La Valle 1990, Percent of Employed Population	Town of La Valle, 2000	Town of La Valle 2000, Percent of Employed Population	Change in number of employees per industry, 1990-2000	Change in percent employment per industry, 1990-2000
Agriculture, Forestry, Fishing and Hunting, and Mining	97	21.9%	49	8.1%	-48	-13.8%
Construction	20	4.5%	51	8.4%	31	3.9%
Manufacturing	121	27.3%	135	22.3%	14	-5.0%
Wholesale trade	14	3.2%	18	3.0%	4	-0.2%
Retail trade	73	16.5%	93	15.3%	20	-1.1%
Transportation and warehousing, and utilities	20	4.5%	39	6.4%	19	1.9%
Information	0	0.0%	20	3.3%	20	3.3%
Finance, insurance, real estate, and rental and leasing	15	3.4%	20	3.3%	5	-0.1%
Professional, scientific, management, administrative, and waste management services	11	2.5%	20	3.3%	9	0.8%
Educational, health and social services	52	11.7%	90	14.9%	38	3.1%
Arts, entertainment, recreation, accommodation and food services	0	0.0%	42	6.9%	42	6.9%
Other services (except public Administration)	11	2.5%	7	1.2%	-4	-1.3%
Public Administration	9	2.0%	22	3.6%	13	1.6%
Industry Total	443	100.0%	606	100.0%	163	0.0%

Source: US Census 1990, 2000. Note: U.S. Census 1990 Occupation classes are grouped differently. The 1990 data are grouped together as best as able for comparison to the U.S. Census 2000.

Chart E14 Major Employment Sectors, Town of La Valle



Source: U.S. Census 2000

Table E15: Employment by Occupation, Sauk County

Sauk County, Employment by Industry, 1990-2000						
Industry	Sauk County 1990	Sauk County 1990 Percent of Employed Population	Sauk County, 2000	Sauk County 2000, Percent of Employed Population	Change in number of employees per industry, 1990-2000	Change in percent employment per industry, 1990-2000
Agriculture, Forestry, Fishing and Hunting, and Mining	2,458	10.7%	1,557	5.3%	-901	-5.3%
Construction	1,751	7.6%	2,282	7.8%	531	0.2%
Manufacturing	5,528	24.0%	5,554	19.1%	26	-5.0%
Wholesale trade	888	3.9%	935	3.2%	47	-0.7%
Retail trade	3,757	16.3%	3,843	13.2%	86	-3.1%
Transportation and warehousing, and utilities	865	3.8%	1,150	4.0%	285	0.2%
Information	268	1.2%	425	1.5%	157	0.3%
Finance, insurance, real estate, and rental and leasing	945	4.1%	1,255	4.3%	310	0.2%
Professional, scientific, management, administrative, and waste management services	1,381	6.0%	1,521	5.2%	140	-0.8%
Educational, health and social services	3,105	13.5%	5,130	17.6%	2,025	4.1%
Arts, entertainment, recreation, accommodation and food services	242	1.1%	3,525	12.1%	3,283	11.1%
other services (except public Administration)	1,144	5.0%	915	3.1%	-229	-1.8%
Public Administration	655	2.8%	1,016	3.5%	361	0.6%
Industry Total	22,987	100.0%	29,108	100.0%	6,121	0.0%

Source: US Census 1990, 2000 Note: U.S. Census 1990 Occupation classes are grouped differently. The 1990 data are grouped together as best as able for comparison to the U.S. Census 2000.

➤ **Commuting Patterns**

Commuting patterns in rural areas are typically reflective of both the number of on-site agriculture operations as well as numbers of rural residential homes not related to agriculture activities. Although the Town of La Valle has not added many homes in the last 20 years, the number of farms have substantially declined. This decline could account for the increase in commuters driving alone and the decrease in those working at home (i.e., on-site agriculture operations).

The number of residents who commute alone increased from 71.8% in 1990 to 77.6% in 2000, and the number of residents who work at home or who no longer carpool decreased by proportionally by 9%.

Table E16: Commuting Patterns

Commuting Patterns	La Valle 1990	Percent La Valle, 1990	Sauk County 1990	Percent Sauk County, 1990	La Valle 2000	Percent La Valle, 2000	Sauk County 2000	Percent Sauk County, 2000
Drove Alone	336	71.8%	16,004	70.4%	456	77.6%	22,213	77.4%
Carpooled	44	9.4%	2,952	13.0%	74	12.6%	3,196	11.1%
Public Transportation	0	0.0%	87	0.4%	0	0.0%	139	0.5%
Walked or Worked at Home	86	0.0%	3,498	15.4%	55	9.4%	2,916	10.2%
Other Means	2	0.4%	185	0.8%	3	0.5%	230	0.8%
Total	468	81.6%	22,726	100.0%	588	100.0%	28,694	100.0%
Average Travel Time (minutes)	N/A		N/A		27.5		20.3	

Source: U.S. Census 1990-2000

Note: The category "walked" and "work at home" are combined in the U.S. Census 1990 data.

➤ Local Employment Opportunities



Within the Town of La Valle several small businesses exist. These include: Club Chapparal, a camping and dining facility, located in the northwest part of the Town on State Road 33. Club 33, a local bar, located in the southeast on State Road 33. North End Restaurant located in Lake Redstone. Hartje Lumber, a lumber and home builder materials center, located at the intersection of State Road 33 and Schuette Road, Hartje Farm & Home Center and Hartje Tire includes automotive repair and maintenance, implement

sales and service, hardware and a gas station, located north of the Village of La Valle on State Road 33. Other businesses include: Redstone Emergency Vehicle Services which specializes in emergency vehicle repair, Four Season Sports Center, Knutson Motors which sells used cars, Lake Redstone Realty, Middlestead Sports & Marine, Town & County Nursery, and R&D Lawn & Home Care Service.

8.3 Opportunities to Attract and Retain Business

As stated earlier, it will be important for La Valle to foster cottage industries and low-impact tourism opportunities that both reflect and protect the Town's history, natural resources and current residents. The Town should encourage the formation of a unique niche market for tourism, and prohibit business development similar to that in Wisconsin Dells and other large-scale tourism areas.

An *Economic Development Advisory Committee* will function to promote the inception and retention of businesses in the La Valle area. It is intended that this Committee be composed of officials from both the Village and Town to decide upon and promote economic development on a town-wide basis. Economic development themes could also be considered to ensure that the La Valle area 'stands out' from other area communities.

8.4 Other Programs and Partnerships

➤ Sauk County Development Corporation

Sauk County Development Corporation's mission is to promote and retain the diverse economic vitality of Sauk County and its individual communities.

➤ Wisconsin Department of Commerce

Provides a broad range of financial resources to help businesses and communities undertake economic development. These programs include:

- **Community Development Block Grant (CDBG) – Economic Development Program**
Provides grants to communities to promote local job creation and retention.
- **CDBG – Public Facilities** helps eligible local governments upgrade community facilities, infrastructure, and utilities to benefit lot to moderate income residents
- **Rural Economic Development Program** offers low-interest loans for businesses with fewer than 25 employees.

- **US Small Business Administration (SBA)** provided loan guarantees that are used in conjunction with bank financing to improve loan terms.
- **Wisconsin Housing and Economic Development Authority (WHEDA)** a program that buys down commercial interest rates, enabling Wisconsin lenders to offer short-term, below-market rate loans to small, minority- or women-owned businesses.
- **Industrial Revenue Bonds (IRBs)** are municipal bonds whose proceeds are loaned to private persons or to businesses to finance capital investment projects. All Wisconsin municipalities – cities, villages, and towns are authorized to issue IRBs.
- **Major Economic Development Program (MED)** is designed to provide financial assistance for Wisconsin business startup or expansions.
- **Customized Labor Training Program (CLT)** encourages businesses to invest in the retooling and upgrading of equipment in order to increase the productivity of its labor force by providing a grant of up to 50% of the cost of a workforce training program.
- **Technology Development Fund Program (TDF)** is designed to provide assistance to businesses embarking on technical research projects aimed at developing new products or processes, or improving existing products or processes.
- **Forward Wisconsin** is a non-profit economic development-marketing corporation for the State of Wisconsin. This organization creates marketing strategies aimed at luring businesses and industry from other states within the United States and other countries throughout the world to improve the corporate climate in Wisconsin. The organization assists in locating companies throughout the State, based on those companies' needs. Assistance is available to aid with community development projects and marketing.
- **Agriculture Development Zone (South-Central)** is a new agricultural economic development program in the State of Wisconsin which provides tax credits to farm operators and business owners who make new investments in agricultural operations. These tax incentives are offered for three basic categories of investment including job creation, environmental remediation, or capital investments in technology/new equipment. This program is administered by the Wisconsin Department of Commerce.

8.5 Environmentally Contaminated Sites

The Comprehensive Planning Legislation 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 Town of LaValle does not have any open sites. Site 09-57-293909, an underground storage tank leak has since been closed with no action required. The use at this location is commercial and future use is planned as commercial.

DNR Definitions:

- **Brownfields,** The DNR identifies brownfields as abandoned or underutilized commercial or industrial properties where expansion or redevelopment is hindered by real or perceived contamination
- **Open:** Spills, LUST, ERP, VPLE and abandoned container activities in need of clean up or where cleanup is still underway. Not applicable to activity types of “General Property” and “No Action Required by RR Program.
- **Closed:** Activities where investigation and cleanup of the contamination has been completed and the state has approved all cleanup actions. Not applicable to activity types of “General Property” and “No Action Required by RR Program.
- **Historic:** Spills where cleanups may have been completed prior to 1996 and no end date is shown. Spill activities in this category show Historic status. Please contact regional spills coordinator (WDNR) if you need more information.
- **NAR:** No action required by RR Program, There was or may have been a discharge to the environment and based on known information, DNR has determined that the responsible party does not need to undertake an investigation or cleanup in response to that discharge. NAR activities in BRRTS have an activity number prefix of 09.
- **Leaking Underground Storage Tank (LUST)** A LUST site has contaminated soil and/or groundwater with petroleum, which includes toxic and cancer causing substances. However, given time, petroleum contamination naturally breaks down in the environment (biodegradation) Some LUST sites may emit potentially explosive vapors. LUST activities in BRRTS have an activity number prefix of ‘03’

8.6 Economic Development Goal, Objectives and Policies

Economic Development Goal: Maintain and enhance the Town of La Valle’s quality of life and economic stability by promoting its small town atmosphere and business development that serves the Town’s population and supports its visitors and tourists.

Economic Development Objectives/Policies:

EDO-1 Utilize the existing resources of knowledge and experience present in the Town’s population to help guide the Town of La Valle’s development.

EDP-1A Establish an Economic Development Advisory Committee to the Town Board to help businesses and residents identify small business start-up funding and other community development opportunities

EDO-2 Encourage economic and small business development, especially locally owned “mom and pop” business operations.

EDP-2A Utilize the Economic Development Advisory Committee to the Town Board to help businesses and residents identify small business start-up funding and other community development opportunities.

-
- EDP-2B The Economic Development Advisory Committee will develop strategies such as the establishment of a town theme or town-wide way-finding system to attract hi-tech and clean light manufacturing industries, e.g. research facilities and small business/communications incubator serving start-up business operations, to support the area's population and maintain its quality of life.
- EDP-2C The Economic Development Advisory Committee will work with the Sauk County Development Corporation to develop economic development strategies and as a resource to promote the Town of La Valle as a destination for businesses described under EDP-2B.
- EDP-2D The Economic Development Advisory Committee in conjunction with the Town of La Valle will work with the proposed, 'local economic development promotion entity' being proposed by the Village of La Valle whose function is to promote existing La Valle businesses and attract new business development to the Village. It is intended that both entities work together to promote the Village of La Valle and greater La Valle area for business development.
- EDO-3 Improve communication with residents to obtain their input on local economic and quality of life issues and promote the area for future commercial development and work cooperatively with the Village of La Valle.
- EDP-3A The Economic Development Advisory Committee will consider the use of a Town website as a means to promote the town economically to new businesses and enable residents to learn about and respond to proposed business ideas for the Town.
- EDP-3B Utilize *Map 11-6 Land Use Districts* to determine appropriate locations for future commercial/business development. Areas designated as Private Recreation, Commercial or Light Commercial are identified as areas within the Town of La Valle where commercial development may be considered.
- EDP-3C Assure adequate childcare facilities either through establish facilities located in the Reedsburg area or through home-based childcare services.
- EDO-4 Protect the Town's natural resources as new development is approved. Maintain the Town's capacity to handle both new growth and retain the current quality of life.
- EDP-4A The Town of La Valle will seek opportunities to develop recreational facilities and services that complement the Town's exceptional recreational attributes, especially Lake Redstone and Dutch Hollow Lake and the 400 Trail. See also NRP-1B and NRP-2B
- EDP-4B The Town should consider requiring an impact assessment fee related to infrastructure needs and community service needs for new commercial development.
- EDO-5 Maintain the basic infrastructure and community facilities to support growth and protect the quality of life.
- EDP-5A Work with the Reedsburg, Weston and Wonewoc school districts, MATC Reedsburg campus, UW-Baraboo and UW-Richland Center to encourage educational and training opportunities.

EDO-6 Encourage the maintenance and development of cottage industries, farming and farm related businesses, which complement the agrarian and rural character.

EDP-6A The Economic Development Advisory Committee will promote and recruit tourism, the maintenance and development of cottage industries, farming and farm related businesses and compatible commercial businesses in the Town. Periodically include opportunities and program descriptions in the Town newsletter or website.

EDP-6B The Town will work with Sauk County to develop new zoning options which will allow for innovative opportunities for economic development related to agriculture and recreation so as to negate the need to rezone, but rather incorporate a system of special exception or conditional uses under the predominate zoning district.

EDO-7 Ensure that new businesses reflect the natural and cultural character of the Town of La Valle.

EDO-7A The Town should develop and adopt design criteria for businesses to address landscaping aesthetics, scale of buildings to their surroundings, lighting, noise, parking, access (vehicular and pedestrian) and open space requirements.

9.0 Purpose

The Town of La Valle's landscape features a blend of wetlands, woodlands, agricultural fields, rivers and streams, and two lakes. This landscape provides numerous with recreational opportunities including a biking/hiking/snowmobiling recreational trail traversing the town, canoeing and kayaking on the Baraboo River, a campground, and lake-related activities such as fishing, boating and swimming. Public participation efforts reveal that preserving these natural features and low impact recreational land uses is critical to maintaining the desired lifestyle of current residents. Additionally, public input has emphasized that water quality protection and improvement is crucial and should be considered a key planning issue. This section of La Valle's plan highlights these and other important natural resource issues in the Town and provides a platform for the establishment and implementation of programs that ensure water quality protection and build on recreational opportunities.



9.1 General Soils Information

Soil suitability is a key factor in determining the best and most cost-effective locations for new development. Problems that limit development and the placement of Private On-Site Wastewater Treatment Systems (septic systems) on certain soils may include poor drainage, erosion, steep slopes or high water tables. Soil suitability is also a key factor in determining agricultural productivity and suitability. La Valle is dominated by three major soil types: LaFarge-Norden-Gale series, Ettrick-Fluvaquents series, and Briggsville-Mosel-Colwood series. General soils information can also be noted on *Map 9-2 General Soils Map*.

- **La Farge-Norden-Gale series** soils are distributed evenly throughout the town's uplands. The spoils in this series are typically are well-drained, moderately permeable soils on unglaciated sandstone uplands. These soils are primarily under agricultural cultivation, and where slopes exceed 10%, these soils support a mix of deciduous upland forests. This soil is generally not suited to septic tank absorption fields due to a shallow bedrock layer, however new septic technologies can be used.
- **Ettrick-Fluvaquents series** soils are located primarily along the Baraboo and Little Baraboo Rivers. These soils are nearly level, poorly drained and are often associated with floodplains, drainageways and low stream terraces. In most areas the soils are subject to ponding during wet periods and after heavy rains. Permeability is low in this soil while the available water capacity is high. Unless drained, this soil has a water table within one foot of the surface during much of the year. If drained, this soil is suited to crop production, however excess surface water must be drained rapidly. Because of the high water table, undrained areas of this soil are not suitable for most forage species and are typically overtaken by reed canary grass. This soil is poorly suited to trees, and is also poorly suited to building and septic tank absorption fields because of the high water table and frequent flooding.
- **Briggsville-Mosel-Colwood series** soils are primarily located in the northwest part of the Town north of the Baraboo River and south of State Road 33. These soils consist of well drained to poorly drained soils, in nearly level to gently sloping areas. Permeability is moderately low with a high available water capacity. Septic suitability is moderate and the soils are primarily under agricultural production.

9.2 Topography and Slope

The topography in the Town of La Valle is unique in that the southeastern one-third of the town was affected by glaciers, as evidenced by rolling farm fields and a notable lack of rock outcroppings, while the northern and western parts of the town show no evidence of glacial disturbance. This unglaciated area is a landscape deeply cut by ancient streams into narrow, twisting valleys and several hundred million-year-old ridges. The name La Valle is a French word meaning “the valley”.

The best evidence of this glacial divide is prominent in a few locations. The first is at the entrance to the Village of La Valle, traveling west on State Road 33, where rock outcrops suddenly appear. Just north of the Village, Hemlock County Park provides an example of an ancient hemlock forest growing out of rock faces. Finally, the land surrounding Lake Redstone changes dramatically from north to south. The northern part of the region contains steep quartzite and sandstone rock outcrops, while the topography of the southern portion is characteristic of the rolling hills found in the southeast (glaciated) part of the Town.

Close examination of topography is necessary to determine areas where development should be avoided and where potential geological or hydrological constraints may exist. Soil type determines the placement of building foundations, water well and septic systems.

9.3 Environmentally Sensitive and Significant Resources

The Town of La Valle has identified environmentally sensitive areas as areas of land having slopes greater than 12%, lands along the Baraboo River, surface waters, floodplains, wetlands, hydric soils, groundwater recharge areas (zones of contribution to municipal wells), and areas that contribute water recharge to Lake Redstone and Dutch Hollow Lake. The Town has further recognized that any land use proposed will have an impact on these areas and should be minimized as much as possible utilizing a combination of site evaluations by the Town’s Plan Commission as well as the objectives and policies in this Plan. *Map 9-1x Environmentally Sensitive Areas* shows the location of the aforementioned components of this subsection with the exception of floodplain, which is shown on *Map 9-2 General Floodplain Areas*.

➤ Woodlands

A portion of La Valle is covered by forest. Much of this forest is located along the Baraboo River and on slopes that are generally greater than 10%. This woodland pattern results from historical agricultural land uses that avoided land types that are difficult to place under cultivation. Riparian woodland areas are primarily composed of silver maple, aspen and box elder, while upland forests are primarily composed of red and black oak, hickory and a mixture of upland hardwood forests. These woodlands have been identified as important features that add to the Town’s rural character.



➤ Rare Species Occurrences

The Wisconsin DNR’s Natural Heritage Inventory program maintains information on the general location and status of rare, threatened or endangered plant and animal species. As of April 2004, there were 5 documented occurrences of rare or threatened species in the Town of La Valle. These

include two birds, two fish and 1 plant. *Map 9-1 Environmentally Sensitive Areas* shows general areas in La Valle that were identified as containing rare plant or animal species.

➤ **Significant Natural Areas and Resources**



There are a number of significant natural areas and resources in the Town of La Valle. The plan calls attention to these natural areas, which, by their nature, connect the present day Town to the landscape that once dominated the area. This material, in part, is from the Natural Area Inventory of Sauk County Wisconsin, 1976, by William E. Tans, Botanist and Kenneth I. Lange, Naturalist. Locations of each are noted on *Map 6-3 Community and Cultural Resources*.

- The Baraboo River Cliffs are located in the S ½, SW ¼ of Section 16 through Section 20 and including Hemlock Park. This area includes a 2-mile section of vertical Cambrian sandstone cliffs facing north and east. These areas are partially wooded with hemlock, yellow birch and pines. Numerous cliff-dwelling plants, some endemic to Wisconsin's driftless area, have been observed. These cliffs support at least one endangered plant species.
- The Lake Redstone Cliffs are located in the West ¼ of Section 12 west of Lake Redstone and in the SE ¼ of Section 2. This area encompasses approximately 700 feet of vertical sandstone cliffs along Lake Redstone with a hemlock and white pine forest cover. Early historical accounts classified this area as a pinery.
- The Red and White Pine Relics are located in the W ½, SW ¼ and the NW ¼, SE ¼ of Section 5. This area includes a pine relic on sandstone rock outcrops with a south, west and east exposure.
- Scenic Gorge is located in the SE ¼ of Section 24. This is a one-half mile long gorge feeding into the Baraboo River. The gorge includes a red and white pine forest.
- Murray's Bluff is located in the SE ¼, SE ¼ of Section 7 and SW ¼, SW ¼ of Section 8. This area includes the best example of sandstone cliffs along the Baraboo River. The cliffs are wooded with hemlock, yellow birch and red, white and jack pines. Slopes at the base of the cliffs are rich in spring flora and contain seepages. There are remnant prairies on the cliff summit.
- Buckwheat Valley Lowland Forest is located in the SW ¼ of Section 8 east of the Baraboo River and the NE ¼ of Section 17 south of the River and also in the W ½, NW ½ of Section 16 south and west of the River. This is a good example of a floodplain hardwood forest along the Baraboo River. The forest cover includes silver maple, ash and elm, with a representative understory of herbs. This is comparable to woods along the south boundary of Sauk County along the Wisconsin River.

➤ **Drainage Basins**

The Town of LaValle is located entirely in the Wisconsin River Basin, which drains approximately 4,940 square miles of south central and southwestern Wisconsin and is located within the Baraboo River watershed. There are two distinct watersheds that drain into Dutch Hollow Lake and Lake Redstone, which can be located on *Map 9-5 Watershed Boundaries*. These boundaries can serve as a starting point for identifying non-point sources of pollution in each of the lake systems.

➤ **Floodplains**

The Federal Emergency Management Agency (FEMA) designates floodplain areas. These general floodplain delineations represent the areas adjacent to navigable waters potentially subject to a 100-year flood event (1% chance of occurring in any year). All areas subject to flooding are not necessarily reflected in mapped floodplains. The State requires County regulation of development in floodplains. Development is strongly discouraged in floodplains, to avoid both upstream and downstream property damage as well as reduced governmental costs in relation to disaster relief. Floodplain areas in the La Valle are located along the Baraboo River. The FEMA maps should be referenced for official delineation and elevations of floodplain boundaries. General Floodplain boundaries can be noted on *Map 9-3 General Floodplain Areas*. Recently a Dam Breach Analysis was performed on the Dutch Hollow Dam. This analysis determined lands that would be affected should the dam fail with flooding potentials of 2 feet or more of water. Floodplain building restrictions apply to the Dam Breach Area. *Map 9-3 General Floodplain Areas* shows the location of the Dutch Hollow Dam and affected lands should the dam fail.

➤ **Wetlands**

Wetland areas are important for aquifer recharge, flood control, groundwater and surface water quality improvement, and wildlife habitat. The majority of the Town's wetlands are associated with the Baraboo River and Little Baraboo River. The greatest threat to these wetlands has been drainage for agricultural purposes.

All known wetland areas over 2 acres in size have been mapped and can be referenced on *Map 9-1 Environmentally Sensitive Areas*.

➤ **Groundwater Resources**

As in most of Sauk County, groundwater remains the major source of fresh water. In La Valle, groundwater is supplied by the sandstone and dolomite aquifer prevalent in western Sauk County. This yields a reliable average of 400-500 gallons per minute.

The Town of La Valle is the host watershed for all of the Village of La Valle's municipal water supply as identified by the zones of contribution on *Map 9-1 Environmentally Sensitive Areas*. The zones of contribution are identified areas where rainwater that falls to the surface will become groundwater and part of a community's potable water supply. The zones of contribution have been broken down into 5, 50 and 100-year time frames. This timeframe indicates that when rainwater falls to the surface and becomes groundwater, it will be subsequently be utilized by the Village of La Valle. Identifying zones of contribution is the precursor to the establishment of a wellhead protection program. Well head protection aims to encourage or require compatible land uses in the zones of contribution areas to protect contaminates from entering the public water supply and to also ensure continued quantities of water.

The 5-year zone of contribution is located within the corporate limits of the Village of La Valle north and west of State Rod 33/58. The 50-year zone of contribution extends $\frac{3}{4}$ miles to the north/north-east and includes lands at the intersection of State Roads 33 and 58. The 100-year zone of contribution extends north of the 50-year along State Road 58 to commence at the intersection of Pierce and Wilkie Roads. The implementation of land use provisions to protect groundwater supplies will be critical to a sustained and safe water supply for the Village.

➤ **Surface Waters of La Valle**

The Town of La Valle's surface water resources, including Lake Redstone, Dutch Hollow Lake, and the Baraboo River and its tributaries, are valued resources that Town residents have identified for priority protection. In particular, landowners near the Town's two lakes ranked overall water quality to be a moderate to very serious issue. Farm fields and construction sites in the watershed have been identified as problem areas that contribute to non-point source pollution. While the Town of La Valle Comprehensive Plan does not seek to research and offer specific solutions to lake management issues and water quality, it does highlight primary threats to water quality and provides general guidelines to protect the quality of the Town's surface water resources.



➤ **Storm Water Management**

Managing storm water has a significant impact on the surface water resources in the Town of La Valle. Currently, construction site erosion control is regulated by the State of Wisconsin Uniform Dwelling Code and is enforced by the Town's building inspector. *Chapter 22 Sauk County Land Division and Subdivision Regulations Ordinance* requires a storm water management plan for new subdivision and commercial development that is reviewed by the Sauk County Planning and Zoning Department.

➤ **River and Lake Management Programs**

The Town's lakes, the Baraboo River and related tributaries are important to the economic and environmental landscape in La Valle. Protecting water quality is an objective that must be addressed both within the Town and beyond town boundaries. The Town may choose to cooperate with lake initiatives, Wis-DNR, Sauk and Juneau Counties, and neighboring towns to develop and implement strategies to protect La Valle's surface water from degradation. Linked to this effort should be an emphasis on recreational use of these waters and impacts water quality may have on property values and on future tourism-related commercial development.

The Town could work with the Lake Redstone Protection District and Dutch Hollow Property Owner's Association to promote ongoing efforts to protect and improve water quality. Ideas may include sponsoring a lake, river and stream cleanup programs and activities and the sponsorship of information sessions for residents to improve water quality and the Town's natural resources in general. Handout materials relative to the program can be obtained from UW-Extension or Wis-DNR. The Town could also provide cost sharing or in-kind contributions connected to a Lake Planning Grant.

Although there are numerous grants available that address aquatic invasive species control, point and non-point source pollution mitigation, manure management, stream bank restoration, shore landowner education and so forth, the primary grant to be considered is a *Lake Planning Grant*.

The Lake Planning Grant Program, administered by the Wisconsin Department of Natural Resources, provides funding to local governments and lake management organizations for the collection and analysis of information needed to manage lakes. The program accomplishes this by encouraging local organizations to obtain information on water quality, water use, land use, fish and aquatic life and other data that considers the broad range of factors that can affect the quality of inland lakes and their ecosystems. From there, effective watershed management techniques can be implemented to improve or maintain water quality and related ecosystems.

Lake Planning Grants (small- and large-scale project grants)

Small-scale projects are an ideal starting place for lake groups just getting started in management plan development or for enhancing existing planning efforts. There are four targeted sub-categories for small-scale planning grants:

- **Lake trend monitoring projects.** Projects that collect and report chemical, biological and physical data about lake ecosystems to provide long-term baseline information and monitor trends in lake ecosystem health.
- **Lake education projects.** Projects that will assist management units in collecting and disseminating existing information about lakes for the purpose raising awareness of lake use, lake ecosystem conditions and lake management techniques.
- **Organization development projects.** Projects that will assist management units in the formation of goals and objectives and prepare for the management of a lake.
- **Other studies or assessments.** Activities as needed to implement or augment management goals of a plan for a lake or combinations of other activities listed above.

Large-scale projects are designed to address more detailed and comprehensive planning needs for lakes. The goal of these grants is to develop local lake management plans. Eligible activities include:

- Gathering and analysis of physical, chemical and biological information on lakes.
- Describing present and potential land uses within lake watersheds and shore lands.
- Reviewing jurisdictional boundaries and evaluating ordinances that relate to zoning, sanitation or pollution control, or surface use.
- Assessments of fish, aquatic life, wildlife and their habitats.
- Gathering and analyzing information from lake property owners, community residents and lake users.
- Developing, evaluating, publishing and distributing alternative courses of action and recommendations in a Lake Management Plan.

Source: The Wisconsin Lakes Partnership

There are two planning grant categories designed to address a lake planning projects needs: small-scale projects and large-scale projects.

➤ **Basic water quality improvement/protection tools for lakes**

Lake water quality issues are best addressed at a watershed scale, but individual homeowners can significantly contribute to improvements in lake water quality by planting and maintaining certain types of vegetation on lake lots. Nitrogen and phosphorus inputs to lake systems are a substantial threat to water quality, and should be the focus of water quality improvement projects. To better understand the long-term impacts of nitrogen and phosphorus on lakes, it is important to examine the basic characteristics of these chemicals.

- Nitrogen (Ammonia, Nitrate)

Nitrogen is water-soluble chemical that typically enters lake systems through surface water runoff from fertilized farm fields and lawns. Nitrogen can also enter lake systems through groundwater that is high in nitrate or by way of improperly operating septic drainage fields. Finally, nitrogen can be

deposited directly into lakes from the atmosphere. While nitrogen is important for plant growth, excessive amounts of nitrogen entering aquatic systems can cause eutrophication. A eutrophic, or nutrient-rich, lake supports a substantial amount of aquatic plant and algae growth. As dead plant material decomposes, dissolved oxygen levels in the water decrease. The resulting anoxic condition causes fish and other aquatic biota to die.

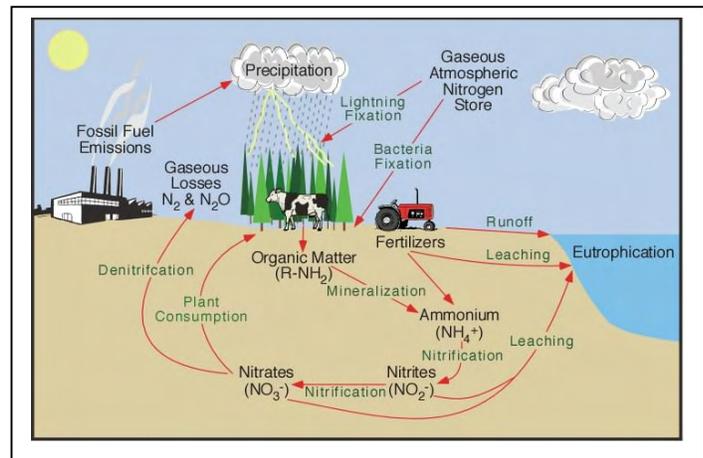
There are many ways in which nitrogen exits lake systems. Bacterial processes can convert nitrate to elemental nitrogen, releasing it into the atmosphere. In lakes, these processes occur at sediment-water interfaces such as shore lands and wetlands at lake edges. Nitrogen can also exit a lake system through ordinary water discharge. Some nitrogen is bound to lake sediment, and a very small amount exits lakes during sediment removal. The figure to the upper right shows an example of the nitrogen cycle near a lake.

- Phosphorus

Phosphorus is a water-insoluble chemical that can cause significant water quality problems due to its ability to accumulate and recycle itself in lake systems. The phosphorus cycle does not include an atmospheric component, so it is localized relative to nitrogen and other elements. Phosphorus primarily enters lake systems through surface water runoff and is usually bound to sediment. Once this sediment enters the lake, it eventually settles to the bottom where it collects. The lower right figure shows how human and animal activity can influence the cycle.

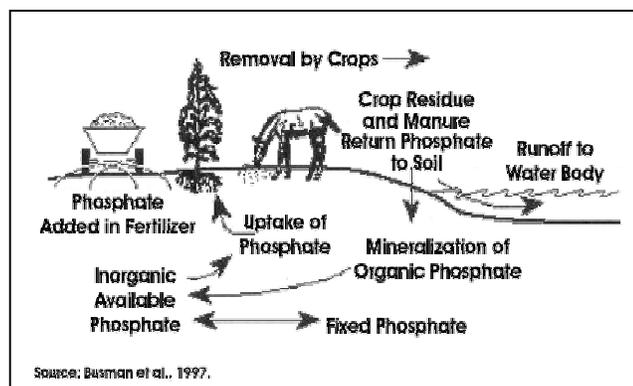
While initial phosphorus inputs to lakes may cause temporary algal blooms and excessive plant growth, a greater threat occurs each fall and spring during lake turnover events. Water is densest (and heaviest) at 39 degrees Fahrenheit. When surface water reaches 39 degrees in the spring, it becomes heavier than the water below it and sinks. The warmer water below moves upward. This action disturbs much of the lake's bottom sediment, causing an upwelling of phosphorus. The same process occurs in the fall, when surface water temperatures drop back to 39 degrees. In most lakes, turnover events are not visually evident, but in lakes with high phosphorus content in the sediment, the process can result in notable algae blooms.

Figure NR1: Nitrogen Cycle



Source: <http://www.physicalgeography.net/fundamentals/9s.html>

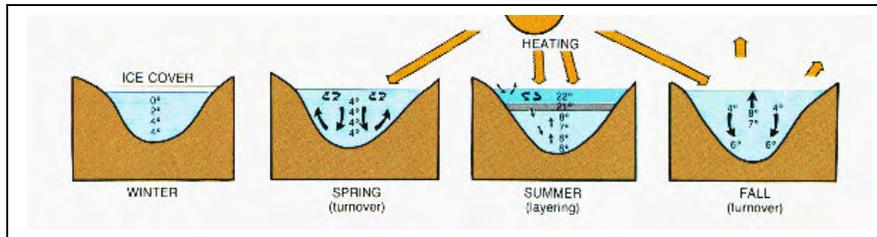
Figure NR2: Phosphorus Cycle



Source: <http://www.epa.gov/oecaagct/ag101/impactphosphorus.html>

The figure below illustrates lake turnover events in the spring and fall.

Figure NR3: Lake Turnover



Unlike nitrogen, phosphorus rarely leaves a lake system and accumulates over time. Depending on the geologic and hydrologic circumstances, attempts at phosphorus removal are not always effective. Some techniques can also be prohibitively expensive. Mechanical removal of phosphorus-laden sediment is possible, but the process may lead to some re-suspension of the nutrient in the lake. Another technique involves siphoning water from the bottom of a lake during periods of turnover. While expensive, this is generally effective for short-term control of phosphorus movement within a lake. Other methods use chemicals such as alum in an attempt to bind phosphorus to the bottom sediments of lakes. Despite the wide variety of methods for phosphorus removal, preventative measures are by far the most efficient and cost-effective way to control phosphorus levels in lake systems.

- Vegetative Buffers

Lakes are receiving more and more runoff and non-point source pollution every year from development and human activity in their watersheds. Human development often involves replacing permeable surfaces with impervious materials such as asphalt and cement. Roofs, roads, driveways, parking areas and lawns prevent rain from soaking in and instead allow it to run off into the nearest body of water. As rain passes over impervious areas, it picks up pollutants such as grease, oil, fertilizers, pesticides, detergents, soil, nutrients and organic debris. One of the best ways to prevent this runoff from reaching a lake or other body of water is with a vegetative buffer strip or zone. Lake Redstone and Dutch Hollow Lake had natural vegetative buffers before they became developed, and it is important to restore portions of these buffers along the lakes' edges to protect water quality and prevent further degradation.

Vegetative buffers are one of the most effective and inexpensive tools to improve lake water quality. Buffers may consist of native forbs and grasses, shrubs, or trees. In addition to providing increased wildlife habitat, a vegetative buffer can play a key role in the removal of both nitrogen and phosphorus before storm water reaches a lake and, in some cases, has the ability to cleanse storm water runoff to achieve near pre-development water quality. Buffer strips not only prevent excess nutrients from entering a lake, but also provide a barrier against sediment runoff and various other types of pollution.

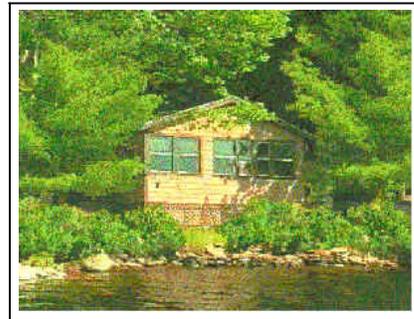
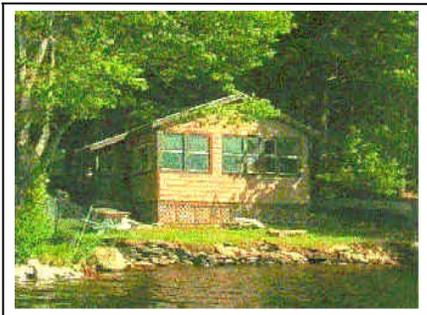
Grasses used in lawn mixes are usually shallow-rooted and do not absorb storm water runoff well. Lawns also require maintenance that vegetative buffers do not. Buffers do not need to be mowed, fertilized, or sprayed with pesticides. Additionally, vegetative buffers provide privacy around a cabin or house if they extend beyond the shoreline.

The following points explain how vegetative buffers work:

- The leaf canopy reduces the impact of raindrops on the soil, preventing excessive erosion.
- Leaf surfaces collect rain and allow for evaporation.
- Low herbaceous plants and the duff layer filter sediment and pollutants from runoff.
- Root systems hold soil in place and absorb water and nutrients.
- An uneven soil surface allows rain and snowmelt to puddle and infiltrate, recharging groundwater instead of running into surface waters.

The figure to the lower left depicts a typical lake cabin with no vegetative buffer. Grass requiring mowing and fertilization runs all the way to the lake edge. The figure to the right illustrates how this same property would look with a vegetative buffer. Shrubs, trees, and other landscaping surround the sides of the cabin and run along the shoreline. Only a small grassed path connects the cabin to the lake.

Figure: NR4 Lake Vegetative Buffers



Source: <http://www.maine.gov/dep/blwq/docwatershed/bufb.htm>

• **Lake Redstone (Lake Redstone Protection District)**



Lake Redstone consists of a 612- acre impoundment on Big Creek, created in the early 1970's for real estate interests. Lake Redstone supports a productive fishery for largemouth bass, white crappie, bluegill and yellow perch, while walleye and musky are stocked species. A local bass club introduced smallmouth bass, and some channel catfish and carp are present. The carp are fairly abundant, and a carp removal project would benefit the lake by reducing competition among fish species and decreasing turbidity in shallow waters during spawning. The

existing carp are generally longer than 25 inches and have moderate reproductive rates, so carp removal should be practical and effective.

Lake Redstone reflects the extensive agricultural land uses in its watershed, which spans into the Town of Summit in Juneau County. Excessive phosphorus inputs lead to eutrophication and late summer algal blooms in the lake. Dissolved oxygen levels decrease at depths of 12 feet or more as the excess plant material decomposes. The Lake Redstone Lake District has been studying various

methods of water quality improvement, using a sediment delivery model to predict ways to reduce phosphorus loading in the lake. One option is to install a bottom-draw system to allow the lake to discharge phosphorus-laden water. Yet, according to a feasibility study by the WDNR, this method would provide only a modest water quality improvement. Additionally, due to the high levels of hydrogen sulfide and ammonia in the lower strata of the lake, effluent limits and potential wastewater treatment of the discharge would be needed to prevent nuisance odors and to protect the downstream fishery of Big Creek.

In addition to agricultural run-off, the water in Lake Redstone is likely adversely affected by private septic systems. Given the relatively shallow depth to bedrock in areas surrounding the lake, effluent in drain fields is not always able to percolate deep into the soil. Instead, it is forced to travel laterally along layers of bedrock and enters surface waters without sufficient filtration. In addition to raising the levels of harmful bacteria such as fecal coliform, this pollution also contributes to eutrophication and harmful algal blooms in the lake.

- **Dutch Hollow Lake (Dutch Hollow Property Owners Association)**



The 210-acre Dutch Hollow Lake, located in the Towns of Woodland and La Valle, was created by impounding Dutch Hollow Creek in the early 1970's for real estate interests. The lake's maximum depth is 40 feet, although the lake's basin leaks and groundwater must be pumped into the lake to maintain water levels. The sport fishery in Dutch Hollow includes largemouth bass, northern pike, stocked walleye, and panfish such as bluegill, black crappie, pumpkinseed and yellow perch.

- **Baraboo River**

The Baraboo River flows southeast from Juneau County, winding through the Town of La Valle and bordering the southwest edge of the Village of La Valle. The Baraboo River supports a warm water fishery and is a major tributary to the Wisconsin River.

- **Hilltops and Ridges**

Hilltops and ridges are important natural features that define the horizon of the Town. Large structures at the top of these features tend to be visually prominent—especially when these structures do not blend into the overall landscape in terms of color, material or style.



9.4 Mineral Resources

Currently, the Town of La Valle has three active mineral extraction sites: the Jaech quarry located in Section 9 off of Wilkinson Road, the Slama quarry located in the northeast park of Section 8 off of State Road 33, and the Plantenberg quarry located in Section 6 off of State Road 33. The Jaech quarry produces sand and gravel and will have a final reclamation to agriculture land, the Slama quarry produces sand and will also be reclaimed to agriculture, and the Plantenberg quarry provides bedding sand to farms and will be reclaimed as a wildlife pond.

Preserving mineral deposits for future generations is important, as more development demands these raw materials. As a general reference, potential gravel deposits or areas that may support future mineral extraction operations are noted under *Map9-4 Potential Gravel Deposits*.

9.5 Programs, Partnerships and Resources

Below are some examples of programs, partnerships and resources that provide assistance to landowners in the Town of La Valle relative to land preservation and stewardship options.

- **The Nature Conservancy (TNC)** first came to the Baraboo Bluffs in the early 1960s at the request of local residents and university professors who knew how ecologically unique the area was and who wanted the Conservancy's help in protecting the area. Today the Conservancy has 900 members in the Baraboo Hills area and is staffed out of a Baraboo Office. The Conservancy protects lands through education programs and work activities, Land/Forest Management Programs, voluntary agreements, acquisition of lands and through purchase of development rights.
- **Sauk County Natural Beauty Council**, which is administered by the Sauk County Department of Planning & Zoning, involves itself in projects such as environmental displays at local fairs and Earth Day events, the promotion and protection of significant environmental resources through resolutions and letters, sponsoring clean ups at the local landfills, and administering prairie burns and plantings.
- **Sauk County Department of Land Conservation** coordinates natural resource management and environmental enhancement activities within county boundaries and administers a variety of county, state, and federal initiatives. The Department places particular emphasis on soil conservation, water quality improvement, groundwater protection, flood control, nonpoint water pollution abatement, erosion control, wildlife habitat improvement, farmland preservation and animal waste management, and further strives to promote the awareness of natural resources and their value to the citizens of Sauk County. The Department is involved in the administration of Earth Day activities, and coordinates with school districts to teach children about natural resources and conservation.
- **Sauk County Department of Planning & Zoning** strives to protect and promote the health, safety and general welfare of all citizens and visitors of Sauk County and to protect Sauk County's physical and natural resources through the professional administration and equitable enforcement of numerous Sauk County Codes and Ordinances. The Department places an emphasis on preparing communities, particularly Towns, for the future by protecting and enhancing the quality of life through education, state-of-the-art planning practices and code enforcement techniques. The Department also aids Towns in the development of Comprehensive Plans, plan updates, plan interpretation and plan implementation.
- **County Land & Water Resource Management (LWRM) Plan Implementation** is a cost share and technical assistance program to landowners installing best management practices. These programs help to reduce soil erosion, protect water quality and conserve county-identified natural resources. Landowners can contact Wisconsin Department of Agriculture, Trade and Consumer Protection (DATCP) for more information.
- **Wisconsin Forest Landowner Grant Program** is a State program administered by the Wisconsin Department of Natural Resources Bureau of Forestry, which provides assistance to private landowners to protect and enhance their forested lands, prairies and waters. Landowners must receive written approval from the Department of Natural Resources (DNR) and be identified as the landowner in a Forest Stewardship Plan or in the process of applying for plan development. Qualified landowners may be reimbursed up to 65% of cost of eligible practices.

- **Community Financial Assistance (CFA)** is a Wisconsin Department of Natural Resources program that administers grants and loans to local governments and interested groups to develop and support projects that protect health and the environment, and provide recreational opportunities.
- **Partnership for Fish and Wildlife Management**, a US Fish and Wildlife Services program, assists with the restoration of wetlands, grasslands, and threatened and endangered species habitat through a cost share program. Any privately owned land is potentially eligible for restoration under this program.
- **Wetlands Reserve Program (WRP)** is a voluntary program that provides technical and financial assistance to eligible landowners to address wetland, wildlife habitat, soil, water, and related natural resource concerns on private lands in an environmentally beneficial and cost-effective manner. The program provides an opportunity for landowners to receive financial incentives to enhance wetlands in exchange for retiring marginal land from agriculture. The program offers three options inclusive of a permanent easement, 30-Year Easement or a Restoration Cost share Agreement.
- **Wildlife Habitat Incentives Program (WHIP)** is a voluntary program that encourages the creation of high quality wildlife habitat to support wildlife populations of national, state, tribal, and local significance. Through WHIP, the NRCS provides technical assistance to landowners and others to restore and maintain upland, wetland, riparian, and aquatic habitats on their property.
- **Managed Forest Law Property Tax Program** is a DNR program that provides tax incentives for approved forest management plans. The MFL can ease the burden of property taxes for forest landowners with at least 10 acres of woods that meet specific requirements. The program is intended to foster timber production on private forests while recognizing other values of forests.
- **Forestry Incentive Program** provides cost sharing for landowners with no more than 1000 acres for tree planting, site preparation, timber stand improvements, and related practices on non-industrial private forest lands. This is a federal NRCS program administered by the Wisconsin Department of Natural Resources.
- **National Wildlife Turkey Federation** has a variety of programs to benefit wild turkey habitat, management, conservation and education.
- **Pheasants Forever** provides assistance with habitat restoration through five major programs: food plots, nesting cover, woody cover, land purchase and wetland restoration projects.
- **Prairie Enthusiasts** is a private nonprofit organization committed to the protection and management of native prairie and savanna in the Upper Midwest, providing educational activities and opportunities to aid landowners in the identification and management of prairie remnants. Work parties assist with brush clearing and removal of invasive species.
- **Aldo Leopold Foundation** strives to promote the protection of natural resources and to foster an ethical relationship between people and land. Programs involve restoration and land protection through partnerships with more than 30 organizations and educational programs for private landowners and public land managers.

9.6 Natural Resources Goal, Objectives and Policies:

Natural Resources Goal: Protect and enhance the Town's natural resources and cultural resources, including geology, soils, surface and ground water, open space, forest, wetland and grassland, native plant-animal communities, wildlife, and endangered and threatened species, with special attention to the Baraboo River Valley, Lake Redstone and Dutch Hollow Lake. Encourage wise and sustainable recreational, aesthetic, and economic use of these resources.

Natural Resources Objectives/Policies:

NRO-1 Preserve and protect the Town's natural resources.

NRP-1A Restrict building development on the Natural Features Areas identified on *Map 11-6 Land Use Districts* or *Map 6-3 Community and Cultural Resources* whenever a reasonable alternative site is available for development.

NRP-1B Recommend the Town of La Valle and Sauk County to purchase lands for the development of new parks and the expansion of existing parks (Lake Redstone County Park and Hemlock County Park) and pursue private land donations and grants for land purchases to achieve this policy.

NRO-2 Preserve the natural character and immediate surrounding natural areas of the 400 trail to ensure a continued high-quality and rural recreational experience for biking, snowmobiling and hiking in the Town of La Valle.

NRP-2A In order to ensure the continuance of the rural landscape, views of forests, farm fields and farmsteads, utilize topography and existing vegetation to minimize the visibility of new development from the 400 trail. Encourage developers to utilize this policy when locating new development.

NRP-2B Encourage development that is compatible with users of the 400 trail such as picnic areas, limited rustic camping on lands adjacent to the trail, restaurants and related establishments and public parks which cater to 400 trail users.

NRO-3 Preserve the natural character of the Baraboo River Valley to ensure a continued high-quality and rural recreational experience for canoeists, kayakers and rafters now and into the future.

NRP-3A In order to ensure the continuance of the long-range rural landscape views of forests, farm fields and farmsteads, encourage developers to utilize topography and existing vegetation to minimize the visibility of new development from the Baraboo River (for canoeist, kayakers, rafters).

NRP-3B Improve the utility of the Baraboo River for recreation by encouraging volunteer groups and business/government sponsors to develop a river cleanup day that will involve the community in river cleanup activities and removal of obstructions to allow unimpeded boating.

NRO-4 Preserve and improve water quality of all surface and groundwater including Lake Redstone, Dutch Hollow Lake, the Baraboo River and streams throughout the Town.

NRP-4A Provide information to encourage home owners and builders, business owners and developers to implement rain gardens to capture and infiltrate rainwater that falls on impervious surfaces and collaborate with local volunteer groups and government agencies to development and implement this storm water control technique.

NRP-4B The Town of La Valle recommends that the Lake Redstone Protection District work cooperatively with landowners in Sauk and Juneau Counties north of Lake Redstone and whose lands discharge surface water flow into the Big Creek and Seven Mile Creek. Utilizing expertise from the Sauk County and Juneau County Land Conservation Departments, the Protection District should identify those land uses within the water shed delineated on *Map 9-5 Water shed Boundaries* that are or have the potential to contribute surface water runoff and work with landowners to improve surface water runoff quality. See also HP-2C regarding educational initiatives for shore land property owners.

NRP-4C The Town and Village of La Valle will work cooperatively to evaluate all new development projects that are located in the zones of contribution of the Village of La Valle municipal well to ensure that this water resource is protected. Also prohibit development that has the potential to have a direct negative impact on this resource such as underground storage tanks and fertilizer/chemical storage. The Town of La Valle also encourages Sauk County to establish a wellhead protection program. *See Map 9-1 Environmentally Sensitive Areas* for the location of the zones of contribution.

NRO-5 Promote the stewardship of forestlands.

NRP-5A Encourage the following woodland management practices that promote healthy forests:

- a. Use the Wisconsin Forest Management Guidelines (Department of Natural Resources, PUB-FR-226-2003) when developing forest management plans for wildlife and aesthetics and when planning a timber harvest;
- b. Implement forest management plans that result in timber stand and wildlife habitat improvement;
- c. Employ the services of a certified forester to develop timber harvest plans;
- d. Avoid unsustainable cutting methods: Diameter Limit Cutting, Economic Clearcutting, and High Grading (also known as “Selective Logging”), and;
- e. Avoid cutting oaks between April 15 and July 1, in order to minimize the spread of oak wilt disease.

NRO-6 Enhance the natural beauty of public lands and in particular Lake Redstone and Hemlock County Park.

NRP-6A The Town of La Valle will work with the Sauk County Parks Department to encourage Sauk County to develop long-range plans for park use, development, expansion and designation of new park lands in the Town of La Valle. Include future park plans, goals and implementation strategies in an updated Sauk County Parks Plan.

- NRP-6B The Town of La Valle will work with the Sauk County Parks Department and the Wisconsin Department of Natural Resources on strategies to maintain and enhance recreational opportunities related to the Baraboo River and 400 Trail.
- NRO-7 Identify and eliminate plant and animal invasive species.
- NRP-7A Encourage landowner cooperation with public and private conservation organizations to help eradicate invasive exotic species.
- NRP-7B The Town of La Valle should work with the Lake Redstone Protection District and the Lake Management District on Dutch Hollow to establish boat wash areas and related signage to reduce the potential of introducing non-native invasive species such as Eurasian Milfoil, Purple Loosestrife and Zebra Muscles.
- NRO-8 Manage the location and cutting requirements for new residential development in wooded areas of the Town.
- NRP-8A Limit new openings in wooded areas to the minimum square footage possible for siting new construction. The total cutting area shall not exceed 200% of the footprint area required for new driveways, the primary residential structure and outbuildings. A cutting plan shall be required as part of the issuance of a Town building permit.
- NRO-9 Control scale, design (e.g. lighting) and location of outdoor signage to fit within the rural character of the area. Protect and maintain the scenic heritage and landscape vistas.
- NRP-9A Develop and adopt guidelines for all new signage in the Town of La Valle to ensure that signage best reflects the rural and recreational character of the Town and does not detract from the scenic landscape. These guidelines should address size, location, integration of signs into building facades, possible themes related to the La Valle area and lighting standards to protect the ‘dark sky’.
- NRO-10 In areas of new residential development require that areas of significant natural or historical features be preserved for the enjoyment of current residents and future generations.
- NRP-10A The Town of La Valle will require developers to set aside lands that contain a Natural Feature Area identified on *Map 11-6 Land Use Districts* and *Map 6-3 Community and Cultural Resources* or other additional identified historical or natural features during the plat review process including, but not limited to, historic features such as farmsteads an fence rows or other natural features.
- NRP-10B The Town of La Valle will continue to work cooperatively with the Sauk County historical society, and other appropriate organizations to identify, record, and protect lands, sites and structures that have historical or archeological significance not otherwise noted on *Map 11-6 Land Use Districts* and *Map 6-3 Community and Cultural Resources*.

10.0 Purpose

In order to achieve the overall vision in the Town of La Valle, including the protection of natural and cultural resources, agricultural operations, and the overall quality of life, the Town must interact with many agencies and governmental units. The Town of La Valle should evaluate how the plans of Sauk County and Juneau County as well as neighboring units of government will affect it.

10.1 Adjacent Town Plans and Planning Efforts

➤ Town of Winfield (Sauk County)

The Town of Winfield will be considering a Comprehensive Plan in accordance with Wis. Stats. 66.1001 in Fall, 2006. Prior to the development of this Comprehensive Plan, the Town had no development plan or land use plan. The Town of Winfield is under the Sauk County Zoning Ordinance.

➤ Town of Woodland (Sauk County)

The Town of Woodland does not currently have a development plan or land use plan. The Town of Woodland has formally indicated that they are interested in developing a comprehensive plan. The Town of Woodland is under the Sauk County Zoning Ordinance.

➤ Town of Ironton (Sauk County)

The Town of Ironton adopted a Development Plan in October of 1986. In conjunction with the preparation of this Plan, the Town adopted Exclusive Agriculture Zoning (thereby enacting a density of 1 house per 35 acres) in order to become enrolled in the Farmland Preservation Program. Overall, the underlying goal of Ironton's Plan is to, 'preserve agricultural land and protect farm operations as well as environmentally sensitive areas.' The Plan recognizes that the Town has not historically experienced rural residential growth and therefore adopted Exclusive Agricultural Zoning throughout the entire Town, excluding the Villages of Ironton, Lime Ridge and Cazenovia. The Town of Ironton has formally indicated that it is interested in developing a comprehensive plan. The Town of Ironton is under the Sauk County Zoning Ordinance.

➤ Town of Reedsburg (Sauk County)

The Town of Reedsburg adopted a Comprehensive Plan in accordance with Wis. Stats. 66.1001 in September, 2004. The Town of Reedsburg Comprehensive Plan has identified areas within the City of Reedsburg's extraterritorial jurisdiction as residential and commercial development areas. The Town has also identified a commitment to preserving agricultural operations, and all areas outside of the City's ET have been identified as agriculture preservation/rural residential areas. The Town of Reedsburg adopted a density-based cluster development program that applies to areas outside of the City's ET and which sets a density of 1 house per 35 acres of ownership with a maximum lot creation per parcel of not more than three in any 10-year period. The Town of Reedsburg is under the Sauk County Zoning Ordinance.

➤ Town of Wonewoc (Juneau County)

The Town of Wonewoc does not have a development plan or land use plan and does not intend to develop a comprehensive plan at the time. The Town of Wonewoc does not have zoning.

➤ **Town of Summit (Juneau County)**

The Town of Summit does not have a development plan or land use plan and does not intend to develop a comprehensive plan at the time. The Town of Summit does not have zoning.

➤ **Town of Seven Mile Creek (Juneau County)**

The Town of Seven Mile Creek does not have a development plan or land use plan and does not intend to develop a comprehensive plan at the time. The Town of Seven Mile Creek does not have zoning.

10.2 Current Intergovernmental Programs, Plans, Agreements and Opportunities

➤ **Sauk County 20/20 Development Plan (1998)**

In 1999, the Sauk County Board of Supervisors adopted the *Sauk County 20/20 Development Plan*. The Development Plan is a policy document that presents a vision statement, goals, and policies on six major planning issues: community change, economic development, farmland preservation, housing, natural resources and transportation. By design, this plan does not contain a county future land use plan map. Individual town plans and other land use plan maps will comprise the various implementation chapters of the Development Plan. The 20/20 Plan also recommends that the County prepare comprehensive rewrites of its Zoning Ordinance and Land Division and Subdivision Regulations Ordinance to reflect the values of the Plan. It also recommends that the County study innovative land use approaches such as purchase of development rights (PDR), transfer of development rights (TDR), and conservation subdivision design as ways to preserve farmland and natural resource areas while respecting private property rights. Finally, the Plan recommends that the County adopt an erosion control/storm water management program, a groundwater protection program, and a highway access control ordinance.

➤ **Memorandum of Agreement concerning US Highway 12 between Middleton and Lake Delton, Wisconsin (March, 1999)**

The Memorandum of Agreement (MOA) is an agreement between Sauk County, Dane County, the State of Wisconsin, WisDOT, the Wisconsin Department of Natural Resources (DNR), the Federal Highway Administration (FHWA), the U.S. Environmental Protection Agency USEPA), the U.S. Fish and Wildlife Service (USFWS), the National Park Service (NPS), and The Nature Conservancy (TNC). The agreement includes commitments and timeframes for Highway 12 improvements in Dane and Sauk Counties, protection of the Baraboo Range National Natural Landmark, farmland preservation and other natural resource protection. Specifically, the parties agreed to the following transportation system improvements:

1. "WisDOT and FHWA may proceed with a phased construction of a modified four-lane USH 12 in Dane County (between Middleton and Sauk City]..."
2. "WisDOT will exercise its authority to control and reduce access points along USH 12..."

The parties also agreed to the following:

1. The creation of two funds "to provide long-term protection of the nationally significant natural resources in the Baraboo Range National Natural Landmark (BRNNL) which may be impacted from the USH 12 project." The BRNNL Protection Fund "will contain \$5 million paid by

WisDOT from state/federal transportation monies. " The Special BRNNL Stewardship Fund " will contain up to \$5 million of additional Stewardship Capital Fund dollars but will require a dollar-for-dollar federal/local/private non-transportation fund match...". Funding of \$250,000 each for Dane County and Sauk County for local planning assistance for "the towns, cities, and villages along the USH 12 corridor to use as they see appropriate to address growth-related issues." This is the funding source for this Highway 12 Corridor Growth Management Plan and future implementation projects to be determined.

2. The creation of the Sauk County Fund in which "WisDOT agrees to provide up to \$250,000 over a five year period in state/federal transportation monies to be used to establish and fund a program to purchase lands, scenic/conservation/agricultural easements and/or development rights from willing sellers in Sauk County outside of the BRNNL"

➤ **Highway 12 Corridor Growth Management Plan (October, 2003)**

As part of the USH12 MOA, funding was provided to address growth-related issues resulting from the expansion of US Hwy 12 from Middleton to Lake Delton. In Sauk County, the Highway 12 Local Planning Assistance Advisory Committee formed, consisting of members of Sauk County, the Ho-Chunk Nation, and local governments along the Hwy 12 corridor. In March of 2002, the Committee hired a consulting firm to assist with the preparation of *Highway 12 Corridor Growth Management Plan*. The *Growth Management Plan* focuses on issues such as complementary land use, preservation, access, economic development, and community image issues that arise as a result of the future Highway expansion. The planning process developed an overall vision and detailed recommendations for the entire 24-mile Highway 12 corridor in Sauk County as well as a vision and recommendation for rural areas that may be affected by the corridor. Overall, the Vision for the rural areas seeks to limit large-scale development to protect the economic viability of farming, and the natural beauty and rural character of the area. The Plan also suggests tools and recommendations to achieve this vision. Although the Town of La Valle was not a part of the Highway 12 Local Planning Assistance Advisory Committee, it is included as part of the Plans General Planning Area. This area includes communities that are not directly located along Highway 12, but will probably experience some secondary or "spin-off" impacts from future Highway 12 expansions.

➤ **Sauk County Preservation Program**

Although not passed by the Sauk County Board of Supervisors, the Sauk County Preservation Program is designed to protect important natural resources and agricultural land in Sauk County by the direct public acquisition of development rights from willing private landowners. The Purchase of Development Rights (PDR) is a concept employed in communities across the country in which a public agency (in this case, Sauk County) or a private nonprofit conservation organization compensates private landowners who voluntarily agree to permanently convey the right to develop their property for residential or commercial use. The rights are then "extinguished" by the acquiring agency, preventing any future development of the protected property. The purchase price for the development rights equals the "fair market value" (FMV) as determined by a professional appraisal that compares estimates of the unrestricted market value of the subject property against the restricted use value of similar, but otherwise undevelopable land (i.e., land which cannot be developed because of physical or legal constraints on its use). The difference between those two estimated values is the "fair market value" of the development rights, which Sauk County can legally offer to the landowner.

The purpose and terms of the agreement, including the respective rights of Sauk County to enforce the agreement and of the landowner to use the land, are detailed in a legal instrument called a Conservation Easement which is signed by the parties and recorded with the Register of Deeds as part

of the permanent land record for that property. Agriculture, forestry, recreation and other traditional uses of the land are typically permitted, within the parameters of approved soil and water conservation plans and/or forestry stewardship plans.

10.3 Current and Future Cooperative Planning Efforts

➤ Neighboring Town Planning

It is anticipated that the Town of La Valle will be represented in the planning processes of adjacent Towns that have elected to develop a land use/comprehensive plan or are updating comprehensive plans.

➤ Sauk County

The Town of La Valle should continue to work with Sauk County, particularly with the development of options related to land use and land division, which can aid the Town with the implementation of their Comprehensive Plan policies. Furthermore, the Town should continue to work with Sauk County and adjacent communities to ensure that the integrity of La Valle's Comprehensive Plan is not compromised by neighboring community decisions and vice versa.

With regard to everyday land division, land use and agriculture-related questions, residents and Town officials are encouraged to work with various county departments. The Sauk County Departments of Planning & Zoning and Land Conservation administer the majority of county ordinances and programs that affect the Town.

➤ Village of La Valle

As the Village of La Valle plans for growth and economic development, it should maintain a close working relationship with surrounding landowners and the Town of La Valle. Future subdivisions should occur near existing development, and commercial development should be restricted to primary commercial smart growth areas. These areas are identified north of the Village of La Valle, east of the Village along State Road 33, and south of the Village on State Road 58. The Village of La Valle must comply with the Town of La Valle's Comprehensive Plan as it seeks future growth and economic development opportunities.

10.4 Intergovernmental Cooperation Goal, Objectives, and Policies

Intergovernmental Cooperation Goal: Establish relationships with multi-jurisdictional agencies, municipalities and associations that improve the quality of life and maximize the benefit to town residents/landowners.

Intergovernmental Cooperation Objectives/Policies:

ICO-1 Enhance relationships with all jurisdictions present in the Town of La Valle and surrounding communities in an effort to increase cooperation and discuss common issues.

ICP-1A Organize an annual multi-jurisdictional meeting that includes the Town of La Valle, Towns of Woodland, Winfield, Ironton Summit, Seven Mile Creek, Village of La Valle, Dutch Hollow Property Owners Association, Lake Redstone Property Owners Association, Lake Redstone Lake Management District, emergency service providers and school districts to discuss common issues and identify any regional conflicts that are present.

ICP-1B Continue to participate in the Wisconsin Towns Association meetings.

ICO-2 Work with governments and non-profit agencies to identify and pursue grant opportunities beneficial to the Town and its residents/landowners.

ICP-2A Require that the Town's Plan Commission investigate and participate in grant writing training opportunities and apply for grants that are beneficial to the Town of La Valle. Collaborate with the Village of La Valle and Sauk County on pursuing grants that will benefit the larger regional area.

ICO-3 Develop additional recreational opportunities.

ICP-3A The Town of La Valle encourages partnerships with local recreation groups, and governmental entities to promote cooperation on recreation projects.

ICP-3B The Town of La Valle encourages public recreational uses that utilize existing infrastructure and promote interconnectivity of future recreational uses.

ICP-3C The Town of La Valle encourages the development of public use opportunities, such as camping, hiking hunting and fishing.

ICO-4 Identify cost effective/cost-sharing opportunities in an effort to improve services and reduce duplication.

ICP-4A Investigate the possibility of establishing a joint sanitary district with the Village of La Valle that will serve town residents and businesses.

ICP-4B Encourage participation in mutual aid and sharing specialized equipment with neighboring municipalities.

ICO-5 Increase community awareness regarding quality of life issues.

ICP-5A Research and develop a groundwater study that will analyze septic contamination in the Lake Redstone and Dutch Hollow Lake areas.

ICP-5B Develop a Town of La Valle website to provide information to Town residents, as well as increase citizen involvement by encouraging Town residents with specific backgrounds to provide input in areas of their expertise.

ICP-5C Coordinate newsletter articles with other newsletters in the Town of La Valle including the Dutch Hollow and Redstone newsletters.

ICO-6 Coordinate comprehensive plan implementation with neighboring communities to maintain consistency in areas where jurisdictions may overlap.

ICP-6A Coordinate policies and implementation with the Town of Woodland regarding the Dutch Hollow Lake area to improve this recreational resource.

11.0 Purpose

The Land Use Chapter of the Comprehensive Plan is one of the most important components of the plan, second only to the Implementation chapter, which establishes an action plan for the local municipality. Prior to the adoption of the Comprehensive Planning Law (Smart Growth) in 1999, many communities adopted what were termed ‘Land Use Plans’ or ‘Development Plans’, which reflected the goals of the community through specific land use related policies by way of ordinances, zoning and subdivision regulations. The Town’s original Development Plan of 1984 provides a good example of this kind of ‘policy-driven’ plan. A key result of this Development Plan was the designation of future land uses in the Town, which are reflected in this Comprehensive Plan.

The Town of La Valle’s 1984 Development Plan represents the first community-wide planning document that addressed some of the broader issues affecting land use including the protection of agricultural lands that exhibit the greatest long-term commitment to agriculture, encouraging developments to utilize storm water and erosion control techniques and to promote, where appropriate, an orderly low-density pattern that would not require urban services.

The 2006 Town of La Valle Comprehensive Plan takes the same approach as the 1984 Development Plan, however the new *Plan* refines these concepts and enacts specific policy measures to achieve the *Plan’s* overall Vision. The Land Use chapter recognizes that the goals, objectives and policies under each of the previous chapters either directly or indirectly impact land use within the Town.

The overall purpose of the Land Use chapter within this Comprehensive Plan is therefore two-fold. First, like the 1984 Development Plan, this chapter serves to recognize policies addressed in previous chapters and to discuss how they impact land use. In doing this, the Town officially recognizes the direct relationship between chapter policies and land use decisions. Second, the Land Use chapter offers an opportunity to address issues that are specific to land use such as the current use of the land, designated future land use, land divisions, building permits, density policies, home siting requirements, and development guidelines.

11.1 Future Land Use Districts (locations correspond with *Map 11-6 Land Use Districts*)

The future land use districts as shown on *Map 11-6 Land Use Districts* is intended to aid the Town of La Valle in making land use decisions pertaining primarily to rezone requests and subdivision plats. It is also intended that decisions about future land uses in the Town be consistent with this *Map* and that any decision not consistent with this *Map* not be permissible until such time that a map amendment has been completed as part of an amendment to the *Town of La Valle Comprehensive Plan*. Future land uses designated in this *Plan* also correspond to the following descriptions:

Rural Agricultural Conservation Area (RAC)

The Rural Agricultural Conservation Area (RAC) is intended for sustained agricultural land uses and uses that are consistent with and compatible with agricultural operations. The RAC is primarily characterized by cropped and vacant fields as well as adjoining woodlots, wetlands and grasslands. Farmhouses and farmsteads are the predominant form of development. Non-agricultural developed features include hobby-type farmsteads intermixed with scattered non-farm single-family residences. Although farming is the primary use, the area also supports recreational opportunities such as hunting, snowmobiling, tourism and biking activities (i.e., the

400 Trail). A significant portion of the RAC includes large parcels under common ownership, although it does include smaller parcels that support residential development.

The intent of the RAC is to maintain the area's rural appeal and farming tradition. Farms and farming operations should continue to be a significant component of the RAC. New rural residential development should be sensitive to the visual landscape while minimizing conflict with farming operations. Hobby farming, lands set aside for preservation and recreation, and low density residential development are forms of land uses that are compatible with the RAC.

RAC areas designated on *Map 11-6 Land Use Districts* may also accommodate Rural Residential Development Areas (RRD) provided that such developments abide by standards set forth in the Town of La Valle Comprehensive Plan and any separately adopted Town Ordinances. See also the RRD Land Use District Description.

RAC Residential Density

The number of new residential lots permitted in the RAC shall be limited to not more than (3) three in a five-year period for each parcel by Certified Survey Map and as further specified by the *Sauk County Land Division and Subdivision Regulations Ordinance*.

Compatible County Zoning: Agricultural

Rural Residential Development Area (RRD)

The Rural Residential Development Area (RRD) provides for well-planned residential development of small rural subdivisions that are compatible with rural land uses such as working farms, forestry, preservation of natural areas, wildlife protection and lands for recreation. The RRD Areas are located on the landscape so as not to diminish the rural character of the Town. These rural subdivisions emphasize the preservation of surface and ground water quality both within and beyond the borders of the development and incorporate progressive storm water management techniques and appropriate septic technologies to achieve this goal. The RRD also incorporates strategies that provide a unique rural living opportunity that emphasizes the preservation of the rural viewshed for all of the Town's residents and highlights the connection to lands that are preserved as forests, prairies, wetlands and uplands. These lands are to be managed and utilized collectively by residents of the subdivision for parks, hunting preserves, hiking opportunities, prairie and forest restoration or other natural areas.

RRD areas may be located in the RAC areas designated on *Map 11-6 Land Use Districts* provided that such developments abide by standards set forth in the Town of La Valle Comprehensive Plan and any separately adopted Town Ordinances. See also the RAC Land Use District Description.

RRD Residential Density: (refer also to Section 7.12 *Sauk County Zoning Ordinance* for a more detailed discussion on density policies pertaining to the Conservation Subdivision.)

Conventional Subdivisions (not conservation subdivisions) shall have a density of (1) one residential lot for each 10 acres of ownership. For example, a 100 acre parcel would be permitted a maximum of 10 lots of any size.

Conservation Subdivisions shall have a density where 60% of the original parcel may be developed (development area) and 40% of the original parcel must remain as open space (preservation area). The density policy for a conservation subdivision shall also require that the density in the development area not exceed (1) one acre per lot and which excludes lands utilized by road rights-of-way. For example, 60 acres (60%) of a 100 acre parcel minus (4) acres utilized for road rights-of-way will yield 56 acres or a maximum number of permitted lots/dwelling units of 56. Multiple-Family dwellings will only be permitted in an approved Planned Unit Development - Conservation Subdivision as defined by the Sauk County Zoning Ordinance. The maximum number of multiple-family buildings within a conservation subdivision shall not exceed 5 buildings with not more than 6 dwelling units per each building.

Compatible County Zoning:

Class I Subdivision:	fewer than ten (10) lots	Agricultural or Single-Family Residential Multiple-Family Res.
Class II Subdivision:	fewer than twenty-five (25) lots	Single-Family Residential Multiple-Family Res.
Class III Subdivision:	consists of twenty-five (25) or more lots	Single-Family Residential Multiple-Family Res.

Also, under the Planned Unit Development/Conservation Subdivision, a conservation subdivision requires that at least 40% of a parcel be zoned agriculture, while the remaining 60% may be zoned single-family residential.

Natural Features Area (NF)

The Natural Features Area (NF) includes the Town's most significant landscapes and types. The primary intent of this area includes that of preservation from a visual, recreational and ecological perspective and to retain larger tracts of connected land under either public or private ownership to protect scenic views, environmentally significant areas, fish and wildlife habitat, water quality, and outdoor recreation opportunities. The NF area consists of isolated significant natural areas described under *Chapter 9 Natural Resources* including the Baraboo River Cliffs, Lake Redstone Cliffs, Red and White Pine Relics, Scenic Gorge, Murray's Bluff, and the Buckwheat Valley Lowland Forest as well as Hemlock and Lake Redstone County Parks. The NF area is mostly undeveloped with the exception of some development on the Lake Redstone Cliffs.

The intent of the NF area is to ensure preservation and enjoyment of these landscapes for current and future generations as well as recognize their importance to the overall look and feel of the Town of La Valle. Any changes in land use should allow for unobstructed movement of wildlife and surface water. New residential or commercial development is discouraged in the NF area and any new development within the NF area and adjacent lands should be sensitive to any impacts on the NF area from an ecological as well as aesthetic (visual) perspective. NF areas that become part of a RRD Area shall be part of any designated 'preservation area' under the RRD.

NF Residential Density

The density shall be the same as the underlying land use district designated on *Map 11-6 Land Use Districts*.

Compatible County Zoning: The compatible zoning shall be the same as the underlying land use district designated on *Map 11-6 Land Use Districts* with the exception that wetlands are zoned under the Wetland District.

Rural Estate Residential Area (RER)

The Rural Estate Residential Area (RER) includes those lands that were platted at a medium to high density around Lake Redstone and Dutch Hollow Lake at such time that these lakes were first created. The primary intent of the area is to maintain and promote high-quality single-family residential development. It should be noted that a significant number of off-water vacant lots exist that were platted about 30 years ago to accommodate additional development at the time. However, these lots still remain largely undeveloped. Developments that are commercial in nature and which would otherwise require a rezone to a Commercial or Recreational-Commercial Zoning District as specified under the Sauk County Zoning Ordinance are not permitted in the RER.

While property owners in the RER are required to provide their own private water and septic, public or shared water and septic systems are encouraged to ensure continued protection of the water resource, especially around Dutch Hollow Lake where existing land under the jurisdiction of the Dutch Hollow Lake Association could be utilized. Since open space areas are limited around Lake Redstone, re-platting of lots to accommodate shared septic systems should be considered. If community septic systems are utilized, it will be imperative that pre-treatment techniques be incorporated to treat septic effluent. Without pre-treatment, community septic systems may increase the risk of groundwater contamination by concentrating septic effluent.

RER Residential Density

The density of the RER has already been determined based upon the recording of previous plats in this area. Combining of one or more existing subdivision lots by Certified Survey Map may reduce density.

Compatible County Zoning: Single-Family Residential

Shoreline Residential (SR)

The Shoreline Residential Area (SR) includes both seasonal and year-round single-family residential development along the shores of Lake Redstone and Dutch Hollow Lake. The majority of the shoreline lots have been developed while a majority of off water lots, especially around Dutch Hollow, are undeveloped and are designated by the Rural Estate Residential (RER) Area. SR Areas include higher density development that is not served by public water or sewer. All water needs are provided primarily by individual wells on each lot and sewer needs are provided by private septic systems at a density of one system per lot. There are also a number of holding tanks. In an effort to protect the water quality of the two lakes, serious consideration should be given to the use of community septic systems with pre-treatment technologies that can be placed upland away from the lake resource and within the RER Area.

Properties in the SR Area that are not currently developed or improved contribute greatly to the natural shoreline aesthetics, water quality, fish and wildlife habitat, and open space character of the lakes. As these lots are developed, it should be done in such a way so as to minimize impacts on aesthetics and natural resources. These property owners are encouraged to exceed the minimum standards by increasing setback distances of new structures from the water, minimizing the amount of impermeable surfaces, minimizing shoreline vegetation clearing, and in some cases reestablishing vegetation on previously cleared lots (both shore land and upland wooded vegetation). For lots that are already developed, the same practices apply when considering additions and with regard to re-vegetation of the shore land and upland plants.

Developments that are commercial in nature and which would otherwise require a rezone to a Commercial or Recreational-Commercial Zoning District as specified under the Sauk County Zoning Ordinance are not permitted in the SR.

SR Residential Density

The density of the SR has already been determined based upon the recording of previous plats in this area. Combining of one or more existing subdivision lots by Certified Survey Map may reduce density.

Compatible County Zoning: Single-Family Residential

Private Recreation (PR) Area

The Private Recreation (PR) Area provides for recreational opportunities as well as commercial products and services directly related to recreational land uses that promote La Valle as a recreational destination. Development for private recreational purposes should enhance or reflect the natural and recreational character of the Town. Additional PR Areas may be considered and designated in the Town through an amendment to the Town of La Valle Comprehensive Plan and *Map 11-6 Land Use Districts*. Areas that cannot be re-designated to PR include the SR and RER Areas.

PR Residential Density

The residential density in the PR may vary depending on the proposed recreational use and need for residential quarters for the business owner, commercial tenant(s), employees or caretakers.

Compatible County Zoning: Recreational-Commercial

Light Commercial (LC) Area

The Light Commercial (LC) Area includes a mixture of commercial with some residential development occurring along primary road corridors within the Town. In these areas the Town encourages commercial land uses that provide for retail, service, lodging and dining opportunities for residents and tourists. It is intended that commercial development that occurs in this district emphasize harmonization with the rural character of the landscape.

LC Residential Density

The residential density in the PR may vary depending on the proposed commercial use and need for residential quarters for the business owner, commercial tenant(s), employees or caretakers.

Compatible County Zoning: Recreational-Commercial, Commercial, Agricultural

Commercial Development (CD) Area

The Commercial Development Area (CD) identifies areas of current and future land uses that will accommodate light commercial and commercial uses. The Town encourages land uses such as warehousing, outside storage, auto service and equipment repair, and service stations in the CD Area.

CD Residential Density

The residential density in the CD may vary depending on the proposed commercial use and need for residential quarters for the business owner, commercial tenant(s), employees or caretakers.

Compatible County Zoning: Commercial

11.2 Recent Development and Land Market Trends

The issuance of new land use/building permits for single family residential construction in the Town of La Valle has remained relatively constant during the last 15 years. From 1990 to 2000, an average of 25 permits per year were issued for residential construction and from 2001-2005 an average of 32 permits per year were issued. Even though there has been a consistent, and by some standards, low rate of growth, future development pressures should not be overlooked. *Chart LU2 Number of Permits Issued (1990-2005)* depicts the relatively constant rate in overall development in the Town of La Valle since 1990, however there appears to be an upward trend in residential housing construction in the most recent years since 2000. Assuming the Town will experience an increase in growth in the rural areas, it will become increasingly important for the Town of La Valle to guide rural residential growth in a way that preserves the rural character of the Town and that can be adequately served by existing public facilities. Where upgrades to public facilities are needed, service to the town should not be impacted.

According to area real estate agents and as evidenced by property list prices on the open real estate market, values of property have increased in the Town of La Valle. This trend is evidenced by the continued increase in the value of land only (not including improvements). According to the Wisconsin Department of Revenue, from 2000 to 2005 land values, residential land values have increased by 67.69% while commercial and values have increased 66.4%. Agricultural and values have dropped 58.7 % which likely reflects use value assessment. *Chart LU 2 Town of La Valle Equalized land Values, 2000-2005* represents changes in land value over time.

Table LU1: Town of La Valle Equalized Values, 2000-2005

Town of La Valle Equalized Land Values					
Year	Residential	Commercial	Agricultural	Forest	Other
2000	\$ 64,522,100	\$ 587,400	\$ 4,694,400	\$ 4,420,300	\$ 963,400
2005	\$ 108,175,200	\$ 977,100	\$ 1,891,300	\$ 1,017,500	\$ 1,696,000

Source: Wisconsin Department of Revenue

Table LU2: Number of Permits Issued (1990-2005)

Land Use Permits Issued for New Construction in the Town of La Valle							
Year	Resident				Commercial	Total Permits Issued for New Construction	Percent of Total Issued
	Single Family	Mobile Home	Garage	other			
1990	29	0	10	2	0	41	4.59%
1991	19	0	18	7	1	45	5.03%
1992	23	0	9	10	0	42	4.70%
1993	24	0	8	8	0	40	4.47%
1994	23	0	6	4	0	33	3.69%
1995	15	2	13	2	1	33	3.69%
1996	22	0	12	10	2	46	5.15%
1997	19	0	9	19	0	47	5.26%
1998	25	0	5	9	1	40	4.47%
1999	25	0	7	57*	0	89	9.96%
2000	33	0	12	58*	0	103	11.52%
2001	34	0	10	23	0	67	7.49%
2002	29	0	17	20	0	66	7.38%
2003	37	1	9	24	0	71	7.94%
2004	30	2	13	23	0	68	7.61%
2005	28	0	13	22	0	63	7.05%
Total 1990 - 1999	224	2	97	71	5	456	51.01%
Total, 2000, 01, 02,03, 04, 2005	191	3	74	112	0	438	48.99%
Total, 1990 to 2005	415	5	171	183	5	894	total
Percent of Total Issued	46.42%	0.56%	19.13%	20.47%	0.56%	100.00%	Percent of Total Issued
Average Issued Per Year	27.67	0.33	11.40	12.20	0.33	59.60	Average Issued Per Year

Source: Sauk County Planning & Zoning

* The elevated number of Land Use Permits for 1999 and 2000 under the 'other' category followed a shoreland inspection/inventory conducted by the Sauk County Planning & Zoning Department on Lake Redstone and Dutch Hollow Lake. The inventory revealed numerous structures that were built without permits.

11.3 Current Population and Housing Density

A density calculation can be utilized during the comprehensive planning process to compare population and housing statistics for a community. This calculation will provide additional insight into development patterns and provide background information as the Town of La Valle determines its future development policies and practices. In 2000, with a population of 1,203 persons and a land area of approximately 36 square miles and 22,204 acres, the Town of La Valle's population density was roughly 33 persons per square mile or roughly 1 person per 18 acres.

The calculation for the housing density of the Town of La Valle in 2000 is the number of occupied housing units in 2000 (914 h.u.) divided by the total land area. This equates to about 25 houses per square mile or approximately one home per 24 acres. The further breakdown of these densities based on development patterns and location will be analyzed later in this section.

11.4 Existing Land Use

Map 11-1 Land Use and Land Cover, along with the following descriptors, will aid in the understanding of existing land uses in the Town. The information provided in this section will serve as baseline data for future studies. Land can be classified by use districts or by cover, and is sometimes classified by both.

Land Use Districts

- **Residential.** For purposes of this *Plan* this calculation includes lands designated by the Shoreline Residential and Rural Estate Residential land use districts as described earlier in this chapter, even though all lands under these districts may not yet be developed. These areas combined account for 9% of the Town's land area, or roughly 1,956 acres of land.
- **Commercial.** For purposes of this *Plan* this calculation includes all lands with a zoning designation of Commercial and Recreational-Commercial as shown on *Map 11-5 Zoning Districts* and which are currently developed for such purposes. Note that for the purposes of this *Plan* all lands under these zoning designations have been considered developed as such. As lands are rezoned to Commercial or Recreational-Commercial and subsequently developed, these lands can be added to this land use category. These areas combined account for 1% of the Town's land area, or roughly 218 acres of land.
- **Agriculture.** This area includes land uses primarily for farming and includes small woodlots, grasslands and low-density residential development, farmsteads and farmettes. This is the largest land use category in the Town and includes approximately 38% of the total land area or approximately 8,655 acres.

Land Cover Classifications

- **Coniferous Forest.** This area includes land that is primarily undeveloped, evergreen forestland. This area may also include rural residential development with low densities, but due to the small patchwork of acres with this designation, it is highly unlikely. This area represents less than 0.5% of the Town's total land area, or approximately 112 acres.
- **Deciduous Forest.** This area includes private and public lands that are primarily hardwood forestland that is undeveloped and un-platted. This area also includes areas of low-density

residential development. This area includes 25% of the Town's total land area, or approximately 5,541 acres.

- **Grassland.** This area includes private and public lands that are undeveloped and are not in agricultural or woodland uses. These areas typically consist of prairie remnants or restored prairies representing grasslands first experienced by early settlers. These areas account for approximately 22% of the Town's land area, or 5,084 acres.
- **Open Water.** These areas are characterized as lakes, ponds and perennial streams and includes Lake Redstone and Dutch Hollow Lake. It accounts for 3% of the total land area, or approximately 742 acres.
- **Wetland.** These areas consist of hydric soils that are not characterized by standing water. These areas are reflective of flood fringe areas like marshes and low lying stream bank areas. They account for approximately 10% of the Town's area, or approximately 2,294 acres.
- **Barren.** These areas have typically supported mining activities or other human activity, which has left the ground in an infertile state. The areas are characterized by soils incapable of supporting plant growth or by exposed rock formations. This area accounts for 0.7% of the total area, or approximately 167 acres.

11.5 Higher Density Development



Currently, higher density developments (defined by the SR and RER land use districts) are concentrated on or in the vicinity of Lake Redstone and Dutch Hollow Lake. The policies in this *Plan* call for infill of these areas on lots that are not currently developed. New subdivision development may also be considered in areas designated as the RAC on *Map 11-6 Land Use Districts* and reclassified as an RRD land use district provided these subdivisions meet the policies and density requirements in this plan and any

additional provisions required by the Town of La Valle noted in any supporting Town Ordinance. Higher density commercial developments are limited to those lands north of the Village of La Valle and at the intersection of County Road V and State Road 33/58.

11.6 Smart Growth Areas (Residential and Commercial)

Smart Growth Areas are statutorily defined as areas that will enable the development and redevelopment of lands with existing infrastructure and municipal, state and utility services, where practicable, or that will encourage efficient development patterns that are both contiguous to existing development and at densities which have relatively low municipal, state governmental and utility costs. Based on this definition and through an examination of the Town as part of this planning process, the primary smart growth area for residential development includes lands around Lake Redstone and Dutch Hollow Lake while the primary commercial smart growth areas are those identified north of the Village of La Valle, east of the Village along State Road 33, and south of the Village on State Road 58.

➤ Residential Smart Growth Areas

Through this comprehensive plan, the RER land use district has been identified as the primary residential smart growth area and includes lands that were platted as part of the original development of Lake Redstone and Dutch Hollow Lake. Most homes in this area were built along the shore and designated as an SR land use district, and only a few homes were built on ‘off-water’ lots. Many of these off-water lots are currently served by underground electric and phone utilities and have roads or road bases already constructed. Although some of this infrastructure may be sub-standard, it does provide an opportunity for cost-efficient infill development on the many vacant lots. Currently it is estimated that the RER land use district around Dutch Hollow Lake has approximately 640 vacant lots while the RER district around Lake Redstone has approximately 110 vacant lots.



In order to develop these areas, a number of lots, especially around Lake Redstone, will need to be combined by Certified Survey Map to provide space necessary for a primary residence and lands for a septic system. The lots located around Dutch Hollow Lake appear to provide ample space, however these lots may be combined at a landowner’s discretion.

➤ Commercial Smart Growth Areas

The Town of La Valle intends to offer two primary types and levels of commercial development; light-commercial (LC) and commercial (CD), the descriptions of which are noted in this chapter and the location on *Map 11-6 Land Use Districts*. Utilizing the historic commercial growth patterns and previous designation for commercial land uses in the Town’s 1984 (revised) Development Plan, the Town’s primary commercial smart growth areas are those identified north of the Village of La Valle and east of the Village along State Road 33 respectively. Commercial development designated along these corridors will ensure adequate access, transportation infrastructure and electric service.

11.7 Secondary Growth Areas (Residential and Commercial)

For the purposes of the *Plan*, Secondary Growth Areas include rural residential areas that offer an additional living option to those identified under the Smart Growth Areas (the RER designation). The Secondary Growth Areas for residential development includes lands designated by the RAC and RRD land use districts. Secondary Growth Areas for commercial land uses include lands south of the Village of La Valle along State Road 58. Residential and Commercial Secondary Growth Areas do not necessarily meet the definition of smart growth in that they are not contiguous to like land uses and may not realize a low municipal utility cost. Therefore, it will be important that developments in these areas be evaluated according to their impact on municipal service costs with consideration given to requiring developers in these areas to upgrade utilities and transportation routes so as to accommodate such development without placing a financial burden on the Town of La Valle.

➤ **Residential Secondary Growth Areas**

While the RER land use district has been identified as the primary smart growth area for residential development, a secondary growth area for residential land uses has been identified as a way to offer a rural living experience. Residential areas under this category include development under the RRD land use district for rural subdivisions and the RAC for certified survey mapped lots. Residential development in the RRD and RAC emphasize the placement of residential lots surrounded by larger open spaces and which can accommodate residential structures and open spaces to be utilized for recreation or farmstead activities. See also the descriptions of RRD and RAC provided for under this chapter.

Rural residential development proposals that occur under the RRD and which require a subdivision plat should be evaluated based on the ability of the proposal to preserve forests, prairies, wetlands and uplands for parks, hunting preserves, hiking opportunities, prairie and forest restorations or other natural areas. Additionally, each RRD proposal must be evaluated based upon the criteria noted under *Section 11.9: Steps for Siting New Development*.

➤ **Commercial Secondary Growth Areas**

While primary smart growth areas for commercial development have been identified, secondary growth areas include lands south of the Village of La Valle along State Road 58. Commercial development in this area must be evaluated based upon the criteria noted in this section.

➤ **Criteria for Evaluating Development Impacts in Secondary Growth Areas**

In order to ensure efficient and cost effective development patterns in Secondary Growth Areas, a set of criteria for each proposed development is listed below. It is the intent of both the developer and Town to utilize these criteria when considering new developments in the Secondary Growth Areas. The criteria are not all-inclusive, but ask broad questions about development proposals to ensure that they are appropriate in location, size and scale and that utility and transportation provisions will be feasible, safe, and effective. These criteria will also help the Town evaluate development proposals to ensure that appropriate upgrades are made to affected utilities and local town transportation routes and that any upgrades required by the Town as part of the approval of any development in a Secondary Growth Area are the fiscal responsibility of the developer.

1. Adequate public facilities to accommodate development either exist or will be provided within a reasonable amount of time.
2. Public facilities and services needed to accommodate development will not place an unreasonable burden on the affected local units of government. Affected units of government may include the Town of La Valle, the Village of La Valle, Fire and Ambulance Districts, the School District, and Sauk County.
3. Public facilities and services needed to accommodate development will not have significant negative impacts on environmentally sensitive areas, including wetlands, streams, species-rich habitats, steep slopes, and large tracts of forest.

11.8 Alternative Buildout Scenarios and Density Policies (Rural Areas)

As part of the planning process, discussions took place to identify appropriate densities and appropriate locations of rural residential development as it applies to rural Certified Survey Maps and Conservation Subdivisions both under the RAC and RRD Land Use Districts. To aid the Committee with the discussion and gain public feedback about the best option, three build-out scenarios were prepared for the Town. On December 1, 2005, an open house/vision session was held to allow Town residents an opportunity to comment on the three scenarios. A description and summary of the discussion regarding each of these scenarios is as follows:

- **Scenario One:** (see also *Map 11-2 Growth Scenario 1 – ‘Large’ Minimum Lot Size Development*). Scenario 1 depicts a large minimum lot size requirement for new rural residential development (i.e., 40 or more acres). This scenario was utilized to illustrate the potential full build-out of the Town of La Valle if the Town were divided into large lots respectively. Concerns raised by the public and Committee with regard to this scenario include the fact that subdividing rural lands into “40-acre lots” will likely accelerate the loss of farmland, not every landowner will be willing to parcel his land into large lots for residential purposes, and that there is no incentive for owners of large lots to retain land as farmland or natural areas.
- **Scenario Two:** Small rural clusters of Residential Development (see also *Map 11-3 Growth Scenario 2 – Rural Cluster Development*). Scenario 2 depicts the creation of certified survey mapped lots that create clusters of two to three smaller residential lots. The density of houses/lots would be limited to the creation of not more than 3 lots in a five-year period for each landowner. This scenario recognizes this standard and also assumes that not every landowner will create small lots. Public and Committee comments generally supported Scenario 2 stating that it would allow for some rural residential growth, but also provide for agricultural land and natural area preservation. The rural character of the town would be preserved.
- **Scenario Three:** Conservation Subdivision Design (see also *Map 11-4 Growth Scenario 3 - Conservation Subdivision Design*). Scenario 3 depicts the creation of rural residential subdivision development surrounded by farmland and natural areas. Scenario 3 allows landowners to create mini-subdivisions on their land so long as they preserve farmland, natural areas, and the rural character of the town and that there would be a certain amount of land designated as open space as part of each development. Public and Committee comments both supported and opposed this scenario. Those opposed did not offer an explanation, while those in favor of the scenario indicated that these subdivisions could create small communities while allowing for woods, wildlife and natural areas. Another comments indicated that this scenario represented the best opportunity to preserve farmland, forests and natural areas.

Through the Committee’s examination of the scenarios coupled with comments provided by the public at the open house/vision session, it became evident that large lot requirement (Scenario 1) was not the preferred option. Alternatively, Scenario 2, depicting rural clusters of development, appeared to have the most support. Scenario 3, depicting conservation subdivisions, appeared to have broad support provided that there were provisions for farmland and natural area preservation along with maintenance of the rural character. After thorough discussion and consensus, the Comprehensive Plan Committee chose to implement Scenarios 2 and 3.

11.9 Steps for Siting New Development

All development occurring in RAC and RRD areas should result from following the four-step design process outlined in this section. Conservation subdivisions must abide by these guidelines, but they are also strongly advised for conventional subdivisions and Certified Survey Map (CSM) divisions. This approach is derived from Randall Arendt's *Conservation Design for Subdivisions* guide (1996). According to Arendt, all potential building sites should be evaluated for their conservation and development potential, culminating in broad concept plans showing proposed locations of building lots, streets, greens, commons, meadows, woodlands, and other types of open space. During the planning process, the following four steps should be followed sequentially:

1. *Identify All Potential Conservation Areas.*

Principal conservation areas must always be protected from development, but land containing other features may be deemed equally important to preserve. Environmentally sensitive upland areas, features of historical or cultural significance, scenic landscapes, or any land with unique, rare attributes can be identified for protection. In initial site plans, designers should be encouraged to include more land than they think will eventually be designated as open space, so that no potentially desirable area is excluded from consideration in the design process. In conservation subdivisions, 40% of the land must be set aside for conservation. During the initial stages of planning, as much as 60% of the land may be tentatively reserved for conservation. Steps 2-4 will aid designers in making final conservation area determinations. Planning for conventional subdivision development should follow the same process.

2. *Locate Building Sites.*

The value of houses is often higher when there are views of open space, so the number of "view lots" should be maximized in any new development. This also ensures that preserved open space is usable and accessible by all members of a community. To allow for the maximum number of buildings with open space views, houses and lots should be human-scaled and not excessively wide. Identifying building sites before drawing lot lines and locating streets allows building locations to be carefully selected so that important natural, cultural, and historical features are preserved. Although it may be impractical to protect all secondary conservation areas, many of the features identified in Step 1 should be avoidable when siting houses.

3. *Design Street Alignments and Trails.*

After identifying building locations, the next step is to determine the best way to access every residence with a street system. There are a number of environmental considerations involved in the street siting process, and no new streets may be constructed in principal conservation areas. All new roads should avoid wetlands, large trees, mature tree stands, and important wildlife habitats. The length of new access streets should be minimized for aesthetic, economic, and environmental reasons. If roads must be sited very near mature trees, it is important to leave enough space so that construction equipment does not cross the tree canopies' outer drip lines. This will prevent major damage to the root systems of these trees.

In some cases, it may be desirable to create a "single-loaded street," with buildings all located to one side of the street. The other side of the street should typically border an open space area. This allows for an unobstructed view from the houses or businesses along the street, and showcases preserved natural areas for people who drive, bike, or

walk along the road. The view from the natural area is also improved in this situation, as most new houses look far better from the front than the back. People enjoying the open space would probably prefer to see the front facades of neighboring homes rather than the wood decks and sliding glass doors typical of house backs. Residents, in turn, benefit from increased backyard privacy.

Regardless of the layout approach, all new streets should be interconnected and integrated with existing roads. Interconnected streets provide easier and safer access for fire engines, ambulances, school buses, snowplows and garbage trucks. They also distribute traffic evenly, whereas dead-ends and cul-de-sacs often lead to traffic bottlenecks by funneling vehicles to a limited number of through streets. In some areas, cul-de-sacs may be unavoidable due to topographic constraints or the location of principal conservation areas. In these cases, pedestrian and bike linkages should provide connections to other nearby streets or to a neighborhood trail system. Streets serving new developments should be designed to connect with adjoining properties that are potentially developable in the future. This will ensure that few new neighborhoods will be self-contained.

Walking and biking trails should provide residents convenient access to gathering areas, commercial centers, and public open spaces. Trails can serve to connect portions of the town that are not connected by streets, and they can provide recreational opportunities in and around preserved natural areas.

4. *Draw Lot Lines.*

Before determining precise lot lines, conservation areas should be officially delineated. Any secondary conservation areas not designated for street or building development should be protected. Conservation areas should be connected via natural corridors wherever possible. Strips of mature tree stands or wetlands can serve as attractive amenities to development, and can accommodate recreational trails or paths connecting public open space lands.

After the designation of conservation areas, building sites and street alignment, lot line placement should be fairly obvious. Lots abutting conservation areas should not have to be very deep, as the open space visually extends the perceived depth of their yards. In neighborhoods that will utilize joint septic systems, lots should be designed so that two to three houses can easily share one large septic tank and drain field by way of an easement extending across the properties. To utilize space efficiently and to promote friendlier neighborhoods, houses should maintain similar setbacks that are not far from public walking paths or roads.

11.10 Town of La Valle Density Policy

As noted in the previous section, it must be emphasized that the density policy developed by the Comprehensive Planning Committee, utilizing input from Town residents and landowners, aims to represent the opinions and needs of all residents and landowners. To ensure that all groups are fairly recognized, the decision to develop and select this density policy was not by means of simple vote of the majority of Committee members. Rather, the development and selection of the density policy resulted from a formal consensus process that led to an agreement by all of the Committee members to select a ‘middle ground’ that best represents the needs of all residents and landowners. The consensus process and definition of consensus utilized by the Committee is defined under *Chapter 2 Issues and Opportunities*.

On June 15, 2006, the Town of La Valle Comprehensive Planning Committee agreed upon a density policy by formal consensus.

➤ **The Town of La Valle Density Policy**

The Town of La Valle has adopted a density policy of one house/lot per 10 acres in RAC and RRD areas. However, under the Sauk County Planned Unit Development (PUD) ordinance, development can occur at a higher density in conservation subdivisions. In conservation subdivisions, principal conservation areas may not be developed, and at least 40% of the land must be preserved. On the remaining 60%, development may be as dense as one house/lot per acre in the Town of La Valle. By adopting a density policy of one house/lot per 10 acres for conventional subdivisions, the Town of La Valle has provided developers an incentive to create conservation subdivisions.

➤ **Amendments to the Town of La Valle Density Policy**

Amendments to the Town's density policy may be deemed appropriate from time to time. To ensure that the any future density policy amendment best recognizes the needs of all residents, the Plan Commission will hold a public hearing to acquire feedback from Town residents and landowners to utilize in the decision-making process.

11.11 Zoning Classifications

The Town of La Valle adopted county zoning in August, 1969. At this time the entire Town was placed under the Agricultural Zoning District. Since that time there have been a number of rezones including the rezoning of lands around lakes Redstone and Dutch Hollow to Single Family Residential District and a number of rezones throughout the Town which recognize commercial land uses. A comparison of *Map 11-5 Zoning Districts* and *Map 11-6 Land Use Districts* indicates a strong correlation between lands designated by the SR and RER Land Use Districts and lands zoned Single Family Residential. Lands zoned Commercial or Recreational-Commercial correspond to the PR, LC and CD Land Use Districts. Finally, lands zoned Agricultural correspond to the RAC and RRD Land Use Districts.

11.12 Future Land Area Needs

Predicting future land area needs for residential, commercial (includes industrial), and agricultural uses involves a process of projecting trends into the future to determine the demand that will be placed on a community relative to maintaining land in its current land use or converting it to an alternative land use. Once these projections are made, quantities of land can then be accurately identified on a future land use map. In order to study the demand of future land uses in La Valle two factors will be considered. The first of these factors looks at population projections over time. And the second factor utilizes assumptions that population and development pressure will increase in the Town given the increased development of Sauk County and of the areas within and around the City of Reedsburg located 8 miles to the southeast. Future land Uses are broken down into residential, commercial and agricultural.

➤ **Future Residential Land Area Needs**

According to the population projections under *Chapter 3 Population Inventory and Analysis* and *Chapter 4 Housing* it is reasonable to assume that the population will continue to increase in the Town of La Valle. This increase will in turn cause an increased demand for housing in the Town. To realistically determine the number of new homes that will be needed through the year 2030, one must make a few assumptions. First, based on *Chart P10: Population Changes per Age Bracket*, it is apparent that population increases represent households with a limited household size and that the greatest population increase occurs within the 70-79 age bracket. Using this information, it is unlikely that household sizes will increase in the Town and will likely decrease. Using these two assumptions, the *Household Size Trend* population projection represents a 3% decrease in housing size every 10 years. *Table LU3 Household Forecast: Household Size Trend and Lands Needed* correlates population increases to average household size to determine a projected number of new households. Since the vacancy rate in the Town of La Valle is greater than 50%, attributable to the large amount of seasonal housing, only occupied households were considered for purposes of determining the amount of land needed in the future for additional occupied residential houses. Additional land needed represents an assumption of two acres needed for each new house: an average lot size of 1 ½ acres and an additional ½ acre required for each lot for road rights-of-way, new park dedication and utility rights-of-way.

Table LU3: Household Forecast: Household Size Trend and Lands Needed

Year	Population	Average Household Size	Number of Occupied Households	Additional Residential Land Needed
1990, per census	1,005	2.73	368	NA
2000, per census *	1,203	2.67	455	174 (10 yr)
2010, Projection	1,296	2.59	500	90
2015, Projection	1,375	2.55	539	78
2020, Projection	1,467	2.52	582	86
2025, Projection	1,553	2.48	626	88
2030, Projection	1,638	2.44	671	90

Source: US Census and Sauk County Planning & Zoning

*There appears to be a slight margin of error in census data when dividing the total population by the average household size to determine the number of occupied households.

Based on this projection, the Town can expect approximately 90 acres to be converted to residential uses in every 5-year time period. This equates to roughly 45 new lots at 2 acres per lot as explained above. It is important to note that the Town currently has approximately 640 vacant residential lots around Dutch Hollow Lake and 110 vacant lots around Lake Redstone. Although many of these existing vacant lots are sub-standard and a number may be utilized for additional seasonal housing in the future, the Town conceivably has adequate existing residential lots to accommodate additional residential housing development through the year 2050.

➤ **Future Commercial Land Area Needs**

To determine the amount of land needed for future commercial land uses, the *Plan* evaluates the amount of land rezoned to the Commercial or Recreational-Commercial Zoning District since 1990. From 1990 through 1999, 53.09 acres were rezoned from an Agricultural Zoning District to a Commercial or Recreational-Commercial Zoning District, while from 2000 to 2005, 4.33 acres were rezoned from Agricultural to a Commercial Zoning District. When looking at the breakdown of lands rezoned from 1990 through 1999, an average of 26.54 acres were rezoned for each 5-year period. When factoring in the 4.33 acres rezoned between 2000 and 2005, this average equates to approximately 20 acres rezoned for each 5-year period. Based on these averages, it is evident that there is currently not a high demand for commercially zoned lands and it can be anticipated that the Town will convert approximately 100 acres to commercial land uses between 2005 and 2030.

Table LU-4: Commercial Lands Needed

Period Year	Land rezoned to Commercial or Rec-Commercial	Additional Commercial Land Needed
1990-1995	26.54 acres*	
1995-2000	26.54 acres*	
2000-2005	4.33 acres**	
2005-2010		20 acres
2010-2015		20 acres
2015-2020		20 acres
2020-2025		20 acres
2025-2030		20 acres

Source: Sauk County Planning & Zoning
 *Average of the years 1990-2000
 ** Actual acres rezoned 2000-2005

➤ **Future Agricultural Land Area Needs**

Based upon projected and actual residential and commercial land needs, it can be assumed that the amount of agricultural land in the Town of La Valle will decrease accordingly. To evaluate the amount of agricultural land that may potentially be converted to other uses in 5-year increments, add the projected commercial and residential lands needed from *Table LU-3 Household Forecast: Household Size Trend and Lands Needed* and *Table LU-4: Commercial Lands Needed*. It is likely that the continued creation of Certified Survey Map lots and implementation of the RRD Land Use District will further reduce the amount of agricultural lands in the Town, however one primary objective of the RRD Land Use District includes the preservation of agricultural lands where practicable.

11.13 Natural Limitations to Building and Site Development

Natural limitations to development vary depending on where in the Town development is being proposed. Generally speaking, the Baraboo River, which traverses the central part of the Town, includes a related floodplain area depicted on *Map 9-3 General Floodplain Areas* and wetlands noted on *Map 9-1 Environmentally Sensitive Areas*. Likewise, there are other non-riparian wetlands scattered throughout the Town. Other natural limitations to development include soil limitations on the placement of foundations, roads and septic suitability. General soils

information can be noted under *Chapter 9 Natural Resources* and on *Map 6-1 Septic Suitability*, and *Map 6-2 Alternative Septic Suitability*.

11.14 Land Use Goal, Objectives and Policies

Land Use Goal: Preserve and maintain existing land uses as well as to provide for future land use considerations while recognizing the Town of La Valle’s Vision and all stated goals, objectives and policies in the Town of La Valle Comprehensive Plan.

Land Use Objectives/Policies:

LUO-1 Ensure adequate opportunities and land availability to meet all of the Town’s objectives.

LUP-1A Recognize that all policies noted in this *Plan* are intricately related to land use and further recognize that the town shall follow all policies when making decisions about the Town’s future land use.

LUO-2 Maintain a density policy, by consensus, to determine the number of new residential homes that can be built in the Rural Agricultural Conservation and Rural Residential Development Land Use Districts while preserving agricultural lands, farming operations, significant natural resources as well as the overall viewshed and character of the town.

LUP-2A Lands designated as Rural Agriculture Conservation, Private Recreational, Light Commercial and Commercial on *Map 11-6 Land Use Districts* shall be permitted land divisions not to exceed 3 lots in any five year period for each parcel and as further described by the *Sauk County Land Division and Subdivision Regulations Ordinance*.

LUP-2B Lands designated as Rural Residential Development on *Map 11-6 Land Use Districts* will be permitted land divisions by a subdivision plat only (either as a conventional subdivision or conservation subdivision). For the purposes of this *Plan*, all areas designated as Rural Agriculture Conservation are eligible for proposed subdivision plats. At such time that a subdivision plat is approved by the Town of La Valle, *Map 11-6 Land Use Districts* will automatically change to a Rural Residential Development designation to reflect the total land area affected by the subdivision plat, inclusive of preservation areas designated as part of any conservation subdivision. At such time that the Town of La Valle Comprehensive Plan is officially amended by Ordinance, any updates to *Map 11-6 Land Use Districts* will be included as part of the amendment and officially acted on.

LUP-2C The following density policy shall apply to all lands within the Rural Agriculture Conservation and Rural Residential Development Land Use Districts for proposed subdivision plats. For the purposes of this plan, there are two types of subdivision plats: the conventional subdivision and conservation subdivision.

- **Conventional Subdivisions** (not conservation subdivisions) shall have a density of (1) one residential lot for each 10 acres of the original parcel.

For example, a 100 acre parcel would be permitted a maximum of 10 lots of any size.

- **Conservation Subdivisions** shall have a density where 60% of the original parcel may be developed (development area) and 40% of the original parcel must remain as open

space (preservation area). The density policy for a conservation subdivision shall also require that the density in the development area not exceed (1) one acre per lot and which excludes lands utilized by road rights-of-way. (refer also to Section 7.12 *Sauk County Zoning Ordinance* for a more detailed discussion on density policies pertaining to the Conservation Subdivision.)

For example, 60 acres (60%) of a 100 acre parcel minus (4) acres utilized for road rights-of-way will yield 56 acres or a maximum number of permitted lots/density of 56 lots.

LUP-2D The density policy shall apply to the creation of all lots including lots that may be created to incorporate an existing residential dwelling on a new lot.

LUP-2E The Town shall recognize the Plan Commission as the body charged with the implementation of the Town of La Valle's Density Policy and Planned Unit Development Conservation Subdivision development options and as further defined under the Implementation Chapter. Prior to initial implementation and/or amendments thereafter to the Density Policy, the Town shall seek legal counsel/review of the policy and all related documents. Upon completion of this review, changes may be incorporated, and the policy and all supporting documents will be adopted as an Ordinance Amendment to the Town of La Valle Comprehensive Plan.

LUP-2F Any proposed amendment to an already adopted Town of La Valle Density Policy shall be considered a major amendment and shall require that the Plan Commission will hold a public hearing to acquire feedback from Town residents and landowners to utilize in the decision-making process.

LUO-3 Assure that the provisions of this plan are considered when making land use decisions in the Town and further support external programs to realize the Vision, Goals and Objectives of this Plan.

LUP-3A As the Town reviews land division proposals and changes in land use, it is the intent of this policy to ensure that both the Town's Plan Commission and Town Board review and incorporate this Plan's Vision, Goals, Objectives and Policies into their final decision.

LUP-3B Developers and subdividers shall work with the Town of La Valle Plan Commission with regard to the siting of new conservation subdivisions and must follow the steps under *Section 11.8 Steps for Siting New Development*.

12.0 Purpose

A number of the policies in this Comprehensive Plan will not be implemented automatically, and follow-up actions will be required for the Plan to become a reality. However, by default, many of the plan policies have been developed in such a manner that, by themselves, they provide specific guidance to the Town with everyday decision-making. Therefore, the Town of La Valle Comprehensive Plan has two roles. One of these roles is to provide everyday guidance for decision making by the Town, and the other is to provide specific direction for carrying forth projects that will aid the Town with the full realization of its vision, goals and objectives.

This section is meant to provide guidance for the general process of adopting the Comprehensive Plan as well as more specific detail on how and when amendments will be made to the Plan. This section also provides a ‘timeline of implementation’ of all policies in the plan and recommendations, where needed, as to whom will be implementing these policies. This section defines the suggested implementation roles of the Plan Commission, Town Board, and the Economic Development Advisory Committee.

12.1 Plan Adoption

The Town of La Valle Comprehensive Plan must be adopted in a manner that recognizes a commitment to implement each policy within the Plan. The Plan itself will also be adopted as an ordinance, which will allow the Town to enforce its vision, goals, objectives, and policies. The Town has also included all of the basic elements of Comprehensive Planning and has achieved all 14 goals of the ‘Smart Growth’ legislation.

In addition to this achievement, the development of this plan included an extensive public participation component, which ensured numerous opportunities for residents, landowners, and neighboring governments to give input. Also, the Town of La Valle Comprehensive Plan Committee consisted of people from all interests and backgrounds, ensuring that the plan was developed by the people and for the overall good of the Town. The public participation plan and scope of services to the planning process are noted in Appendix C.

The final Comprehensive Plan will be reviewed by the Plan Commission, which will forward its recommendations to the Town Board for final Town approval. Upon Town approval, the Plan will be forwarded to the Planning, Zoning and Land Records Committee, which will recommend final approval by the Sauk County Board. Once approved by the county board, the Plan will finally be submitted to the State of Wisconsin, Department of Administration.

12.2 Plan Monitoring, Amendments, and Update

The Town should regularly evaluate its progress towards achieving the policies in this Comprehensive Plan, and amend and update the Plan as appropriate. This section suggests recommended criteria and procedures for monitoring, amending, and updating the Plan.

➤ Plan Monitoring

The Town should constantly evaluate its decisions on private development proposals, public investments, regulations, incentives, and other actions based on the recommendation/policies of the Town of La Valle Comprehensive Plan. More specifically, for each proposal that comes before the Town, any recommendation by the Town’s Plan Commission and final action by the Town Board

should reference any and all plan policies utilized as part of the review and decision-making process. This reference may come in the form of a resolution or minutes officially adopted by the Town.

➤ **Plan Amendments**

Amendments may be deemed appropriate or necessary in the years following the adoption and implementation of this Comprehensive Plan. Amendments are generally defined as either minor or major. Minor amendments generally include changes to maps or general text. Major amendments are defined as any change to plan policies. Therefore major amendments will require, at a minimum, a public hearing to garner input from the community regarding the amendment(s).

➤ **Plan Update**

The State comprehensive planning law requires that the Comprehensive Plan be updated at least every ten years. As opposed to an amendment, an update is often a substantial re-write of the Plan document and maps. Further, on January 1, 2010, “any program or action that affects land use” will have to be consistent with locally-adopted comprehensive plans- including zoning and subdivision ordinances, annexation, and transportation improvements. Based on these two deadlines, the Town should update its Comprehensive Plan before the year 2016 (i.e., ten years after 2006). The Town should also monitor any changes to language or interpretations of State law throughout the life of the Comprehensive Plan.

12.3 Role of Implementation

➤ **Town Board**

The Town Board will provide for general oversight of the Plan Commission’s activities relative to selecting and guiding Comprehensive Plan Implementation Committee participants. The Town Board will also consider any current proposals and ensure that they are consistent with this Plan as well as consider Plan Commission recommendations for such proposals. Like Plan Commission members, Town Board members are encouraged to take an active role as members of the Implementation Committee.

➤ **Plan Commission**

It is intended that the primary body responsible for the implementation of this Comprehensive Plan be the Plan Commission. Implementation by the Plan Commission will take two forms. The first form comes with the utilization of the Comprehensive Plan for everyday decision making. It is also recommended that the Plan Commission take the role of identifying policies within the Plan to support its recommendation to the Town Board. The second form of implementation recognizes the role of the Plan Commission to select participants for the Comprehensive Planning Implementation Committee and guide the work of this Committee. This work should be based on the premise that this Committee will be the ‘work-horse’ behind the implementation of many Plan policies. It is highly recommended that Plan Commission members, in addition to simply guiding the Implementation Committee, become members of this Committee themselves.

➤ **Economic Development Advisory Committee (EDAC)**

The Economic Development Advisory Committee (EDAC) should be composed of local business owners and others interested in furthering economic development within the community. This

committee will be responsible for implementing selected Economic Development policies. The Committee will also be officially recognized by the Town Board.

12.4 Implementation Timeline and Recommended Courses of Action

This section provides a summary of the actions that the Town should complete in order implement this Comprehensive Plan. This summary has been broken down by each element and elements' policies to include a minimum recommended course of action and timeframe for implementation. Each policy has also been assigned a representative body charged with the primary implementation of the policy.

HOUSING

Policy	Implementation Timeframe	Representative Body
HP-1A	2006-ongoing	Plan Commission/Town Board
HP-1B	2006-ongoing	Plan Commission/ Town Board
HP-1C	2006-ongoing	Plan Commission/Town Board
HP-1D	2006-ongoing	Plan Commission/Town Board
HP-2A*	2007	Plan Commission/Town Board
HP-2B	2006-ongoing	Plan Commission/Town Board
HP-3A	2006-ongoing	Plan Commission/Town Board
HP-3B	2006-ongoing	Plan Commission/Town Board
HP-3C	2006-ongoing	Plan Commission/Town Board
HP-4A	2006-ongoing	Plan Commission/Town Board
HP-5A	2006-ongoing	Plan Commission/Town Board
HP-6A	2006-ongoing	Plan Commission/Town Board
HP-6B	2006-ongoing	Plan Commission/Town Board
HP-6C	2006-ongoing	Plan Commission/Town Board

AGRICULTURE RESOURCES

Policy	Implementation Timeframe	Representative Body
ARP-1A*	2008-2011	Plan Commission/Town Board
ARP-1B	2006-ongoing	Plan Commission/ Town Board
ARP-2A	2006-ongoing	Plan Commission/Town Board
ARP-2B	2006-ongoing	Plan Commission/Town Board
ARP-3A	2006-ongoing	Plan Commission/Town Board

UTILITIES & COMMUNITY RESOURCES

Policy	Implementation Timeframe	Representative Body
UCRP-1A	2006-ongoing	Plan Commission/ Town Board
UCRP-2A	2006-ongoing	Plan Commission/Town Board
UCRP-2B	2006-ongoing	Plan Commission/Town Board
UCRP-3A	2006-ongoing	Plan Commission/Town Board
UCRP-3B	2006-ongoing	Plan Commission/Town Board
UCRP-3C	2006-ongoing	Plan Commission/Town Board
UCRP-4A*	2008	Plan Commission/Town Board
UCRP-4B*	2008	Plan Commission/Town Board
UCRP-4C*	2008	Plan Commission/Town Board
UCRP-4D*	2008	Plan Commission/Town Board
UCRP-5A	2006-ongoing	Plan Commission/Town Board
UCRP-6A*	2008	Plan Commission/Town Board
UCRP-6B*	2007	Plan Commission/Town Board

TRANSPORTATION

Policy	Implementation Timeframe	Representative Body
TP-1A	2006-ongoing	Plan Commission/ Town Board
TP-1B	2006-ongoing	Plan Commission/ Town Board
TP-1C*	2007	Plan Commission/Town Board
TP-1D	2006-ongoing	Plan Commission/Town Board
TP-2A	2006-ongoing	Plan Commission/Town Board
TP-2B*	2008	Plan Commission/Town Board
TP-3A*	2008	Plan Commission/Town Board

ECONOMIC DEVELOPMENT

Policy	Implementation Timeframe	Representative Body
EDP-1A*	2007	Plan Commission/Town Board
EDP-2A*	2008-ongoing	EDAC**
EDP-2B*	2008-ongoing	EDAC
EDP-2C*	2008-ongoing	EDAC
EDP-2D*	2008-ongoing	EDAC
EDP-3A*	2008-ongoing	EDAC
EDP-3B	2006-ongoing	Plan Commission/Town Board
EDP-3C	2006-ongoing	Plan Commission/Town Board
EDP-4A	2006-ongoing	Plan Commission/Town Board
EDP-4B*	2007	Plan Commission/Town Board
EDP-5A	2006-ongoing	Plan Commission/Town Board
EDP-6A*	2008-ongoing	EDAC
EDP-6B*	2008-2011	Plan Commission/Town Board

**Economic Development Advisory Committee

NATURAL RESOURCES

Policy	Implementation Timeframe	Representative Body
NRP-1A	2006-ongoing	Plan Commission/Town Board
NRP-1B	2006-ongoing	Plan Commission/Town Board
NRP-2A	2006-ongoing	Plan Commission/Town Board
NRP-2B	2006-ongoing	Plan Commission/Town Board
NRP-3A	2006-ongoing	Plan Commission/Town Board
NRP-3B	2006-ongoing	Plan Commission/Town Board
NRP-4A	2006-ongoing	Plan Commission/Town Board
NRP-4B	2006-ongoing	Plan Commission/Town Board
NRP-4C	2006-ongoing	Plan Commission/Town Board
NRP-5A	2006-ongoing	Plan Commission/Town Board
NRP-6A	2006-ongoing	Plan Commission/Town Board
NRP-6B	2006-ongoing	Plan Commission/Town Board
NRP-7A	2006-ongoing	Plan Commission/Town Board
NRP-7B*	2007	Plan Commission/Town Board
NRP-8A	2006-ongoing	Plan Commission/Town Board
NRP-9A*	2008	Plan Commission/Town Board
NRP-10A	2006-ongoing	Plan Commission/Town Board
NRP-10B	2006-ongoing	Plan Commission/Town Board

INTERGOVERNMENTAL COOPERATION

Policy	Implementation Timeframe	Representative Body
ICP-1A*	2007-ongoing	Plan Commission/Town Board
ICP-1B	2006-ongoing	Plan Commission/ Town Board
ICP-2A*	2007-ongoing	Plan Commission/Town Board
ICP-3A	2006-ongoing	Plan Commission/Town Board
ICP-3B	2006-ongoing	Plan Commission/Town Board
ICP-3C	2006-ongoing	Plan Commission/Town Board
ICP-4A*	2008	Plan Commission/Town Board
ICP-4B	2006-ongoing	Plan Commission/Town Board
ICP-5A*	2010	Plan Commission/Town Board
ICP-5B*	2008	Plan Commission/Town Board
ICP-5C	2006-ongoing	Plan Commission/Town Board
ICP-6A*	2007-2008	Plan Commission/Town Board

LAND USE

Policy	Implementation Timeframe	Representative Body
LUP-1A	2006-ongoing	Plan Commission/Town Board
LUP-2A	2006-ongoing	Plan Commission/ Town Board
LUP-2B	2006-ongoing	Plan Commission/Town Board
LUP-2C	2006-ongoing	Plan Commission/Town Board
LUP-2D	2006-ongoing	Plan Commission/Town Board
LUP-2E	2006-ongoing	Plan Commission/Town Board
LUP-2F	2006-ongoing	Plan Commission/Town Board
LUP-3A	2006-ongoing	Plan Commission/Town Board
LUP-3B	2006-ongoing	Plan Commission/Town Board

12.5 Consistency Among Plan Elements

The State Comprehensive Planning statute requires that the implementation element “describe how each of the elements of the Comprehensive Plan shall be integrated and made consistent with the other elements of the Comprehensive Plan.” Preparing the various elements of the Town of La Valle Comprehensive Plan simultaneously has ensured that there are no known internal inconsistencies between the different elements of this Plan.

12.6 Annual Review of the Implementation Progress

It is intended that prior to each annual meeting, the Plan Commission and Town Board jointly review the Vision, Goals, Objectives and Policies of this Comprehensive Plan to ensure that the Plan has been adhered to and to ensure its continued implementation. This will be particularly important for those policies that have an asterisk (*), which are policies that require additional work as part of their implementation. It is also intended that an update be provided at each annual meeting, which summarizes both how and when policies of the Town of La Valle Comprehensive Plan have been/will be implemented. This process of review and summary will also offer the Plan Commission and Town Board an opportunity to identify the policies that may be implemented with the assistance of any additional appointed Committee to complete tasks.