Comprehensive Plan
Town of Woodland
Sauk County, Wisconsin

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The Town of Woodland, located in the far 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 the Baraboo River and Dutch Hollow Lake. This setting and atmosphere has resulted in steady growth in the Town of Woodland. This trend, which is expected to continue, 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 Woodland.

1.0 Purpose Of This Plan

The purpose of the Town of Woodland 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 and is compatible with the rural town character;
- 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 a 13-member Comprehensive Planning Committee. Input from numerous other citizens of the Town and knowledgeable people from throughout Sauk County have 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 and Vision Session.

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 Woodland.

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, 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

The Town of Woodland has no formal history of planning nor has the town adopted a Development Plan or Land Use Plan. Town decisions affecting land use have been decided, in part, based upon an evaluation of individual land use proposals as well as past actions by the Town Board.

1.3 Regional Context

Map 1-1 Regional Context shows the relationship of the Town of Woodland to neighboring communities. The Town is located in the northwestern part of Sauk County and is about 12 miles northwest of the City of Reedsburg. The Town also includes the unincorporated Village of Valton. The Town of Woodland also shares a border with Juneau County to the north, Vernon County to the east and Richland County to the south.

1.4 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 Woodland was assigned one supervisory district. Supervisory District 5, which

incorporates all of the Towns of Woodland and Ironton as well as the Villages of Ironton and Lime Ridge. ***Map 1-2 Jurisdictional Map*** depicts the exact boundaries of Supervisory District 5.

The Town of Woodland is split into the three school districts: Weston, Hillsboro and Wonewoc-Union Center. ***Map 1-2 Jurisdictional Map*** also depicts the locations of these boundaries.

In terms of land use-related issues, the following Chapters of the Sauk County Code of Ordinances govern the Town of Woodland:

1.4.1 Administered by Sauk County Clerk

- Chapter 1 Supervisory District Plan

1.4.2 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

1.4.3 Administered by the Sauk County Department of Land Conservation

- Chapter 26 Animal Waste Management Ordinance

1.4.4 Administered by the Sauk County Sheriff

- Chapter 27 Animal Control Ordinance

1.5 Planning Area

The Planning area covers all lands within the Town of Woodland. 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 Woodland Comprehensive Planning Committee, comprised of sixteen area residents, took part in several efforts to identify issues and opportunities facing the Town of Woodland. 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, 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 mailed to a random sample of 500 residents and landowners. The survey questions were developed to ascertain the opinions and perceptions of residents and landowners on the issues and opportunities in their Town.

During the Summer of 2006, 500 surveys were mailed to a random selection of households and landowners in the Town of Woodland. Of the 500 surveys mailed 114, or 23%, 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. 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:

2.1.1 Quality of Life

Defining and maintaining a certain quality of life in Woodland is an encompassing concept shared among all residents and visitors to Woodland. 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 Woodland. From all of the responses, most respondents indicated that they liked the beauty of the area and rural/country setting. Other responses included being near family, Dutch Hollow Lake fishing, farm environment and cost of living.

2.1.2 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 identify how new residential development should appear on the landscape in terms of placement and density. Overall 35% of respondents indicated that they prefer conservation subdivision design designating areas for development and areas for preservation. The second choice by survey participants was no new development at 19%. The third choice at 18% identified 'One house per lot not to exceed 3 lots per landowner in a 5-year period; with an agreement that certain lands are preserved. The forth choice included large lot subdivision development. The least desirable type of residential development included conventional development with no limitation on the number and size of lots.

2.1.3 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, 59% indicated they would. Forty-nine percent of residents 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, 79% 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.

2.1.4 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, 37% indicated that there were adequate support services while 47% were unsure or had no opinion.

In terms of other economic opportunities, respondents were asked if they would support business development in areas of existing development. Overall, 53% of respondents indicated that they would support the inception of both small businesses (10 or less full time employees) and large businesses (10 or more full time employees) if they adjoin the Village of Valton while only 23 % of respondents indicated that they would support both types of businesses if located in rural areas (areas outside of Valton). When survey participants were asked what types of businesses are needed in the Town, 39% agreed that a market or grocery store is needed while 38% indicate that agricultural supply and services should be added. Thirty-five percent of respondents indicated tourism and hospitality opportunities should be developed in the town.

2.1.5 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, survey participants either strongly agreed, agreed or were neutral in that community facilities and services were adequate. When asked about what public facilities are needed in the Town, over 40% of the response either agreed or strongly agreed that public hunting/fishing areas, public natural/recreational areas, walking/hiking/cross-country ski trails and bike trails/routes are needed.

Eighty-six percent of respondents felt that wind energy and solar energy should be developed in the Town while 45 percent favor methane production and 42% favor ethanol plants.

2.1.6 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. Generally upwards of 80% of respondents either strongly agreed or agreed that protecting natural resources is important. Notably, the protection of woodlands ranked the highest with 88.6% of respondents strongly agreeing or agreeing that this resource should be protected. The protection of wetlands and shoreline ranked

the lowest with 78% and 79% of respondents strongly agreeing or agreeing that wetland and shorelines should be protected.

2.1.7 Transportation

Survey participants were asked to consider both the adequacy and condition of transportation systems (primarily roads) within the Town. Eighty-two percent of respondents indicated that they strongly agree or agree that the overall road network meets the needs of citizens while 82% felt that road conditions were adequate for intended uses. When asked if there are any transportation facility needs or problems that need to be addressed, 17% of respondents strongly agreed or agreed while 61% or respondents had no opinion.

2.1.8 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 list their top three land use issues. Through this listing, concerns of too much growth and overdevelopment is the primary issue followed by maintaining the current quality of rural life. High taxes also ranked high.

2.1.9 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 Woodland to look like in 20 years. Overall, a large majority of respondents indicated that they wanted Woodland to look like it does now with a mix of residential uses in a rural environment. When participants were asked what they felt was the biggest issue facing the Town of Woodland in the next several years many responses were given, however a reoccurring theme centered on concerns with housing development and taxes.

2.2 Visioning Session

The Town held a Visioning Session Workshop on March 19, 2007. The Vision Session provided an opportunity for residents and landowners in the Town of Woodland to take part in defining what they believe Woodland should be in the future.

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 Woodland. 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 town atmosphere, clean air and water, diversity of people, communication with neighbors, privacy, peace and quiet.

- **Weaknesses:** Lack of communication on town issues, lack of local job opportunities, confusing ordinances, cell phone service, division of communities (lake vs. rural).

- **Opportunities:** Lodging (public camping), density limits on housing, Dutch Hollow available to township, alternative energy sources, organic agriculture production, ATV routes.

- **Threats:** High deer population, ATV routes, division of communities (lake vs. rural), housing development, increase in population, lake water quality.

Equally important to identifying the Town's SWOT's, participants had the opportunity to begin developing a Town Vision Statement. To develop the Vision statement, key vision themes were identified in three separate working groups on large boards. The boards were then compared with the collective group to identify the common 5 themes that appeared on all three boards. These themes not only contributed to the town's overall vision statement, but also served as the 5 major points consider during the planning process. Generally, the 5 major points were as follows:

- Conservation of natural beauty, farmland and open space resources;
- Diversified economic opportunities;
- Assurance of adequate communication and emergency services;
- Community involvement in town government;
- Managed and planned growth.

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 of the Vision Session can be noted in Appendix B.

2.3 Open House/Intergovernmental Forum

On March 4, 2008, the Comprehensive Plan Committee conducted an open house to present the draft Town of Woodland Comprehensive Plan. Through discussion and submittal of written comments, participants were given an opportunity to comment on the Committee's work and suggested changes. Approximately 66 town residents attended the open house.

2.4 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. 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 that four members combined declare themselves as "formal disagreement but will go with the majority" or "block". This is called "sufficient consensus" or "qualified consensus". If the above qualifications exist, the item will be "off the table" pending revision and reconsideration."

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

2.5 Town of Woodland Vision

The Town of Woodland seeks to balance growth while preserving the rural character and charm. We seek to preserve our natural resources, our scenic vistas, pockets of open space, our lakes, ponds and agricultural uses, while managing growth and diversity of land use.

The economy of our community is affected by surrounding communities that have businesses providing jobs and amenities necessary for our residents. We will encourage cooperation with these surrounding communities and will encourage their residents and tourists to take advantage of recreational activities in the Town of Woodland.

We encourage preservation and enhancement of police, fire and medical services to keep pace with the needs of our growing community. We seek to improve communication services within the Town of Woodland to include more reliable cell phone service. We envision the expansion of the Internet as a means of communication between town residents, the surrounding communities and the promotion of our community through a website.

We see continued growth of the population of the Town of Woodland. We encourage the development of sound, managed growth guidelines to include the full utilization of areas currently zoned residential. We envision industry and commercial development to be ecologically friendly to the area and we encourage county zoning rules be designed to promote small businesses that can coexist with farms and housing. We envision that the Town will continue to be progressive with town management, road maintenance and general infrastructure to keep pace with a growing community.

We envision the Town of Woodland as a tranquil, safe and desirable place to live and see Town residents as citizens that watch out for each other. We will engage the strengths of the diversity of our citizens and encourage a cooperative and trusting relationship among all citizens of our community. We will enhance relationship growth opportunities between agricultural and non-agricultural residents by providing a gathering place and sponsoring Town events.

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 Woodland. In this chapter we will examine the population profile of Woodland. 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 Woodland 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 Woodland, it is important to consider how these changes compare to regional and local trends. Recognizing similarities and differences in potential future growth between Woodland and nearby towns will allow the Town of Woodland to create a Comprehensive Plan unique to its specific issues and goals.

3.1.1 Population

As ***Table P1 Regional Population Trends*** indicates, the population in the Town of Woodland has fluctuated since 1970. Overall, between the years of 1970 and 2000, Woodland's population increased by 166 persons, or at an average of 8.97% per 10 years. In comparison to neighboring towns, Woodland has experienced a steady but slow increase in population growth (26.90%) from 1970 to 2000, however from 1990 to 2000 Woodland has experience the greatest population growth at 34.08% in comparison to neighboring towns. 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 Woodland		Town of La Valle		Town of Ironton		Town of Winfield		Town of Westford		Town of Willow		Sauk County		Wisconsin	
	#	% change	#	% change	#	% change	#	% change	#	% change	#	% change	#	% change	#	% change
1970	617		693		658		608		658		528		39,057		4,400,000	
1980	594	-3.73%	929	34.05%	643	-2.28%	624	2.63%	558	-15.20%	527	-0.19%	43,469	11.30%	4,700,000	6.82%
1990	584	-1.68%	1,005	8.18%	585	-9.02%	649	4.01%	513	-8.06%	572	8.54%	46,975	8.07%	4,891,769	4.08%
2000	783	34.08%	1,203	19.70%	650	11.11%	752	15.87%	594	15.79%	493	-13.81%	55,225	17.56%	5,363,675	9.65%
Overall Change: 1970 - 2000	166	26.90%	510	73.59%	-8	-1.22%	144	23.68%	-64	-9.73%	-35	-6.63%	16,168	41.40%	963,675	21.90%
Average change per 10 years	55	8.97%	170	24.53%	-3	-0.41%	48	7.89%	-21	-3.24%	-12	-2.21%	5,389	13.80%	321,225	7.30%

Source: US Census 2000

3.1.2 Housing Units

From 1990 to 2000, the numbers of housing units have increased slightly in Woodland and in many surrounding Towns, except the Town of Willow in Richland County, which saw a drop. As seen in ***Table P2 Regional Housing Unit Comparison***, the Town of Woodland's increase in housing units (17.51%) 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 Woodland		Town of La Valle		Town of Winfield		Town of Ironton		Town of Westford		Town of Willow		Sauk County		State of Wisconsin	
	Number of Units	Percent Change	Number of Units	Percent Change	Number of Units	Percent Change	Number of Units	Percent Change	Number of Units	Percent Change	Number of Units	Percent Change	Number of Units	Percent Change	Number of Units	Percent Change
1990	**257**		**783**		**228**		**201**		**195**		**221**		**20,439**		**2,055,774**	
2000	**302**	17.51%	**914**	16.73%	**297**	30.26%	**221**	9.95%	**239**	22.56%	**242**	9.50%	**24,297**	18.88%	**2,321,144**	12.91%

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

3.1.3 Average Household Size

Comparing the number of persons per household during 1990 and 2000 shows that the Town of Woodland saw in increase in numbers of persons per occupied house while all neighboring towns in the county and as well as Sauk County and the State of Wisconsin experienced a decline, as seen in ***Table P3 Regional Average Household Size Comparison***. Both the State and the County averaged approximately 2.5 persons per household in 2000.

Table P3: Average Household Size Comparison

Average Household Size Persons Per Household												
Year	Town of Woodland		Town of La Valle		Town of Ironton		Town of Winfield		Sauk County		State of Wisconsin	
	#	%Change	#	%Change	#	%Change	#	%Change	#	%Change	#	%Change
1990	2.98		2.73		3.2		3.26		2.61		2.61	
2000	3.17	5.99%	2.67	-2.25%	3.11	-2.89%	2.84	-14.79%	2.51	-3.98%	2.5	-4.40%

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

3.2 Local Population and Housing Trends

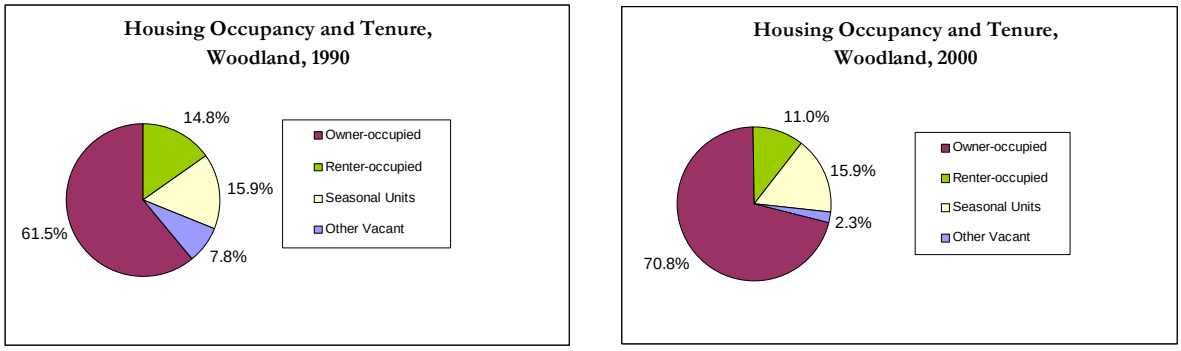
A look at local demographics profiles illustrates local trends and conditions, and provides insight as to the types of services both wanted and required by the community. The local trends section includes an examination of occupied housing, population composition, population by age bracket, and length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

3.2.1 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 Woodland, the number of housing units increased from 257 in 1990 to 302 in 2000, the number of occupied housing units increased from 76.3% in 1990 to 81.8% in 2000. Occupancy rate trends for both Woodland 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 Woodland has significantly more

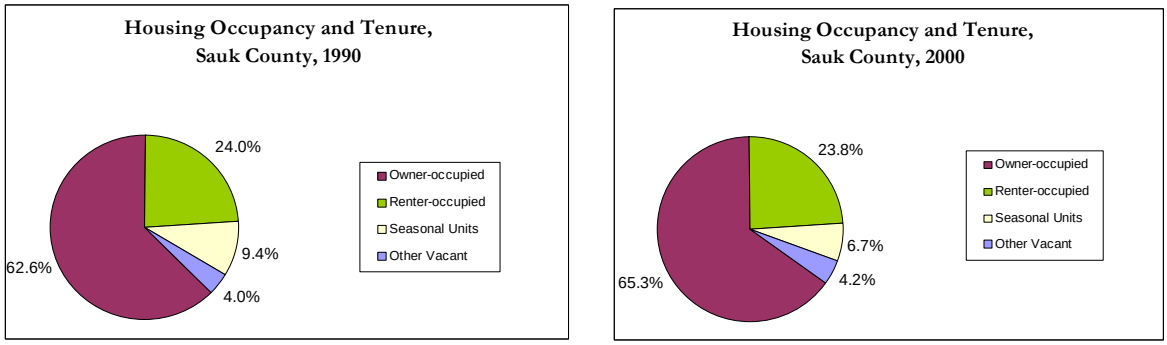
housing units being used seasonally in comparison to Sauk County as a whole. This trend seems to be stable as seasonal units remained at 15.9% in 1990 and 2000.

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



Source: Wisconsin Department of Administration (DOA); US Census, 1990, 2000. Note: other vacant also includes seasonal for Woodland 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

3.2.2 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, Woodland and Sauk County*** shows the median age in Woodland at 35.1 in 2000. This is comparable to the median age of Sauk County at 37.3 for the same time period. In both Woodland and Sauk County, there was a slight change 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 lower within the Town of Woodland in comparison to Sauk County.

Table P8: Age and Gender, Woodland and Sauk County

Year	Median Age		Percent Under 18		Percent Over 65		Percent Female	
	Town of Woodlande	Sauk County	Town of Woodland	Sauk County	Town of Woodland	Sauk County	Town of Woodland	Sauk County
1990, per census	Not available	34.2	31.50%	27.19%	12.80%	15.77%	49.30%	50.79%
2000, per census	35.1	37.3	36.40%	26.00%	11.90%	14.50%	49.70%	50.60%

Source: U.S. Census, 1990 and 2000

Table P9 Ethnic Composition, Woodland and Sauk County shows that from 1990 to 2000 there was no decrease in the Caucasian population in the Town of Woodland despite a slight decrease in Sauk County. On the other hand, both the Town of Woodland and Sauk County experienced a slight increase within the Hispanic and African American populations. However, the percentage of Asians and Native Americans either did not change or remained at 0% in Woodland.

Table P9: Ethnic Composition, Woodland 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 Woodland	Sauk County	Town of Woodlande	Sauk County	Town of Woodland	Sauk County	Town of Woodland	Sauk County	Town of Woodland	Sauk County	Town of Woodland	Sauk County
1990, per census	99.9%	98.5%	0.3%	0.6%	0.0%	0.4%	0.0%	0.2%	0.0%	0.1%	0.0%	0.2%
2000, per census	99.9%	98.0%	0.3%	1.1%	2.3%	1.2%	0.0%	0.3%	0.6%	0.4%	1.0%	0.7%

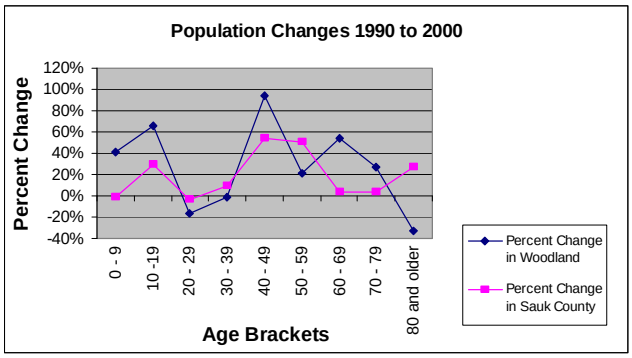
Source: US Census, 2000

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

3.2.3 Population per Age Bracket

Chart P10 and Table P11 Change of Populations per Age Bracket breaks down the changes in population by age brackets for both the Town of Woodland and Sauk County from 1990 to 2000. Generally, this chart shows that the Town of Woodland is experiencing a greater percentage of growth in the lower and middle age brackets and less growth in the young adult 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 increase in the 60 - 69 age group is opposite of the trend experienced by Sauk County in this age bracket. In Woodland, the only age brackets that experienced a decline from 1990 to 2000 were the 20-29 and 50-59 age brackets. The lower population numbers in the 20-29 age bracket implies that once children reach the young adult stage they leave home.

Chart P10: Change of Populations per Age Bracket



Source: US Census, 1990 and 2000

Table P11: Change of Populations per Age Bracket

	Age Group	0 - 9	10 -19	20 - 29	30 - 39	40 - 49	50 - 59	60 - 69	70 - 79	80 and older	Total
Town of Woodland	1990, Woodland	105	93	60	94	65	66	54	29	18	584
	2000, Woodland	148	154	50	93	126	80	83	37	12	783
	Percent Change in Woodland	40.95%	65.59%	-16.67%	-1.06%	93.85%	21.21%	53.70%	27.59%	-33.33%	34.08%

Source: US Census, 1990 and 2000

3.2.4 Length of Residency

According to sample data included in the 2000 census, 10.2% of Town residents moved into Woodland in or before 1969. ***Chart P12 Length of Residency*** shows that 38.1% of those surveyed moved to the Town between the years 1970 and 1989. Since 1990, 51.6% of people surveyed moved to the Town. It is evident from this data that the Town of Woodland has been experiencing a significant influx of people into the Town since the 1980's. A recent community Survey, showed almost 22% of those who responded moved into the Town of Woodland 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 P12: Length of Residency

Length of Residency, Town of Woodland		
Year	Woodland, per 2000 census	Sauk County, per 2000 census
1969 or earlier	10.20%	9.90%
1970-1979	16.40%	10.10%
1980-1989	21.70%	16.70%
1990-1994	13.90%	19.00%
1995-1999	37.70%	44.30%

Source: US Census 2000

3.3 Interpretation of Demographic Data

The Town of Woodland has experienced periods of growth and loss in population since 1970, with an average growth of 4.88% 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 14.90% per 10 years. The average number of people per household increased from 1990 to 2000. With an average population growth of 4.88% every 10 years, and an increasing average household size, the number of new homes built in the Town of Woodland will be affected. The following scenario exemplifies this issue: The population of the Town of Woodland in 2000 was 783 as reported by the U.S. Census Bureau. If we use the average rate of 4.88% growth every 10 years over the last 30 years, we can estimate that the population in the year 2010 to be approximately 800. The average household size in 2000 was 3.17 as reported by the U.S. Census Bureau an increase of 2.98 from 1990. If the average household size continues to increase at this rate, by the year 2010 the average household size will be at approximately 3.36. Now, let us consider the number of housing units these statistics represent. In 2010, with a population of 800 and an average household size of 3.36, the number of housing units would be approximately 238. However, if the average household size remains constant at 3.17 with a population of 800, the number of housing units would be 252, a difference of 14 housing units. Although this might not seem significant, consider what would happen if the average household size of the Town of Woodland were the same as that of Sauk County at 2.51. In 2010, with a population of 800 and an average household size of 2.51, the approximate number of housing units would be 318. This represents a difference of 66 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 increase in average persons per household, including greater extended families living together as well as greater numbers of children per household.

3.4 Population Projections

Given the large increase of population over the last 10-year period in the Town of Woodland, 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 accurately. Estimates of future growth for the Town of Woodland are necessary for effective planning. To estimate future

population growth for the Town of Woodland, 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.

3.4.1 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.

3.4.2 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:

[(# Housing units) x (occupancy rate) x (# people/housing unit)]
= 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 P13 Population Projections, Town of Woodland highlights a number of possible projections utilizing the different methods discussed above. Population projections for the year 2020 range from

802 to 1,632. Projections for the year 2030 range from 894 to 2,086. As can be noted, these projections have a range of over 1,000 and are, therefore, highly variable.

Table P13: Population Projections, Town of Woodland

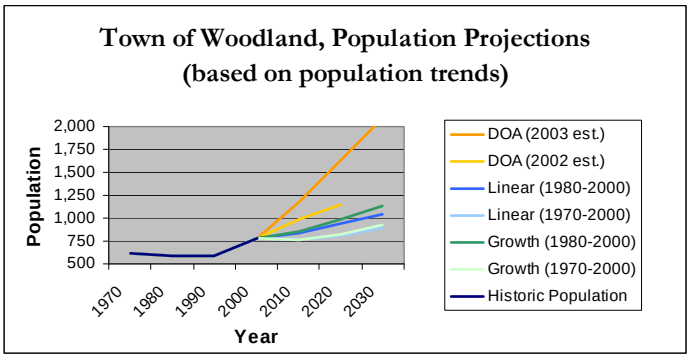
Town of Woodland Population Projections				Projections								
Year, source	Year	Historic Population	Percent Change	Linear (1970 2000)	Growth (1970 2000)	Linear (1980 2000)	Growth (1980 2000)	Static household size	Limited household size	Household size trend	DOA (2002 est.)	DOA (2003 est.)
1960, per census	1960	**679**		**679**	**679**	**679**	**679**	**679**	**679**	**679**	**679**	**679**
1970, per census	1970	**617**	-9.13%	**617**	**617**	**617**	**617**	**617**	**617**	**617**	**617**	**617**
1980, per census	1980	**594**	-3.73%	**594**	**594**	**594**	**594**	**594**	**594**	**594**	**594**	**594**
1990, per census	1990	**584**	-1.68%	**584**	**584**	**584**	**584**	**584**	**584**	**584**	**584**	**584**
2000, per census	2000	**783**	34.08%	**783**	**783**	**783**	**783**	**783**	**783**	**783**	**783**	**783**
2010, projection	2010			766	762	843	854	900	710	954	978	1,178
2020, projection	2020			815	817	937	980	1,016	802	1,138	1,153	1,632
2025, projection	2025			865	878	1,011	1,092	1,075	848	1,268	1,238	1,859
2030, projection	2030			902	926	1,039	1,137	1,133	894	1,405	n/a	2,086

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

3.4.3 Population Projections

Chart P14 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 (using data since 1980) result in population projections of 1,039 (linear) and 1,137 (growth) by the year 2030. The DOA method, which places emphasis on more recent population changes, appears to double the linear and growth models, predicting a population of 2,086 by 2030 for the Town of Woodland.

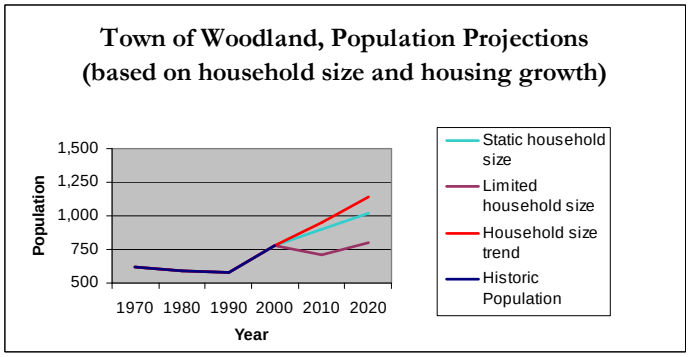
Chart P14 Population Projections based on Population



Source: U.S. Census, Wisconsin DOA

Population projections based on the historic and projected number of housing units coupled with a projected occupancy rate tells a similar story for the Town of Woodland. Housing unit projections assumed a growth rate equal to that occurring between 1990 and 2000 of 17.51% per 10 years. Using this rate of growth, total housing units in the Town of Woodland are estimated to grow to 356 in 2020 and 420 in 2030. Likewise, occupancy rates assume an increase of approximately 6% per 10 years based on the rate calculated between 1990 and 2000.

Chart P15 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 (3.17 persons per household). The projection yields a population of 1,016 by 2020 and 1,133 by 2030. The limited household size projection holds the county average of 2.5 persons per household constant, producing a population projection of 802 by the year 2020 and 894 by the year 2030. The household size trend projection adjusts household size based on a 3% increase per 10 years. For example, this projection assumes that from the year 2000 to 2010, household size would increase from 3.17 persons per household to 3.36 persons per household. This produces a projected population of 1,138 in 2020 and 1,405 in 2030. These results are depicted in ***Chart P15 Population Projections based on Housing***.

3.4.4 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 P14*** and ***P15*** above. Both projection methods illustrate a constantly growing population that will hover at close to 1,000 persons by the year 2020. The DOA projection method, because it only takes into account population trends from 1990-2000, may not be an accurate assessment of future populations due to the more recent growth increase experienced by the Town. Conversely, the linear and growth methods may be most 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 increasing. If housing units and occupancy rates continue to increase, as they are currently, the population for the Town of Woodland will increase exponentially as shown in the ***Chart P15***. 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 Woodland will continue to grow. 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 Woodland'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 Woodland experienced an increase of approximately 4.5 housing units per year while the number of total (occupied and vacant) housing units in Woodland increased from 257 to 302, an increase of 14.90%. This rate of increase is just below Sauk County's housing unit increase of 15.88% and is below the population growth rate of 34.08% between the years 1990 and 2000 in the Town of Woodland (see ***Chapter 3: Population Inventory and Analysis***, for a full account). In comparison to nearby Towns, the Town of Woodland is experiencing the third highest increase in housing units just behind the Town of Westford and well behind the Town of Winfield. Woodland's housing unit percent increase between 1990 and 2000 was slightly less than that experienced by Sauk County at 15.88%.

Table H1: Regional Housing Unit Comparison

Year	Town of Woodland		Town of La Valle		Town of Ironton		Town of Winfield		Town of Westford		Town of Westfield		Sauk County		Wisconsin	
	#	% change	#	% change	#	% change	#	% change	#	% change	#	% change	#	% change	#	% change
1990	257		783		201		228		172		206		20,439		2,055,774	
2000	302	14.90%	914	14.33%	221	9.05%	297	23.23%	191	9.95%	216	4.63%	24,297	15.88%	2,321,144	11.43%

Source: U.S. Census Bureau

4.1.1 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, 76.3% or 196 of the 257 available housing units in the Town of Woodland were occupied compared to an 86.7% occupancy rate in Sauk County. During 2000, occupancy in the Town of Woodland increased to 81.8%, or 247 of the 302 available housing units, while Sauk County increased to an 89.1% occupancy rate. Vacancy rates higher than that of Sauk County 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 Woodland will remain much lower than the occupancy rate within Sauk County and surrounding Towns due to the higher concentration of seasonal housing around the Dutch Hollow Lake development.

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 Woodland comprised of family households increased from 196 in 1990 (76.26%) to 247 in 2000 (81.78%). Female householders also increased slightly from 11 in 1990 (5.61%) to 30 in 2000 (14.17%). Householders 65 or over and Non-family households both decreased slightly in number. In comparison, both the Town of Woodland and Sauk County saw increased numbers in the family households category from 1990 to 2000. However, while Woodland 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 increased for the Town and decreased for the County. Female householders increased by almost one to two percent in both the Town and the County from 1990 to 2000. The percentage of non-family households and householders 65 and over increased significantly in Sauk County while decreasing slightly in the Town of Woodland.

Table H2: Households by Type

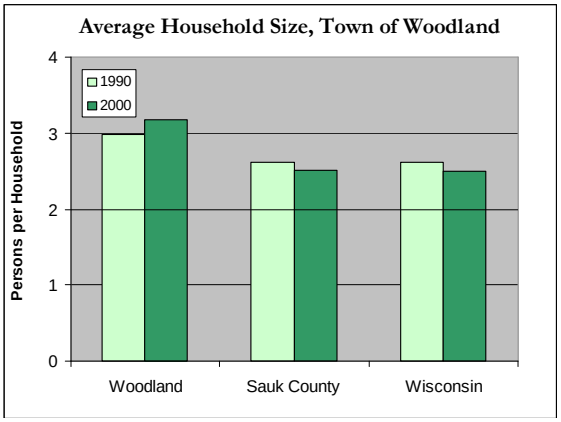
Households by Type								
	Town of Woodland				Sauk County			
	1990	% of Total Households, 1990	2000	% of Total Households 2000	1990	% of Total Household 1990	2000	% of Total Household 2000
Family households	**154**	**78.57%**	**207**	**83.81%**	**12,701**	**71.74%**	**14,863**	**68.67%**
Married	137	69.90%	184	74.49%	10,906	61.61%	12,284	56.75%
Female Householder (single)	11	5.61%	16	6.48%	1,115	6.30%	1,745	8.06%
Non-family households	**42**	**21.43%**	**40**	**16.19%**	**2,156**	**12.18%**	**6,781**	**31.33%**
With Individuals 65 or older	20	10.20%	13	5.26%	2,157	12.18%	5,361	24.77%
Total Households	**196**	**100.00%**	**247**	**100.00%**	**17,703**	**100.00%**	**21,644**	**100.00%**

Source: US Census, 1990 and 2000.

4.2.1 Average Household Size

The average household size or persons per households in Woodland increased from 2.98 persons in 1990 to 3.18 in 2000, an increase of roughly 6%. As displayed in ***Chart H3 Average Household Size Comparison,*** the Town of Woodland'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 Woodland and neighboring Towns may be found in ***Chapter 3: Population Inventory and Analysis.***

Chart H3: Average Household Size



Source: US Census Bureau

4.3 Housing Stock Characteristics

During 2000, 95.7% of the homes in the Town of Woodland were single family, 3.0% of the housing units were mobile homes, and 1.3% 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 housing has increased slightly in the Town while the percentage of multi-unit housing and mobile homes have decreased.

Table H4: Housing Units by Structural Type

Housing Units, Structural Type 2000						
	Total Housing Units	% Single Family Home	% Mobile Home	% with two to four units	% with five to nine units per structure	% with ten or more units per structure
Woodland, 1990	257	93.00%	3.89%	2.72%	0.39%	0.00%
Woodland, 2000	302	95.70%	3.00%	1.30%	0.00%	0.00%
Sauk County, 1990	20,439	71.98%	10.20%	10.74%	3.02%	4.06%
Sauk County, 2000	24,297	72.61%	8.60%	10.00%	4.10%	4.50%

Source: US Census Bureau, 2000

4.3.1 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

Table H5: Age of Housing Units

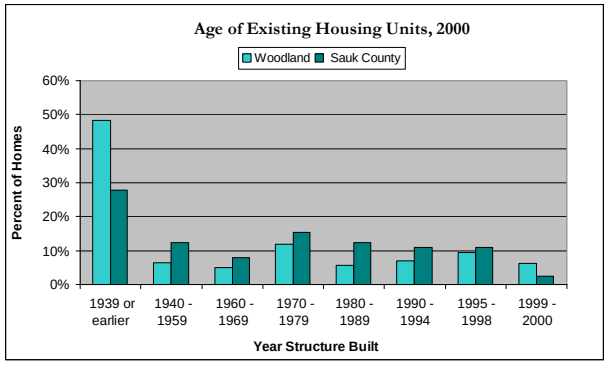
Age of Existing Housing Structures, 2000				
Year Unit Was Built	Number of Units in Woodland	Woodland	Number of Units in Sauk County	Sauk County
1939 or earlier	118	48.4%	6,737	27.7%
1940 - 1959	16	6.6%	3,000	12.3%
1960 - 1969	12	4.9%	1,931	7.9%
1970 - 1979	29	11.9%	3,764	15.5%
1980 - 1989	14	5.7%	3,021	12.4%
1990 - 1994	17	7.0%	2,621	10.8%
1995 - 1998	23	9.4%	2,628	10.8%
1999 - 2000	15	6.1%	595	2.4%
Total	244	100.0%	24,297	100.0%

Source: US Census Bureau, 2000

may need upgrading as well due to a decrease in construction and material quality during that time.

Chart H6: Housing Age shows that 48.4% of the existing owner occupied housing within the Town of Woodland was built prior to 1939 while 15.50% of owner occupied homes units were built after 1980. The percentage of existing homes in the Town of Woodland built prior to 1969 is higher than 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 Sauk County than the Town of Woodland.

Chart H6: Age of Existing Housing Structures



Source: U.S. Census, 2000

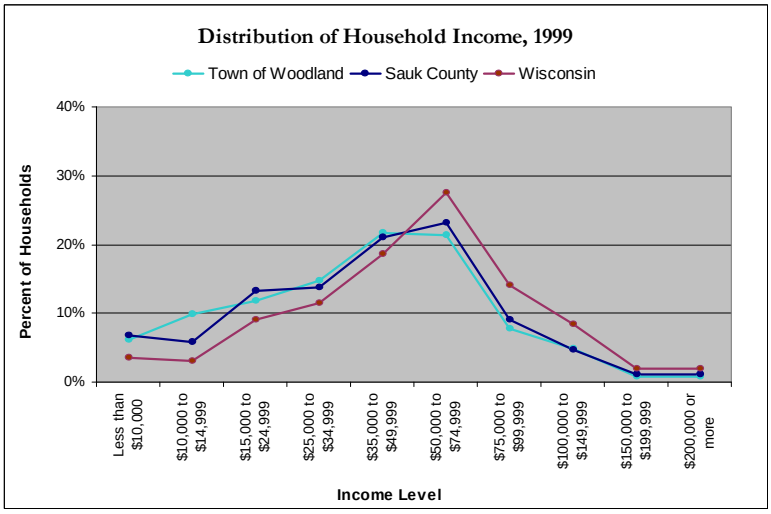
4.4 Housing Affordability

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

4.4.1 Income Per Household

During 1999, the median household income for Woodland was $41,000, which is consistent with the median income for Sauk County at $41,941. Of the 244 sampled households in Woodland, 53, (21.7%) were in the $35,000 to $49,999 income bracket. Another 52 (21.3%) 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 below 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 Woodland is $41,000, the extremely low-income range is anyone earning less than $12,300 (rounded to less than $15,000) per year. According to the 2000 census, 15.9% of the households in Woodland were in this range and could afford monthly housing expenses of $375.00 or less. Eleven point nine percent of the households in Woodland 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 14.8% of the households in Woodland, 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 21.7% of the households in Woodland, and could afford monthly housing expenses from $875.00 to $1250.00.

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

Woodland, 1990			
Household Median Income $24107			
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	18.0%	$250 or less
Very low income (30% to 50% of HMI)	$10,000-$15,000	10.1%	$250 - $375
Low income (50% to 80% of HMI)	$15,000-$25,000	23.6%	$375 - $625
Moderate income (80% to 100% of HMI)	$25,000-$35,000	21.6%	$625 - $875

Source: US Census, 1990

Table H9: Affordable Housing Expenses per Income, Town of Woodland 2000

Woodland, 2000			
Household Median Income $41,000			
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	15.9%	$375 or less
Very low income (30% to 50% of HMI)	$15,000-$25,000	11.9%	$375 - $625
Low income (50% to 80% of HMI)	$25,000-$35,000	14.8%	$625 - $875
Moderate income (80% to 100% of HMI)	$35,000-$50,000	21.7%	$875 - $1,250

Source: US Census, 2000

Table H10: Distribution of Household Income, 1999

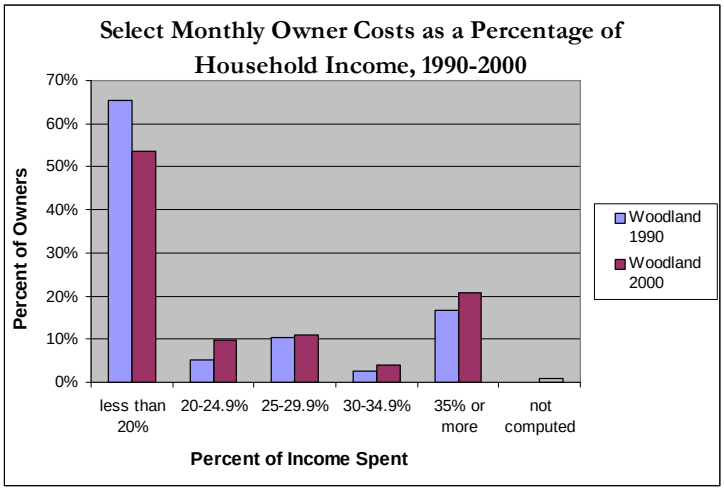
Distribution of Household Income, 1999	% of Households Town of Woodland	% of Households Sauk County	% of Households Wisconsin
Less than $10,000	6.1%	6.7%	3.5%
$10,000 to $14,999	9.8%	5.8%	3.0%
$15,000 to $24,999	11.9%	13.4%	9.1%
$25,000 to $34,999	14.8%	13.8%	11.6%
$35,000 to $49,999	21.7%	21.0%	18.7%
$50,000 to $74,999	21.3%	23.2%	27.6%
$75,000 to $99,999	7.8%	9.1%	14.1%
$100,000 to $149,999	4.9%	4.7%	8.5%
$150,000 to $199,999	0.8%	1.1%	1.9%
$200,000 or more	0.8%	1.2%	2.0%
Median Household Income	**$41,000**	**$41,941**	**$43,791**
No. of Households	244	21,647	2,086,304
Aggregate Household Income	$26,397,300	$1,076,409,500	$112,374,261,000
Avg. Household Income	**$43,138**	**$49,726**	**$53,863**
Ratio of mean to median HH Income	**1.05**	**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.

4.4.2 Owner Costs

Chart H11: Monthly Owner Costs



Source: U.S. Census 1990-2000

Chart H11 and Table H12 Monthly Owner Costs depict housing costs in relation to overall income using a sample population from the Town of Woodland 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 5.5% (from 19.3% in 1990 to 24.8% in 2000). In 2000, approximately 74.3% of the owner-occupied houses in the Town of Woodland spent 30% or less of their household income on housing costs. This statistic is down slightly from 81% in 1990.

Table H12: Monthly Owner Costs

Selected Monthly Owner Costs as a Percentage of Household Income				
Percentage of income	Woodland 1990		Woodland 2000	
	number of units	percent of units	number of units	percent of units
less than 20%	51	65.4%	54	53.5%
20-24.9%	4	5.1%	10	9.9%
25-29.9%	8	10.3%	11	10.9%
30-34.9%	2	2.6%	4	4.0%
35% or more	13	16.7%	21	20.8%
not computed	0	0.0%	1	1.0%
total units	**78**	**100.0%**	**101**	**100.0%**

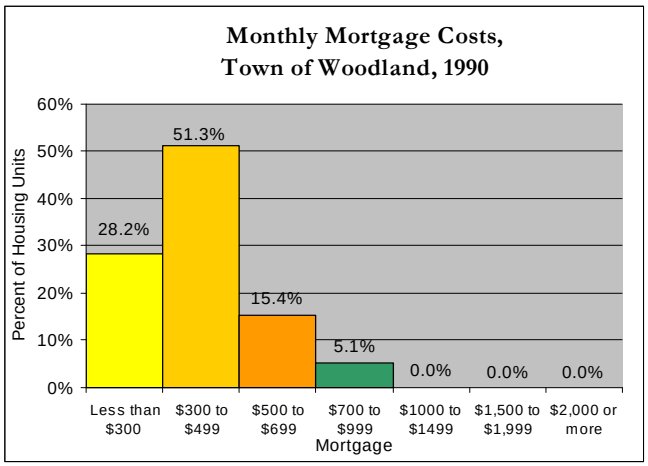
Source: U.S. Census 1990-2000

4.4.3 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 Woodland in ***Charts H13 and H14***. In 1990, 28.2% of the households spent less than $300 in monthly mortgage costs, while in 2000 this number decreased to 4.3%. Also, in 1990, 51.3% of the households spent between $300 and $499 on monthly mortgage costs, while in 2000, only 15.7% of mortgage payments were in this category. The largest percentage (51.3%) of monthly mortgage costs in 1990 was between $300-$499. In 2000, the categories of $500-$699 and $700-$999 both made up about 51.4% of mortgage payments. As depicted in the chart, no households reported monthly mortgages of more than $1,500 in 1990, while 11.4% of mortgage payments in 2000 were between $2000 or more.

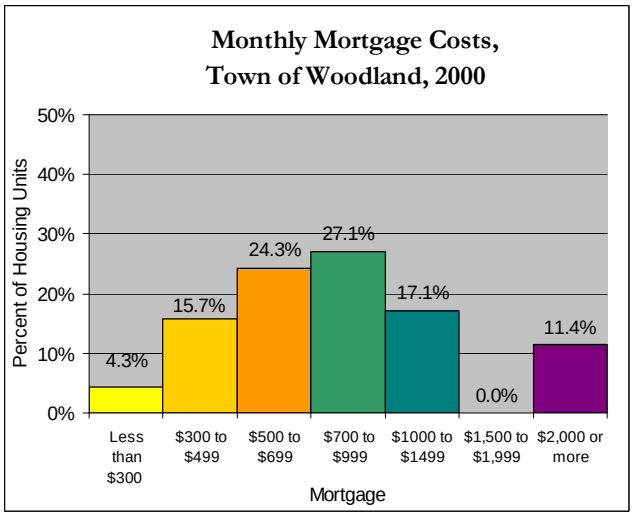
In comparing these two charts, it is easy to see that monthly mortgage costs are increasing significantly in the Town of Woodland. This may be due to an increasing number of high priced housing being built in the area. With increasing mortgage costs, it is expected that the amount of affordable housing in the Town will decrease if this trend continues.

Chart H13: Monthly Mortgage Costs, Woodland 1990



Source: U.S. Census, 2000

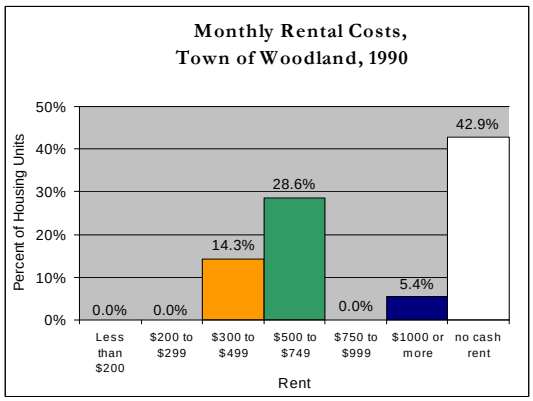
Chart H14: Monthly Mortgage Costs, Woodland 2000

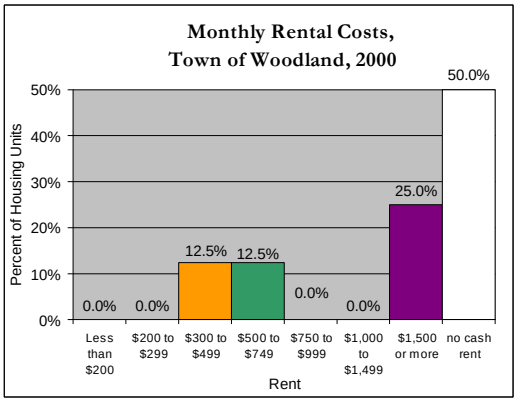


Source: U.S. Census, 2000

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 Woodland 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, Woodland 1990 and 2000



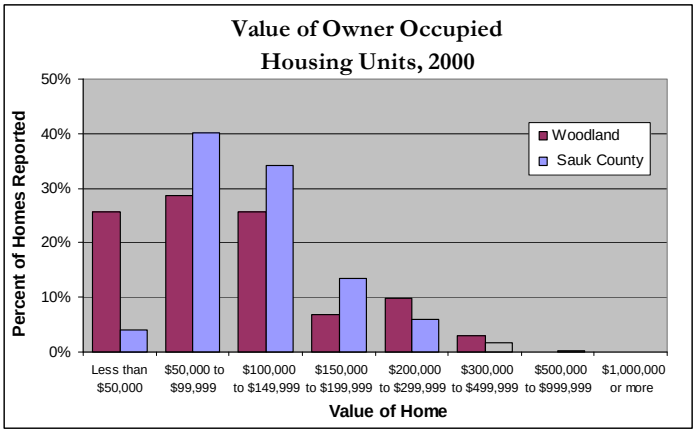


Source: U.S. Census 1990 and 2000

4.4.4 Houseing Values

A sample of housing values in Woodland during 2000 ranged from less than $50,000.00 to over $300,000. The median home value in Woodland in 2000 was $84,200, 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, Woodland 2000*** compares the housing values for the Town of Woodland with those of Sauk County. Approximately 54.4% of the homes in the Town of Woodland are less than $100,000, whereas the percentage of homes valued between $100,000 to 149,000 is 25.7% in Woodland compared to Sauk County's 34% in this category. Approximately 6.9% of the homes were valued between $150,000 and $199,999 in the Town compared to Sauk County's almost 13.5%. Nine point nine percent of the homes in Woodland 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, 3% were reported in the Town of Woodland. Statistics for housing value are based on a sample population and do not include all owner-occupied housing units.

Table H17: Housing Value, Woodland 2000



Source: U.S. Census. 2000

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 Woodland stands at approximately 1 single-family home per 77 acres. This level of housing density has remained relatively unchanged from a historical perspective, however as more housing units are being built, particularly around the Dutch Hollow Lake development, the overall housing density is increasing.

4.6 Local Population and Housing Trends

To understand population and housing trends in the Town of Woodland 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 should begin to decrease in the Town the number of housing units needed to accommodate the population may increase. From 1990 to 2000, the Town experienced a 17.5% increase in housing units. If this trend continues, an additional 53 housing units will be built by the year 2010. From 2010 to 2020, another additional 62 housing units will be built if the 17.5% increase rate remains constant. In many cases, if the occupancy rate in the community increases, it can be assumed that the needed number of new homes will decline. However, this may not be the case in the Town of Woodland, since much 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 Woodland 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.

4.7.1 Population Projection 1

- **DOA Projection (2003 est.)** projects a total population of 1,632 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 849 people or essentially 340 houses assuming the occupancy rate remains the same at 2.5. Alternatively, at this rate of growth and a constant of 3.17 persons per household (the Town of Woodland average from the 2000 census), total new housing units needed by 2020 would be 268. By 2030, based on 3.17 persons per household, the Town will need 658 total housing units to accommodate a total of 2,086 persons.

- **Growth Model (1980-2000)** shows an increase in population to 1,039 persons, or 256 additional people by the year 2030. Assuming a constant rate of 2.5 persons per household (the County average), there will be a need for 114 more occupied housing units by the year 2030. Conversely, assuming a constant rate of 3.17 persons per household (the Town of Woodland average from the 2000 census), there will be a need for 26 new housing units by 2030.

- **Linear Model (1980-2000)** shows an increase in population to 1,137 persons, or 354 additional people by 2030. Assuming a constant of 2.5 persons per household (the County average), there will be a need for 153 more housing units by the year 2030. Alternatively, assuming a constant household size of 3.17 persons per household (the Town of Woodland average from the 2000 census), there will only be a need for 57 new housing units by 2030 to accommodate the additional 354 persons.

4.7.2 Population Projection 2

- **Static Household Size** accounts for the historic increase in persons per household from 2.98 in 1990 to 3.17 persons per household as identified by the 2000 census. Combining this factor with the 302 occupied housing units in the Town in 2000 yields a population projection of 1,016 persons by 2020 and 1,133 persons by 2030. This increase in population translates into an additional 19 new occupied houses by 2020 and a total of 55 new houses by 2030.

- **Limited Household Size** holds the County average of 2.5 persons per household constant, producing an increase in population size to 802 by 2020 and 894 persons by 2030. This method yields the need for 19 additional houses by 2020 and 56 total new houses by 2030.

- **Household Size Trend** adjusts the average household size based on a 3% increase every 10 years. For example, this projection assumes that from the year 2000 to 2010, average household size would increase from 3.17 persons per household to 3.27 persons per household. This produces a projection of 1,138 persons in 2020 and 1,405 persons by 2030. This method yields a need for 26 additional houses by 2020 and 103 houses by 2030.

4.7.3 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 Woodland 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 Woodland through the year 2020 and beyond. It is difficult to predict exact population and housing need increases, so it may be appropriate to set a range for predicted growth. Planners to identify lands needed to accommodate this growth can then utilize the ranges. (See *Chapter 11 Land Use* for more information on planning for development.)

4.8 Housing Opportunities

The Town of Woodland has always provided options for varying housing choices and locations both as part of a Dutch Hollow Lake development and within the unincorporated Village of Valton. With regard to Dutch Hollow Lake, there are approximately 640 vacant off-water lots located in platted subdivisions that can provide for additional residential development. In Valton, there are approximately 27 lots. Combined, the total number of vacant lots in existing platted areas is approximately 667. 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 in the Dutch Hollow Lake development, 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.

4.9 Housing Programs and Resources

Listed below are some examples of housing assistance programs and administrative agencies for such programs. Based on eligibility criteria, some Town of Woodland residents may qualify.

4.9.1 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

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

451 7th Street S.W.
Washington, DC 20410

Phone: 202-708-1112
www.hud.gov

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.

4.9.2 Wisconsin Department of Administration and Intergovernmental Relations - 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.

Wisconsin Department of Administration - Bureau of Housing

101 East Wilson Street
Madison, WI 53702

Phone: 608-266-0288
www.doa.state.wi/us/dhir

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.

4.9.3 Wisconsin Housing and Economic Development Authority (WHEDA)

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.

WHEDA (Madison office)

201 W. Washington Ave.
Suite 700
P.O. Box 1728
Madison, WI 53701

Phone: 1-800-363-2761
www.wheda.com

4.9.4 United States Department of Agriculture – Rural Development (USDA-RD)

The Rural Housing Service (RHS) is an agency of the U.S. Department of Agriculture (USDA). The RHS provides assistance to rural home owners under rehabilitation and preservation funding initiatives, rental assistance to tenants of RHS-funded multifamily housing complexes, farm labor housing, assisted living housing and development of community facilities such as libraries, childcare centers, schools, municipal buildings and nonprofit organizations.

USDA Rural Development of Wisconsin

4949 Kirschiling Court
Stevens Point, WI 54481

Phone: 715-345-7615
www.rurdev.usda.gov/wi/

4.10 Housing Goal, Objectives and Policies

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

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 sessions to educate them on 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 Permanent mobile homes are not permitted, with the exception of mobile homes related to agricultural operations.

HO-2 Promote housing development guidelines that maintain rural character and protect natural beauty.

HP-2A Create a standard review process to evaluate all development proposals to ensure that landowners are aware of Town of Woodland regulations and to streamline the permitting and approval process.

HP-2B Provide education to lakeshore landowners on shoreland requirements in an attempt to alleviate conflict. The Town of Woodland encourages the Dutch Hollow Lake Property Owners Association to work with Sauk County land Conservation and UWEX on developing a shoreland education program based upon the ***Shoreland Friends Handbook***, 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 plan or certified survey map.

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 Encourage new residences, where appropriate, to 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 should be directed to Rural Estate Residential, Shoreline Residential and Rural Community areas according to ***Map 11-3 Land Use Districts***.

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 Wonewoc and City of Hillsboro.

HO-6 Encourage residential housing designs that are consistent with the character of the area such as the Dutch Hollow Lake development, Valton and rural parts of the Town of Woodland.

HP-6A Protect active farmland by encouraging development away from prime agricultural lands. (See also agricultural policies under Chapter 5 Agricultural Resources).

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

5.0 Purpose

While tourism and lake recreational activities represent a major form of economic activity in the Town of Woodland, manufacturing and agricultural activities represent a second form of economic activity, and for many Woodland residents, a primary way of life. Throughout the Town of Woodland'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 Mauston and Hillsboro, the Town of Woodland 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 Woodland, 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 Woodland.

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

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 Woodland increased from 81 to 82, while the number of dairy farms in the Town decreased from 51 to 43. In Sauk County, both farms and dairy farms have decreased. The estimated number of farms per square mile in 1997 was higher for the Town than the County. For dairy farm density, the Town had 1.2 dairy farms per square mile and the County had only 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
Woodland	81	82	1.2%	2.3	51	43	-15.7%	1.2
Sauk County	1597	1507	-5.6%	1.9	687	475	-30.9%	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 Woodland, Sauk County, and State of Wisconsin, indicate that 4,949 acres of farmland were sold in the Town of Woodland from 1990-1997. Of the acreage sold, only 673 acres were diverted out of agricultural uses. Of the land diverted out of agricultural production, the average price per acre was $653.00 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 Woodland, 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 Woodland 1990-1997	N/A	4,276	$685	N/A	673	$653	66	4,949	$680
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

5.3 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 county average difference for corn silage is 1 ton less per acre then the state. Alfalfa yield in Sauk County was 0.3 tons per acre less than the State, forages averaged 0.5 tons per acre more, 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	4.8	7,300
State of Wisconsin	3,000,000	4.4	600,000	3,600,000	4.1	1,300,000	4.6	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

Dairy Trends, Sauk County and Wisconsin								
Net Change, 1991 1999					Percent 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 Woodland 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. In 2007, Woodland approximately 20 active dairy farms, a few beef farms, and 1 sheep farm. Historical data shows that the total number of dairy farms has declined significantly. In 1997 there were 43 dairy farms, down from 51 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 Woodland 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 4,608 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 Woodland. The USDA-NRCS rates 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 Woodland.

Approximately 36.55% of the soils in the Town of Woodland 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 Woodland

Town of Woodland Land Capability Classification		
Soil Class	Acres	Percent of Total Land Area
Class I	61	0.26%
Class II	3,041	13.14%
Class III	5,361	23.15%
Class IV	7,061	30.50%
Class V	0	0.00%
Class VI	4,635	20.02%
Class VII	0	0.00%
Class VIII	2,993	12.93%
Total Acreage in Woodland	23,152	100.00%

Source: Sauk County Planning & Zoning

Approximately 50.52% of the soils in the Town of Woodland 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 12.93% of the soils in the Town of Woodland 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 13.40% 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 Alternative Agricultural Opportunities

Despite the observed 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 agricultural industry efficiency gains. 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 Woodland has adopted policies that support alternative agriculture and related opportunities.

5.8 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.

5.8.1 Purchase of Development Rights Program

Sauk County Planning & Zoning Department (P&Z)

505 Broadway
Baraboo, WI 53913

Phone: 608-355-3285
www.co.sauk.wi.us

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 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, administers the BRPP.

5.8.2 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 Woodland. 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.

USDA Farm Service Agency

Wisconsin State Office
8030 Excelsior Drive
Madison, WI 53717

Phone: 608-662-4422
www.fsa.usda.gov/wi

Wisconsin Natural Resources Conservation Service (NRCS)

6615 Watts Road
Suite 200
Madison, WI 53719

Phone: 608-276-USDA (8732)
www.wi.nrcs.usda.gov

- **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 promote both 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.

5.8.3 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 Woodland. 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:

Wisconsin Department of Agriculture, Trade and Consumer Protection (DATCP)

2811 Agriculture Drive
P.O. Box 8911
Madison, WI 53708

Phone: 608-224-4960
www.datcp.state.wi.us

Sauk County Land Conservation Department (LCD)

505 Broadway
Baraboo, WI 53913

Phone: 608-355-3245
www.co.sauk.wi.us

- **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 Statewide.

5.9 Agriculture Goal, Objectives and Policies

Agriculture Resources Goal: Maintain agriculture opportunities for family type farms and promote various commodities and organic products to enhance farming income.

Agriculture Resources Objectives/Policies:

ARO-1 Promote 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 conditional use permits and other options that will allow for innovative 'value-added' farming income opportunities that are consistent with the rural character.

ARP-1B Encourage individuals to seek expertise from agencies such as 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 agricultural products, markets and growing methods.

ARO-2 Inform new and existing residents about farm life, farm noises, odors, and operational requirements prior to granting permits for construction 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, by the Town Board, indicating that said lot 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 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 Woodland supports and utilizes an effective array of utilities (such as phone and Internet service) and public facilities (including parks, trails and churches located throughout the Town). The Town also supports and utilizes services provided by both the County and School District. In addition to utilities and services, Woodland 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 Woodland are served by private wells. 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 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 Woodland 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 Woodland. 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 Woodland. 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 Woodland does not generally exhibit areas of sandy soils, it does have areas of shallow soils, bedrock and water tables, particularly around Dutch Hollow Lake, the Little Baraboo River and Plum Creek. 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, leacheate 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 a stream. Whether this is an actual threat to the surface waters in Woodland 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 water 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, Sauk County Planning & Zoning or a certified master plumber or soil scientist.

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 Woodland in Section 16.

Currently, the Town of Woodland contracts with Waste Management, which provides solid waste and recycling services for Town residents. The Town hosts a drop-off site located off Hagemann Road.

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 Woodland Town Hall and garage is located at S548 County Highway G. Currently the town has an International truck with a plow attachment (2005), Peterbuilt truck with a plow attachment (2001), International truck with a plow (1993). The Towns' other main equipment include a Cat Motor Grader (1979) for earth moving, J.D. Mower Tractor (2005) used for grass mowing and a New Holland Backhoe (2003). The Town's primary 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 serves as the primary law enforcement agency to Town residents. Patrol officers are assigned general service areas within the county. These law enforcement services are considered adequate. The Wisconsin Department of Natural Resources also periodically patrols the Dutch Hollow Lake.

6.6 Emergency Services

Two emergency service districts including 165 and 176 serve the Town of Woodland. District 165 serves the northern two-thirds of the Town and is covered by the Wonewoc Ambulance Service and the Wonewoc Fire Department for Fire Protection. District 176 is located in the southern one-third of the Town and is covered by the Cazenovia Fire Department and Cazenovia Ambulance Service. Jurisdictional boundaries of these respective services can be noted on ***Map 1-2 Jurisdictional Boundaries***.

6.7 Library

The South Central Wisconsin Library System through Sauk County serves the Town of Woodland and surrounding communities. The primary library utilized by the Town is the Wonewoc Public Library located in the Village of Wonewoc. The library hosts a collection of general-purpose books, periodicals, historical memorabilia of the area and Internet access. The La Valle Public Library, located in the Village of La Valle is another library the towns' residents utilize.

6.8 Communication, Electric Utilities and Heating Fuel

Telephone, Internet and e-mail service is provided by La Valle Telephone Cooperative, Midwest Telnet and Centurytel Telephone. Vernon Electric Coopoerative also services the Town. Since there are no natural gas lines in the Town, heating fuel is primarily provided through contracts with independent fuel dealers with roughly 57% of residents utilizing LP/Propane. Heating fuel from wood and biomass sources ranks second and includes 58 households or 24% of the town's residents. The remaining 19% utilize oil (11.1%), electricity (4.9%) and utility gas (3.3%). 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 Woodland 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

There are a number of education facilities available to Town of Woodland residents including public primary education facilities, secondary higher education schools as well as childcare facilities.

6.10.1 Primary Educational Facilities

The Town of Woodland is divided into three public school districts. The Wonewoc-Union School District incorporates a majority of the Town. This district ranges the entire area of the Town with fragmented areas of other school districts around the Town borders. The Weston School District includes fragmented areas of the southeastern part of the Town. The Hillsboro School District provides educational services some small areas of the Town along the Towns' western border. ***Map 1-2 Jurisdictional Boundaries*** shows the exact location of these boundaries. While the majority of school aged children attend one of the three districts, parochial schools also offer a schooling option as well as increasing involvement in home schooling opportunities.

- **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.

- **Weston School District**

The Weston School District is located at E2511 County Road S, in the Township of Ironton. The Elementary, Middle and High Schools are located at the same address. The elementary school, which serves grades pre-kindergarten to 5th grade, has an enrollment of about 155 students. The middle school accommodates 81 children in grades 6th through 8th. The high school has about 129 students enrolled in grades 9 to 12. The district serves approximately 365 students in grades K-12.

- **Hillsboro School District**

The Hillsboro School District is located on School Avenue in the Village of Hillsboro in Vernon County. The District has two schools, an Elementary and High School. The elementary school is located at 853 Hillsborough Avenue in the Village of Hillsboro and this school serves approximately 166 students, grades pre-kindergarten through 6th. The high school is located on School Avenue, at

the same location of the district headquarters. The high school serves approximately 65 students, grades 7 to 12.

6.10.2 Secondary Educational Facilities

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

UW-Baraboo/Sauk County and UW-Richland Center/Richland County. The University of Wisconsin-Baraboo/Sauk County (UW-B/SC) is one of thirteen University of Wisconsin Colleges (UWC) two-year campuses. The UW Colleges (UWC) serves over thirteen thousand students across the State of Wisconsin. UW-B/SC provides student-centered, freshman-sophomore liberal arts programming, which can serve as the foundation for virtually any University of Wisconsin major. UW-B/SC offers the Associate of Arts and Science degree which satisfies the general education requirements at any UW campus. Classes are taught by outstanding faculty who are dedicated to teaching and committed to their fields of study. Over 80% of the UW Colleges faculty hold the highest degrees possible in their fields of study. With the lowest tuition in the UW System and an average class size of 21, UW-B/SC offers the kind of access to instructors that is typically reserved for upper-level students at larger university campuses. The UW-B/SC campus community includes approximately 700 students and 90 faculty and staff. UW-B/SC also offers a number of baccalaureate degree completion programs in collaboration with four-year UW institutions. Additionally, the UW-B/SC Office of Continuing Education provides non-credit and credit life-long learning and outreach opportunities in collaboration with the University of Wisconsin-Extension. The University of Wisconsin-Richland is also a UWC campus.

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.

6.10.3 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 Woodland, 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 Woodland. There is ample opportunity to start home daycare facilities, should the need arise, with the exiting zoning in the Town which permits these types of daycares as home occupations.

6.11 Recreational Facilities
(Locations of each are identified on *Map6-3 Community and Cultural Resources*)

- **Plum Valley Recreation Center,** located off of County Road G and David Drive include an approximately 3-acre groomed and mowed parcel with a shelter and picnic area. The site is owned and maintained by the Plum Valley Conservation Association.

- **Fairy Dell Wayside**, is located at the intersection of State Road 33 and Strawbridge Road in Section 1. This is a neat wayside nestled between State Road 33 and the 400 State Bike Trail. The site includes a high capacity Artesian Well where many local residents some and fill their containers for drinking water and home use. Adjacent to the well is apaved parking lot with access to the 400 Bike Trail the runs from Reedsburg to Sparta Wisconsin, approximately 50 miles. The way side also includes a trailhead of a 7-mile horse trail that parallels the bike trail. The trail then follows the scenic Baraboo River Valley fro approximately 20 miles.

6.12 Cemeteries and Churches
(Locations of each are identified on ***Map6-3 Community and Cultural Resources***)

- **St. Lawrence Cemetery,** located off of Strawbridge Road, is a small cemetery with historic and current burials. The cemetery is owned by the Holy Family Catholic Church in La Valle. There are approximately 20 marked burial plots.

- **The Valton Cemetery**, located in Section 29, at the end of Fourth Street in the Village of Valton. This well-kept, historic, small cemetery was established in 1858 and has approximately 200 sites, some of which are part of a new addition.

- **Oaks Cemetery**, east of County Road G, in Section 26, in a triangle formed by the road was deeded in 1873. Burials on the site go back to 1860.

- **Hochmuth Cemetery,** located on Meffert Road, in Section 1 is also known as the German Lutheran Society Cemetery. Land was donated by the Hochmuth family in 1872 or earlier.

- **German Baptist Church and Cemetery** are both located on Town Line Road.

- **Plum Valley Cemetery**, located in Section 4, dates back to 1874.

- **Valton Friends Church** is a historic church founded in 1873. The church building today is located in the Village of Valton at S1939 Landsinger Road. Church and funeral services are still offered at this church.

- **Wesleyan Methodist Church** is located in the Village of Valton.

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

6.13.1 Historic Schools

- **Plum Valley School**, was originally located in the southwestern corner of Section 3 and in 1859. This was a log building that was replaced in 1862 by a frame structure. In 1867, at a special meeting, the decision was made to move it to the Valley on the west side of Plum Valley Road.

Six yoke of oxen were used to move the school. In 1914 the district votes to build a new school in Section 10 near the intersection of County Roads G and Y. The new school house had a furnace and in 1915 as well was dug. In 1962 the school closed and became part of the Wonewoc School System now known as Wonewoc-Center. The former Plum Valley School is now the Woodland Town Hall.

- **Voorhes School**, is located in Section 22 off of Miller Road on land originally deeded by John Voorhes, hence the school's name. The frame structure was built in 1873 and later closed in 1959 when students were transported to the Wonewoc School District. While the building still exists, it is now utilized as a machine shed.

- **White Oak Grove School** was located in the northeast quarter of Section 19 on County Road Q. The original schoolhouse was a log structure held together by wooden pegs. In 1877 a new-framed schoolhouse was erected. IN 1960 the students from the district were primarily consolidated into the Wonewoc School District and the old school house was torn down to make space available for a single family home.

- **Long View School** was located in Section 12 off of Dutch Hollow Road. The school structure built on the site was brick and was erected in 1907. In the early 1960's the school was demolished, and the bricks were utilized to build a swimming pool.

- **Valton School** is located in Section 28 in the unincorporated Village of Valton. The second schoolhouse structure was frame built and brick sided 1928. The brick building was converted to a residence in 1961 upon consolidation with the Wonewoc School System.

- **Country Corners School** was located in the northwestern part of the Town in Section 5. The first schoolhouse was built of logs, which was later converted to frame construction in 1886. The schoolhouse was locater relocated to Hillsboro.

- **Oaks School** was the first school built in the Town in the 1850's. Located in Section 35 on County Road G, this school served Quaker students who settled the area. From Woodland and from Westford Town in Richland County. IN 1961 the school closed with some students going to the Wonewoc School District and others to Weston. In the early 1990's the school was torn down.

- **Hall School** was located in Section 30 on County Road EE west of Valton. The second frame built structure was erected in 1906. IN 1942 the district representing the Hall School was abolished and combined with the Valton School District. The schoolhouse was later moved to Cazenovia.

- **Springbrook School**, most often referred to as Frog Hollow School, was located near the southwester corner of Section 34. Like Hall School, as valuation in the district fell, the Springbrook School was combined with Valton and continued to operate until 1948. The school building has since been removed and a mobile home is currently on the site.

6.13.2 Other Historic Structures or Areas

- **Painted Forest,** is a meeting hall that was erected by members of the Modern Woodmen of America in 1897. The building's uniqueness comes from the paintings that cover all the interior walls and ceiling. Ernest Hupeden, a German born painter, took two years to complete the

paintings and died only several years later. The Town of Woodland used the building for meetings and elections in the early 1960's. In 1980 the Kohler Foundation purchased the site and restored the building and entrusted the site to Sauk County, which cared for it for many years. In 2004, the Foundation gave the Painted Forest to Edgewood College to foster its use for education and historic purposes and to preserve the unique work of art. It is now owned and maintained by Edgewood College. The Edgewood College Art Studio and Study Center was located on the site in 2005.

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 Historical Society

P.O. Box 651
Baraboo, WI 53913

608-355-1001
http://www.saukcounty.com/schs

- **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: Provide adequate utilities and community facilities and promote a connected and interactive community.

Utilities and Community Resources Objectives/Policies:

UCRO-1 Encourage local utilities to implement a full range of up-to-date telecommunications services to residents.

UCRP-1A Encourage utilities to survey residents to determine their satisfaction/opinions regarding current telecommunication service and needed areas for improvement and up-to-date services.

UCRO-2 Encourage the development of alternate energy sources to reduce the Town of Woodland's dependence on fossil fuel energy sources.

UCRP-2A Encourage residents to seek information 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, photovoltaic energy, geothermal, biomass and wind).

UCRP-2B Encourage home builders, business owners and developers to implement green building techniques and energy efficient design solutions and collaborate with local energy utilities, the Wisconsin Focus on Energy program, and leadership in Environmental and Energy Design program (LEED) 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-sufficiency.

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

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

UCRP-3B Utilize ***Map 11-1 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 If utilities/communication structures are being considered, the Town of Woodland will encourage sensitivity to the surrounding environment.

UCRO-4 Evaluate options for sanitary waste management issues.

UCRP-4A Invite representatives from the Dutch Hollow Lake Association to discuss sanitation and waste management issues especially as they pertain to wastewater management.

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

UCRO-5 Continue positive correspondance with the Wonewoc/Cazenovia Fire and Ambulance Service regarding safe and cost effective service provisions.

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 Woodland Roadway Classification System Definitions*** identifies each road in the town by its classification and purpose. ***Table T2 Woodland Roadway Classification System Descriptions*** describes the location of each of these roads including its potential users.

Table T1: Woodland Roadway Classification System Definitions

Road	Classification	Definition
I-90/94, U.S. Hwy 12, 14	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	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 G and Q, Miller Road, Hageman Road, Degner Road	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 County or 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: Woodland Roadway Classification System Descriptions

Town of Woodland Roadway Classification System (Description)		
Road	Classification	Description
I-90/94	Regional Interstate Roadway Principal Arterial	Located 25 miles east of the Town of Woodland, 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 12,14	Regional Interstate Roadway Principal Arterial	Located 20 miles east of Woodland, 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. Located 25 miles south of Ironton, Highway 14 serves as an east-west arterial between the cities of Madison to Richland Center to Rochester Minnesota.
State Road 33	Regional State Roadway Minor Arterial	State Road 33 is an east-west/north-south route clipping the northeast corner, which connects Reedsburg to Wonewoc.
County Roads G, Q, EE and V, Y	Local Roads Major Collectors	County Road G enters the southeastern part of the Town and travels westerly and northerly to connect with State Road 33. County Road Q and EE connects with G in the Town's midsection to travels west into Vernon County. County Road V is located in the far southwestern part of the town. County Road Y connects G and Q respectively.
Miller Road from G to Hagemann, Haggeman Road, Degner Road, North Dutch Hollow Road	Local Roads Minor Collectors	This set of town roads connects the Dutch Hollow Lake Community to County Road G, located to the west of Dutch Hollow Lake. These roads are also utilized as an east west route from the Village of La Valle as there is the absence of an east-west county road in the area.
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 Woodland, 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 Woodland.

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

Other forms of transportation forms exist in the Town of Woodland for purpose of freight movement and recreational uses. These include trucking, rail and multi-use recreational trails

7.4.1 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.

7.4.2 Rail

The Wisconsin and Southern rail line, a contractor of the Union Pacific Railway, serves the Town of Woodland 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.

7.4.3 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.

7.4.4 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 Woodland'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 Multimodel 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.

- **2008-2013 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 Woodland 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 Woodland.

- **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 Woodland's transportation system consists of primarily local and county roads. Responses from the Town survey indicated that Woodland'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 condition of existing road networks and be prepared for the needs of future residential and commercial expansions.

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 Woodland's financial aid from the Wisconsin Department of Transportation for road, pedestrian, bike path, and bridge maintenance and seek improvements from programs such as General Transportation Aid (GTA), Town Road Improvement Program (TRIP), Transportation Enhancement Program (TE), and Transportation Economic Assistance Program (TEA).

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 locating and designating driveways to prevent unsafe and difficult traffic and emergency access situations (see also policies under Chapter 4 Housing, HP-3A, HP3B, HP3C).

TP-1D The Town of Woodland 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

establish priorities and communicate those priorities and schedules for improvements to existing roads.

TO-2 Identify alternative transportation opportunities.

TP-2A The Town of Woodland will explore options to implement the use of (NEV) electric and non-traditional vehicles for use in the township where appropriate.

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, horse drawn vehicles and other unsafe areas identified along township roads.

8.0 Purpose

As part of this planning process, the Town of Woodland 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.

8.1.1 Commuting Patterns

In terms of commuting patterns, the 2000 Census indicates that 19.2% of Woodland residents work at home. It is assumed that the majority of these residents are involved in farming. For those who commute to their jobs, 66.9% drive alone while 11.4% carpool. The average commuting time to work is approximately 25.8 minutes.

8.1.2 Employment Characteristics in Woodland 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 6 persons (or 1.1% of the population) from the Town of Woodland were unemployed while 323 persons (or 61.9% of the population) were employed. The remaining 193 people (or 37%) either claim disability or are retired.

8.1.3 Area Economic Viability and Employment Opportunities

The potential for economic opportunities within commuting distance of Woodland 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 Woodland. ***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 Woodland, the major employment areas of Baraboo, Sauk Prairie, and Reedsburg are within the average commute time of 50 minutes from Woodland. 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

8.1.4 Area Income Comparison

According to the 2000 Census, the median income for households in Woodland was $41,000.00. ***Table E3 Regional Income Comparisons***, shows that compared to the neighboring Towns, the County and the State, the Town of Woodland generally had a lower median household income than the other Towns.

Table E3: Regional Income Comparisons

Household Income in 1999	Woodland	La Valle	Winfield	Ironton	Westford	Willow	Sauk County	Wisconsin
Less than $10,000	6.10%	3.00%	4.40%	6.90%	6.70%	6.10%	6.75%	3.54%
$10,000 to $14,999	9.80%	5.10%	1.20%	4.90%	9.30%	5.60%	5.80%	3.01%
$15,000 to $24,999	11.90%	13.60%	6.70%	16.30%	14.90%	17.90%	13.35%	9.14%
$25,000 to $34,999	14.80%	10.60%	11.50%	12.30%	16.50%	14.50%	13.80%	11.56%
$35,000 to $49,999	21.70%	25.30%	27.00%	20.20%	19.60%	20.70%	21.03%	18.67%
$50,000 to $74,999	21.30%	20.80%	27.40%	21.70%	26.30%	20.10%	23.16%	27.58%
$75,000 to $99,999	7.80%	13.40%	9.50%	9.90%	1.50%	8.90%	9.13%	14.09%
$100,000 to $149,999	4.90%	4.00%	8.70%	5.90%	2.10%	5.60%	4.71%	8.49%
$150,000 to $199,999	0.80%	1.70%	1.20%	1.00%	3.10%	0.60%	1.07%	1.94%
$200,000 or more	0.80%	2.50%	2.40%	1.00%	0.00%	0.00%	1.21%	1.98%
Median Household Income	**$ 41,000.00**	**$43,350.00**	**$49,563.00**	**$41,705.00**	**$39,375.00**	**$41,607.00**	**$ 41,941.00**	**$ 52,911.00**

Source: US Census, 2000, DP-3

8.1.5 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.

8.1.6 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. One of the main sites visited near the Town of Woodland is 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.

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

8.2.1 Education, Income Levels and Employment Activity

Table E7 Educational Attainment, Woodland shows that the percentage of Woodland residents with a high school diploma increased by 4.7% during 1990 and 2000, less than the rate of Sauk County at 8.8%. The percentages of those with a Bachelor's Degree increased for Sauk County from 1990 to 2000, while decreasing slightly in Woodland. In Woodland, a decrease by roughly 0.6% and an increase in Sauk County by about 5.0%.

Table E7 Educational Attainment

Educational Attainment, 1990 2000				
	High School Diploma or Higher, Woodland	Bachelors Degree or Higher, Woodland	High School Diploma or Higher, Sauk County	Bachelors Degree or Higher, Sauk County
1990	72.1%	13.1%	74.7%	12.9%
2000	76.8%	12.5%	83.5%	17.6%

Source: U.S. Census 1990-2000

8.2.2 Income Levels

As detailed in the Housing Chapter, of the 247 occupied households in Woodland, 53, (21.7%) were in the $35,000 to $49,999 income bracket. Another 52 (21.3%) 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 Woodland was $41,000 while the average household income was $43,138. The ratio of the average to the median income is 1.05. As a comparison, the Town of Reedsburg's median household income is $49,326, 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 Town of Woodland	% of Households Sauk County	% of Households Wisconsin
Less than $10,000	6.1%	6.7%	3.5%
$10,000 to $14,999	9.8%	5.8%	3.0%
$15,000 to $24,999	11.9%	13.4%	9.1%
$25,000 to $34,999	14.8%	13.8%	11.6%
$35,000 to $49,999	21.7%	21.0%	18.7%
$50,000 to $74,999	21.3%	23.2%	27.6%
$75,000 to $99,999	7.8%	9.1%	14.1%
$100,000 to $149,999	4.9%	4.7%	8.5%
$150,000 to $199,999	0.8%	1.1%	1.9%
$200,000 or more	0.8%	1.2%	2.0%
Median Household Income	**$41,000**	**$41,941**	**$43,791**
No. of Households	244	21,647	2,086,304
Aggregate Household Income	$26,397,300	$1,076,409,500	$112,374,261,000
Avg. Household Income	**$43,138**	**$49,726**	**$53,863**
Ratio of mean to median HH Income	**1.05**	**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.

8.2.3 Employment

Table E9 Labor Force and Employment shows that, of the 783 persons in Woodland during 2000, 329 persons age 16 or older are in the labor force, and an additional 193 persons age 16 or older are not in the labor force. Of those in the labor force, 6, or 1.8%, are unemployed. This is less than the unemployment rate for Sauk County of 3.0%, according to the 2000 Census.

Table E9: Labor Force and Employment

Labor Force Status, 1990 2000				
Category	Town of Woodland, 1990	Town of Woodland, 2000	Sauk County, 1990	Sauk County, 2000
Population 16 years and over	443	522	35,509	42,480
Not in Labor Force	143	193	11,018	12,085
In labor force	300	329	24,491	30,395
Armed Forces	0	0	34	21
Civilian labor force	300	329	24,457	30,374
Employed	280	323	22,987	29,108
Unemployed	20	6	1,470	1,266
Unemployment Rate	**6.7%**	**1.8%**	**6.0%**	**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 Woodland 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 Woodland based on data for age group trends in Sauk County from 2000 to 2020. This assumes that the Town of Woodland 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+ increases 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%

Source: Wisconsin Department of Workforce Development

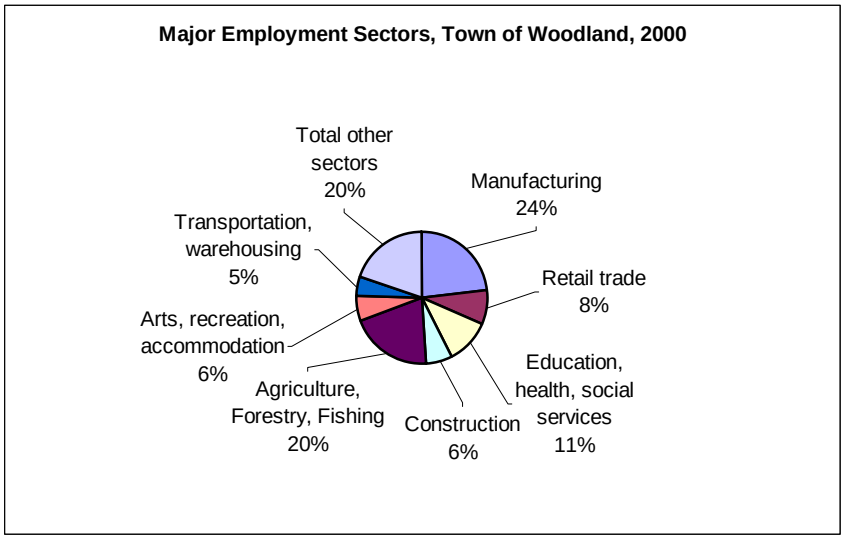
While assessing the types of employment opportunities in the Town of Woodland ***Table E11 Employment by Occupation, Town of Woodland*** shows that agriculture, once a major occupation, has now been surpassed by the manufacturing industry as the major employer. Other occupations remained relatively constant, with the exception of the retail trade industry segment, which jumped from fourteen employed to twenty-nine. ***Chart E12 Major Employment Sectors, Town of Woodland*** graphically shows the major employment arenas in the Town while ***Table E13 Employment by Occupation, Sauk County*** provides a comparison to the region.

Table E11: Employment by Occupation, Town of Woodland

Town of Woodland, Employment by Industry, 1990 2000						
Industry	Town of Woodland, 1990	Town of Woodland 1990, Percent of Employed Population	Town of Woodland, 2000	Town of Woodland 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	139	49.6%	72	22.3%	-67	-27.4%
Construction	4	1.4%	23	7.1%	19	5.7%
Manufacturing	50	17.9%	83	25.7%	33	7.8%
Wholesale trade	4	1.4%	5	1.5%	1	0.1%
Retail trade	14	5.0%	29	9.0%	15	4.0%
Transportation and warehousing, and utilities	4	1.4%	17	5.3%	13	3.8%
Information	0	0.0%	5	1.5%	5	1.5%
Finance, insurance, real estate, and rental and leasing	8	2.9%	5	1.5%	-3	-1.3%
Professional, scientific, management, administrative, and waste management services	5	1.8%	13	4.0%	8	2.2%
Educational, health and social services	39	13.9%	39	12.1%	0	-1.9%
Arts, entertainment, recreation, accommodation and food services	0	0.0%	21	6.5%	21	6.5%
other services (except public Administration)	10	3.6%	8	2.5%	-2	-1.1%
Public Administration	3	1.1%	3	0.9%	0	-0.1%
Industry Total	**280**	**100.0%**	**323**	**100.0%**	**43**	**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 E12 Major Employment Sectors, Town of Woodland



Source: U.S. Census 2000

Table E13: 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.

8.2.4 Commuting Patterns

Table E14: Commuting Patterns

Commuting Patterns	Woodland 1990	Percent Woodland, 1990	Sauk County 1990	Percent Sauk County, 1990	Woodland 2000	Percent Woodland, 2000	Sauk County 2000	Percent Sauk County, 2000
Drove Alone	131	46.8%	16,004	70.4%	212	66.9%	22,213	77.4%
Carpooled	16	5.7%	2,952	13.0%	36	11.4%	3,196	11.1%
Public Transportation	0	0.0%	87	0.4%	0	0.0%	139	0.5%
Walked or Worked at Home	128	45.7%	3,498	15.4%	69	21.8%	2,916	10.2%
Other Means	5	1.8%	185	0.8%	0	0.0%	230	0.8%
Total	**280**	**100.0%**	**22,726**	**100.0%**	**317**	**100.0%**	**28,694**	**100.0%**
Average Travel Time (minutes)	N/A		N/A		25.8		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.

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 Woodland has not added many homes in the last 20 years, the numbers 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 46.8% in 1990 to 66.9% in 2000. From 1990 to 2000 the number of residents who worked at home decreased by about 20% while the number of people who carpooled rose by about 6%.

8.2.5 Local Employment Opportunities

Within the Town of Woodland several small businesses exist. These include Tri County Seeds and Chemicals located on County Road Y and Woodland Valley Farm County Greenhouse and Produce on Farra Road. The Town also has a Lime Stone quarry operated by The Kramer Company which is located in Section 17 and 18 respectively.

8.3 Opportunities to Attract and Retain Business

As stated earlier, it will be important for Woodland 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.

8.4 Other Programs and Partnerships

8.4.1 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.

Sauk County Development Corporation (SCDC)

P.O. Box 33
522 South Boulevard
Baraboo, WI 53913

Phone: 608-355-2084
www.scdc.com

8.4.2 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

Wisconsin Department of Commerce
Division of Community Development

P.O. Box 7970
Madison, WI 53707

Phone:608-266-8934
www.commerce.state.wi.us

- **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 (IRDs)** 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 IRDs.

- **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 maintain a list of contaminated sites.

The Town of Woodland does not have any open sites. Site 03-57-438044, an underground storage tank leak has been closed following remediation.

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 Woodland's quality of life and economic stability by preserving farming and encouraging small business development that serves the town's population and supports its visitors and tourists.

Economic Development Objectives/Policies:

EDO-1 Maintain the basic infrastructure and community facilities to support growth while protecting quality of life.

EDO-1A Work with primary, secondary and post secondary education institutions to encourage education and training opportunities.

EDO-2 Encourage maintenance and development of cottage industries, farming and farm related businesses, which compliment the rural character.

EDP-2A 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 of conditional uses under the predominate zoning district.

EDO-3 Ensure that new businesses reflect the natural and cultural character of the Town of Woodland.

EDP-3A The Town should develop and adopt design criteria, for businesses approved under a conditional use or special exception permit option, to address landscaping, aesthetics, scale of buildings to their surroundings, lighting, noise, parking, access (vehicular and pedestrian) and open space requirements.

EDO-4 Reestablish the traditional economic function of the Village of Valton with a mix of agrarian businesses as well as businesses that provide goods and services to residents of the Dutch Hollow Development, visitors to The Painted Forest and other tourists.

EDP-4A Rezone the unincorporated Village of Valton to the Rural Community Zoning District. Following this action, the Town of Woodland will work with the Sauk County development Corporation to promote Valton as a destination for mixed-use developments such as small neighboring businesses integrated with residential housing.

9.0 Purpose

The Town of Woodland's landscape features a blend of wetlands, woodlands, agricultural fields, rivers and streams, and Dutch Hollow Lake. This landscape provides numerous with recreational opportunities including a biking, hiking and lake-related activities such as fishing, boating and swimming. Public participation efforts reveal that preserving these natural features and while making available these low impact recreational land uses to all town residents is critical to maintaining the desired lifestyle of current residents. Additionally, public input has emphasized that protecting the rural feel and view of the landscape is crucial and should be considered a key planning issue. This section of Woodland'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 proper use and protection of these resources into the future.

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. Three major soil types dominate the Town of Woodland: La Farge series, Valton series, and Norden/Eleva/Rock outcrop series, with some large areas of Norden series. General soils information can also be noted on ***Map 9-2 General Soils Map***.

- **La Farge Silt Loam** soils in Woodland are moderately steep sloping, well drained and located on convex ridgetops and side slopes on unglaciated sandstone uplands. This soil is roughly 33% of the soil in the Town. Most areas are oblong and range from 3-225 acres. Permeability and available water capacity are moderate, however root penetration is limited by underlying bedrock. With a shallow depth to bedrock and a moderately low organic matter content, this soil has a moderate to low productivity rating. Although this soil can be cultivated, the soil is better suited for hay, pasture, trees and wildlife habitat. Due to the slope and depth to bedrock of this soil, engineering practices such as septic system placement, dwelling and road construction are poorly suited without large land reshaping projects.

- **Valton Silt Loam** soil is a deep, well-drained soil series formed in loess and limestone parent material. Typically found on the unglaciated uplands in the Town of Woodland, this soil has slopes ranging 2-30%. Permeability is generally moderate in the upper portion and slow in the lower portion. Surface runoff is medium. Natural fertility is moderate. Most areas with this soil type are fair for cultivated crop production and good for hay production. Depending on slope, there is a chance for erosion in cultivated areas. This soil is poorly suited for most engineering practices including residential home development, commercial development and roads because low strength and stability of the soil.

- **Norden and Eleva and Rock outcrop series** soil are distributed evenly throughout the town's uplands. This soil series is typically well-drained and moderately permeable on unglaciated sandstone uplands. This soil series is steep or moderately steep with slopes ranging from 12 to 60

percent. This soil is primarily in native woodland vegetation and some moderately steep areas are used for pasture, hay or corn fields. This soil is poorly suited for septic tank absorption fields and building sites due to a shallow bedrock layer and slope. These limitations are difficult to overcome may be, by reshaping the landscape.

- **Norden** soils are distributed evenly throughout the town's unglaciated sandstone uplands. This soil is typically well-drained, moderately permeable and steep. Available water capacity and natural fertility are moderate. These soils are suited better for hay, pasture and woodland forests, due to the severe erosion hazard if under cultivation. In Woodland, the Norden soil is generally poorly suited for septic tank absorption fields, dwellings, roads and commercial buildings, due to the slope and a shallow depth to bedrock.

9.2 Topography and Slope

The topography in the Town of Woodland consists primarily of rolling farm fields with wooded hillsides. This unglaciated area is a landscape deeply cut by ancient streams into narrow, twisting valleys and million-year-old ridges. 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 Woodland has identified environmentally sensitive areas as areas of land having slopes greater than 12%, lands along the Little Baraboo River, surface waters, floodplains, wetlands, hydric soils, and areas that contribute water recharge to 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 9-1 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***.

9.3.1 Woodlands

About a quarter of Woodland is covered by forest. Much of this forest is located along the creeks in the Town 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.

9.3.2 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 was 1 documented occurrence of rare or threatened plant species Town of Woodland. ***Map 9-1 Environmentally Sensitive Areas*** shows general areas in Woodland that were identified as possibly containing rare plant or animal species.

9.3.3 Significant Natural Areas and Resources

There are a number of significant natural areas and resources in the Town of Woodland. 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 NE ¼ SE ¼ of Section 2 and the NW ¼ of Section 1. This area is more particularly located at the confluence of Plum Creek with the Baraboo River on north facing Cambrian sandstone cliffs along the Baraboo River. 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.

- Hemlock Point is located in the N ½ of the NW ¼ of Section 2. This area includes hemlock and pine on north-facing Cambrian sandstone cliffs cut by the Baraboo River

- The Woolever Oak-Maple Forest is located in Section 12 and includes extensive woodland that shows good recovery from past disturbances.

9.3.4 Drainage Basins

The Town of Woodland is located entirely in the Lower Wisconsin River Basin, which drains approximately 4,940 square miles of south central and southwestern Wisconsin and is located within the Crossman Creek and Little Baraboo River Watershed. This watershed drains into Dutch Hollow Lake, 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 the Dutch Hollow lake systems.

9.3.5 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 Woodland are located along the Baraboo and Little Baraboo Rivers and Plum Creek. 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***.

9.3.6 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 and Little Baraboo Rivers and Plum Creek. 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***.

9.3.7 Groundwater Resources

As in most of Sauk County, groundwater remains the major source of fresh water. In Woodland, 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 Woodland is dependent on the host watershed for all of the Town's water supply. Considering there are no municipal water wells in the Town, the zones of contribution can be considered areas where rainwater that falls to the surface will become groundwater and part of a private potable water supply. Identifying zones of contribution is the precursor to the establishment of a wellhead protection program. Wellhead 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.

9.3.8 Surface Waters of Woodland

The Town of Woodland's surface water resources, including Dutch Hollow Lake, the Little Baraboo River and the Baraboo River and its tributaries, are valued resources that Town residents have identified for priority protection. In particular, landowners near Dutch Hollow Lake identified the importance of maintaining good water quality. 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 Woodland 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.

In 2005 the Dutch Hollow Property Owners Association teamed with the Limnological Institute and Aquatic Engineering, Inc., LaCrosse, Wisconsin to develop a Lake Management Plan. The ***Dutch Hollow Lake Aquatic Plant Management Plan*** was prepared largely on information gathered through two, large scale, Wisconsin Department of Natural Resources (WDNR) administered Lake Planning Grants (#LPL-1032-05 and LPL-1029-05), which provided funding for 75% of the plant and water quality monitoring costs. The Plan draft is currently (January 2008) at the WDNR waiting approval.

9.3.9 Storm Water Management

Managing storm water has a significant impact on the surface water resources in the Town of Woodland. 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.

9.3.10 River and Lake Management Programs

The Town's lake, rivers and related tributaries are important to the economic and environmental landscape in Woodland. 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, Wisconsin DNR, Sauk and Juneau Counties, and neighboring towns to develop and implement strategies to protect Woodland'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 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*.

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

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.

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

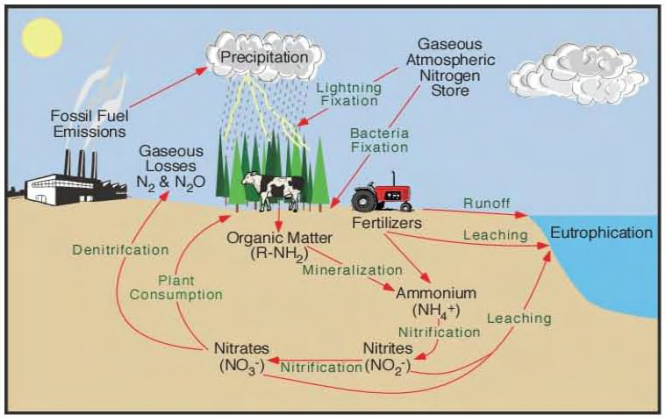
9.3.11 Basic water quality improvement/protection tools for surface water

Surface water quality issues are best addressed at a watershed scale, but individual homeowners can significantly contribute to improvements in water quality by planting and maintaining certain types of vegetation on or near 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 or river 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.

Figure NR1: Nitrogen Cycle



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

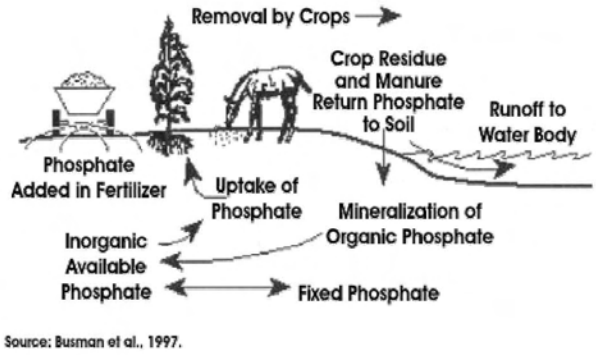
There are many ways in which nitrogen exits lake systems. Bacterial processes can convert nitrate to elemental nitrogen, releasing it into the atmosphere. In lakes, these processes occur at sediment-water interfaces such as shore lands and wetlands at lake edges. Nitrogen can also exit a lake system 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.

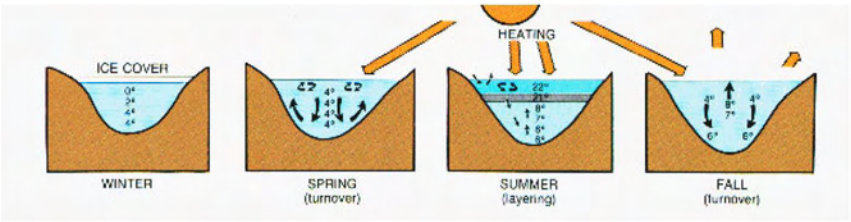
Figure NR2: Phosphorus Cycle



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. Dutch Hollow Lake has significant natural vegetative buffers on nearly two-thirds of its shoreline where the land is owned collectively by the Lake Association. However, buffers on lots with Lake frontage vary.

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 plan 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

9.3.12 Dutch Hollow Lake (Dutch Hollow Property Owners Association)

Impounding Dutch Hollow Creek in the early 1970's for real estate interests created the 210-acre Dutch Hollow Lake, located in the Towns of Woodland and La Valle. 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.

9.3.13 Baraboo and Little Baraboo Rivers

The Baraboo River flows southeast from Juneau County through the far northeastern part of the Town. The headwaters of the Little Baraboo River occur in two forks that are located north and south of Valton. Both the Little Baraboo and Baraboo Rivers supports a warm water fishery and is a major tributary to the Wisconsin River.

9.3.14 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 Woodland has one active mineral extraction sites: the Charlie Miller quarry located in the Eastern ½ of the SW ¼ of Section 17 and parts of the SE ¼ of the SE ¼ of Section 18 off of County Road Q. The Charlie Miller quarry produces limestone and will have a final reclamation to natural grassland.

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 Woodland 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, non-point 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 forestlands. 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: Promote and enhance the town's natural and cultural resources that exist in the town with deserved attention to Dutch Hollow Lake and Baraboo River Valley.

Natural Resources Objectives/Policies:

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

> NRP-1A Recommend that the Town of Woodland and Sauk County consider purchasing lands for the development of new parks and to pursue private land donations and grants for land purchases to achieve this policy.

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

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.

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

NRP-3A 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 the Baraboo River (for canoeists, kayakers, rafters).

NRP-3B Improve the utility of the Baraboo River for recreation by encouraging volunteer groups and businesses/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 Dutch Hollow lake, the Baraboo River and streams throughout the Town of Woodland.

NRP-4A Encourage Sauk County to develop a manure handling ordinance for larger (greater than 500 animal units) livestock operations.

NRP-4B The Town of Woodland recommends that the Dutch Hollow Lake Property Owners Association to collaborate with the Sauk County Land Conservation Department, to work with landowners to improve surface water runoff quality by identification of those land uses within the watershed delineated on ***Map 9-5 Watershed Boundaries*** that are or have the potential to contribute to surface water runoff.

NRO-5 Promote responsible 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.

NRP-6A The Town of Woodland 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 Woodland. Include future park plans, goals and implementation strategies in an updated Sauk County Parks Plan.

NRP-6B The Town of Woodland 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, control and when appropriate or feasible, eliminate both native and exotic invasive plants and animal species.

NRP-7A Encourage landowner cooperation with public and private conservation organizations to help eradicate invasive exotic species.

NRP-7B The Town of Woodland should work with the Dutch Hollow Lake Properties Owners Association 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 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-8A Develop and adopt guidelines for all new signage in the Town of Woodland 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 and lighting standards to protect the 'dark sky'.

NRO-9 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-9A The Town of Woodland 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.

NRO-10 Reduce nuisance issues such as noise, trash, air pollution, soil contamination, and ground and surface water protection.

NRP-10A The Town of Woodland Board is encouraged to develop and adopt an ordinance to reduce nuisance issues in the town. This may be accomplished by using examples of ordinances from other towns.

10.0 Purpose

In order to achieve the overall vision in the Town of Woodland, 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 Woodland 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

The following planning efforts represent localized planning efforts that may affect the Town of Woodland.

10.1.1 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.

10.1.2 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.

10.1.3 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.

10.1.4 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.

10.1.5 Town of Summit (Juneau County)

The Town of Summit does not have a development plan or land use plan, however is starting the process to develop a comprehensive plan. The Town of Summit does not have zoning.

10.1.6 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

The following Sauk County plans and programs may have an impact on the Town of Woodland.

10.2.1 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.

10.2.2 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 Woodland 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.

10.3 Current and Future Cooperative Planning Efforts

Future planning efforts that the Town of Woodland should take part in include the development and update of plans from neighboring towns as well as plans developed by Sauk County.

10.3.1 Neighboring Town Planning

It is anticipated that the Town of Woodland 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.

10.3.2 Sauk County

The Town of Woodland 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 Woodland'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.

10.4 Intergovernmental Cooperation Goal, Objectives, and Policies

Intergovernmental Cooperation Goal: Enhance and expand intergovernmental relationships with adjacent communities, state and federal governments in an effort to increase cooperation and work on common issues for the betterment of all.

Intergovernmental Cooperation Objectives/Policies:

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

> ICP-1A Support the Town of La Valle's policy to 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 Management District, emergency service providers, and school districts to discuss issues and identify regional conflicts that are present.
>
> ICP-1B Continue to participate in the Wisconsin Towns Association meetings.
>
> ICP-1C Enhance communication with Sauk County to access information and services that will assist the Town with implementation of this plan.

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 the Town's Plan Commission investigate and participate in grant writing training opportunities and apply for grants that are beneficial to the Town of Woodland.

Collaborate with Sauk County and other governmental agencies pursuing grants that will benefit the regional area.

ICO-3 Develop additional recreational opportunities.

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

ICP-3B The Town of Woodland encourages public recreational uses that utilize existing infrastructure and promotes interconnectivity of future recreational uses.

ICP-3C The Town of Woodland 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 Encourage participation in mutual aid and sharing specialized equipment with neighboring municipalities.

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

ICP-5A Develop a Town of Woodland website to provide information to Town residents, well as increase citizen involvement by encouraging town residents with specific backgrounds to provide input in areas of their expertise. 86

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 La Valle regarding the Dutch Hollow Lake area to improve this recreational resource.

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, provide specific guidance to the Town with everyday decision-making. Therefore, the Town of Woodland 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 and Town Board.

12.1 Plan Adoption

The Town of Woodland 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 Woodland 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 incorporated as a component of the Sauk County Comprehensive Plan.

12.2 Plan Monitoring, Amendments, and Update

The Town should regularly evaluate it 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.

12.2.1 Plan Monitoring

The Town should continuously evaluate its decisions on private development proposals, public investments, regulations, incentives, and other actions based on the recommendation/policies of the Town of Woodland 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.

12.2.2 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).

12.3 Role of Implementation

12.3.1 Town Board

The Town Board will provide for general oversight to the Plan Commission relative to selecting and guiding plan implementation activities. 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. Town Board members are encouraged to take an active role in furthering plan implementation.

12.3.2 Plan Commission

The primary body responsible for implementing the Comprehensive Plan is 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. The second form involves furthering policy directives such as developing and adopting a siting ordinance. With regard to furthering policy directives, it will be the responsibility of the Plan Commission to set a course of action and identify/include all possible partners.

12.3.3 Partners

Partners can be defined as those groups that have an interest or expertise with the implementation of a particular policy. While the following table is not all-inclusive, it does list possible partners to the implementation of the Town's policies.

Partner	Code
Sauk County Planning & Zoning Department	P&Z
Sauk County Land Conservation Department	LCD
Sauk County Parks Department	P
Sauk County Development Corporation	SCDC
University of Wisconsin Extension	UWEX
Dutch Hollow Lake Property Owners Association	DHLA
Wisconsin Department of Natural Resources	DNR
Town of Woodland Board	TWB
Town of La Valle	TL

12.4 Implementation Timeline and Recommended Partners

HOUSING

Policy	Implementation Timeframe	Representative Body & Partners
HP-1A	ongoing	PC/TWB
HP-1B	ongoing	PC/TWB
HP-1C	ongoing	PC/TWB
HP-1D	ongoing	PC/TWB
HP-2A	2008	PC
HP-2B	2010	PC/DHLA/UWEX/LCD
HP-3A	ongoing	PC
HP-3B	ongoing	PC
HP-3C	ongoing	PC
HP-4A	ongoing	PC/TWB
HP-5A	ongoing	PC/TWB
HP-6A	ongoing	PC/TWB
HP-6B	ongoing	PC/TB/P&Z

AGRICULTURE RESOURCES

Policy	Implementation Timeframe	Representative Body & Partners
ARP-1A	2008-2011	PC/TWB/P&Z
ARP-1B	2010-ongoing	PC/TWB/LCD/others
ARP-2A	ongoing	PC/TWB
ARP-3A	ongoing	PC/TWB

UTILITIES & COMMUNITY RESOURCES

Policy	Implementation Timeframe	Representative Body & Partners
UCRP-1A	2010-ongoing	PC
UCRP-2A	ongoing	PC
UCRP-2B	ongoing	PC
UCRP-3A	ongoing	PC
UCRP-3B	ongoing	PC
UCRP-3C	ongoing	PC
UCRP-4A	2009	PC/DHLA/UWEX/
UCRP-5A	ongoing	PC/TWB

TRANSPORTATION

Policy	Implementation Timeframe	Representative Body & Partners
TP-1A	ongoing	TWB
TP-1B	ongoing	PC
TP-1C	2009	PC
TP-2A	2009	PC/DHLA/LRPA/TL
TP-3A	2009	PC/TWB

ECONOMIC DEVELOPMENT

Policy	Implementation Timeframe	Representative Body & Partners
EDP-1A	ongoing	PC/UWEX
EDP-2A	2008-2011	PC/TWB/P&Z
EDP-3A	2009	PC/P&Z
EDP-4A	2008	PC/TWB/P&Z

NATURAL RESOURCES

Policy	Implementation Timeframe	Representative Body & Partners
NRP-1A	2008-2011	PC/TWB/P&Z/LCD/P
NRP-2A	2008-2009	PC/TWB
NRP-3A	2008-2009	PC/TWB
NRP-3B	ongoing	PC/LCD
NRP-4A	2008	PC/TWB/LCD
NRP-4B	2009	PC/DHLA,LCD/TL
NRP-5A	ongoing	PC
NRP-6A	ongoing	PC/P
NRP-6B	ongoing	PC/P/DNR
NRP-7A	2009	PC/DHLA/LCD/DNR/TL
NRP-7B	2009	PC/DHLA/DNR/LCD
NRP-8A	2011	PC/P&Z
NRP-9A	ongoing	PC/HS
NRP-10A	2009	PC/TWB

INTERGOVERNMENTAL COOPERATION

Policy	Implementation Timeframe	Representative Body
ICP-1A	2008-ongoing	PC/TWB/TL
ICP-1B	ongoing	PC/TWB
ICP-1C	ongoing	PC/TWB/P&Z
ICP-2A	ongoing	PC
ICP-3A	ongoing	PC/LCD/P&Z/DNR
ICP-3B	ongoing	PC/LCD/P&Z/DNR
ICP-3C	ongoing	PC/P/DNR
ICP-4A	ongoing	PC/TL
ICP-5A	2008	PC
ICP-6A	ongoing	PC/DHLA/TL

LAND USE

Policy	Implementation Timeframe	Representative Body
LUP-1A	ongoing	PC/TWB
LUP-2A	ongoing	PC/TWB
LUP-3A	ongoing	PC/TWB
LUP-3B	ongoing	PC/TWB
LUP-4A	2009	PC/TWB/P&Z
LUP-5A	ongoing	PC/TWB
LUP-5B	2008	PC/TWB

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 Woodland 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 the plan be reviewed at each annual meeting to ensure its continued implementation. At this time, it is anticipated that the Plan Commission will give an update to the Town Board regarding implementation activities for the upcoming year, identified partners and anticipated policy implementation.

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 of Woodland has never had such a plan, therefore this comprehensive plan represents the town's first planning effort. The Land Use Chapter offers an opportunity to address issues that are specific to land use such as current land use, 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 11-3 Land Use Districts***)

The future land use districts as shown on ***Map 11-3 Land Use Districts*** is intended to aid the Town of Woodland 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 Woodland Comprehensive Plan*. Future land uses designated in this *Plan* also correspond to the following descriptions:

11.1.1 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. Subdivisions as defined by the *Sauk County Land Division and Subdivision Regulations Ordinance* and this *Plan* are not permitted in the RAC.

RAC Residential Density

The number of new residential lots permitted in the RAC shall be limited to not more than three (3) three lots 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*. The minimum lot size for any new lot created by a Certified Survey shall not be less than 3 net acres. Subdivisions as defined by the *Sauk County Land Division and Subdivision Regulations Ordinance* and this *Plan* are prohibited in the RAC. Lots created by Certified Survey Map shall not be further divided for a period of 10 (ten) years calculated from the date the original Certified Survey Map was recorded with the Sauk County Register of Deeds.

Compatible County Zoning: Agricultural

11.1.2 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.

RRD areas may be located roughly within ¼ mile of the Dutch Hollow Lake Development and the unincorporated Village of Valton, the exact boundaries of which are designated on ***Map 11-3 Land Use Districts.***

RRD Residential Density: The maximum density in the RRD is prescribed by the minimum lot size of three (3) net acres for each residential lot.

Compatible County Zoning:

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

11.1.3 Rural Estate Residential Area (RER)

The Rural Estate Residential Area (RER) includes those lands that were platted at a medium to high density as part of the Dutch Hollow Lake development. 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.

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

11.1.4 Shoreline Residential (SR)

The Shoreline Residential Area (SR) includes both seasonal and year-round single-family residential development along the shores of Dutch Hollow Lake. The majority of the shoreline lots have been developed while a majority of off water lots 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.

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

11.1.5 Unincorporated Village (UV) Area

The Unincorporated Village Area designates the unincorporated Village of Valton as a historically developed and small compact development center with a core of mixed-use, residential and community services. This area incorporates local-scale economic and social functions that are integrated with the housing. This designation intends to maintain and rebuild the Village of Valton as a core mixed-use center consistent with the traditional character as well as provide for the expansion of this core center while considering the utilization of traditional neighborhood design and similar concepts.

UV Residential Density

The residential density in the UV has been determined based upon the recording of previous land divisions.

Compatible County Zoning: Rural Community

11.2 Recent Development Trends

The issuance of new land use/building permits for single family residential construction in the Town of Woodland has remained relatively constant during the last 15 years. From 1990 to 2007, an average of 10 permits per year were issued for new residential construction for a total of 174 permits during that time period. Of those 174 permits, approximately 92 were issued in the Dutch Hollow Lake Development. ***Chart LU1 Number of Permits Issued (1990-2007)*** depicts a relatively constant rate in overall development in the Town of Woodland since 1990; however there appears to be an upward trend in residential housing construction in the most recent years since 2000 and a significant drop in development after 2005. Assuming the Town will experience an increase in growth in the rural areas, it will become increasingly important for the Town of Woodland 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.

please turn to next page

Table LU1: Number of Permits Issued (1990-2007)

Land Use Permits Issued for New Construction in the Town of Woodland							
Year	Resident					Commercial	Total Permits Issued for New Construction
	Single Family	Mobile Home	Total Permits Issued for Homesteads	Garage	other		
1990	2	0	2	0	0	0	2
1991	3	0	3	2	3	1	9
1992	8	0	8	1	1	0	10
1993	1	1	2	3	1	0	6
1994	9	0	9	2	0	0	11
1995	2	0	2	0	0	0	2
1996	7	0	7	2	0	0	9
1997	7	0	7	2	3	0	12
1998	10	0	10	3	3	0	16
1999	16	0	16	2	6	0	24
2000	18	0	18	3	2	0	23
2001	14	1	15	3	4	0	22
2002	17	0	17	2	3	0	22
2003	16	0	16	3	3	0	22
2004	16	0	16	3	2	0	21
2005	15	0	15	4	6	0	25
2006	6	0	6	1	9	0	16
2007	7	0	7	2	2	0	11
Total 1990 - 1999	65	1	66	17	17	1	101
Total, 2000 to 2007	109	1	110	21	31	0	162
Total, 1990 to 2007	174	2	176	38	48	1	262
Percent of Total Issued	66.41%	0.76%	67.17%	14.50%	18.32%	0.38%	100.00%
Average Issued Per Year	10.23	0.11	10.35	2.24	2.82	0.06	15.41

Source: Sauk County Planning & Zoning

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 Woodland determines its future development policies and practices. In 2000, with a population of 783 persons and a land area of approximately 36 square miles and 23,183 acres, the Town of Woodland's population density was roughly 22 persons per square mile or roughly 1 person per 30 acres. For the Dutch Hollow Lake Development only, the total acres is 1,118 with a population

of 94 persons which equates to roughly 12 persons per square mile. Excluding the Dutch Hollow Lake Development, the Town's rural population is roughly 1 person per 32 acres.

The calculation for the housing density of the Town of Woodland in 2000 is the number of occupied housing units in 2000 (247 housing units) divided by the total land area. This equates to about 7 houses per square mile or approximately one home per 94 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.

11.4.1 Land Use Districts

- **Residential.** For purposes of this plan, this calculation includes lands designated by the Rural Estate Residential and Shoreline 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 5.4% of the Town's land area, or roughly 1,250 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 50% of the total land area or approximately 11,733 acres.

11.4.2 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 0.1% of the Town's total land area, or approximately 20 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 27% of the Town's total land area, or approximately 6,538 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 18% of the Town's land area, or 4,276 acres.

- **Open Water.** These areas are characterized as lakes, ponds and perennial streams and includes parts of Dutch Hollow Lake. It accounts for about 0.2% of the total land area, or approximately 48 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 1.8% of the Town's area, or approximately 409 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 0.4% of the total area, or approximately 94 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 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 Rural Community around and within as shown on ***Map 11-3 Land Use Districts.*** Higher density commercial developments are limited to those lands located within the unincorporated Village of Valton.

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 Dutch Hollow Lake while the primary commercial smart growth areas are those defined by the Rural Community Land Use District in the Valton area.

11.6.1 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 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, which includes vacant lots in the Town of LaValle.

11.6.2 Commercial Smart Growth Areas

The Town of Woodland offers opportunities for commercial development as part of the Rural Community designation in the unincorporated Village of Valton. This will allow for any proposed commercial use following the approval of a special exception permit by the Sauk County Board of Adjustment.

11.7 Secondary Growth Areas (residential only)

While the RER land use district encompassing vacant lots in the vicinity of Dutch Hollow Lake 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 RAC Land Use District for scattered single house residential construction on Certified Survey Mapped lots and the RRD Land Use District for rural subdivisions. Locations of both districts are found on ***Map 11-3 Land Use Districts.*** 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.

Any development in the RAC and RRD Land Use Districts 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 and must be consistent with any town siting requirments for new lots or structures.

11.8 Criteria for Evaluating Development Impacts

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 the RRD is 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 Woodland, 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.

11.9 Zoning Classifications

The Town of Woodland adopted county zoning on June 23, 1970. At this time the entire Town was placed under the Agricultural Zoning District. Since that time there has only been one rezone around Dutch Hollow Lake and the unincorporated Village of Valton to the Single Family Residential District. A comparison of ***Map 11-2 Zoning Districts*** and ***Map 11-3 Land Use Districts*** indicates a strong correlation between lands designated by the Shoreline Residential and the Rural Estate Residential and lands zoned Single Family Residential.

11.10 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 Woodland, 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. Future land uses are broken down into residential, commercial and agricultural.

11.10.1 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 Woodland. 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 an increasing household size indicating that families are moving to the town, however the greatest population gain occurs within the 40-49 age bracket which is not consistent with increases in household size. Using this information, it is unlikely that household sizes will increase in the Town and will likely remain steady as the age bracket of 40-49 averages out families with more people per household. Using this assumption, the *Household Size Trend* population projection represents a steady household size of 3.18 through 2030. ***Table LU2 Household Forecast: Household Size Trend and Lands Needed*** correlates overall population increases to average household size to determine a projected number of new households. Since the vacancy rate in the Town of Woodland is 18.2%, attributable to the limited number 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 3 ½ acres needed for each new house, an minimum lot size of three acres and an additional ½ acre required for each lot for road rights-of-way, new park dedication and utility rights-of-way.

Table LU2: Household Forecast: Household Size Trend and Lands Needed

Year	Population	Static Household Size	Number of Occupied Households	Additional Residential Land Needed
1990, per census	584	2.98	205	NA
2000, per census *	783	3.18	247	NA
2010, Projection	900	3.18	283	126
2015, Projection	--	3.18	--	--
2020, Projection	1016	3.18	319	126
2025, Projection	1075	3.18	338	67
2030, Projection	1133	3.18	356	63

Source: US Census and Sauk County Planning & Zoning

Based on this projection, the Town can expect approximately 65 acres to be converted to residential uses in every 5-year time period. This equates to roughly twenty-one new lots at ~~2~~ three acres per lot as explained above. It is important to note that the Town currently has

approximately 600 vacant residential lots around Dutch Hollow Lake within the Town of Woodland. 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 2030.

11.10.2 Future Commercial Land Area Needs

Determining the need for commercial development in a town that has no commercial businesses as defined by the Sauk County Zoning Ordinance is difficult at best. The best accommodation this plan makes for future commercial land needs is though its designation of Valton as a commercially viable area as well as policies, which encourage Sauk County to recreate the *Sauk County Zoning Ordinance* to expand cottage industry activities.

11.10.3 Future Agricultural Land Area Needs

Based upon projected and actual residential land needs, it can be assumed that the amount of agricultural land in the Town of Woodland 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 residential lands needed from ***Table LU2 Household Forecast: Household Size Trend and Lands Needed***. This value assumes that existing lots around Dutch Hollow Lake or within the Village of Valton will not be utilized.

11.11 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, located in the northeastern 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***.

11.12 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 that will promote the balance among quality of life, property values, environmental protection, and economic opportunities.

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.

Definitions that apply to LUO-2 and LUP-2A:

Parcel. A contiguous quantity of land in the possession of an owner, single or common interest. No street, highway, easement, river, stream or water body shall constitute a break in contiguity.

Land Division. Any division of a parcel where the act of division creates a new lot of less than 40 contiguous acres, excluding one-quarter (1/4) of one quarter (1/4) section parcels as defined by the original Public Land Survey System.

Lot. A parcel of land occupied or designed to be occupied by or designated to provide space necessary for one main building and its accessory buildings. A lot shall be created by a subdivision plat or certified survey map recorded with the Sauk County Register of Deeds, which complies with the minimum size requirements pursuant to the applicable zoning district designation or Town of Woodland Comprehensive Plan in effect at the time of the land division.

Lot of Record. A land area designated in a subdivision plat, plat of survey, or certified survey map, or described in a conveyance recorded in the Sauk County Register of Deeds office which complied with the zoning laws and minimum lot size requirements within the applicable zoning district or as set forth in the Town of Woodland Comprehensive Plan when the property was originally divided and/or recorded but which no longer complies with the current minimum land area. Such land area shall be occupied by or designed to provide space necessary for one main building and its accessory buildings or uses.

Subdivision. The division of a lot, parcel or one-quarter (1/4) of one-quarter (1/4) section by the owner thereof or their agent, for the purpose of transfer of ownership or building development, where the act of division creates four (4) or more lots, or where the act of division creates four (4) or more lots by successive division within a five (5) year period.

LUO-2 Maintain a residential development policy, by consensus, to determine the location and number of residential homes which can be built in the Town so as to preserve agricultural lands, farming operations, wetlands, and significant natural resources as well as the overall view of the Town.

LUP-2A Residential Development Policy for the Rural Agriculture Conservancy (RAC) and Rural Residential Development (RRD) Land Use Districts:

RAC Land Use District:

- The division of a parcel of land where the act of division creates a lot of less that 40 acres or one-quarter (1/4) of one-quarter (1/4) section thereof shall be recognized as a lot. The number of lots created from a parcel shall not exceed three (3) lots in any 5-year period. Lots created by Certified Survey Map shall not be further divided for a period of 10 (ten) years calculated from the date the original Certified Survey Map was recorded with the Sauk County Register of Deeds.

- The minimum lot size for any new lot shall be three (3) net acres. Lots of Record are exempt from this acreage requirement and are noted on ***Map 11-4 Lots of Record***. Lots of Record shall not be further divided so as to create a new lot(s) less than (3) net acres.

- Subdivisions, defined as the creation a four (4) or more lots from a parcel by a subdivision plat in any 5-year period is prohibited.

RRD Land Use District:

- The division of a parcel of land where the act of division creates a lot of less that 40 acres or one-quarter (1/4) of one-quarter (1/4) section thereof shall be recognized as a lot. The number of lots created from a parcel shall be calculated by dividing the net acreage of the parcel by a minimum lot size of three (3) acres for each lot. (40 acres / 3 = 13 potential lots).

- The minimum lot size for any new lot shall be three (3) net acres. Lots of Record are exempt from this acreage requirement and are noted on ***Map 11-4 Lots of Record***. Lots of Record shall not be further divided so as to create a new lot(s) less than (3) net acres.

- Subdivisions, defined as the creation a four (4) or more lots from a parcel by a subdivision plat is permitted.

- Land Divisions by Certified Survey Maps are permitted.

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 Support and encourage Sauk County with the development and adoption of the county-wide Purchase of Development Rights Program.

LUO-4 Reestablish the traditional economic function of the Village of Valton with a mix of agrarian businesses as well as businesses that provide goods and services to residents of the Dutch Hollow Development, visitors to The Painted Forest and other tourists.

LUP-4A Rezone the unincorporated Village of Valton to the Rural Community Zoning District. Following this action, the Town of Woodland will work with the Sauk County development Corporation to promote Valton as a destination for mixed-use developments such as small neighboring businesses integrated with residential housing.

LUO-5 Encourage the placement of new buildings which preserve productive agricultural lands, forested areas and the overall appearance of the town.

LUP-5A Utilize the following pictorial guide when siting new lots and homes which represent the Vision, Goals, Objectives and Policies in the Plan. These pictorials represent the 'preferred' location and layout of new residential construction.

LUP-5B The Town of Woodland Plan Commission will develop a siting and subdivision ordinance that clearly establishes procedural and location requirements which considering construction projects.

Subset 1 LUP- 5A Development in Wooded Hillsides

Preferred

- Homes built in natural valley;
- Existing vegetation maintained or replaced;
- Driveways shared by residences;
- Reduction in Town road access points.

Less Desired

- Homes built on blufftops;
- Driveways placed on slopes greater than 12%;
- Multiple driveways serving homes;
- Homes visible from public right-of-way;
- Excessive clearing for driveways;
- Homes placed within the forest core.

Subset 2 LUP- 5A Multiple Lot Residential (Agriculture Fields)

Preferred

- Homes clustered along existing fence row;
- Minimal land taken out of agriculture production;
- Driveways shared by residences;
- Some screening provided;
- Homes placed away from farm lot/barnyard;
- Reduction in Town road access points;
- Cohesive agricultural fields.

Less Desired

- Homes placed in middle of agricultural fields;
- Multiple driveways serving homes;
- Homes visible from public right-of-way;
- No screening for new development.

Subset 3 LUP- 5A Multiple Lot Residential (Agriculture Fields)

Preferred

- Homes clustered in woodlot providing natural screening;
- Minimal land taken out of agriculture production;
- Driveways shared by residences;
- Existing vegetation maintained or replaced;
- Cohesive agricultural fields.

Less Desired

- Homes placed in middle of agricultural fields;
- Multiple driveways serving homes;
- Homes visible from public right-of-way;
- No screening for new development.

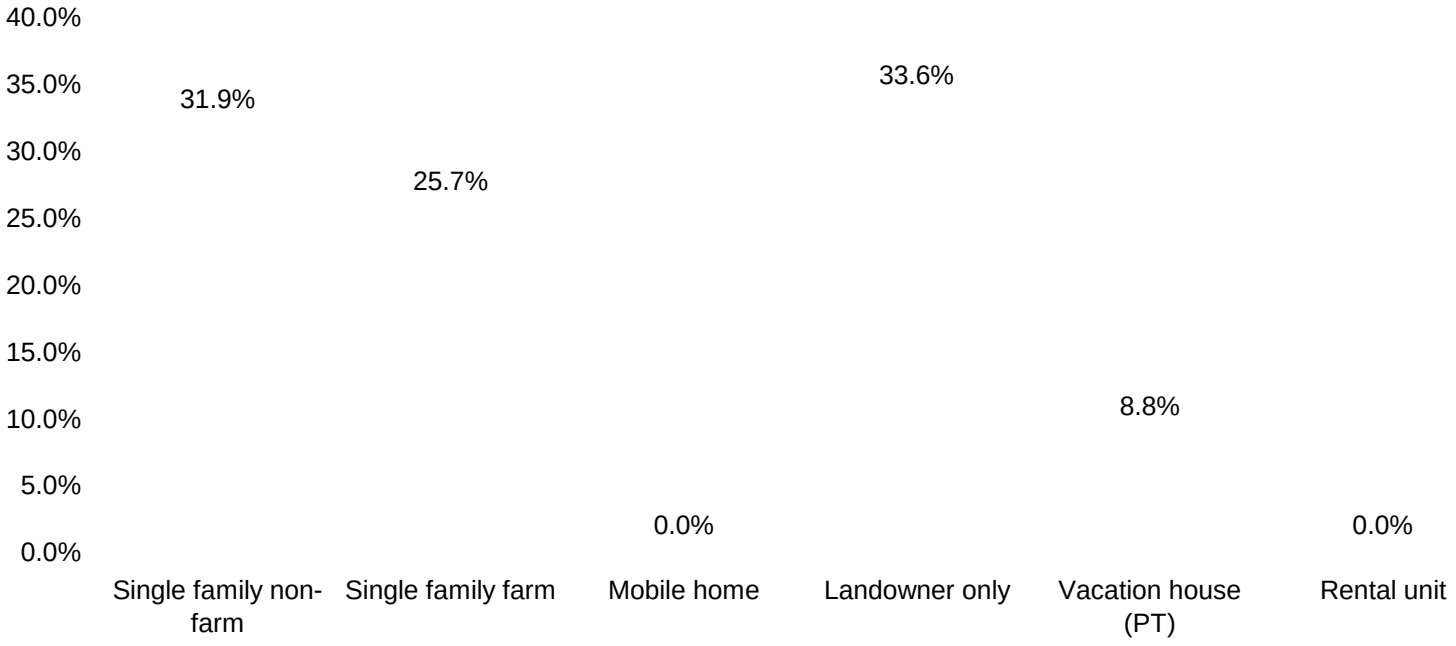
Subset 4 LUP- 5A Single Lot Residential (Agriculture Fields)

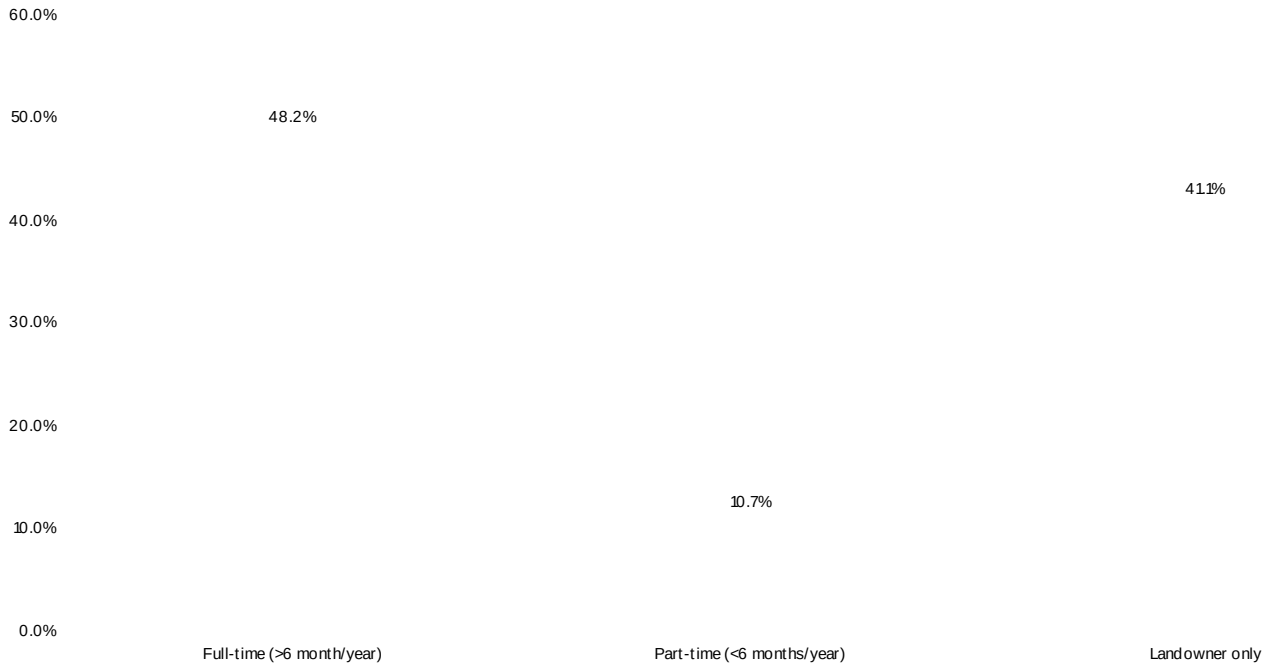
Preferred

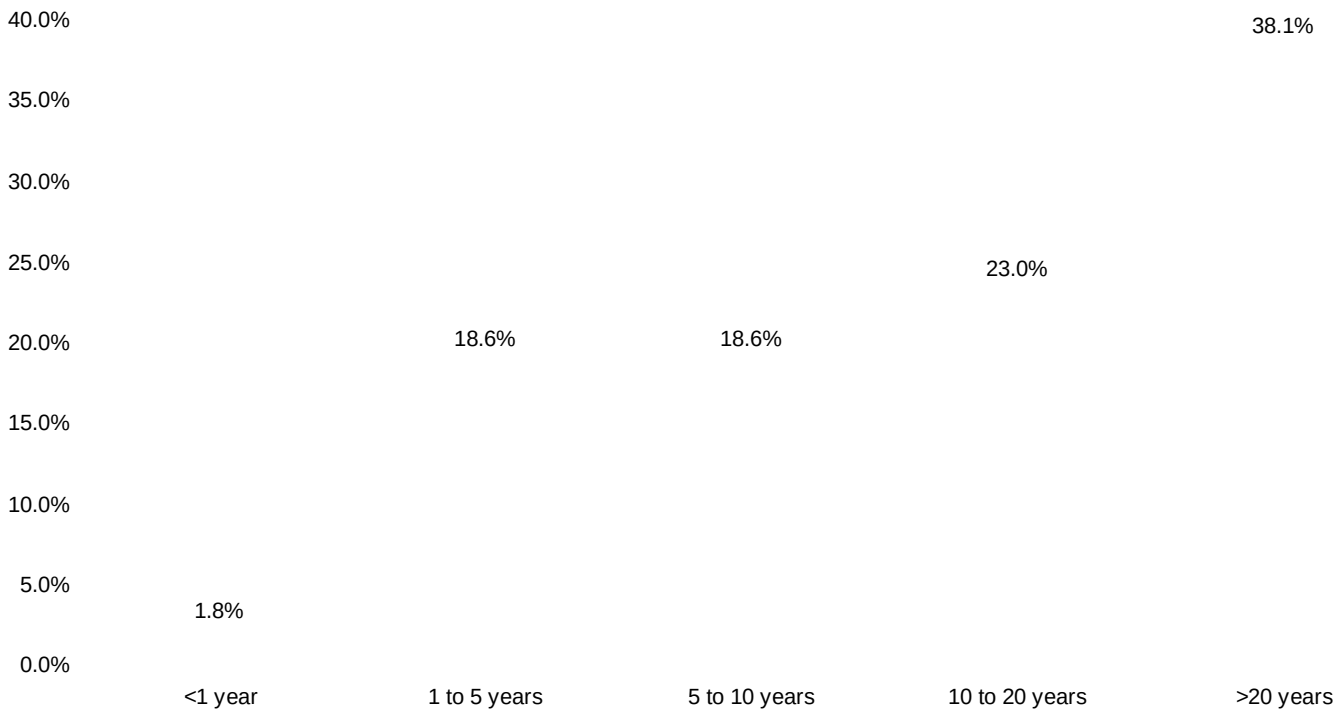
- Home built on existing woodlot;
- Minimal land taken out of agriculture production;
- Existing vegetation maintained or replaced;
- Cohesive agricultural fields.

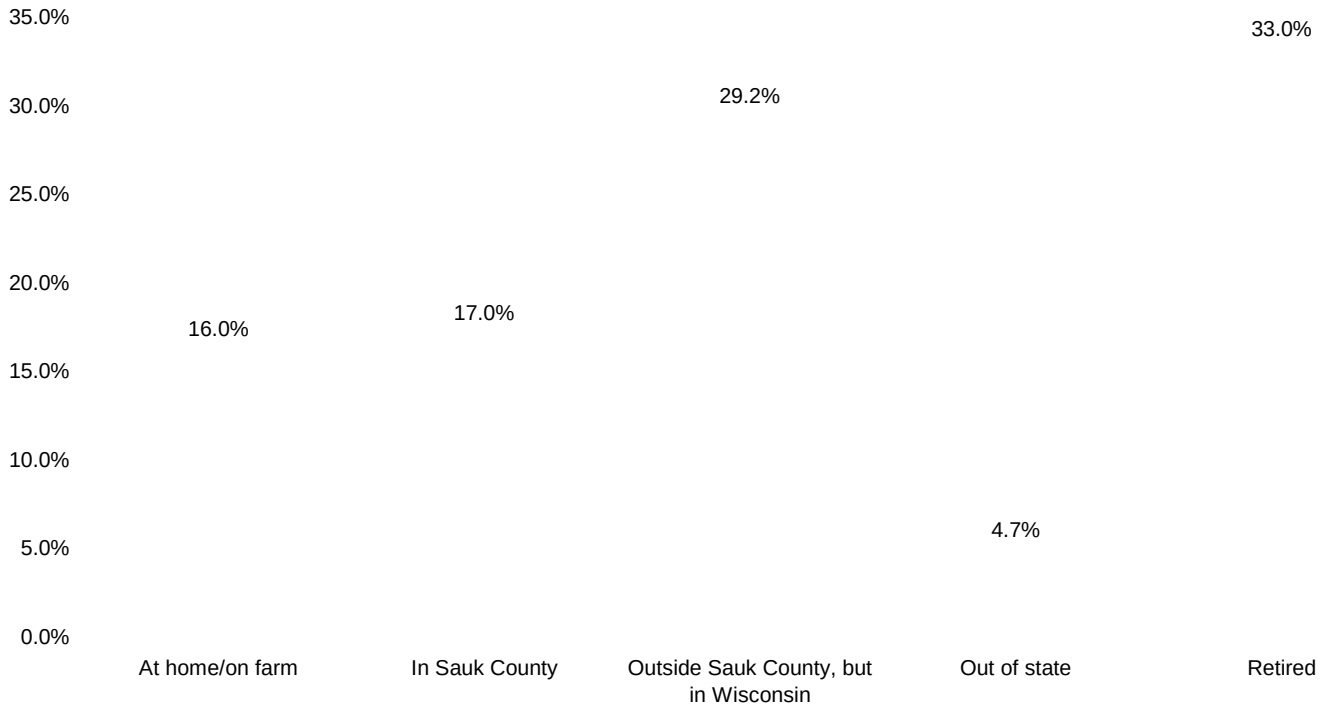
Less Desired

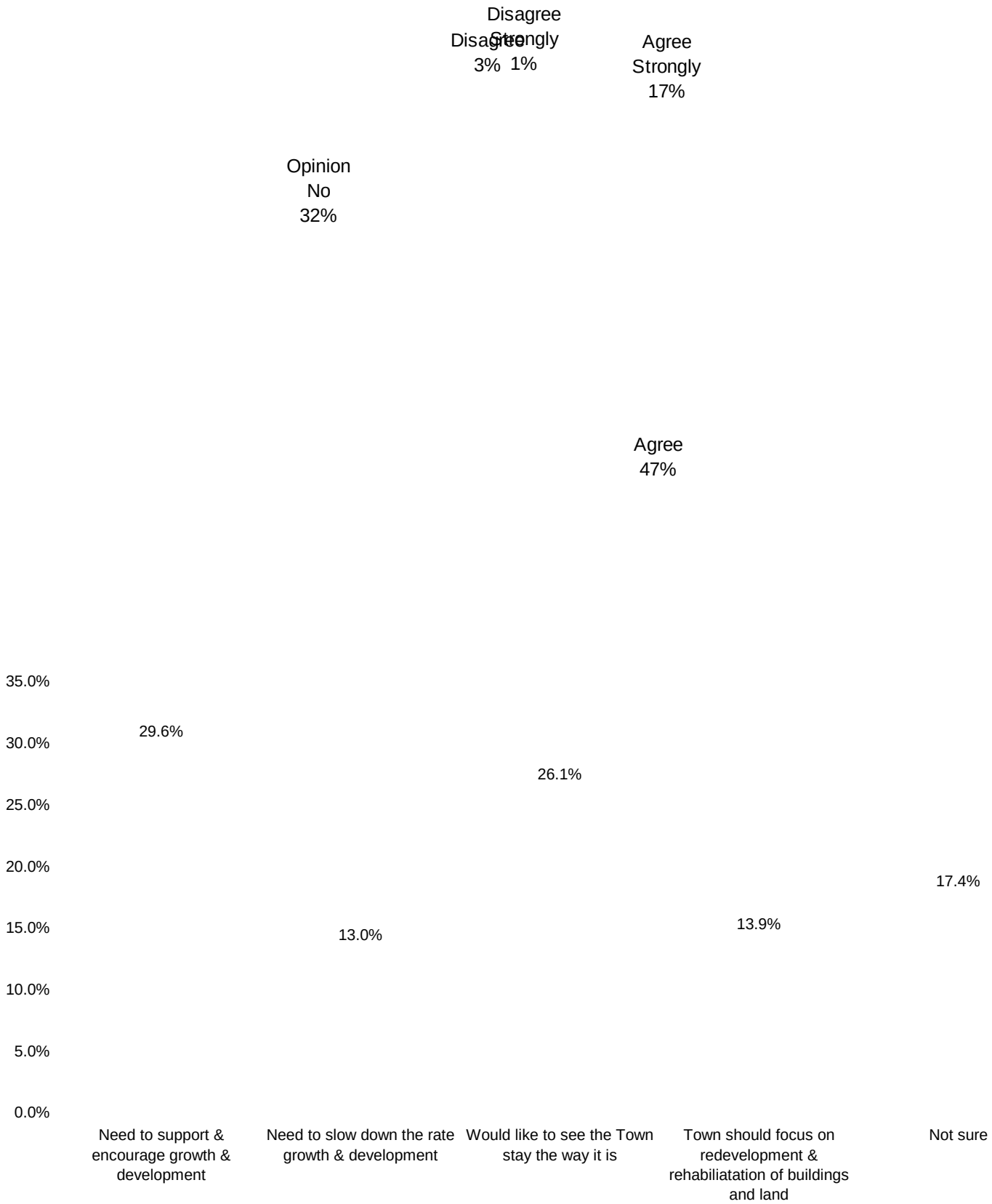
- Home built on agricultural field;
- No screening for new development;


40.0%
35.0%
30.0%
25.0%
20.0%
15.0%
10.0%
5.0%
0.0%
31.9%
25.7%
0.0%
33.6%
8.8%
0.0%
Single family non-farm
Single family farm
Mobile home
Landowner only
Vacation house (PT)
Rental unit

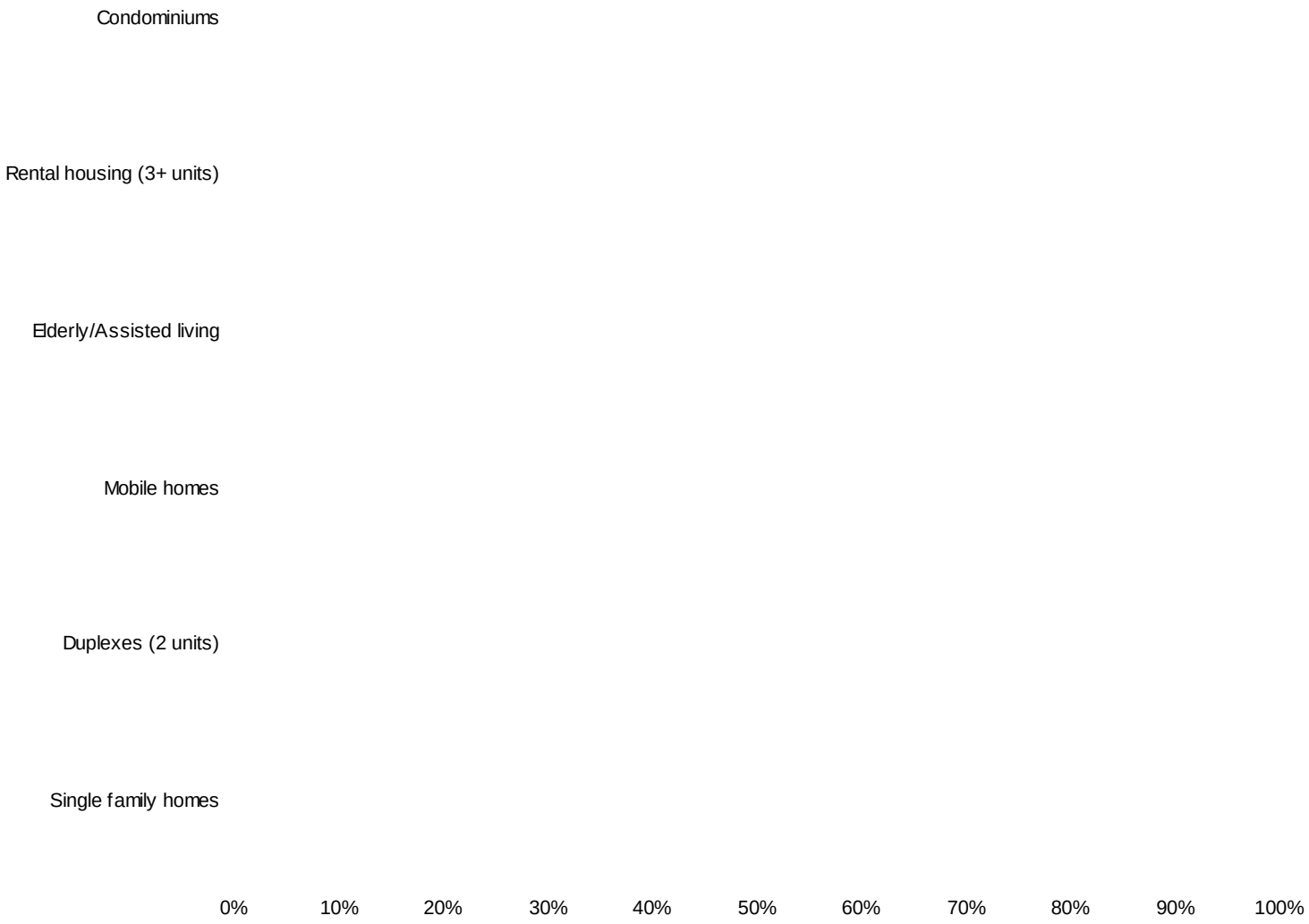

60.0%
50.0%
40.0%
30.0%
20.0%
10.0%
0.0%
48.2%
10.7%
41.1%
Full-time (>6 month/year)
Part-time (<6 months/year)
Landowner only

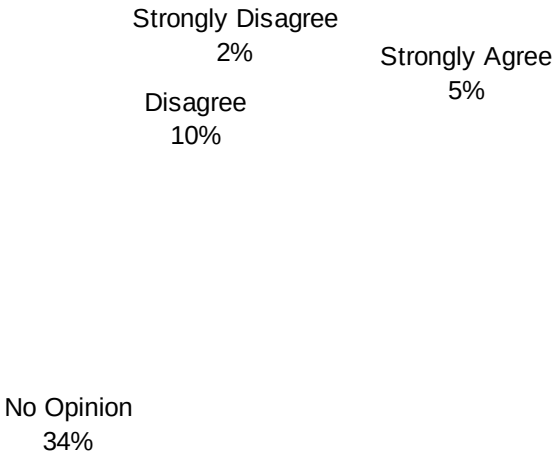

40.0%
35.0%
30.0%
25.0%
20.0%
15.0%
10.0%
5.0%
0.0%
1.8%
18.6%
18.6%
23.0%
38.1%
<1 year
1 to 5 years
5 to 10 years
10 to 20 years
>20 years

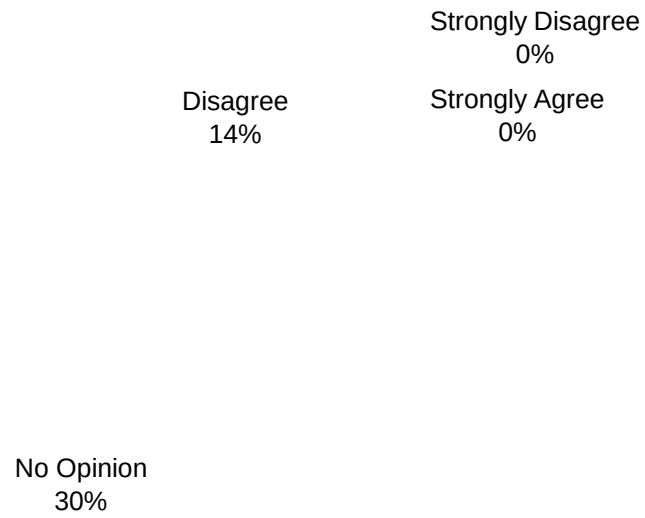

35.0%
30.0%
25.0%
20.0%
15.0%
10.0%
5.0%
0.0%
16.0%
17.0%
29.2%
4.7%
33.0%
At home/on farm
In Sauk County
Outside Sauk County, but in Wisconsin
Out of state
Retired

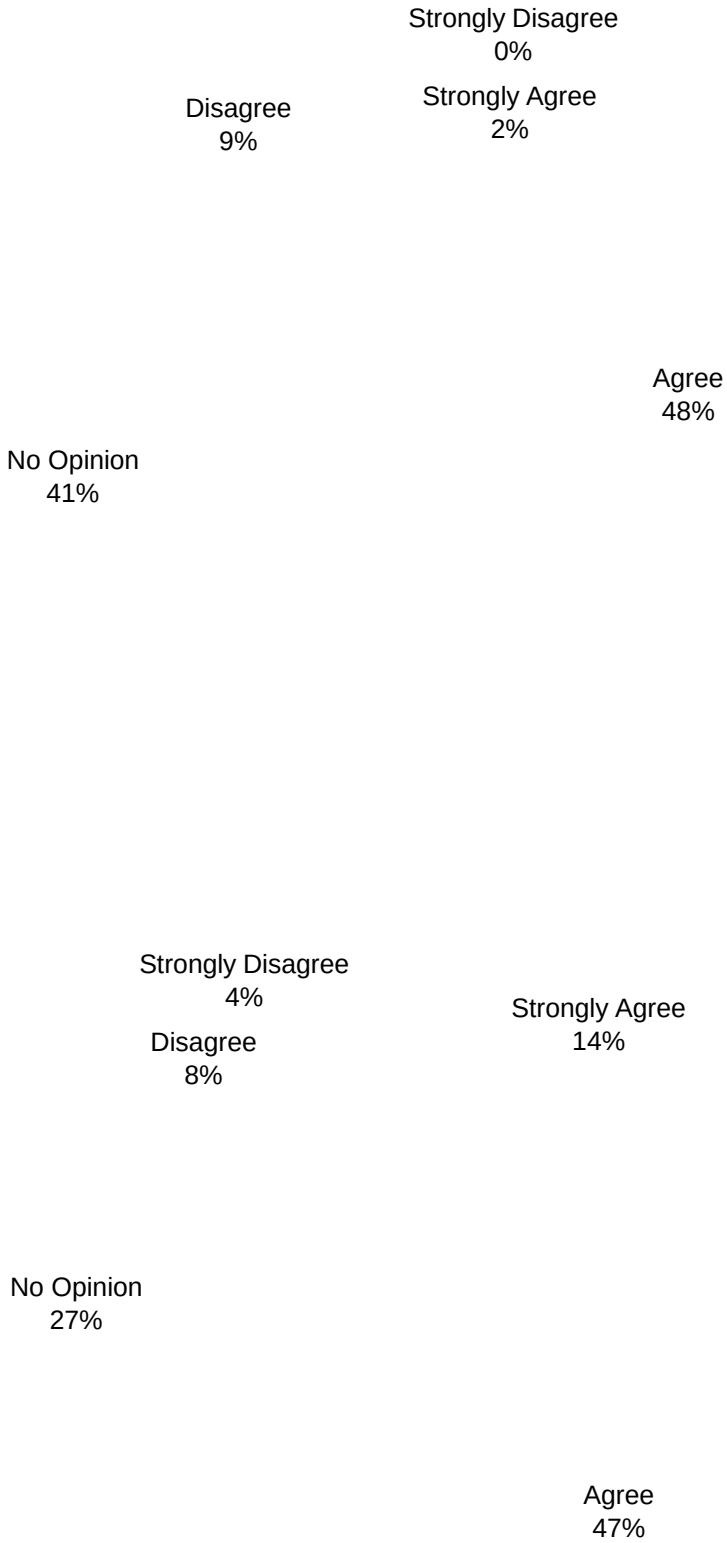

Disagree
Disagree Strongly
3% 1%
Agree
Strongly
17%
Opinion
No
32%
Agree
47%
35.0%
30.0%
25.0%
20.0%
15.0%
10.0%
5.0%
0.0%
29.6%
13.0%
26.1%
13.9%
17.4%
Need to support & encourage growth & development
Need to slow down the rate growth & development
Would like to see the Town stay the way it is
Town should focus on redevelopment & rehabiliatation of buildings and land
Not sure

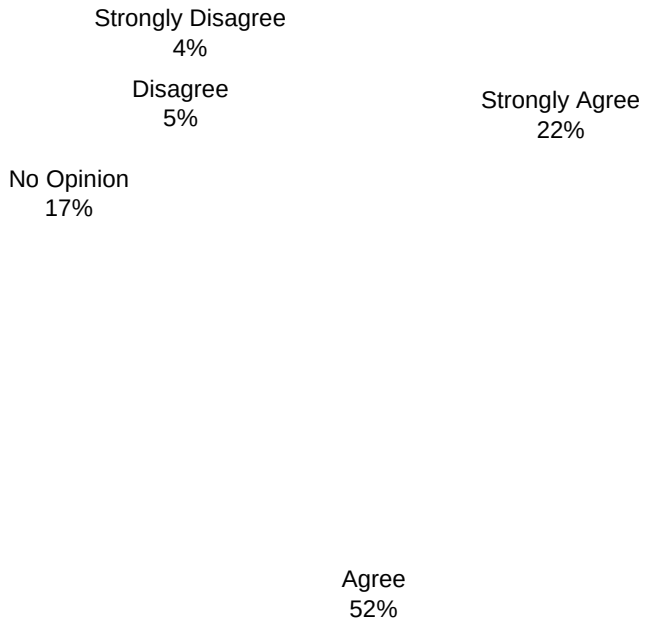
Types of Housing	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
Condominiums	1.1%	10.0%	33.3%	27.8%	27.8%
Rental housing (3+ units)	1.1%	9.6%	25.5%	37.2%	26.6%
Elderly/Assisted living	5.2%	40.2%	34.0%	11.3%	9.3%
Mobile homes	2.1%	7.4%	27.4%	26.3%	36.8%
Duplexes (2 units)	3.2%	12.9%	33.3%	28.0%	22.6%
Single Family Homes	16.7%	30.2%	32.3%	10.4%	10.4%



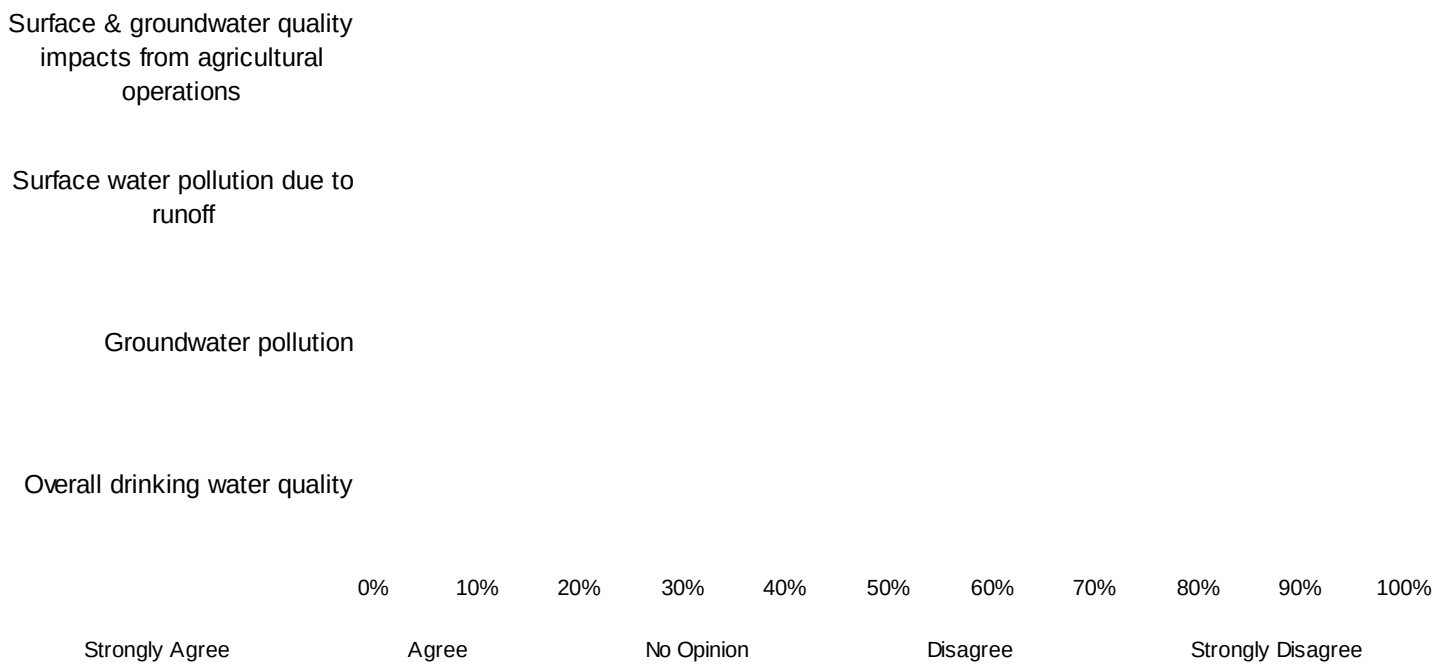

Strongly Disagree
2%
Strongly Agree
5%
Disagree
10%
No Opinion
34%
Agree
49%


Strongly Disagree
0%
Disagree
14%
Strongly Agree
0%
Agree
56%
No Opinion
30%

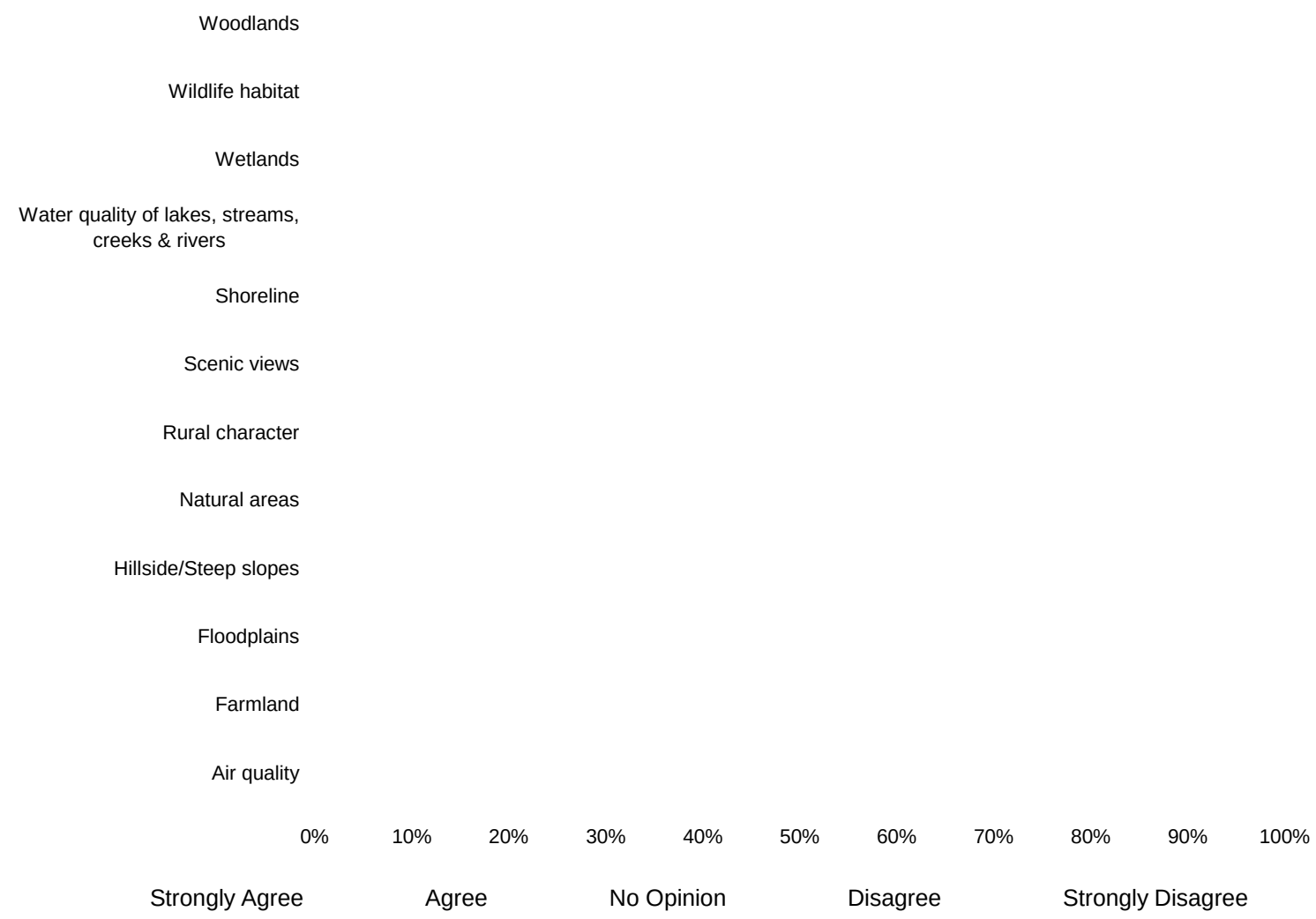

Strongly Disagree
0%
Disagree
9%
Strongly Agree
2%
Agree
48%
No Opinion
41%
Strongly Disagree
4%
Disagree
8%
Strongly Agree
14%
No Opinion
27%
Agree
47%

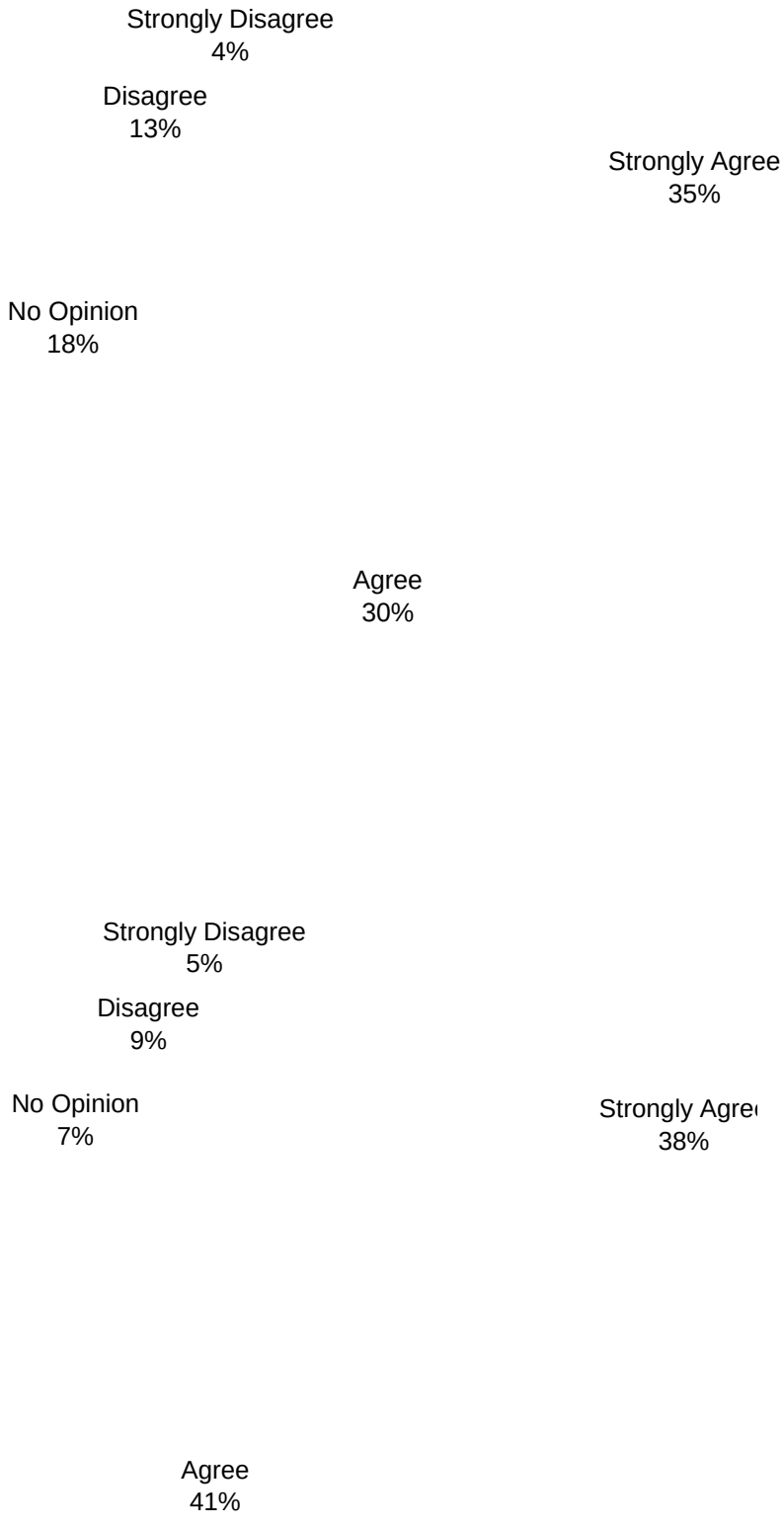


Water Quality Issue	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
Impacts from ag operations	20.6%	43.1%	25.5%	8.8%	2.0%
Pollution due to runoff	16.7%	46.1%	28.4%	7.8%	1.0%
Groundwater pollution	27.5%	36.3%	23.5%	12.7%	0.0%
Drinking water quality	28.6%	39.0%	19.0%	13.3%	0.0%

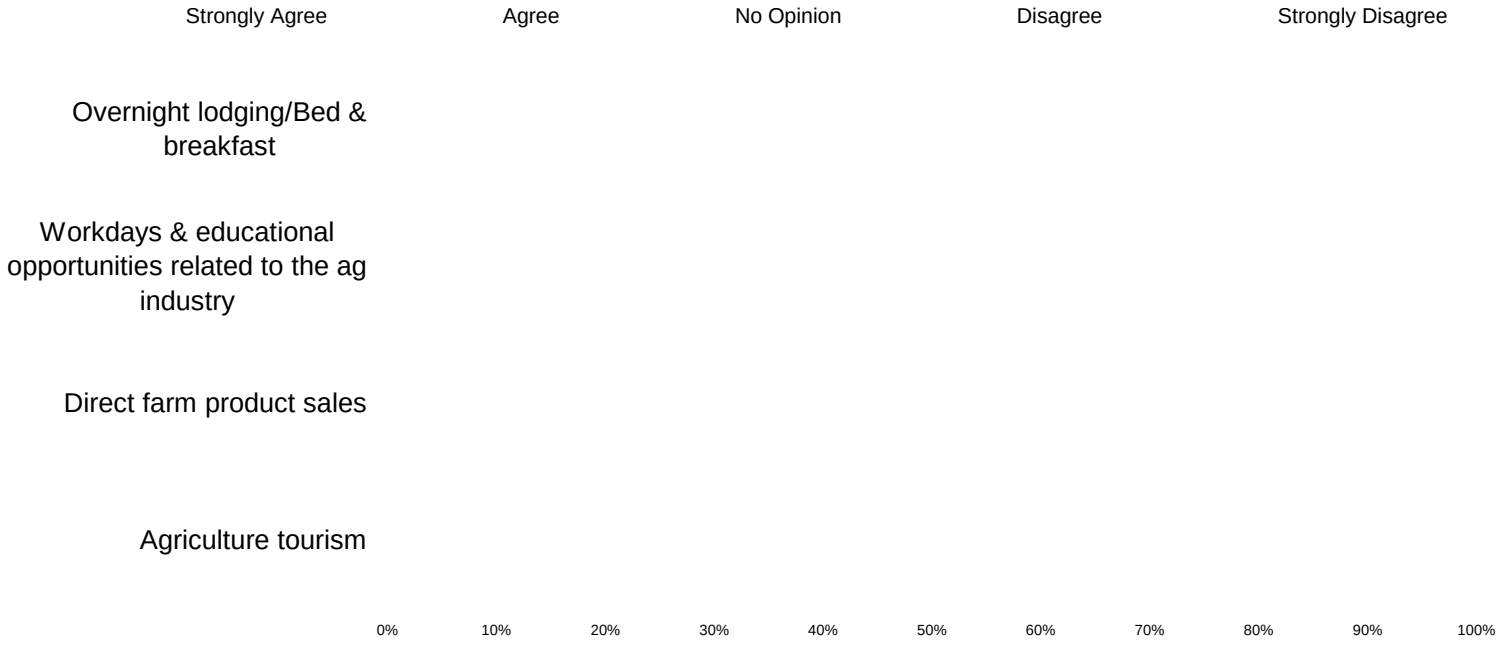


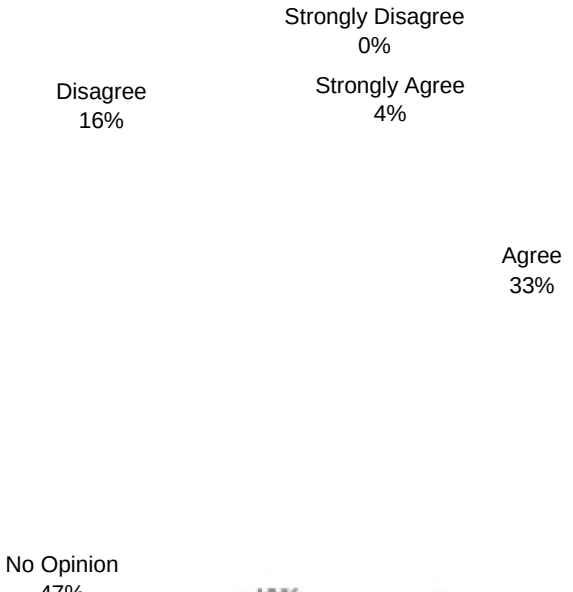
Types of Housing	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
Woodlands	44.3%	44.3%	8.5%	1.9%	0.9%
Wildlife habitat	43.4%	41.5%	11.3%	2.8%	0.9%
Wetlands	39.4%	38.5%	15.6%	5.5%	0.9%
Water quality of lakes, streams, creeks and rivers	47.7%	38.7%	9.9%	2.7%	0.9%
Shoreline	41.2%	38.2%	16.7%	2.9%	1.0%
Scenic views	47.2%	36.7%	14.7%	1.8%	0.9%
Rural Character	45.9%	38.5%	12.8%	1.8%	0.9%
Natural areas	43.2%	41.4%	12.6%	1.8%	0.9%
Hillside/Steep slopes	41.5%	44.3%	11.3%	1.9%	0.9%
Floodplains	37.0%	45.0%	14.0%	3.0%	1.0%
Farmland	40.7%	43.2%	12.7%	2.5%	0.8%
Air quality	48.1%	38.9%	9.3%	2.8%	0.9%



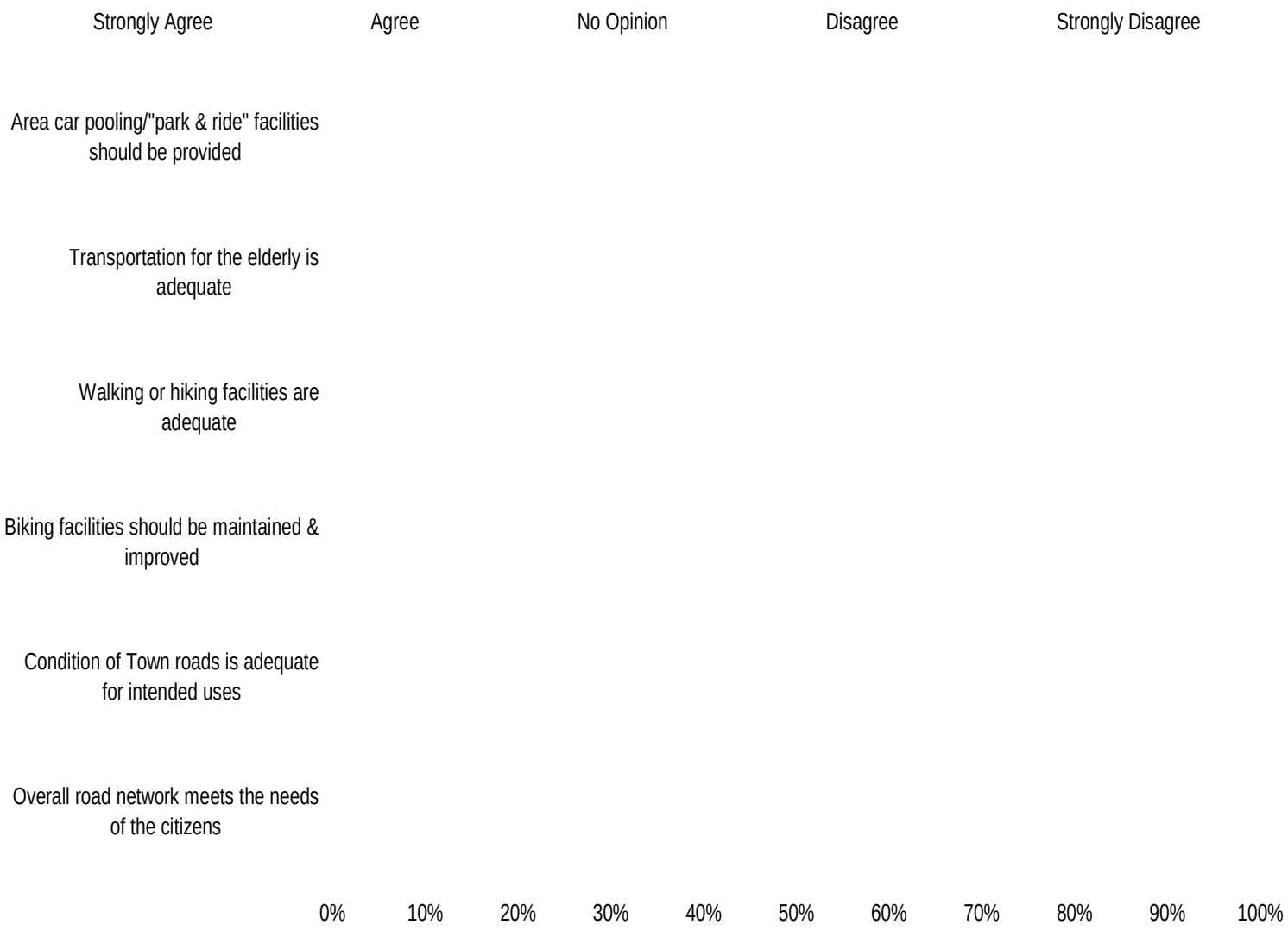

Strongly Disagree
4%
Disagree
13%
Strongly Agree
35%
No Opinion
18%
Agree
30%
Strongly Disagree
5%
Disagree
9%
No Opinion
7%
Strongly Agree
38%
Agree
41%

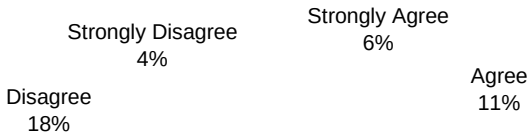
Township Benefits	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
Overnight lodging	14.9%	45.5%	29.7%	9.9%	0.0%
Educational opportunities	7.2%	51.5%	37.1%	4.1%	0.0%
Direct farm product sales	17.0%	54.0%	26.0%	3.0%	0.0%
Agricultural tourism	11.9%	36.6%	38.6%	12.9%	0.0%

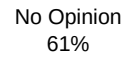


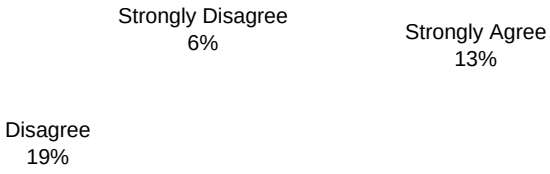


Transportation Facilities	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
Car pooling facilities should be provided	4.4%	19.5%	50.4%	22.1%	3.5%
Transportation for the elderly is adequate	0.0%	12.0%	68.5%	14.8%	4.6%
Walking or hiking facilities are adequate	1.9%	52.3%	34.6%	8.4%	2.8%
Biking facilities should be maintained or improved	16.7%	36.1%	27.8%	16.7%	2.8%
Adequate for intended use	16.7%	65.7%	10.2%	6.5%	0.9%
Road network meets needs of citizens	24.2%	57.6%	12.1%	4.0%	2.0%

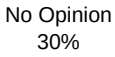


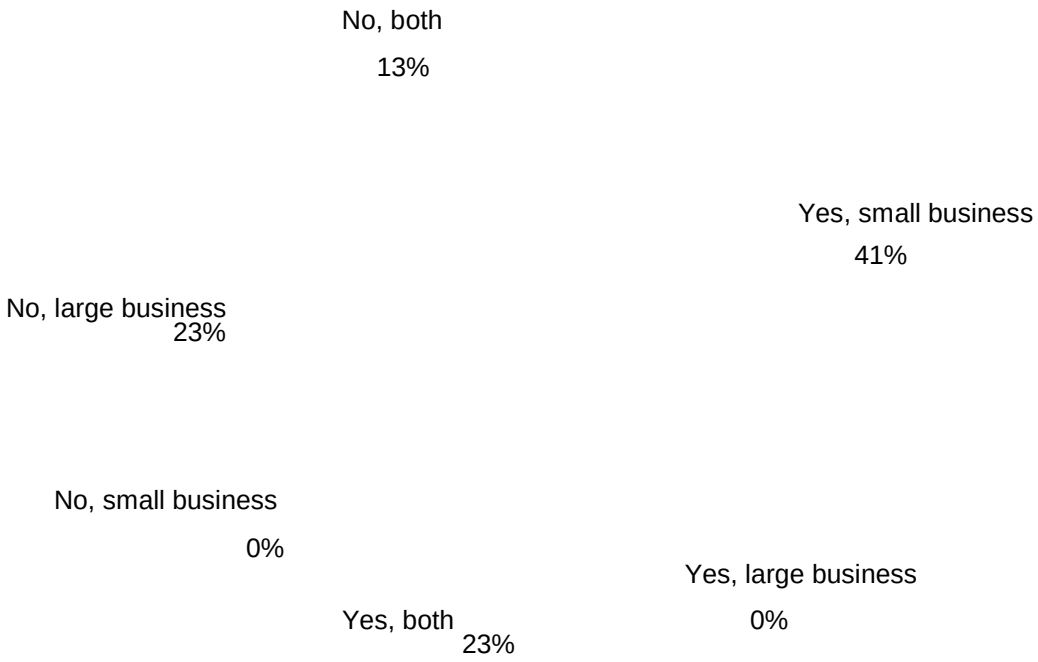

Strongly Disagree
4%
Strongly Agree
6%
Agree
11%
Disagree
18%

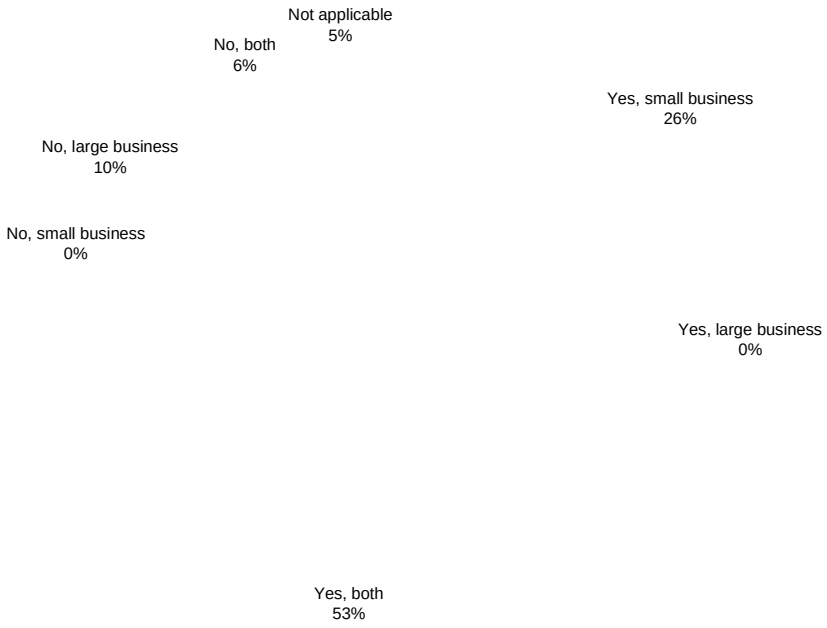

No Opinion
61%


Strongly Disagree
6%
Strongly Agree
13%
Disagree
19%

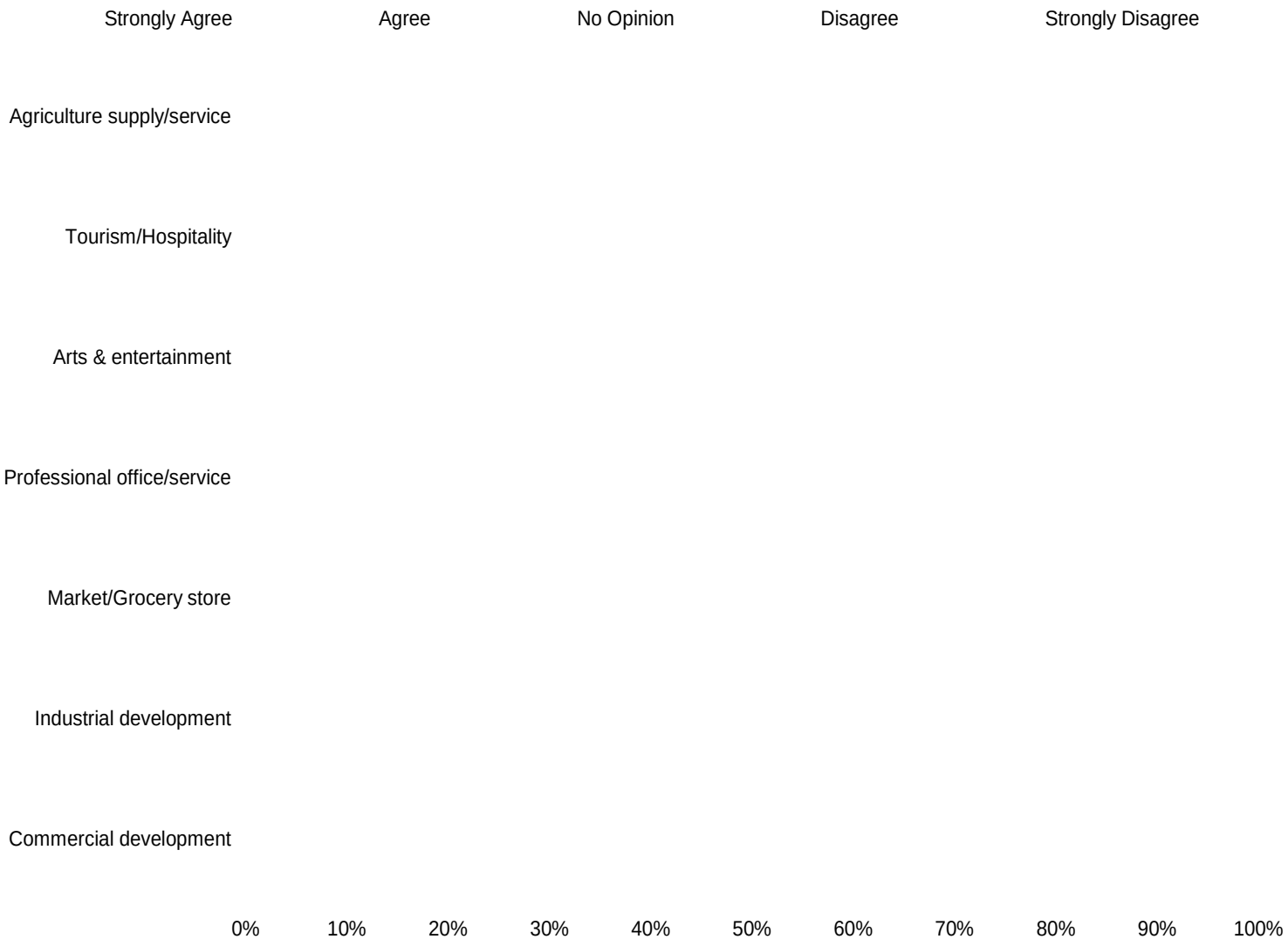

Agree
32%


No Opinion
30%

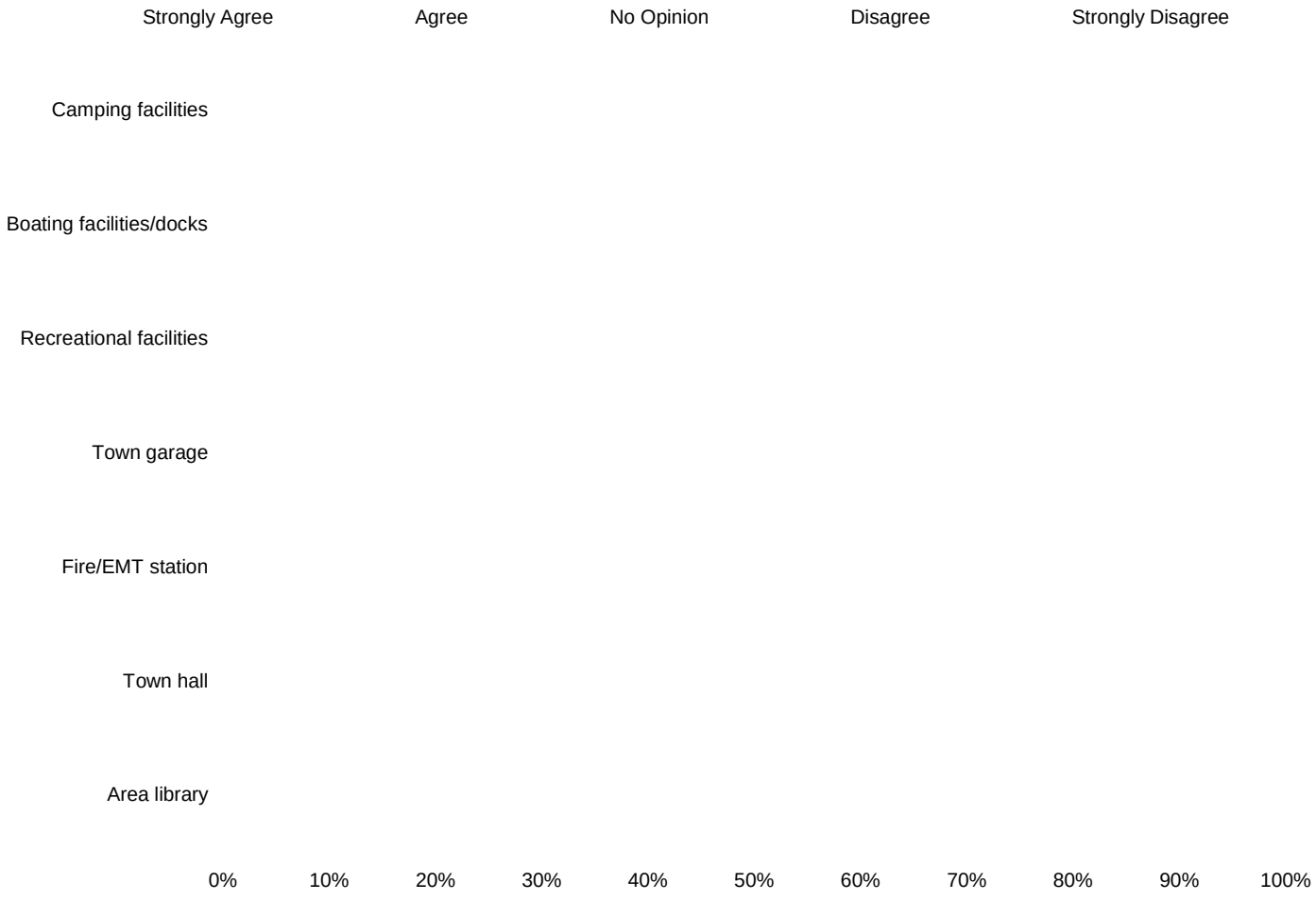

No, both
13%
Yes, small business
41%
No, large business
23%
No, small business
0%
Yes, large business
0%
Yes, both
23%

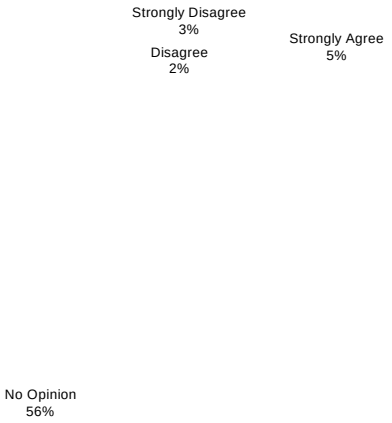

Not applicable
5%
No, both
6%
Yes, small business
26%
No, large business
10%
No, small business
0%
Yes, large business
0%
Yes, both
53%

Businesses	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
Agriculture supply/service	1.3%	37.1%	38.4%	15.7%	7.5%
Tourism/Hospitality industry	3.7%	31.3%	28.2%	25.2%	11.7%
Arts & Entertainment	2.0%	17.8%	34.2%	33.6%	12.5%
Professional office or service	1.4%	24.3%	33.3%	27.8%	13.2%
Market or grocery store	5.0%	34.0%	27.0%	25.2%	8.8%
Industrial development	3.3%	13.7%	24.2%	35.9%	22.9%
Commercial development	3.8%	15.8%	24.1%	38.0%	18.4%

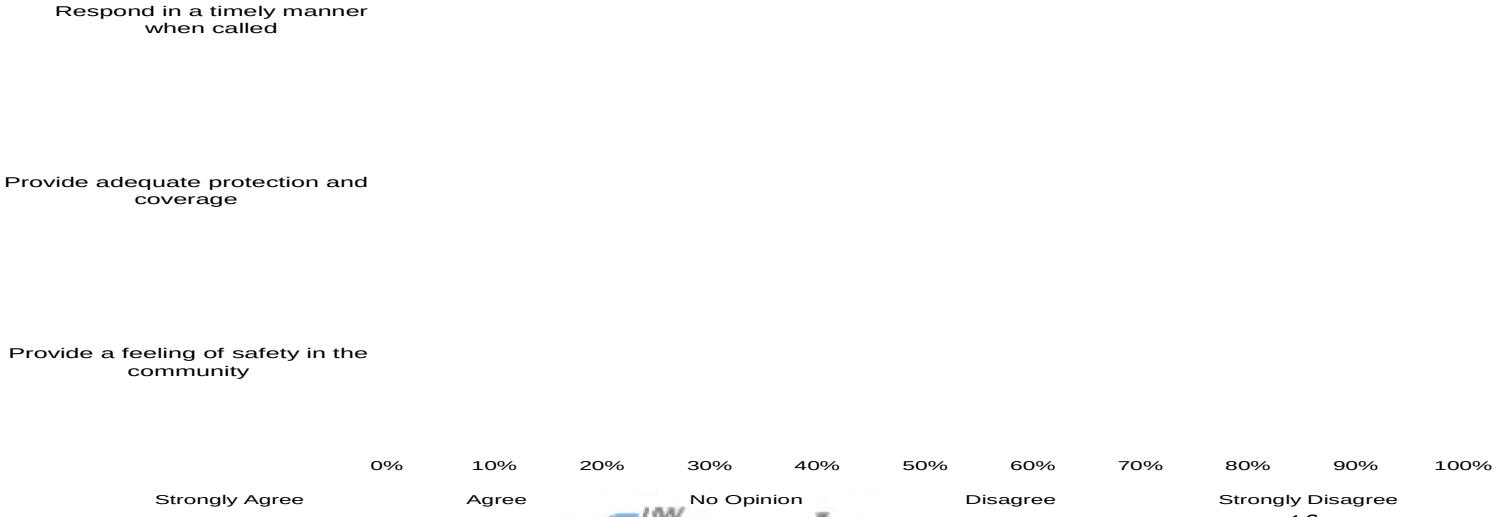


Facilities	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
Camping	5.9%	40.2%	46.1%	5.9%	2.0%
Boating/Docks	10.7%	47.6%	38.8%	2.9%	0.0%
Recreational	5.8%	35.0%	50.5%	7.8%	1.0%
Town Garage	10.0%	43.0%	45.0%	1.0%	1.0%
Fire/EMT Station	9.7%	43.7%	42.7%	2.9%	1.0%
Town Hall	12.4%	50.5%	36.2%	0.0%	1.0%
Area Library	7.8%	24.3%	58.3%	7.8%	1.7%

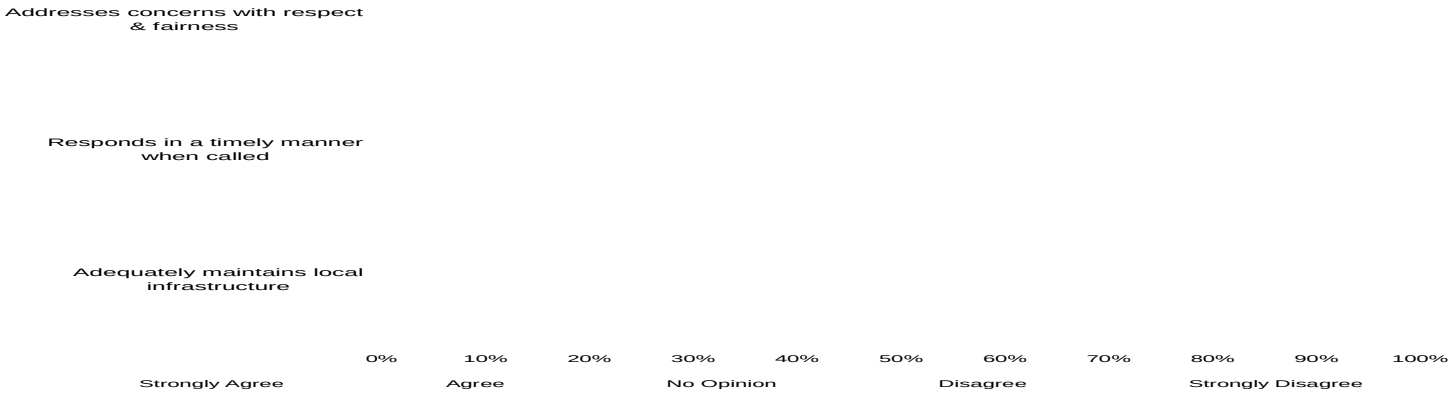




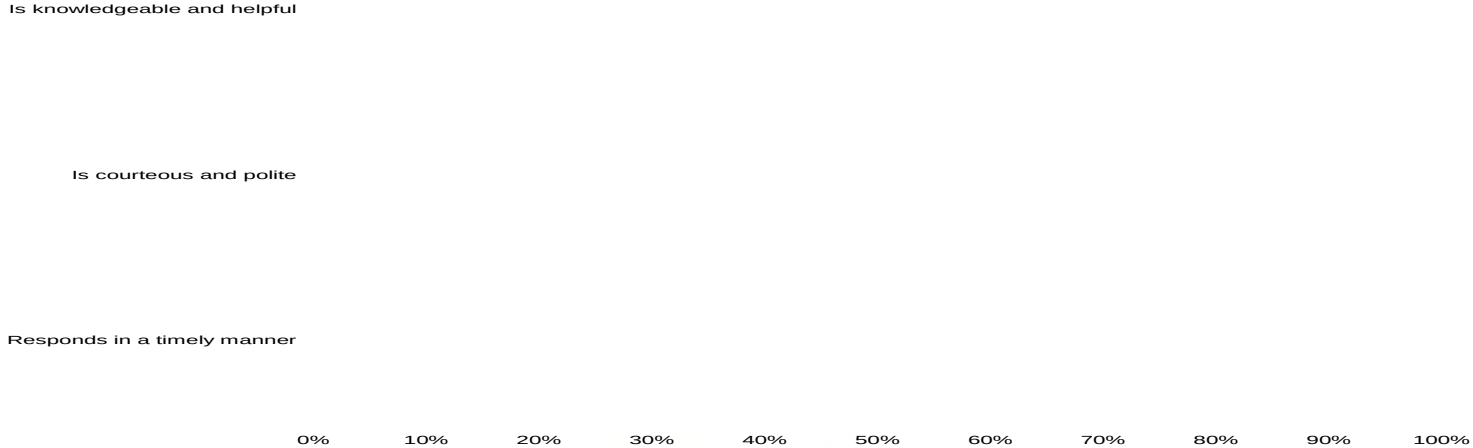
Law Enforcement Services	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
Respond in a timely manner	4.7%	29.0%	53.3%	9.3%	3.7%
Provide adequate protection and coverage	4.7%	45.3%	33.0%	12.3%	4.7%
Provide a feeling of safety	5.7%	47.2%	31.1%	12.3%	3.8%



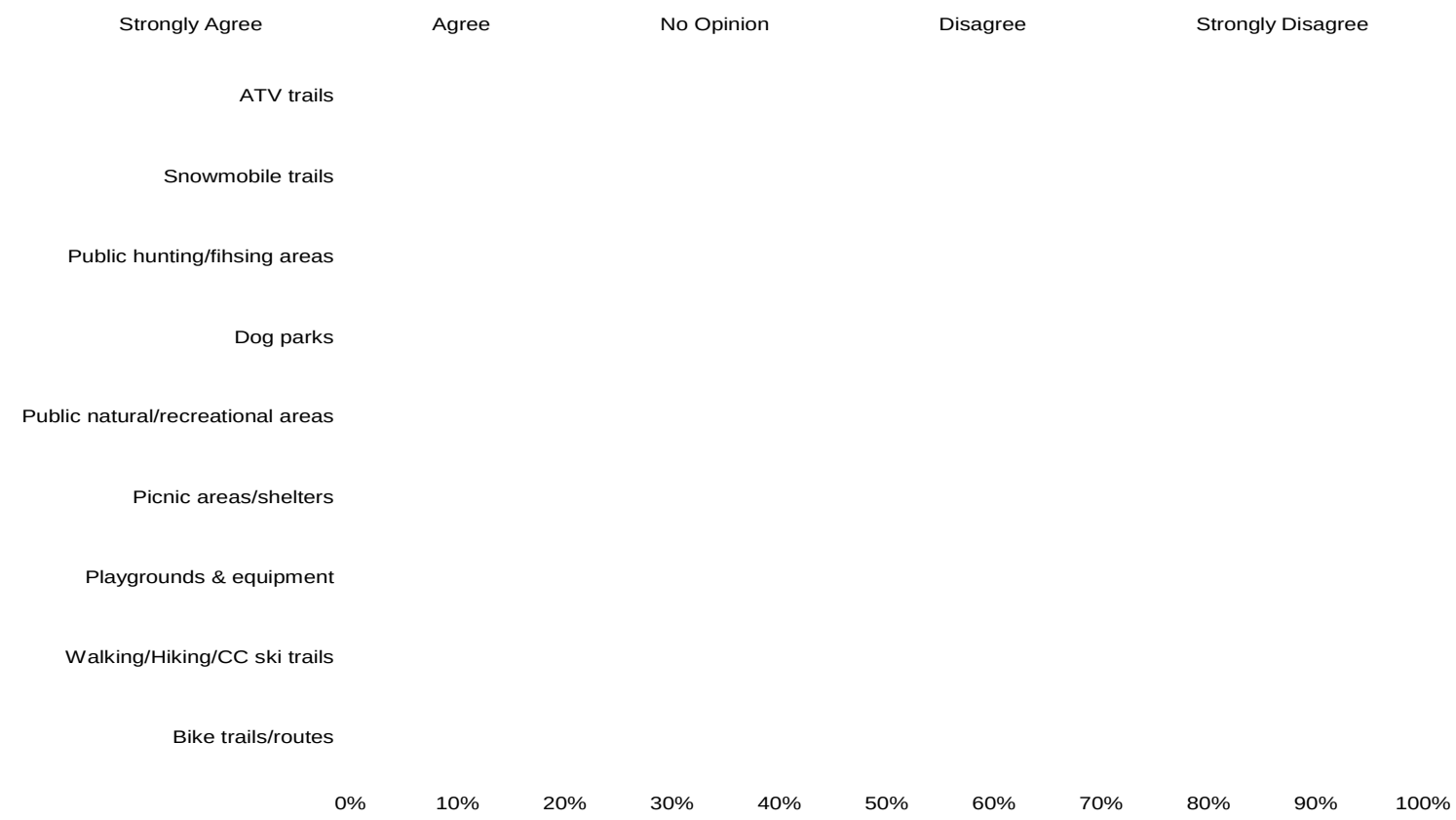
Road Maintenance Crew	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
Addresses concerns with respect and fairness	9.8%	40.2%	42.9%	5.4%	1.8%
Responds in a timely manner when called	11.3%	39.6%	43.4%	4.7%	0.9%
Adequately maintains local infrastructure	13.1%	60.7%	18.7%	5.6%	1.9%



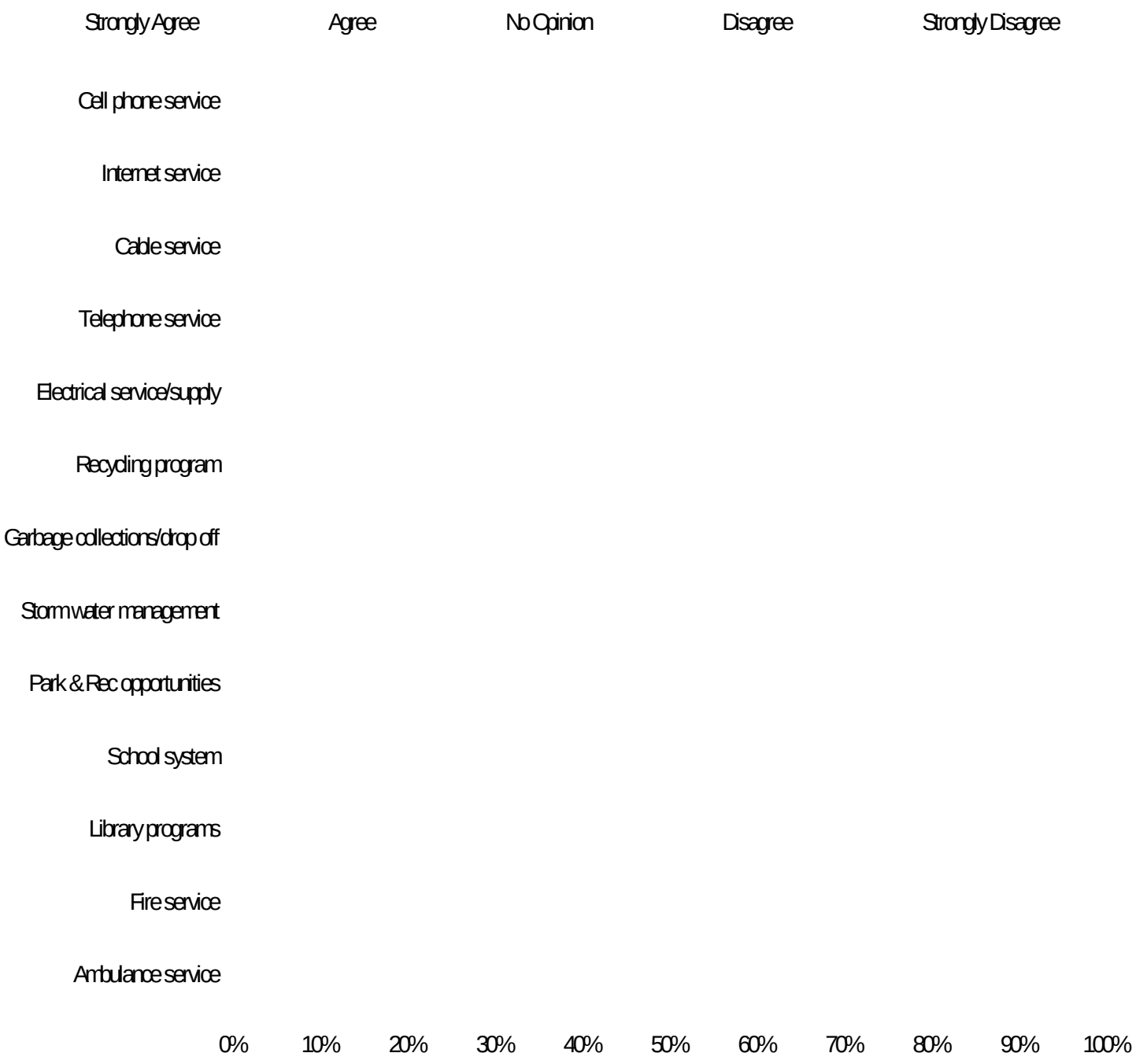
Administrative Staff	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
Knowledgeable and helpful	11.7%	47.6%	39.8%	1.0%	0.0%
Courteous and polite	11.7%	47.6%	39.8%	1.0%	0.0%
Responds to requests in a timely manner	10.6%	46.2%	41.3%	1.0%	1.0%



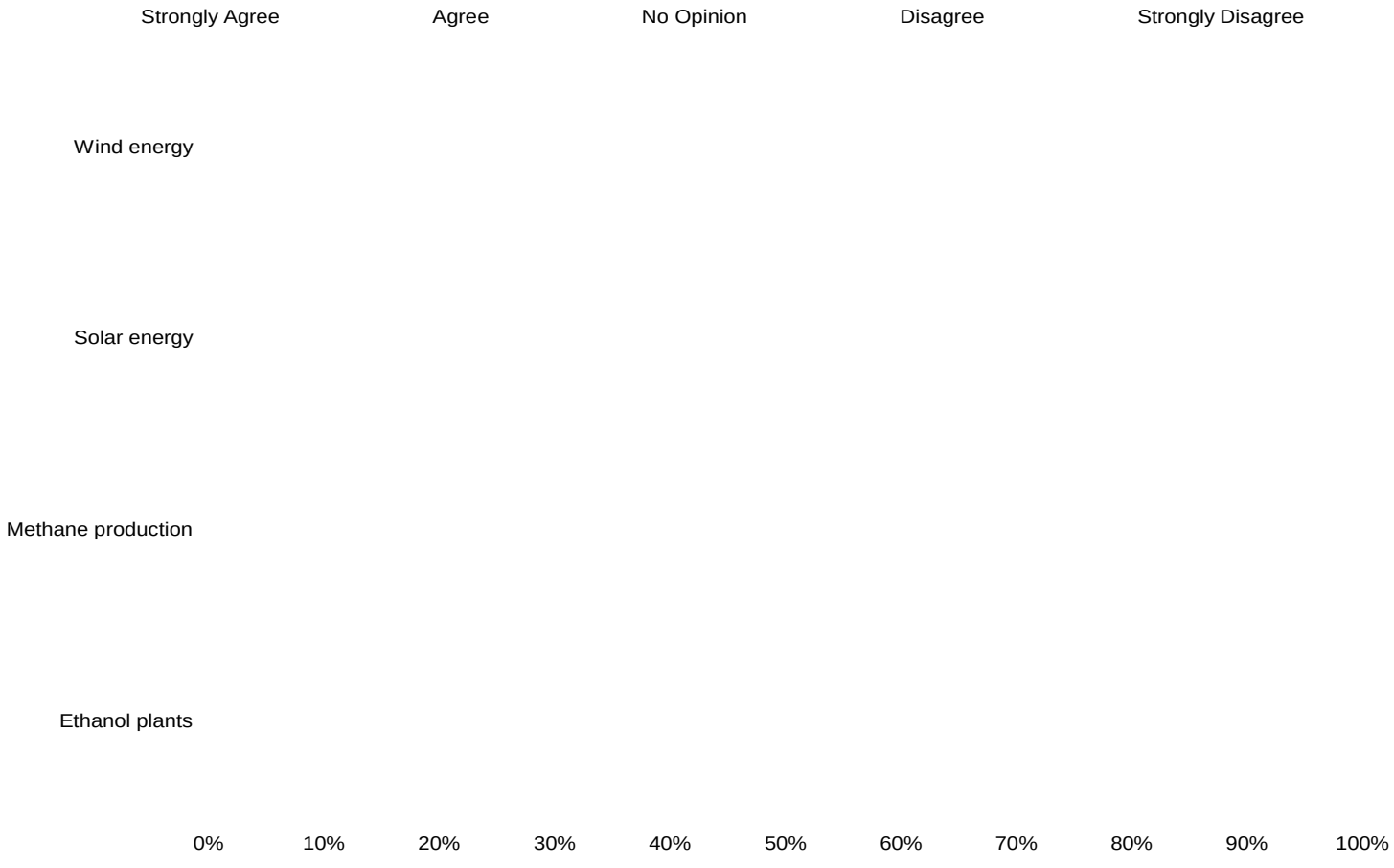
Amenities	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
ATV trails	11.6%	22.1%	24.2%	29.5%	12.6%
Snowmobile trails	8.3%	22.9%	29.2%	31.3%	8.3%
Public hunting/fishing areas	15.3%	28.6%	28.6%	23.5%	4.1%
Dog parks	5.6%	13.3%	47.8%	26.7%	6.7%
Public natural/recreational areas	14.1%	34.3%	35.4%	13.1%	3.0%
Picnic areas/shelters	10.0%	27.0%	45.0%	15.0%	3.0%
Playgrounds & equipment	12.4%	21.6%	49.5%	13.4%	3.1%
Walking/hiking/CC ski trails	18.2%	33.3%	31.3%	14.1%	3.0%
Bike trails/routes	18.8%	31.7%	28.7%	17.8%	3.0%



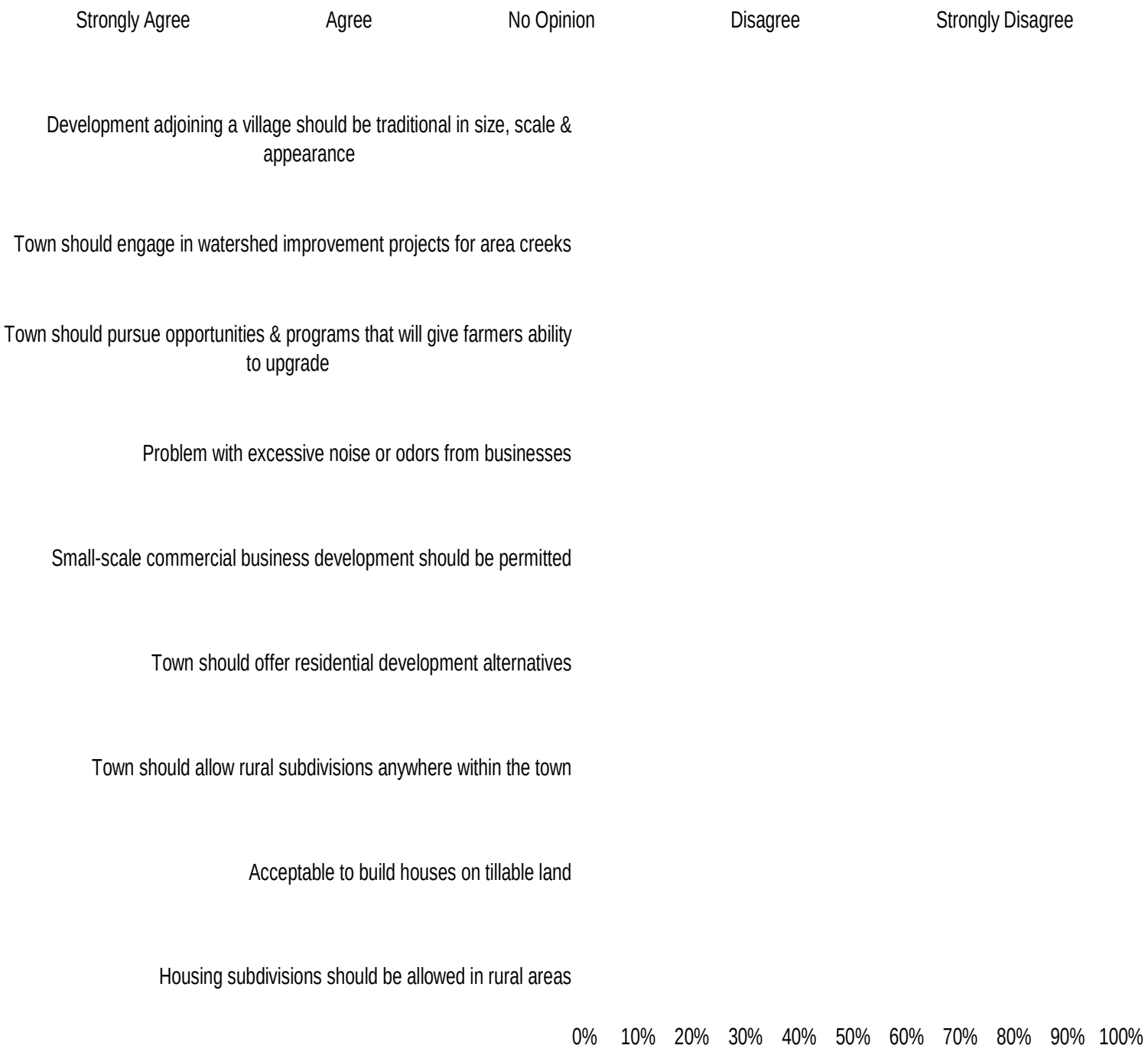
Services	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
Cell phone service	3.1%	11.3%	46.4%	17.5%	21.6%
Internet service	3.1%	23.7%	50.5%	12.4%	10.3%
Cable service	2.2%	28.0%	53.8%	8.6%	7.5%
Telephone service	5.0%	49.5%	39.6%	2.0%	4.0%
Electrical service/supply	6.8%	52.4%	35.9%	1.0%	3.9%
Recycling program	6.0%	45.0%	42.0%	6.0%	1.0%
Garbage collection/drop off	6.1%	43.5%	43.5%	5.2%	1.7%
Storm water management	3.1%	30.9%	62.9%	3.1%	0.0%
Park & Recreation opportunities	5.1%	44.4%	39.4%	11.1%	0.0%
School system	8.3%	45.8%	41.7%	1.0%	3.1%
Library programs	4.0%	36.4%	54.5%	5.1%	0.0%
Fire service	6.7%	40.0%	52.4%	1.0%	0.0%
Ambulance service	6.2%	43.4%	49.6%	0.8%	0.0%


Strongly Agree
Agree
No Opinion
Disagree
Strongly Disagree
Cell phone service
Internet service
Cable service
Telephone service
Electrical service/supply
Recycling program
Garbage collections/drop off
Storm water management
Park & Rec opportunities
School system
Library programs
Fire service
Ambulance service
0%
10%
20%
30%
40%
50%
60%
70%
80%
90%
100%

Alternative Energy Sources	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
Wind energy	42.7%	43.7%	9.7%	1.9%	1.9%
Solar energy	40.2%	46.1%	11.8%	1.0%	1.0%
Methane production	11.7%	33.0%	31.1%	20.4%	3.9%
Ethanol plants	14.7%	27.5%	30.4%	20.6%	6.9%



Potential Land Uses	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
Should adopt signage regulations along roads and highways	16.0%	46.2%	29.2%	5.7%	2.8%
Development adjoining a village should be traditional	19.8%	53.1%	17.7%	8.3%	1.0%
Coordinate land use plans with neighboring municipalities	23.8%	45.5%	17.8%	6.9%	5.9%
Should engage in watershed improvement projects	25.2%	45.8%	16.8%	11.2%	0.9%
Should support programs that purchase easements on natural areas	21.8%	45.5%	17.3%	13.6%	1.8%
Should pursue opportunities for farmers to upgrade	17.3%	57.7%	17.3%	5.8%	1.9%
Excessive noise or odors from farm operations	1.9%	8.6%	35.2%	45.7%	8.6%
Excessive noise or odors from businesses	1.0%	8.6%	38.1%	46.7%	5.7%
Small, non-farm business should be allowed	10.6%	61.5%	16.3%	9.6%	1.9%
Small-scale commercial business should be permitted	11.5%	62.5%	17.3%	5.8%	2.9%
Development adjoining a village should include single and multi-family residences	4.8%	50.5%	28.6%	10.5%	5.7%
Town should offer residential development alternatives	9.5%	51.4%	21.0%	13.3%	4.8%
Landowners should be able to sell any land for development	12.1%	34.6%	20.6%	25.2%	7.5%
Town should allow rural subdivisions anywhere	3.8%	19.8%	15.1%	38.7%	22.6%
New housing should be directed to areas with existing development	6.8%	53.4%	19.4%	19.4%	1.0%
Acceptable to build houses on tillable land	7.5%	39.6%	16.0%	29.2%	7.5%
Housing subdivisions should be allowed adjoining a village	7.6%	59.0%	20.0%	11.4%	1.9%
Housing subdivisions should be allowed in rural areas	5.6%	31.8%	9.3%	38.3%	15.0%


Strongly Agree
Agree
No Opinion
Disagree
Strongly Disagree
Development adjoining a village should be traditional in size, scale & appearance
Town should engage in watershed improvement projects for area creeks
Town should pursue opportunities & programs that will give farmers ability to upgrade
Problem with excessive noise or odors from businesses
Small-scale commercial business development should be permitted
Town should offer residential development alternatives
Town should allow rural subdivisions anywhere within the town
Acceptable to build houses on tillable land
Housing subdivisions should be allowed in rural areas
0%
10%
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50%
60%
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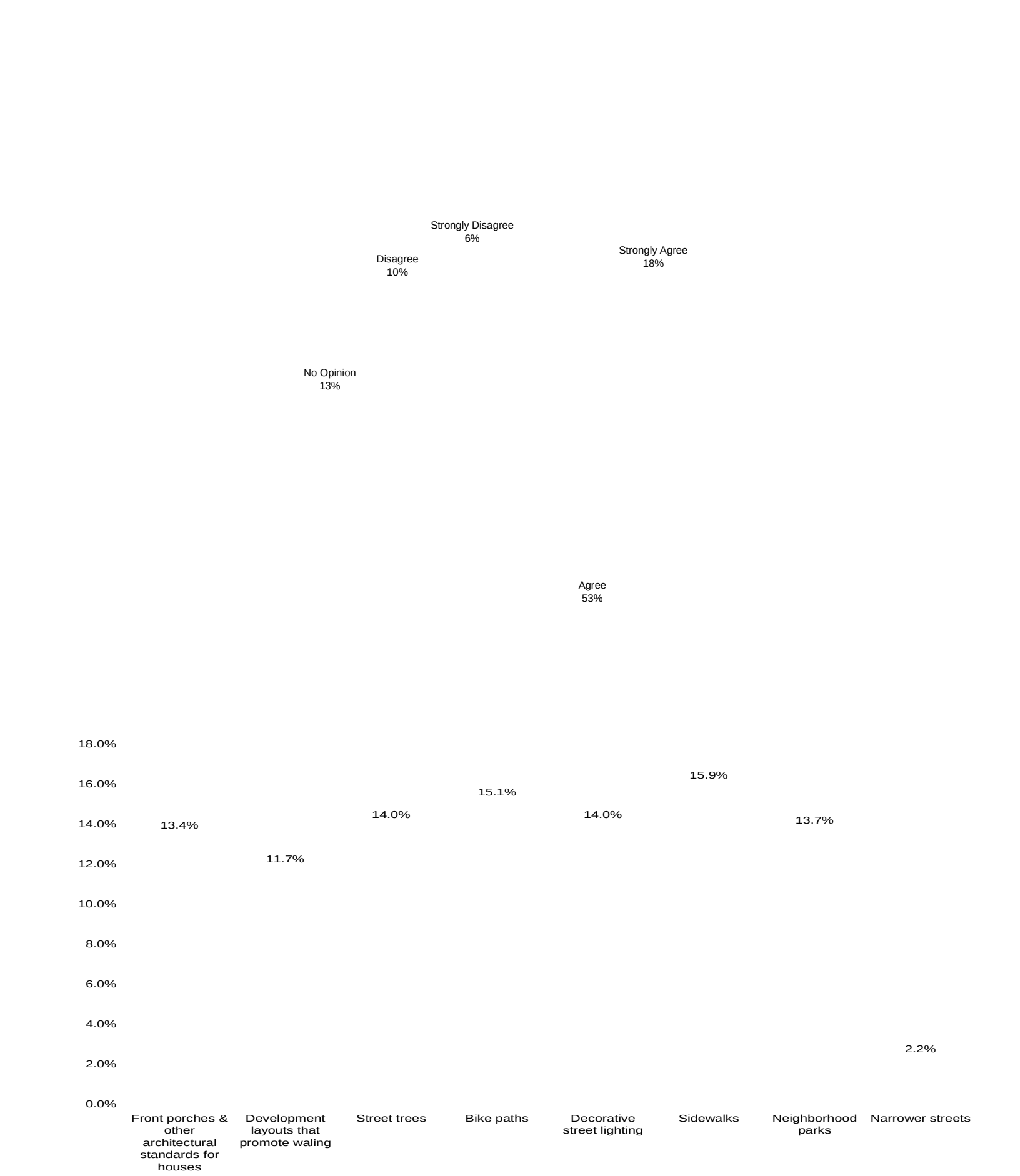
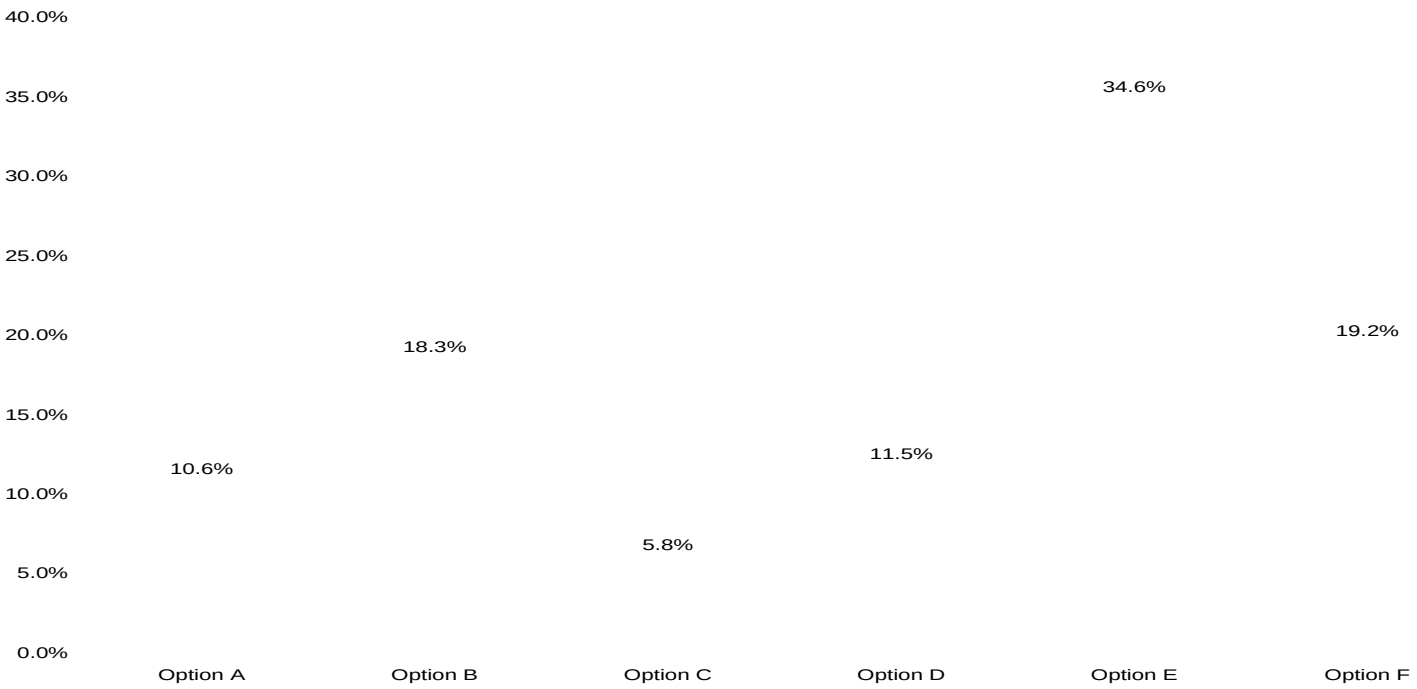
80%
90%
100%


Strongly Disagree
6%
Disagree
10%
Strongly Agree
18%
No Opinion
13%
Agree
53%
18.0%
16.0%
14.0%
12.0%
10.0%
8.0%
6.0%
4.0%
2.0%
0.0%
13.4%
11.7%
14.0%
15.1%
14.0%
15.9%
13.7%
2.2%
Front porches & other architectural standards for houses
Development layouts that promote waling
Street trees
Bike paths
Decorative street lighting
Sidewalks
Neighborhood parks
Narrower streets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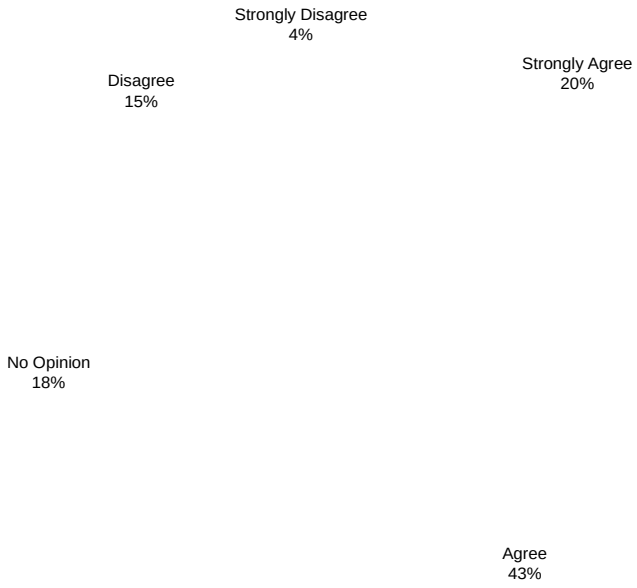
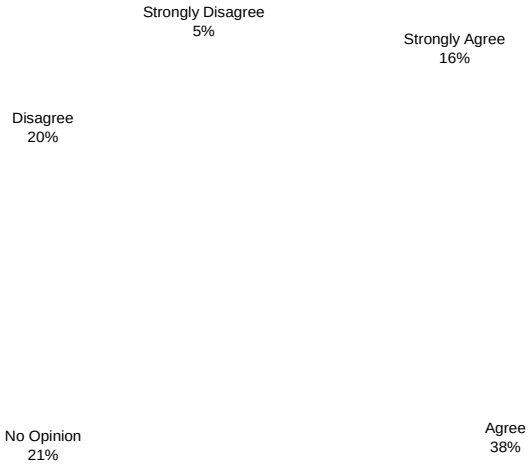
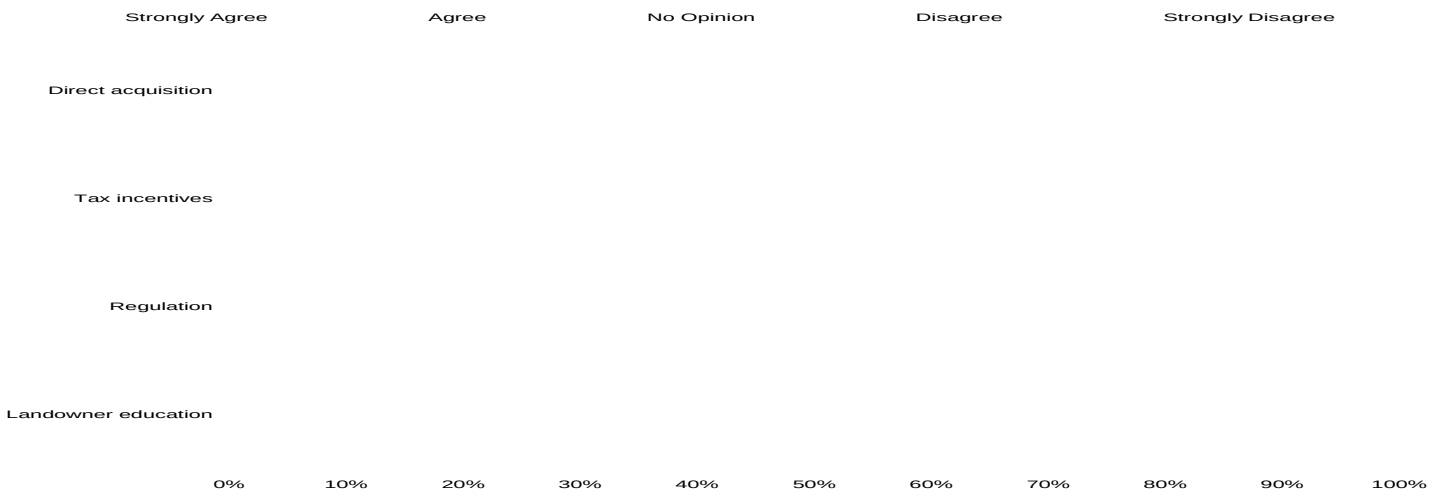
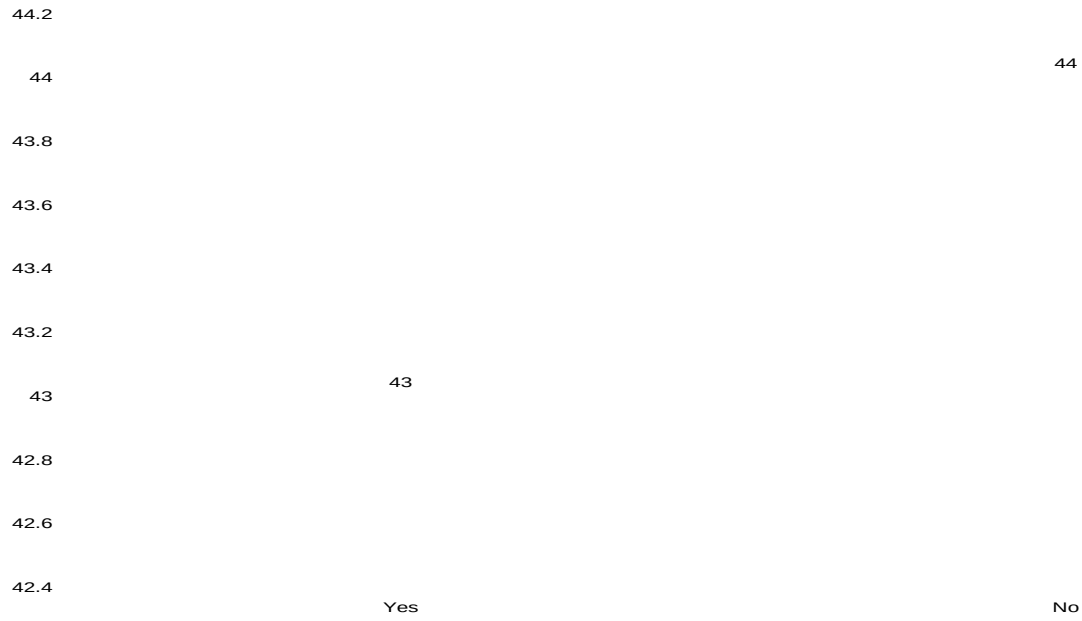
Option A
Option B
Option C
Option D
Option E
Option F

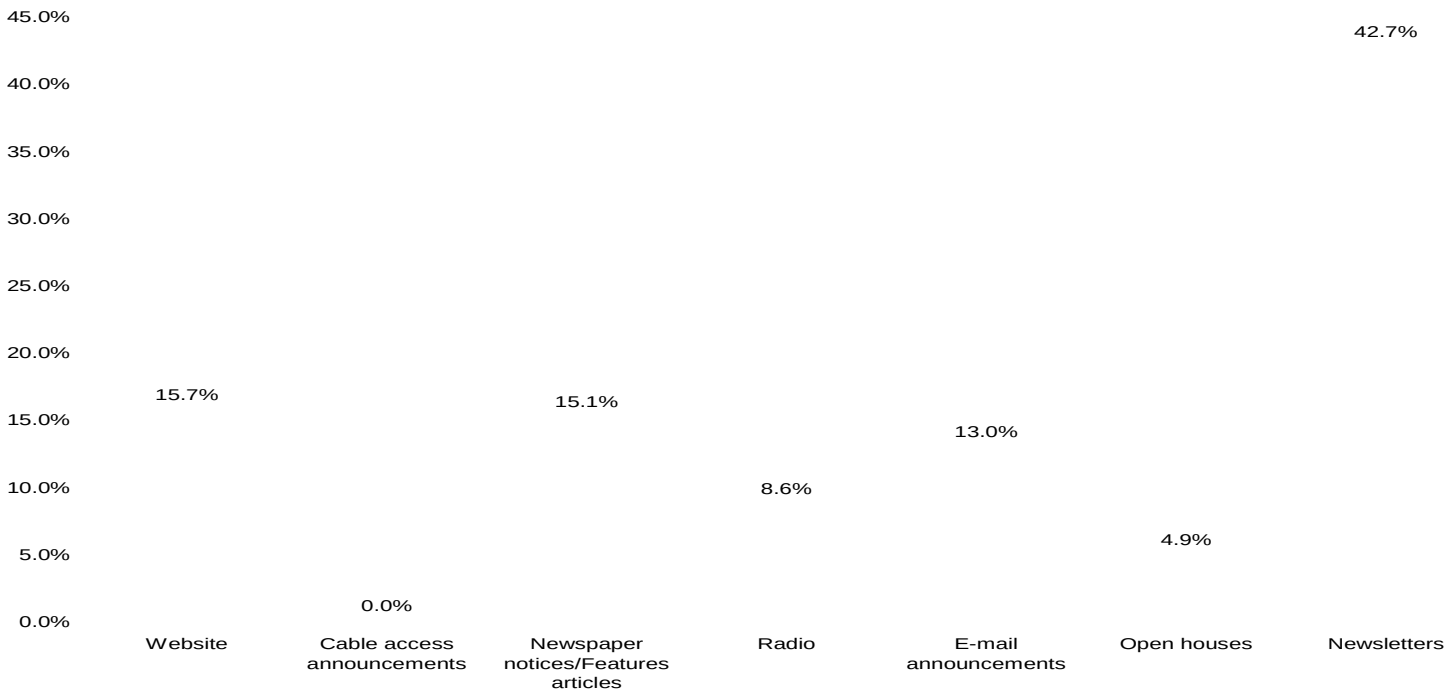

Strongly Disagree
4%
Disagree
15%
No Opinion
18%
Strongly Agree
20%
Agree
43%



Methods to achieve goals of ag land and natural resources	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
Direct acquisition	13.0%	13.0%	43.5%	21.7%	8.7%
Tax incentives	18.0%	48.0%	24.0%	6.0%	4.0%
Regulation	9.3%	49.5%	23.7%	12.4%	5.2%
Landowner education	26.5%	51.0%	19.4%	2.0%	1.0%




44.2
44
43.8
43.6
43.4
43.2
43
42.8
42.6
42.4
43
44
Yes
No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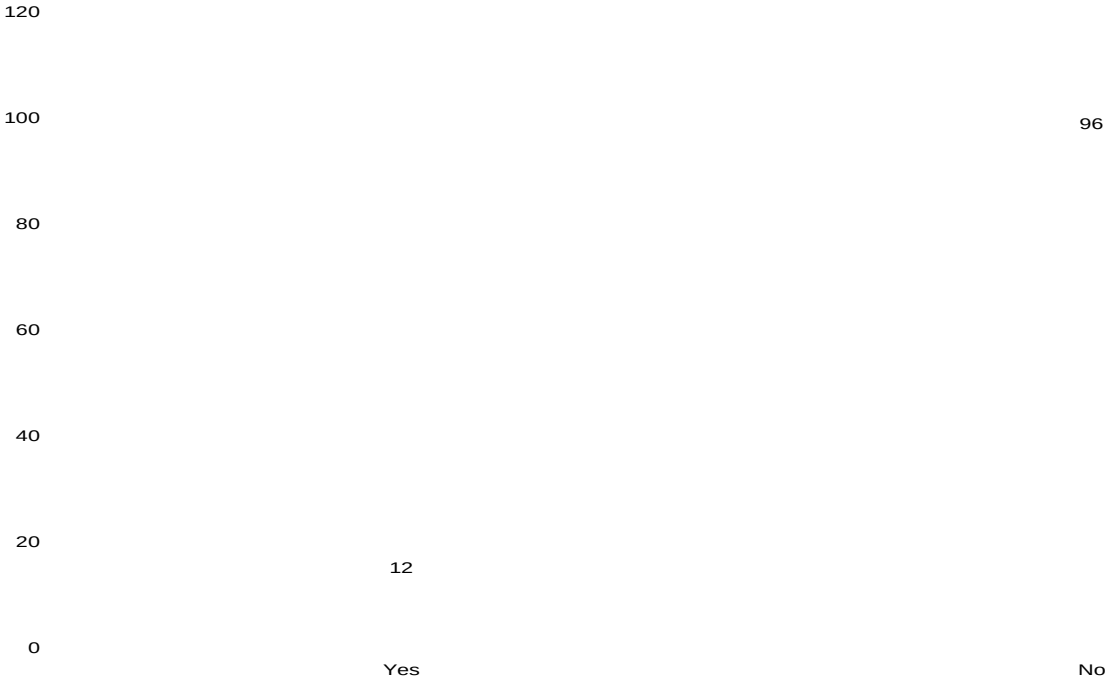
15.1%
8.6%
13.0%
4.9%
42.7%
Website
Cable access announcements
Newspaper notices/Features articles
Radio
E-mail announcements
Open houses
Newsletters


120
100
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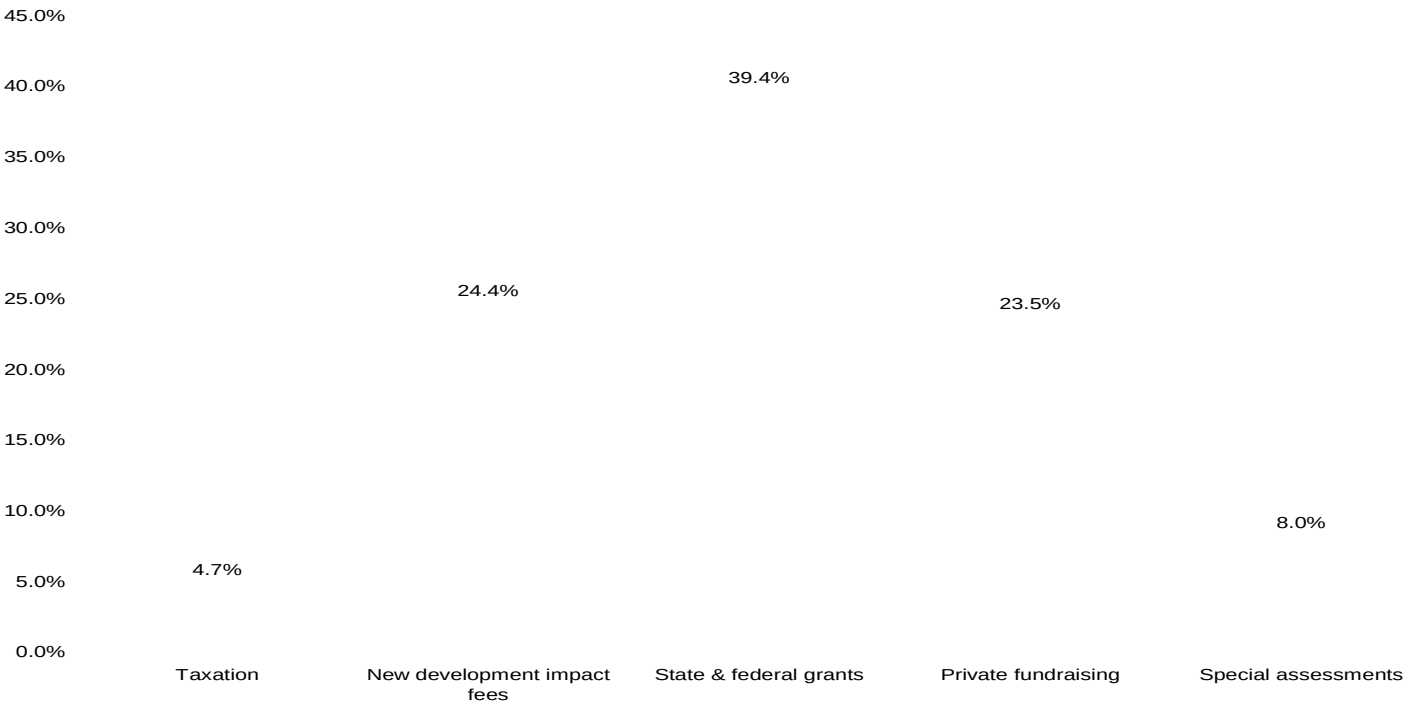
12
96
Yes
No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20.0%
15.0%
10.0%
5.0%
0.0%
4.7%
24.4%
39.4%
23.5%
8.0%
Taxation
New development impact fees
State & federal grants
Private fundraising
Special assessments

Written Responses to Woodland Survey

Question 1: *Other* responses:

Land/camping at Dutch Hollow.

Question 6: What are the most important reasons to live in the Township?

Cost of living, farmland, quiet.
Near family, scenery, friendly neighbors, lack of extremely restrictive zoning.
Rest and relaxation.
Beauty of the area, close to work, close to family.
Quiet, scenery, friendly small town.
Employment, unglaciated landscape.
Recreation (bike trail and lake), close to primary residence, affordable housing.
Beauty of the area.
Family, cost of living.
Lake, open spaces, quiet.
Near family, relaxed way of life.
Privacy, location.
Country living.
Close to friends and family; employment; recreational opportunities.
Rural setting.
Slow pace.
Dutch Hollow Lake fishing.
Like living in the county.
Farm environment.
Quality of life.
Where I grew up.
Near Wis. Dells.

Question 10: What type of housing is needed?

Elderly/assisted living.
Seniors, ie, coop housing.
Low income elderly.

Question 18: *Other* responses (township would benefit from):

Finding affordable workers.
Family businesses supporting tourism or local population.

Question 19: What services do you feel are needed?

Nothing is available in the town.
Better income and benefits for farmers.
Tax relief.

Question 20G: *Other* responses (transportation facilities):

Amish buggy safety concerns on roadways.
Establish ATV routes as in surrounding counties.

Question 21: Which locations need to have problems addressed?

Assure that roads are adequately cleaned in a timely manner on snow days
Cty Hwy G is sometimes used by cycling groups. It's a beautiful road and I'd like to use it too. Why not develop a bike and buggy paved path alongside Cty G?—same with Cty Hwy Q.
Blue Ridge section of Dutch Hollow Rd is ready to collapse on sides if it isn't repaired soon—keeps washing out each storm.
In surrounding counties there are extensive ATV routes on town roads. It would be helpful to have near Dutch Hollow, especially during winter as access to lake for ice fishing.

If you are a senior citizen, there are few ways to get around if you cannot drive—why can't there by car pools for people working in other cities?
Steel wheels on roads including tractors, chained steel wheels sliding down hills on tar roads, welded horse shoes tearing up tar.
Public transportation.
Strawbridge Road sucks—needs to be resurfaced.

Question 25H: Other responses (business development):

(reworded) Gentlemen's Bar

Question 26: What suggestions do you have to location of business

Development?
Large grocery store.
Small country markets with basic daily and farm supplies to cut down on long distance driving--with state and federal budget cuts a local sales tax is inevitable.
Things to attract tourists.
Consider ag-supported businesses-cheese, eggs, chickens, organic produce and meat, art and history (ie, Woodman Hall in Valton), B&B and bike trail.
Smaller, family-run, service-related businesses.
Whatever it takes to enhance the life of the people of La Valle and make property at Dutch Hollow more desirable.
Support small family owned businesses.
Ag supply or services would be ok if it was independent owned and operated to help farmers.
Also small independent businesses.
Provide local job opportunities.
Doctors and dentist in town – get a small grocery—get a Bed & Breakfast.
Do it- build it and they will come.

Question 30D: Other responses (road maintenance):

Unsure how to reach someone when problem occurs (eg, tree down on road).
Bushes along road—keep road signs visible.

Question 32J: Other responses (need for amenities):

Promote quiet sports only!

Question 39: What do you feel the minimum lot size requirement should be?

30-40 ac.
1 ac (5).
2 ac.
3 ac.
20 ac.

Question 41: What are the most important land use issues facing the township?

Building houses in fields.
Public access to Dutch Hollow.
Preserve farmland and farm life, steer development to areas near available services, respect rights of residents and farmers. Can't stand it when someone builds a house next to a farm and then complains because the farm is there.
Taxes.
Size of parcel, structure and size aesthetics, drainage.
Too much development.
Too many deer—hunting should be opened to bow hunters.
Farming, tourism, community atmosphere with no commerce.
Identify and preserve significant natural and agricultural resources; curb substantial housing and sprawl; new home clustering except on working farms.
Protect surface and water quality; preserve natural and agricultural areas; provide low-impact, small development opportunities.
Leaving farmland.

Not too many houses on tillable land.
Preserving open space and natural areas.
Agricultural, recreational, residential.
Protect woodlands, retain local control of land and resources by Town Board.
Lack of ATV trails; use of soybeans as rotation crop-creates Japanese beetle problem, possibility of realtors/developers buying farms and dividing into small lots for development.
Restricting the division of farmland.
Preserving agriculture lands and natural beauty.
Containing the exploding housing growth and tax increases.
Overdevelopment.
Invasive plants.
ATV's on roads.
Stopping new home construction.
Loss of farms.
Stopping business development.
Protect the natural beauty.
Wetlands.
Overdevelopment.
Conservation.
Preservation.
Natural environment resources.
Agriculture use vs. developing land.
Recreational use.
Preservation of farmland, woodland and lowland.
Common sense development.
Improvement of existing housing—to make the town neater and cleaner.
Town buying land use rights from farmers to thwart development.
Conserving habitat.
Growing smartly to avoid sprawling subdivisions.
Growing jobs.
Need to support the farmers.
ATV trails.
Public parks.

Question 43: Other responses (methods of communication):

Mailings.
Communicate with nonresident landowners.
Fliers in mailbox.

Question 45: Other responses (financing future public facilities)

Be better stewards of the money you already have.

Question 46: What do you feel is the biggest issues facing the township over the next several years?

People are going to want to develop subdivisions in fields. I don't live in the country to have neighbors close by taking up field space and complaining about farms. I live here to farm.
Development destroying farmland and scenery.
Growth. (2)
Too much development.
Money generation and maintain approximate growth rate.
Mixed use of agricultural land-new zoning requirements for land so housing is compliant with electrical and septic codes, driveways are accessible and houses are resalable.
To protect and preserve what you have, while still providing opportunities for people to make a living.
Road repair.
Conservation and restoration.
Tax increases.
Too much development, like rural setting.
Overgrowth.
Equal representation for all residents.

Everywhere you look farmland is being split up, sold in small parcels at high prices—we are loosing the beauty of our area and many of the beautiful wetlands etc. Also farms are getting too big with too much runoff.
Holding down expenses to keep residents here.
Preservation of the scenic, rustic rural nature of the township—less emphasis needs to be placed on widening and paving roads and in the process cutting trees along road sides—the beauty of the area needs to be preserved.
Stopping development and loss of farms.
Rolling hills & farms, hiking trails & bike trails.
Make every effort to curtail spending by County and School District.
Over development.
Maintaining the current overall quality of rural living.
Stop all the housing on any land anywhere they want to build.
Unchecked development.
Conservation of habitat.
Fix the roads and get a crew that will actually do something.

Question 47: What do you want the township to look like in 20 years?

Like it does now. It looks like a farm community and most people here have animals or farm.
Same as now. A few small ma and pa stores to serve basic needs. Growth confined to existing housing corridors and existing utilities.
Well planned development.
Natural, rural, noncommercial.
Nice, small town with amenities.
Mix of several subdivisions that include housing for elderly and clearly preserved areas of land allowing public use, ie,bike and hike trails, wetlands.
Same as now.
Controlled development.
Rural and natural.
Same-nice, quiet place to live with privacy and a lot of country scenery just out my window.
Rural community feel/look.
Well-maintained roads and parks, fewer run-down residences and trailers.
Hopefully as it is today—but realistically with small housing development close to towns and on larger parcels—no huge animals operations and smaller farms.
No Multiflora rose, more trees, beautiful barns—people need help – financial & logistic to help save the old historic barns- many are falling down.
To retain its rural setting that allows residents the luxury of living in the country
The same as it is now—little or no new development, very controlled development, building moratoriums.
To old to worry about.
Viable, balancing business growth/jobs with habitat preservation so that residents can have a balanced lifestyle.

Question 48: How do you envision your property being used in 10 years? 20 years?

Organically farmed, hopefully! Keep farmland farmland. If people want a new house, find a lot in town—not in a field!
Same as now—farm, pasture, woodland, single dwelling.
Single-family vacant lot.
Continue as residential, limited traffic.
Dutch Hollow- more development, increase land value.
10 years: possibly still in CRP and some land still tilled, 20 years: could be Developed as land is so marginal for production, or just fallow and left for private Hunting land with homeowner being employed off-farm.
Part-time, vacation property.
Agricultural.
Turn Dutch Hollow Lake properties into some kind of resort complex.
Same-single family home.
Recreational/hunting.
Peaceful country living.
Residential.
We do not want to divide it into smaller parcels and like to keep it as it is.
Same.
Small or specialty farm.
Summer home.
40,000 have been planted in the last 8 years and hope to continue.

Retirement living- recreation for family.
Agriculture—maybe one more resident on property in 10 to 20 years.
Farm with development woodlots and rotational pasturing.
Don’t know yet.
My home, adjacent to trails and outdoor nature, preservation and “green” Recreational areas (hiking,biking).
Slight upgrading.

Town of Woodland Community Survey

BACKGROUND

1. In what type of residence do you live?
   ☐ Single-family house, **non-farm** residence ☐ Mobile home ☐ Part-time/Vacation house
   ☐ Single-family house, **farm** residence ☐ Landowner only ☐ Rental unit
   ☐ Other (please describe)_____

2. What type of resident are you in the Town of Woodland?
   ☐ Full-time (6 months+/year) ☐ Part-time/seasonal (<6 months/year) ☐ Landowner only

3. How long have you owned or rented property in the Town of Woodland?
   ☐ Less than one year ☐ 1 to 5 years ☐ 5 to 10 years ☐ 10 to 20 years ☐ More than 20 years

4. Where is your primary place of work?
   ☐ At home/on farm ☐ In Sauk County ☐ Outside Sauk County (but in WI) ☐ Out of State ☐ Retired

ISSUES AND OPPORTUNITIES

5. The quality of life in the Town of Woodland is excellent.
   ☐ Strongly Agree ☐ Agree ☐ No Opinion ☐ Disagree ☐ Strongly Disagree

6. What are the three most important reasons for you and your family to live in the Town? (i.e., cost of living, near family, employment)
   _____
   _____
   _____

7. How would you describe your thoughts towards future growth and development (commercial, recreational, housing, etc.) in the Town of Woodland? (please choose one)
   ☐ We need to support and encourage growth and development.
   ☐ We need to slow down the rate of growth and development in the Town.
   ☐ I would like to see the Town stay the way it is.
   ☐ The Town should focus on redevelopment and rehabilitation of existing buildings and land.
   ☐ Not sure.

HOUSING

8. The Town of Woodland needs more…. (please check one box in each category)

	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
A. Single Family Homes					
B. Duplexes (2 units)					
C. Mobile Homes					
D. Elderly/ Assisted Living					
E. Rental Housing (3 or more units)					
F. Condominiums					
G. Other:_____					

9. Housing is generally affordable in the Town of Woodland.
   ☐ Strongly Agree ☐ Agree ☐ No Opinion ☐ Disagree ☐ Strongly Disagree

10. The existing housing stock in the Town provides a wide variety of choices for people of all incomes and needs.
☐Strongly Agree ☐Agree ☐ No Opinion ☐Disagree ☐Strongly Disagree

    If you disagree or strongly disagree, what type of housing is needed?_____

11. The physical condition of the housing stock in the Town is adequate.
☐Strongly Agree ☐Agree ☐ No Opinion ☐Disagree ☐Strongly Disagree

12. The Town should pursue programs/grants that focus on maintaining existing housing quality.
☐Strongly Agree ☐Agree ☐ No Opinion ☐Disagree ☐Strongly Disagree

CULTURAL AND NATURAL RESOURCES

13. The Town of Woodland should protect and promote buildings, sites, and artifacts of historical importance.
☐Strongly Agree ☐Agree ☐ No Opinion ☐Disagree ☐Strongly Disagree

14. The water quality issues listed below are of concern in the Town of Woodland.

	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
A. Overall drinking water quality					
B. Groundwater pollution					
C. Surface water pollution due to runoff from roads, homes, cabins, resorts and other development during construction					
D. Surface and ground water quality impacts from agricultural operations					

15. The natural resources listed below are important to protect in the Town of Woodland.

Resources	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
A. Air Quality					
B. Farmland					
C. Floodplains					
D. Hillsides/Steep Slopes					
E. Natural Areas					
F. Rural Character					
G. Scenic Views					
H. Shoreline					
I. Water quality of lakes, streams, creeks and rivers					
J. Wetlands					
K. Wildlife Habitat					
L. Woodlands					
M. Other:_____					

AGRICULTURAL RESOURCES

16. The siting and expansion of large livestock operations (eg, 300 dairy cows, 1000 hogs, 3000 sheep, or 50,000 chickens) should be confined to certain areas of the Town.
☐Strongly Agree ☐Agree ☐ No Opinion ☐Disagree ☐Strongly Disagree

17. Protecting farmland in the community from development is important.
☐Strongly Agree ☐Agree ☐ No Opinion ☐Disagree ☐Strongly Disagree

18. The Town of Woodland would benefit from the following:

	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
Agriculture Tourism					
Direct Farm Product Sales					
Workdays and Educational Opportunities Related to the Agriculture Industry					
Overnight Lodging/Bed and Breakfast					
Other:_____					

19. There are adequate agricultural support and complementary services to keep agricultural operations in the Town economically viable.
☐Strongly Agree ☐Agree ☐ No Opinion ☐Disagree ☐Strongly Disagree

If you disagree or strongly disagree, what services do you feel are needed?

_____

_____

TRANSPORTATION

20. Please provide an opinion relating to the following statements on transportation facilities.

	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
A. The overall road network (roads, highways) meets the needs of the citizens					
B. The condition of Town roads is adequate for intended uses					
C. Biking facilities should be maintained & improved as an alternative mode of transportation in the Town					
D. Facilities that support walking or hiking are adequate within the Town.					
E. Transportation services for the elderly are adequate within the Town.					
F. Area car pooling/"park and ride" facilities should be provided in the Town					
G. Other:_____					

21. There are transportation facility needs or problems in the Town of Woodland that need to be addressed.
☐Strongly Agree ☐Agree ☐ No Opinion ☐Disagree ☐Strongly Disagree

If you strongly agree or agree, explain which locations and why.

_____

_____

_____

22. Residents of new development should pay impact fees to offset the cost of upgrading existing roads to improve safety and accommodate additional traffic.
☐Strongly Agree ☐Agree ☐ No Opinion ☐Disagree ☐Strongly Disagree

ECONOMIC DEVELOPMENT

23. In the Town of Woodland, should small or large business development be permitted in rural areas? (A small business is defined as having an average year-round equivalent of 10 or fewer full-time employees.)
☐Yes, small business ☐Yes, large business ☐ Yes, both
☐No, small business ☐No, large business ☐ No, both

24. Should small or large business development be permitted if it is adjoining a village?
☐Yes, small business ☐Yes, large business ☐ Yes, both ☐Not Applicable
☐No, small business ☐No, large business ☐ No, both

25. Please indicate whether you feel the following types of business are needed in the Town.

	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
A. Commercial Development					
B. Industrial Development					
C. Market/Grocery Store					
D. Professional Office/Service					
E. Arts & Entertainment					
F. Tourism/Hospitality					
G. Agriculture Supply/Service					
H. Other:_____					

26. If you responded as "Strongly Agree" or "Agree" to any of the choices in Question 25, what suggestions do you have?
_____
_____

COMMUNITY UTILITIES AND FACILITIES

27. Please indicate whether you feel the following types of community facilities are adequate in the Town.

	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
A. Area Library (Location:_____)					
B. Town Hall					
C. Fire / EMT Station (if applicable)					
D. Town Garage					
E. Recreational Facilities (e.g., ball fields)					
F. Boating Facilities/Docks					
G. Camping Facilities					
H. Other:_____					

28. The Town of Woodland's community facilities have adequate provisions for differently abled (i.e., handicapped) accessibility.
☐Strongly Agree ☐Agree ☐ No Opinion ☐Disagree ☐Strongly Disagree

If you disagree or strongly disagree, explain which locations do not and why:
_____

29. In general, law enforcement services for the Town of Woodland…

	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
A. Provide a feeling of safety in the community					
B. Provide adequate protection and coverage					
C. Respond in a timely manner when called					
D. Other:_____					

30. In general, the Town of Woodland's road crew…

	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
A. Adequately maintains local infrastructure (roads, utilities)					
B. Responds in a timely manner when called					
C. Addresses concerns with respect and fairness					
D. Other:_____					

31. In general, the Town of Woodland's Administrative Staff (i.e., clerk, treasurer)…

	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
A. Responds to requests in a timely manner					
B. Is courteous and polite					
C. Is knowledgeable and helpful					
D. Other::_____					

32. The Town of Woodland has a need for the following amenities:

	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
A. Bike Trails/Routes					
B. Walking / Hiking / C.C. Ski Trails					
C. Playgrounds and Equipment					
D. Picnic Areas/Shelters					
E. Public Natural/Recreational Areas					
F. Dog Parks					
G. Public Hunting/Fishing Areas					
H. Snowmobile Trails					
I. ATV Trails					
J. Other:_____					

33. The following services are adequate in the Town of Woodland.

	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
A. Ambulance Service					
B. Fire Service					
C. Library Programs					
D. School System					
E. Park and Recreational Opportunities					
F. Storm Water Management					
G. Garbage Collection/Drop-off					
H. Recycling Program					
I. Electrical Service/Supply					
J. Telephone Service					
K. Cable Service					
L. Internet Service					
M. Cell Phone Service					
N. Other:_____					

34. The Town of Woodland should allow landowners to pursue the following alternative energy sources as a form of economic development or self-sustainability. For the following energy alternatives, indicate your opinion.

Facility	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
A. Ethanol Plants					
B. Methane Production					
C. Solar Energy					
D. Wind Energy					
E. Other:_____					

LAND USE

35. The following are several statements about potential future land uses for the Town of Woodland. Indicate your opinion by each statement.

	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
A. In the Town of Woodland, housing subdivisions should be allowed in rural areas.					
B. Housing subdivisions should be allowed adjoining a village, but still within the Town. (if applicable)					
C. It is acceptable to build houses on tillable land.					
D. New housing should be directed to areas with existing development.					
E. The Town should allow rural subdivisions anywhere within the Town.					
F. Landowners should be able to sell any land they feel is appropriate for development.					
G. The Town should offer residential development alternatives such as new home clustering in exchange for natural area preservation.					
H. Development adjoining a village should include a mix of single-family and multi-family residential. (if applicable)					
I. Small-scale commercial business development should be permitted in the Town.					
J. Small, non-farm businesses should be allowed in the Town as accessory uses to residential development.					
K. There is a problem with excessive noise or odors from businesses in the Town.					
L. There is a problem with excessive noise or odors from farm operations in the Town.					
M. The Town should pursue opportunities and programs that will give farmers the ability to upgrade their farming operations.					
N. The Town should support programs that purchase easements on natural area lands, such as wetlands, floodplains, woodlands, and farmland for preservation and recreation purposes.					
O. The Town should engage in watershed improvement projects for area creeks--for trout population protection and habitat restoration.					
P. Coordinating the land use plans of Woodland along with neighboring municipalities should be a high priority.					
Q. Development adjoining a village should be traditional in size, scale, and appearance. (if applicable)					
R. The Town should adopt signage regulations along roads and highways.					
S. Other:_____					

36. The Town of Woodland should apply aesthetic guidelines or development standards to new construction.
☐Strongly Agree ☐Agree ☐ No Opinion ☐Disagree ☐Strongly Disagree

37. Which of the following design features for new residential neighborhoods do you support for the Towns?

☐Front porches and other architectural standards for houses
☐Development layouts that promote walking
☐Street trees
☐Bike paths
☐Decorative street lighting
☐Sidewalks
☐Neighborhood parks
☐Narrower streets

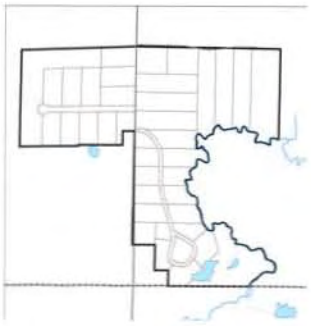
38. Based on the illustrations provided below, new residential development should most resemble:

Option A ____ One house per lot not to exceed 3 lots per landowner in a 5-year period;
Option B ____ One house per lot not to exceed 3 lots per landowner in a 5-year period, with an agreement that certain lands are preserved;
Option C ____ Conventional subdivision development with no limitation on the number or size of lots;
Option D ____ Conventional subdivision development requiring large lots with no limitation on the number of lots;
Option E ____ Conservation subdivision development designating areas for development and preservation;
Option F ____ No new development.

Option A

Option B

Option C



Option D

Option E

Option F

39.

39. The Town of Woodland's current minimum lot size is ½ acre, per the Sauk County ordinance. This minimum lot size requirement should remain the same.
Strongly Agree Agree No Opinion Disagree Strongly Disagree

If you disagree or strongly disagree, what do you feel it should be? _____

40. The Town of Woodland's current minimum lot size requirement of 1 house / ½ acre could be considered the Town's density policy. The Town should formalize this policy.
Strongly Agree Agree No Opinion Disagree Strongly Disagree

41. In your opinion, what are the three most important land use issues in the Town of Woodland?

    1. _____
    2. _____
    3. _____

PLAN IMPLEMENTATION

42. The following means should be used to achieve the goals of agricultural land and natural resource protection.

Means	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
Landowner education					
Regulation					
Tax incentives					
Direct acquisition					

43. Do you feel that the Town Board and staff communicate adequately with residents?
    ☐Yes ☐No

    Please check the method(s) of communication that you would like to see used more:
    ☐ Website ☐ E-mail Announcements
    ☐ Cable Access Announcements ☐ Open Houses
    ☐ Newspaper notices/ Features Articles ☐ Newsletters
    ☐ Radio
    ☐Other (please specify)_____

44. Have you volunteered in any Town activities in the past five years?
    ☐Yes ☐ No

    Would you be interested in future opportunities?
    ☐Yes ☐ No

45. The Town of Woodland should consider the following ways of financing future needs for public facilities, parks, utilities, and roads: (check all that apply)
    ☐Taxation ☐ State and Federal grants ☐ Special Assessments
    ☐New Development Impact Fees ☐ Private fundraising ☐ Other: _____

GENERAL OPINION

46. What do you feel is the single biggest issue facing the Town of Woodland over the next several years?
    _____
    _____
    _____

47. What do you want the Town of Woodland to look like in 20 years?

    _____
    _____
    _____

48. How do you envision your property being used in 10 years? 20 years?

    _____
    _____
    _____

For Immediate Release
Press Release
And Calendar of Events Notice

Town of Woodland Comprehensive Plan
Community Vision Session

Monday, March 19, 2007, 6:00 p.m.

Dutch Hollow Lake Clubhouse

E2670 Clubhouse Drive

This year the Town of Woodland will draft a ***Comprehensive Plan*** to address current and future needs of the Woodland Community related to: agricultural activities, transportation, economic development, environmental protection, utilities and community facilities, housing, intergovernmental cooperation and land uses.

To initiate this effort and gain valuable insight from town residents, the Town of Woodland Comprehensive Planning Committee seeks your participation in the ***Town of Woodland Vision Session***. At the Vision Session you will have an opportunity to define Woodland as it is today and what it will be for future generations.

What: Town of Woodland Vision Session
Who: Town Residents and Landowners
When/Where: See Above

Questions? Please call Brian Simmert, Sauk County Planning & Zoning at (608)355-3285

###

Town of Woodland Comprehensive Plan Committee
Vision Session Results/SWOTs
March 19, 2007

Strengths

- Rural character
- Little crime
- Lake-nature
- Small town atmosphere
- Clean air and water
- Low population density
- Farming influence
- Rolling hills-scenery
- Little commercial influence
- Scenery
- Lake Access
- Streams & Springs
- Clean air
- See stars at night
- Woodlands
- Agriculture
- Low population
- Diversity of People (Amish, German Baptist etc.)
- Low traffic
- Wildlife
- Lack of Crime
- Trails (walk, horses, snowmobile)
- Communication between neighbors
- No trailer houses
- Plum Valley watershed
- Plum Valley Park
- No incorporated villages
- Many surrounding services –fire/safety
- Privacy – rural nature – peace & quiet
- Lack of Traffic
- Painted forest
- Plum Valley Park

Weaknesses

- Awareness of which emergency services
- Cell phone coverage
- Lack of retail services
- New industry
- No lodging

- Plum Valley park – privately owned – no running water, toilets
- Lack of communication on town issues – better publicity
- Lack of local job opportunities
- Confusing ordinances (uninformed)
- No township activities
- No communication
- Division of communities (lake vs. rural)
- Appearance impression
- Cell phones
- Signs for horse drawn vehicles
- Horse drawn vehicles
- Water quality – failing septic systems
- Lack of township newsletter
- Cell phones – weak areas
- Lack of weather alerts
- Road maintenance
- Emergency services

Opportunities

- Light industry
- Lodging – public camping
- ATV routes
- Plum Valley park
- Density limits on housing
- Commercial in specified areas & industrial
- Rustic Road
- Factory farm
- Ethanol plant
- Encourage organic
- Create trails (non-motorized)
- Dutch Hollow available to township
- Limits on residential development
- Develop zoning regulations to maintain rural character
- Alternative energy sources
- Review current roads to handle increased traffic
- Handle garbage
- Nuisance issues vehicles etc. horses

Threats

- Manure/steel wheels/cleats on horseshoes- tearing up highway
- Deer population (2)
- Over development
- ATX routes
- Plum Valley Conservation
- Division of communities
- Commercial zoning
- Housing development
- Factory farms
- Ethanol plant
- Jet ski (personal watercraft)
- Water quality – septic systems – high density
- Increase in population
- Lake water quality – septic, invasive species, increase traffic, geese
- High density multi-family housing

Town of Woodland Comprehensive Plan Committee
Vision Session Results/Vision Themes
March 19, 2007

Vision Themes *** Denotes top 5 selected vision from all three boards**

- Encourage opportunities between agricultural and non-agricultural land owners – build bridges
- Encourage family farms but limit huge "commercial" farms – minimize environmental impact of farming community
- Encourage good water usage with neighboring communities*
- Build a better sense of community – town events*
- Keep natural –ridges/water quality/valleys/bluffs in tact*
- Town of Woodland area on Sauk County website – to post current events and meetings
- Phone service – internet service
- Better communication – e-mails possibly
- Encourage growth in already developed areas*
- Recreation – ATV trails identified
- Less Dense development in rural areas (specify minimum acreage lots)*
- Single family homes
- Promote peace and tranquility – rural character as now*
- Develop and maintain sound land use policies (limit commercial/industrial development)*
- Manage natural resources (wildlife, water, forests)*
- Research, develop and adopt alternative energy resources
- Community involvement in town government and report township activities
- Review, support and maintain township infrastructure (roads, equipment, shop)
- Promote and maintain recreational opportunities
- Community that watches out for each other –sense of pride in township we live in* (welcome wagon)
- Low crime
- Maintain a balance between rural and residential areas
- Develop more "park" areas for recreational opportunities
- Adequate medical and emergency services
- Aesthetically pleasing rural environment
- Limit commercial and industrial development*
- Clean water, lots of trees, preserve the land*
- (1) Deer license per month per landowners
- Sustainable community
- Incorporate development compatible with rural community
- Maintain rural character*
- High quality housing
- Maintain open spaces
- Clustering homes
- Flexibility in land use regulations
- Cohesive community/gathering places*
- Private rural area/not multiple subdivisions
- Lines on roads
- Hwy G bike path / widen roads
- Flashing "stop" sign on miller and Dutch Hollow
- Cell phone service
- Emissions limitations

Town of Woodland Comprehensive Plan Committee
Community Vision Workshop
Agenda
March 19, 2007; 6:00 p.m. to 8:00 p.m.

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1. Welcome and Introduction **6:00 p.m. - 6:15 p.m.**

Welcoming Comments

- What is Comprehensive Planning? Why is the Town of Woodland involved?
- What is Visioning and how will it contribute to Woodland's planning efforts?

2. Development of a Shared Future Vision for the Town of Woodland **6:15 p.m. - 7:00 p.m.**

- Break into small groups
- Select Facilitator, Recorder & Reporter for each group (see handout)
- Using the aerial map locate your house and significant areas in your community.
- Identify the Town's **S**trengths, **W**eaknesses, **O**pportunities and **T**hreats (SWOTs) using the aerial photo and separate recording sheet.

  - **S**trengths. Map or list the best things in your community?
  - **W**eaknesses. Map or list the things you want to change?
  - **O**pportunities. Map or list the things you want to create in your community?
    What are the opportunities for improvement?
    What is missing?
  - **T**hreats. What may inhibit building upon your community strengths?
    What may inhibit the realization of your community opportunities?

- As a group identify your community's most important strengths and opportunities

3. Break **7:00 p.m. - 7:10 p.m.**

4. Development a Town Vision Statement **7:10 p.m. - 7:45 p.m.**

- Return to small groups
- Develop a Vision Statement that draws upon the previous exercise. To help your group develop a vision you may ask the following questions:
  What do you want your community to look like in 2030?
  What words do you want you grandchildren to use to describe you community?
- Share Vision Statement with the larger group and identify common themes.

5. Wrap-Up **7:45 p.m. - 8:00 p.m.**

- Where do we go from here?

(March 12, 2007)

Town of Woodland Comprehensive Plan Committee
Community Vision Workshop
Agenda
March 19, 2007; 6:00 p.m. to 8:00 p.m.

FACILITATOR

- Helps keep the group on task
- Watch the time to assure that the group completes the task
- Assure that everyone is able to participate (no one is dominating, no one is excluded)
- Remind people to listen as other are talking
- Encourage people to respect different perspectives and views

RECORDER

- Listen for key words
- Capture the basic ideas and essence a discussion
- Write rapidly
- Write legibly
- Number each sheet, reference topic, group
- Do not worry about spelling

REPORTER

- Be sure you understand what you are expected to report
- Listen carefully to the discussion
- Report out key points as requested at the end of the session
- "Recorder" and "Reporter" can be the same person

RULES OF BRAINSTORMING

- Do not judge ideas (there is no bad idea)
- Don't dismiss anything as impossible
- Repeated ideas is fine
- "Piggybacking" off of someone else's idea is fine
- The more ideas, the better
- Everyone's opinion is valid

(March 12, 2007)

Town of Woodland Comprehensive Plan Committee
Community Vision Workshop
Agenda
March 19, 2007; 6:00 p.m. to 8:00 p.m.

Vision Help Sheet

You might consider using some of the following action verbs to help you phrase a Vision Statement:

Acquire
Adhere
Adopt
Allocate
Allow
Amend
Approve
Arrange
Assemble
Assist
Assure
Avoid
Capture
Complete
Conduct
Consider
Coordinate
Create
Design
Determine
Develop
Direct
Discourage
Divert
Educate
Emphasize
Employ
Employ
Enact
Encourage
Enforce
Enhance
Ensure
Establish
Exercise
Extend
Facilitate
Focus
Follow
Guide
Identify
Implement
Improve
Include
Increase
Incorporate
Limit
Link
Locate
Maintain
Manage
Map
Maximize
Minimize
Permit
Permit
Plan
Prepare
Preserve
Prevent
Prohibit
Promote
Protect
Provide
Publicize
Pursue
Recognize
Recommend
Reduce
Reestablish
Regulate
Require
Reserve
Review
Revise
Separate
Strengthen
Support
Treat
Undertake
Update
Upgrade
Use
Utilize
Utilize
Work

I. Introduction

The Town of Woodland has received a state of Wisconsin planning grant to update their individual comprehensive plans pursuant to the state's Comprehensive Planning Law, Wis. Stat § 66.1001.

Section 66.1001(4((a) of Wisconsin Statutes specifically requires that ***"(t)he governing body of a local governmental unit shall adopt written procedures that are designated to foster public participation, including open discussion, communication programs, information services, and public meetings for which advance notice has been provided, in every stage of the preparation of a comprehensive plan. The written procedures shall provide for a wide distribution of proposed, alternative, or amended elements of a comprehensive plan to be submitted by members of the public to the governing body and for the governing body to respond to such written comments. The written procedures shall describe the methods the governing body of a local governmental unit will use to distribute proposed, alternative, or amended elements of a comprehensive plan to owners of property, or to persons who have a leasehold interest in property pursuant to which the persons may extract non-metallic mineral resources in or on property, in which the allowable use or intensity of use of the property is changed by the comprehensive plan."***

This public participation program offers all residents, landowners, businesses, interest groups and others a range of opportunities to participate in the planning process in a meaningful way to shape the Town of Woodland and the region's future. Effective public input is critical for this planning process to succeed because it is citizens who will experience the plan's costs and benefits daily for many years. This plan influence where and how our residents live, work and play, and how they travel from one place to another. Residents will also be the plan's primary implementers and enforcers.

Activities highlighted in this public participation plan will be conducted at both a regional and local level as described below and more fully in the detailed scope of services for the project. The activities are also referenced in the flow chart attached to the scope of services. These activities have been selected because they offer differing degrees of involvement while maximizing the effectiveness of public contributions.

The public participation plan incorporates eight major goals including:

- Ensure all planning decisions are open to public comment;
- Provide opportunities to share information about the process and plan with all segments of the municipality;
- Encourage quality planning decisions;
- Develop a shared vision for municipality's future;
- Support and add credibility to municipal decision-making processes;
- Strengthen the relationship between decision makers and citizens;
- Inform and work with neighboring governments to encourage regional cooperation;
- Recognize that the goals expressed above need to be balanced with the need to complete the comprehensive plan within a set budget and timeframe.

This document may be adjusted over the course of the comprehensive planning process. The most current version of this document will be available from the administrator or clerk of each participating municipality.

II. Information Generally Applicable to Selected Participation Techniques

- All communities involved in this planning effort will encourage the widest degree of public involvement possible within budget constraints, to produce a plan that truly reflects the ideas, desires, and objectives of most residents and property owners.

- All meetings, including all cluster and local meetings, are open to the public, and will be noticed as required by state open meeting regulations.

- All public meetings will provide at least some opportunity for public comment. Several of the meetings are particularly meant to encourage wide participation from the public. Other meetings are intended to be work sessions.

- All work sessions will include a period for public comment, either at the end of the work session, the beginning, or both at the discretion of the particular committee. This will allow the committees to concentrate on completing tasks without interruption, while still allowing the public a chance to observe and comment on the committees' work. Note: Designated work session periods will be incorporated into cluster and local planning committee meetings.

- In addition to legal posting and publishing requirements, each community will provide notices of meetings and other related information to the local media, including respective local newspapers. This will allow the publicizing of the planning process and open public meetings to the greatest number of residents possible.

- Each community will actively publicize and promote the planning process through individual communications with its residents, such as in local newsletters and on community posting boards. The communities also intend to use Sauk County's Website to publicize and promote the planning process, provide information on upcoming meetings, and supply the results of meetings and other participation techniques.

- The next section of this document describes specific participation techniques and procedures that have been agreed to at the outset of the planning process. The communities may jointly or independently decide to implement additional public involvement efforts as the planning process proceeds, particularly at the local level.

III. Selected Techniques to Involve the Public

The Town of Woodland has established the following public participation opportunities because these techniques are designed to maximize participation throughout the planning process. This collection will meet the letter and spirit of Wisconsin's Comprehensive Planning Legislation.

1. Introductory Meeting

   The Town of Woodland will hold an introductory meeting for residents and landowners to learn about the comprehensive planning process and meet the planning consultant, Sauk County Planning & Zoning. The meeting includes an invitation for residents and landowners to join the planning process as well as ways they could become involved. This meeting will take the form of a Cluster Meeting as described below.

2. Planning Committee

   The Town of Woodland will designate a citizen planning committee structure to execute the planning process. It includes a 10 to 15-member steering committee responsible for overseeing the planning process. This Committee will be responsible for attending and participating in Cluster Planning Committee Meetings and Local Planning Committee Meetings noted below. In addition to this attendance, the purpose and responsibilities of this Committee is noted under ***Part V Citizen Committee Purpose & Responsibilities.***

3. Cluster Planning Committee Meetings

The Cluster Planning Committee, which includes representatives from each of the participating municipalities, will plan the participation events and direct the preparation of the comprehensive plan, with input from the public, local planning committees, staffs, and consultants. Five meetings of the Cluster Planning Committee are planned at roughly tri-monthly intervals. Additional meetings may be held if the Committee feels that they are needed. All meetings will be noticed and held as open public meetings, and will include a public comment period.

4. Local Planning Committee Meetings

A minimum of six meetings with each Local Planning Committee will be held within each municipality during the planning process. The primary purpose of the Local Planning Committee is to discuss results from public participation activities, local planning issues, approaches for cooperation, positions for resolving conflicts, and strategies for implementation which includes the final development of plan objectives and policies. The local planning Committee will also be responsible for reviewing the draft plan and seeing it through the adoption process. Each Local Planning Committee may refine procedures for public comment within these guidelines.

5. Alternative Development Scenarios

The Committee will work with he Consultant to develop possible scenarios for future growth, development, and preservation. The scenarios will present different paths to achieve goals and priorities from earlier public involvement efforts and help clarify the public's intent on matters not clearly resolved through earlier efforts. The Scenarios will be presented to the public at a designated cluster meeting with and opportunities for both oral and written comments from the public.

6. Community Survey

A community survey will offer residents and landowners an opportunity to comment on preferences, concerns and key subjects addressed in each of the nine elements of the comprehensive plan. The survey will more specifically be geared toward detailed policy questions related to quality of life, preferred pace and type of growth, economic development practices, environmental protection measures, transportation facilities, and intergovernmental relations. The results will contribute to a foundation for developing community goals, objectives and policies and will be available to public review once tabulated.

7. Community Visioning Session

The community visioning session, open to all residents and landowners is designed to create awareness of and provide education about the comprehensive planning process, answer questions and generate discussion about issues and opportunities.

The Consultant, Planning Committee members and elected/appointed officials will lead an exercise that engages residents and landowners in a discussion about issues and opportunities the Town of Woodland is experiencing and will face over the next 20 years. The Vision Session will also identify the Strengths, Weaknesses, Opportunities and Threats (SWOT's) as viewed by participants. Participants will prioritize these issues and opportunities and SWOT's to develop an overall community Vision.

8. Use of the Internet

Sauk County Planning and Zoning will maintain a Website that will host the Town of Woodland planning process information and its comprehensive plan. It may include the schedule, meeting notices, monthly updates, Committee recommendations, reports, maps, photographs, survey results and draft plan elements. It may also include a mechanism for citizen feedback.

9. News Releases

   The Consultant and Planning Committee may produce news releases at key points to generate public awareness about the planning process, and provide information on relevant issues and view generated during the planning process.

10. Meeting Notices (ongoing)

    The Town of Woodland will post meeting notices for all committee meetings and events in compliance with the open meeting law at the three posting locations, and may send notices to local media outlets for possible coverage. Additionally, the Town of Woodland will notify those owners of property who have expressed interest in, or persons who have a leasehold interest in property, for potential or existing non-metallic mineral extraction operations. Notification in this regard will be achieved through the distribution of monthly meeting agendas as well as proposed component language in the comprehensive plan, in a hard-copy or digital format, as it relates to non-metallic mineral extraction opportunities. Notification with regard to mineral extraction as noted above will be used for: 1. An operator who has obtained, or made application for, a permit that is described under s. ***295.1*** 2(3)d 2. A person who has registered a marketable non-metallic mineral deposit under ***s.295.20;*** and 3. Any other property owner or leaseholder who has interest in property pursuant to which the person may extract non-metallic mineral extraction resources. For item 3 above, the property owner or leaseholder must request in writing to the Town of Woodland, that the local government unit provide the property owner or leaseholder notice of monthly meeting agendas as well as proposed component language. Said requests will be kept on file with the Town of Woodland. The Town of Woodland, or the Consultant contracted by the Town, may assess charges to cover costs associated with said request. Interested parties noted and identified under items 1,2 and 3 will be notified at least 30 days before the local governmental unit public hearing at which the proposed ordinance (comprehensive plan) is discussed pursuant to Wis. Stat § 66.1001(4)(d).

11. Open House

    Once complete, the draft joint comprehensive plan will be presented at one two to three hour drop-in session involving presentation of the plan, a question and answer period, plan review summary and displays, and opportunity for oral and written comments. The draft plan will also be available for review at the Town of Woodland office building, the public libraries, and on the web page(s).

12. Public Hearing

    The final step in the plan adoption process is for the Town Board to hold a public hearing on the proposed Final Comprehensive Plan and adoption ordinance. All members of the public will have an opportunity to present testimony and offer comments at that public hearing. The public hearing will be noticed by each community and held per the requirements of in Wis. Stat § 66.1001(4).

IV. Opportunities for Comments/Responses on the Draft Comprehensive Plan

This section addresses statutory requirements to provide wide distribution of the plans, opportunities for written public comments, and an approach to respond to such comments.

The Planning Consultant will provide copies of draft plan materials through the Website, in public libraries and town and village halls serving the communities, to adjacent and overlapping governments as required by statute, and to members of the participating public as requested. The communities may charge for public copies an amount equal to the costs of time and materials to produce such copies.

Public comments will be solicited and responded to at every stage of comprehensive plan creation. Events that will particularly emphasize oral and written input include the community survey, vision session, open house and public hearing.

Written comments on the comprehensive plans may also be mailed, faxed, or e-mailed to the administrator or clerk of participating communities. Comments may also be communicated by telephone or in person to the administrator or clerk of the participating communities, who will share the information at a Local or Cluster Planning Committee meeting in a timely manner.

The communities will respond to written comments via mail, e-mail, fax, telephone, meeting, and/or through consideration of appropriate changes in the comprehensive plan.

V. Planning Committee Purpose & Responsibilities

Purpose:

Appointed by the Town of Woodland Board, this Citizen Committee will lead the Town Comprehensive Planning Process to meet current state of Wisconsin comprehensive planning requirements.

Responsibilities:

1. Guide the six cluster meetings and eight local meetings to develop each of the plan elements while incorporating public input;
2. Suggest sources of information and activities to assist the planning process in investigating and developing recommendations on elements;
3. Review inventories, maps and drafts of the comprehensive plan as prepared by Sauk County Planning & Zoning, the town's/village's contracted planning Consultant, including, recommendations provided by the Consultant;
4. Edit each element of the proposed comprehensive plan as the committee deems necessary. Sauk County Planning & Zoning will prepare the draft amendments as appropriate;
5. Review and revise the elements to address possible conflicts and bring them together as a cohesive plan;
6. Review data and provide Sauk County Planning & Zoning with recommendations for the 1) intergovernmental cooperation, 2) land use and 3) implementation elements of the plan;
7. Hold a vision session and open house to present the planning process, relevant data and plan development, and gather citizen responses and input;
8. Address issues and revise the proposed plan as needed based upon input provided as part of the survey, from the vision session and open house;
9. Discuss and develop goals, objectives and policies to implement the comprehensive plan, or organize a subcommittee to do so;
10. Study and discuss existing condition reports, maps, public participation results (survey, visioning exercise, correspondence), and consult with interest groups and/or specialists through the Technical Advisory Team in the topic area as a basis for formulating recommendations to the steering committee;
11. Review existing Town plan(s) and past land use trends and formally note, specific to each element, items that should remain, items that should be revised and items that may be missing, if any;
12. Provide periodic updates to the Town Board as to the status of the planning process.
13. Present the Town Board with a recommended comprehensive plan and implementation policies.

End of Document

SCOPE OF SERVICES
PROJECT COORDINATION AND WORK ELEMENTS
TOWN OF WOODLAND COMPREHENSIVE PLAN

APPROACH

The Scope of Services provides Sauk County (Consultant) and the Town of Woodland with a systematic approach to developing the Town of Woodland Comprehensive Plan. The Scope of Services consists of Phase I which is divided into four work elements. Each work element will run parallel to one another. These work elements include: Inventory Phase, Community Participation and Issue Identification, Alternatives Analysis and Plan Development. A project timeline broken down into tasks follows the narrative section.

Phase I Development and adoption of a Town Comprehensive Plan which meets the requirement of § 66.1001 Wisconsin State Stats.

This phase will begin with the identification of planning committee members which will take the form of the **Town of Woodland Comprehensive Planning Committee** (here after referred to as the 'Committee'). It is essential to recognize that the Committee be created to guide the planning process, including assistance in planning public participation efforts, reviewing and recommending changes to the draft plan as well as drafting of the plan, and recommending adoption of the Comprehensive Plan to the Town of Woodland Plan Commission and Town Board.

Next Steps: Phases II & III (Not part of Consultant contract)

Phase II Implementation of an adopted Comprehensive Plan, training for the elected and appointed officials, adoption of new zoning and land division regulations.

Phase III Continued evaluation of the Comprehensive Plan, development/re-development of local ordinances, continued active involvement with governmental entities.

SCOPE OF SERVICES

Project Coordination

PC.1 Planning, Zoning & Land Records Committee Updates

Consultant staff shall prepare and present at a minimum two progress reports (written or verbal) to the Planning, Zoning and Land Records Committee. The Planning Committee will prepare and present progress reports to the Town Board as needed.

PC.2 Articles for the Newspaper

The Planning Committee, with the aid of the Consultant, will prepare and present press releases to the local newspaper. At a minimum, 2 press releases shall be submitted and printed throughout the planning process. The Committee or designated person will be responsible for ensuring that such press releases are submitted and printed.

PC.3 Adopt Written Public Participation Procedures

In conjunction with this Scope of Services, the Town Board will adopt written procedures designed to foster public and stakeholder participation throughout the planning process. A number of public participation methods will be utilized to effectively involve and keep the public informed.

PC.4 Miscellaneous Project Management

Project management needed to keep the project on schedule. Activities include phone calls, technical memos, e-mail correspondence, meeting preparation and follow-up, clerical support, project coordination with the Consultant and local governments, and grant reimbursement.

Work Element 1: Inventory Phase

1.1 Map Compilation, Base map Projection, Map Production

The Consultant will be primarily responsible for compiling, preparing and producing the required digital mapping for the comprehensive planning process. Data to be compiled will include: parcels, municipal boundaries and urban service areas, zoning, ortho photos, natural features such as topography, environmental corridors, watersheds, soils, geology, archeological and historical sites, rare and endangered species, or other maps as identified by the Committee. The Committee and Municipality may need to provide information where the county cannot locate specific coverage's.

1.2 Land Use Inventory and Mapping

The Consultant with the aid of the Municipality will coordinate and conduct a land use inventory throughout the community. This will involve working with the Consultant to develop an appropriate approach and land use categories for the inventory. The Consultant and Municipality will conduct the inventory primarily through aerial photography interpretation; data provided by the State of Wisconsin, supplemented by field checks where necessary, assessment records and review with local staff and officials. With the data collected through the land use inventory, the Consultant will prepare a draft color project-area GIS map of existing land use.

1.3 Data Collection and Analysis

The Consultant will conduct detailed analyses and inventories of all data required by the Comprehensive Planning Law. This will include inventories and analyses of existing conditions, trends and projections for demographics, housing, land use, natural, cultural and historic resources; economic; transportation; community facilities and utilities and all other data required by Wisconsin's Comprehensive Planning Law. These analyses and inventories will include attendant text, maps, photos, tables and charts for the data required for inclusion in each of the required nine comprehensive plan elements and be made available for inclusion in the Municipality's Comprehensive Planning document.

1.4 Review and Summarize Existing Plans and Ordinances

The Consultant will review, summarize and analyze past implementation efforts of existing plans and ordinances by the Municipality. The Consultant will also review and summarize existing relevant plans and studies prepared by other governmental entities that will affect growth and development in the Municipality.

1.5 Population, Housing, Employment, Land Use Forecasts

The Consultant will utilize DOA figures, trends analysis, static, linear or growth models to develop 20-year forecasts for population, housing, employment and general and land use.

Work Element 2: Community Participation and Issue Identification

2.1 Involve Community, Neighboring Governments and Stakeholders

a. Committee Formation and Initial Meeting

The Consultant and Municipality will promote and attend an information kick-off meeting. The Consultant will prepare a presentation to help introduce the Comprehensive Planning Law and planning process. It will be the responsibility of each municipality to form a Planning Committee to oversee plan development.

b. Public Participation Plan Development and Adoption

The Consultant will use a variety of public participation techniques to meet State requirements for the comprehensive planning process. The Consultant's proposed palette of public participation techniques includes:

- Community vision sessions;
- Intergovernmental planning work sessions;
- Community surveys;
- Press releases;
- Public input at local and cluster meetings;
- Stakeholder interviews.

The Consultant will prepare a formal public participation plan as part of the pre-planning stage. The Comprehensive Planning Law requires a citizen participation plan be formally adopted by each Municipality, and that this citizen participation plan provide written procedures that include opportunities for public participation in every stage of the comprehensive plan development.

2.2 Community Survey

The Consultant will provide the Municipality with a community survey to be reviewed by the Plan Commission and administered prior to the kick-off meeting. The survey can be used to supplement the information generated from other forms of public input. The survey will obtain public opinions and preferences on key subjects addressed in each of the nine comprehensive plan elements. The Consultant will be responsible for designing the survey, distribution and collections, and compiling and analyzing the results.

2.3 Community Visioning Session

The Consultant will lead a community visioning session for each community that will result in the identification of comprehensive plan element goals, objectives and policies as well as key issues and opportunities. The Session will also provide basic direction on the content of the Municipality's comprehensive plan document. The Session is a critical first step in the overall planning process as it will help the Municipality establish the framework for each of the required comprehensive plan elements. The Consultant will facilitate one Visioning Session to develop goals, objectives and policies early in the process.

2.4 Cluster Planning Committee Meetings

The Consultant will conduct five (5) Cluster Planning Committee Meetings during the planning process to develop a community vision, goals, objectives and policies an well as identify future land uses. The final cluster session will provide an opportunity for communities to discuss intergovernmental relations.

2.5 Open House

The Comprehensive Planning Law requires each municipality to hold at least one formal public hearing with a Class 1 public notice prior to adoption of the "Final Comprehensive Plan". Prior to adoption of each Municipality's Final Plan, the Consultant will conduct a community open house. The intent of the community open house will be to provide an opportunity for the public to review and comment on the "Draft Plan". After the community open house, the Municipality will adopt by resolution a "Recommended Plan". After the Recommended Plan is adopted, copies will be forwarded by the Municipality to all affected public agencies, for comment, and as required by the Comprehensive Planning Law.

2.6. Public Hearing

The final step in the plan adoption process is for the Municipality to hold a public hearing on the proposed "Final Comprehensive Plan" adoption ordinances and the "Final Comprehensive Plan" documents. The Municipality is required to consider any comments received on the Recommended Comprehensive Plan prior to adopting a Final Comprehensive Plan. After adoption of the ordinance for the Final Comprehensive Plan, the plan and adoption ordinance shall be distributed by the Municipality to the recipients listed in § 66.1001 Wisconsin State Stats.

2.7 Technical Advisory Team

The Consultant will utilize the resources and input of Sauk County's Technical Advisory Team (TAT) throughout the planning process.

Work Element 3: Alternatives Analysis

3.1 Prepare Projection Scenarios

The Consultant will develop three different projection scenarios for each community, utilizing public, Committee and stakeholder input to identify a preferred scenario for each Municipality.

3.2 Prepare Illustrations of Alternative Development Scenarios

The Consultant will prepare graphic maps/plan views of three alternative development scenarios for the Municipality's future (see more detailed discussion in the Land Use section in Work Element 4). The Consultant will then assist the communities in evaluating the scenarios and selecting a preferred alternative.

Work Element 4: Plan Development

The Comprehensive Planning Law requires that all grant-funded comprehensive plans contain a description of the means by which all of the following 14 local, comprehensive planning goals will be achieved:

1. Promotion of the redevelopment of lands with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial and industrial structures.
2. Encouragement of neighborhood designs that support a range of transportation choices.
3. Protection of natural areas, including wetlands, wildlife habitats, lakes, woodlands, open spaces and groundwater resources.
4. Protection of economically productive areas, including farmland and forests.
5. Encouragement of land uses, densities, and regulations that promote efficient development patterns and relatively low municipal, state governmental and utility costs.
6. Preservation of cultural, historic and archeological sites.
7. Encouragement of coordination and cooperation among nearby units of government.
8. Building of community identity by revitalizing main streets, and enforcing design standards.

9. Providing an adequate supply of affordable housing for individuals of all income levels throughout each community.
10. Providing adequate infrastructure and public services and an adequate 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 and 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.

The Consultant will prepare a comprehensive plan that address each of the 14 local, comprehensive planning goals and how they specifically relate to the Municipality.

4.1 Prepare Draft and Final Plan

The Consultant will prepare a comprehensive plan for the Municipality that includes each of the nine required comprehensive plan elements. The Law requires specific information to be included in each element. The Consultant will prepare a draft, recommended, and final version of the nine elements that meets the requirements of the Comprehensive Planning Growth Law. These element documents will be included as chapters in the "Final Comprehensive Plan" document.

Issues and Opportunities Element

Information to be provided by the Consultant: A statement of overall objectives policies, goals, and programs of the Town to guide the future development and redevelopment of the local governmental unit over a 20-year planning period. Further, the following background information will be included in this element: population forecasts, household forecasts, employment forecasts, demographic trends, age distribution, education levels, income levels and employment characteristics. At the election of the Municipality, background information may be included under each respective element chapter. This element will also include a summarization of community input received from the vision session, open house and community survey.

Housing Element

Information to be provided by the Consultant: A compilation of objectives, policies, goals, maps and programs of the local governmental unit to provide an adequate housing supply that meets existing and forecasted housing demand. This element will also include a housing stock assessment that analyzes housing age characteristics, structural characteristics, value characteristics, and occupancy characteristics. Finally, this element will identify policies and programs that achieve the following:

- Promote development of housing for residents of the local governmental unit;
- Provide a range of housing choices that meet the needs of persons of all income levels and of all age groups and persons with special needs;
- Promote the availability of land for development or redevelopment of low-income and moderate-income housing;
- Maintain or rehabilitate the local governmental unit's existing housing stock.

Transportation Element

Information to be provided by the Consultant: a compilation of objectives, policies, goals, maps, and programs to guide the future development of the various modes of transportation including: highways, transit, transportation facilities for the disabled, bicycles, walking, railroads, air transportation, trucking, and water transportation. The element will also compare the local governmental unit's objectives, policies, goals and programs to state and regional transportation plans; identify highways within the local governmental unit by function; and incorporate applicable state, regional and other transportation plans including transportation corridor plans, county highway functional and jurisdictional studies, urban area transportation plans, rural area transportation plans, airport master plans and rail plans.

Utilities and Community Facilities Element

Information to be provided by the Consultant: a compilation of objectives, policies, goals, maps and programs to guide future development of utilities and community facilities including sanitary sewer, stormwater management, water supply, solid waste disposal, on-site wastewater treatment technologies, recycling facilities, parks, telecommunication facilities, power plants/transmission lines, cemeteries, health care facilities, child care facilities, police, fire, rescue, libraries, schools, and other government facilities. Further, the Consultant will describe the existing and future public utility and community facilities and assess the future needs for government services related to such utilities and facilities. In addition, the Consultant will describe the approximate timetable that forecasts the need to expand or rehabilitate existing utilities and facilities and assess future needs for government services in the local governmental unit that are related to such utilities and facilities.

Agricultural, Natural and Cultural Resources Element

Information to be provided by the Consultant: a compilation of objectives, policies, goals, maps and programs for the conservation and promotion of the effective management of natural resources such as groundwater, forests, productive agricultural areas, environmentally sensitive areas, threatened or endangered species, stream corridors, surface water, floodplains, wetlands, wildlife habitat, metallic/non-metallic mineral resources, parks/open space, historical/cultural resources, community design, recreational resources, and other natural resources. At the election of the Municipality, this element can be divided into two separate chapters including Agriculture & Natural & Cultural Resources.

Economic Development Element

Information to be provided by the Consultant: a compilation of objectives, policies, goals, maps and programs to promote the stabilization, retention or expansion of the economic base and quality employment opportunities in the local governmental unit. The Law requires analysis of the labor force and economic base of the communities and an assessment of the following:

- Categories or types of new businesses and industries that are desired by the local governmental unit;
- The local governmental unit's strengths for attracting/retaining business and industry. The local governmental unit's weaknesses for attracting/retaining business and industry.

The Consultant will also:

- Designate an adequate number of sites for such businesses and industries. Evaluate and promote the use of environmentally contaminated sites for commercial or industrial uses;
- Identify applicable county, regional, and state economic development programs that apply to the governmental unit.

Intergovernmental Cooperation Element

Information to be provided by the Consultant: a compilation of objectives, policies, goals, maps, and programs for joint planning and decision-making with other jurisdictions including:

- School districts for siting and building public facilities and sharing public services;
- Adjacent and other local governments for siting and building public facilities and sharing public services.

The Consultant will also:

- Analyze the relationship of the local governmental unit to school districts, adjacent local governments, the region, the state and other governmental units.
- Identify existing/potential conflicts between the Municipalities and other governmental units and suggest a process to resolve conflicts;
- Work closely with the Municipality and the County's TAT to develop, review and finalize the content and recommendations of this element.

Land Use Element

Information to be provided by the Consultant: a compilation of objectives, policies, goals, maps, and programs to guide the future protection, development and redevelopment of public and private property. The Consultant will identify the amount, type, intensity and net density of agriculture, residential, commercial, industrial, other public uses and other private uses. The Consultant will analyze trends in land supply, demand, prices, opportunities for redevelopment and existing/potential land use conflicts. The Consultant will provide 20-year projections in five year increments for the following land uses:

- Residential;
- Agriculture;
- Commercial;
- Industrial.

The Consultant will work with the Municipality to develop and finalize the following maps:

- Current land use;
- Future land use;
- Productive agricultural soils natural limitations for building site development;
- Floodplains;
- Wetlands and other environmentally sensitive lands;
- Boundaries of service areas of public utilities;
- Boundaries of service areas of community facilities;
- General location of future land uses by net density or other classifications.

Identification of Smart Growth Areas

The Consultant will identify Smart Growth Areas within each community. 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.

Alternative Growth/Development Scenarios

The consultant will provide three alternative growth scenarios for each community. These scenarios will reflect different development strategies and techniques that could include use of cluster, conservation subdivision or traditional neighborhood development principles to structure development projects in key expansion areas; or a continuation of existing development patterns and trends. With the guidance and assistance of the Consultant, the Municipality will be asked to determine which of the three alternatives they would like the Consultant to focus on for development of the Draft and Final Plans.

Implementation Element

Information to be provided by the Consultant: A compilation of policies and programs and specific actions to be completed in a stated sequence, including proposed changes to any local ordinance.

In addition, the Consultant will provide the following information:

- Describe how each element of the comprehensive plan will be integrated and made consistent with each other;
- Provide a mechanism to measure progress toward achieving all aspects of the comprehensive plan, including a detailed table and timeline of actions Describe a process for updating the comprehensive plan every 10 years.

4.2 Final Plan Production and Adoption

The planning process will be conducted over approximately 18 months to complete the Municipality's Comprehensive Plan to allow sufficient time for review and coordination with the County, the TAT and neighboring governmental jurisdictions. The consultant will provide all the final production and adoption services required by State Statutes. The Consultant will prepare 20 hard copies of the Draft, Recommended and Final Plans for distribution to each Municipality. The Consultant will also submit one (1) master electronic copy of the Final Plan document and accompanying maps and graphics in Microsoft Word and PDF format to the Municipality.

End of Document

Sources of Information

Publications:

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Madison Area Technical College – Madison http://matcmadison.edu,2006

Madison Area Technical College – Reedsburg. http://matcmadison.edu/matc/campuses/reedsburg, 2006

Reedsburg School District http://www.reedsburg.org, 2006

Sauk County Historical Society http://www.saukcounty.com/schs/, 2006

University of Wisconsin – Baraboo http://baraboo-sauk.uwc.edu/, 2006

University of Wisconsin – Richland Center http://richland.uwc.edu/, 2006

University of Wisconisn – Madison . http://www.wisc.edu/ 2006

U.S. Department of Housing and Urban Development (HUD) http://www.nationalhomeless.org, 2006

Wisconsin Department of Administration (DOA) http://www.doa.state.wi.us, 2006.
Wisconsin Housing and Economic Development Authority (WHEDA)
http://www.wheda.com/programs, 2006

Wisconsin Department of Tourism, http://agency.travelwisconsin.com , 2006

Agencies and Organizations:

Sauk County Department of Planning and Zoning. 505 Broadway, Baraboo, WI 53913. http://www.co.sauk.wi.us/pz/mainpg.htm

Sauk County Development Corporation. 1000 Log Lodge Court, Baraboo, WI 53913. http://www.scdc.com/

Sauk County Highway Department. Highway 136, West Baraboo, WI 53913. (608) 356-3855

Sauk County Land Conservation Department. 505 Broadway, Room 232 Baraboo, WI 53913. http://www.co.sauk.wi.us/land/mainpg.htm

Sauk County Mapping Department. 505 Broadway, Room 218 Baraboo, WI 53913 http://www.co.sauk.wi.us/mapping/mainpg.htm

Sauk County UW Extension. 505 Broadway, Room 334 Baraboo, WI 53913. http://www.uwex.edu/ces/cty/sauk/

State of Wisconsin Department of Natural Resources/Forestry. 505 Broadway, Room 202 Baraboo, WI 53913.

United States Department of Agriculture FSA – Farm Service Agency. 505 Broadway, Room 225 Baraboo, WI 53913.

United States Department of Agriculture Natural Resources. 505 Broadway, Room 232 Baraboo, WI 53913. http://www.nrcs.usda.gov/

U.S. Department of Housing and Urban Development. 451 7th Street S. W. Washington, DC 20410.

Wisconsin Department of Agriculture, Trade and Consumer Protection. 2811 Agriculture Drive, Madison, WI 53718. http://datcp.state.wi.us/

Wisconsin Department of Commerce. 201 West Washington Avenue, Madison, WI 53717. http://www.commerce.state.wi.us/

Wisconsin Small Business Development Center. University of Wisconsin, 975 University Ave., Rm. 3260, Madison, WI 53706

Wisconsin Department of Transportation. 4802 Sheboygan Ave. Madison, WI 53707-7910 http://www.dot.state.wi.us/

Photos Courtesy of:

Sauk County Planning and Zoning Department

Glossary

1. Average Household Size. A measure obtained by dividing the number of people in households by the total number of households.

2. Cluster Development. A PUD that concentrates buildings or lots on a part of a parcel to allow the remaining land to be preserved as open space for agricultural, recreational, environmental resource protection and other open space uses. A cluster development is further defined as the creation of not more than three (3) lots in a five (5) year period on a parcel. A Cluster Development is inclusive of a PUD Development Area and a PUD Preservation Area.

3. Conservation Subdivision. A PUD housing development in a rural setting that is characterized by compact lots and common open space, and where the natural features of land are maintained to the greatest extent possible. A Conservation Subdivision shall be further defined as the creation of four (4) lots or more in a five (5) year period.

4. Cottage Industry. Any activity undertaken for gain or profit and carried on in a dwelling, or building accessory to a dwelling, by members of the family residing in the dwelling and one (1) additional unrelated person. The cottage industry should be incidental to the residential use of the premises. The production, sale, offering of services, and keeping of stock-in-trade is allowed provided that no article is sold to walk in, retail customers, except that which is produced by the cottage industry on the premises. No activity is allowed that might result in excessive noise, smoke, dust, odors, heat, or glare beyond that which is common to a residential and/or agricultural area. No activity is allowed which involves the use or manufacture of products or operations that are dangerous in terns of risk of fire, explosion, or hazardous emissions.

5. Density. A ratio describing the net acreage required to establish a dwelling unit and its accessory buildings on a given parcel of land as permitted by the applicable zoning district in which the parcel lies, as well as any additional density policy prescribed in the Town of Woodland comprehensive plan.

6. Density Credit. At point system utilized as part of the application of a PUD Cluster Development or Conservation Subdivision derived by assigning a value of one (1) credit to each lot that can be created as determined by the applicable zoning district's minimum lot size or as prescribed in the Town of Woodland Comprehensive Plan and rounded down to the nearest whole number.

7. Density Policy. A ratio describing the net acreage required to establish a residential lot on a given parcel of land permitted by the applicable zoning district in which the parcel lies as well as the density policy prescribed for in the Town of Woodland Comprehensive Plan.

8. Parcel. A contiguous quantity of land in the possession of an owner, single or common interest. No street, highway, easement, railroad right-of-way, river, stream, or water body shall constitute a break in contiguity.

9. Planned Unit Development (PUD). One or more lots, or parcels of land to be developed as a single entity, the plan for which may propose intensity increases, mixing of land uses, open space conservation, or any combination thereof, but which still corresponds to the applicable zoning districts density and use requirements. For the purpose of this Plan, the terms Planned Unit Development and PUD shall be interchangeable and have the same meaning.

9. PUD Preservation Area. Undeveloped lands as part of a Planned Unit Development application identified as the balance of lands remaining once PUD Development Areas are designated, the area of which is expressly calculated as the difference of lands remaining after the application of a density policy and further that such lands are placed under a Preservation Area Easement.

10. PUD Development Area. Developed lands as part of a PUD application identified as the area to be improved so as to accommodate structural development and which includes roads and utilities, public or private, the area and number of lots permitted therein being calculated by the net acreage required for said improved area as expressed by the application of a density policy.

11. Preservation Area Easement. A legal agreement recorded with the Sauk County register of Deeds which conveys an interest in real estate imposing limitations and affirmative obligations on the type and amount of development that may take place on a property. For the purpose of this plan, said easement shall apply to PUD Preservation Areas as part of a Planned Unit Development and will take the form of a conservation easement as detailed in Wisconsin Statutes.

12. Purchase of Development Rights (PDR). A form of compensation for owners of selected lands who voluntarily agree not to develop (or subdivide) lands. The landowner retains ownership of the land and typically agrees to maintain the land in its current use (i.e., agriculture, forestland etc.).

13. Transfer of Development Rights (TDR). The conveyance of development rights by deed, easement or other legal instrument to another parcel of land and the recording of that conveyance.