



# Village of La Valle Comprehensive Plan 2025

Village of La Valle, Wisconsin  
Adopted August 9, 2004



**VILLAGE OF LA VALLE, WISCONSIN  
COMPREHENSIVE PLAN 2025**

August 2004

**Prepared by: MSA PROFESSIONAL SERVICES, INC.**

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# Element 1

# ISSUES AND OPPORTUNITIES

## 1.1 Introduction

### 1.1.1 Summary

The Village of La Valle is a small community located in northeast Sauk County. It is located approximately 8 miles from the City of Reedsburg, the largest city within close proximity. See Map 1-1. The Village is nestled between Lake Redstone to the west, and Dutch Hollow Lake to the east. The Baraboo River flows directly through the La Valle, and the area contains a gently rolling landscape.

The area is served by two major transportation corridors including STH 33, and STH 58. Most commercial development within the Village is located along these two crucial highways. The “400” State Trail also runs directly through La Valle providing biking and snowmobile access between Reedsburg and Elroy.

Although the 2000 Census recorded a decrease in total population since 1990 (446 persons in 1990, 326 persons in 2000), the Village attributes most of this decrease to improper census recording. Most of the existing structures within La Valle are single-family homes. The area was once part of a thriving agricultural economy that has slipped statewide in recent years. As a result, many of the agricultural-serving businesses that once occupied La Valle are no longer present.

The Village is facing a number of issues as it continues to experience changes in the local economy, and in the distribution of population. Downtown redevelopment and enhancement, as well as population stabilization and public facilities development are new challenges the Village will face in the next twenty years.

This comprehensive plan provides current baseline information, issue identification, goals and objectives formulation, and recommendations for the Village of La Valle as it plans for the coming years. The plan includes elements mandated by Wisconsin State Statute 66.1001.

### 1.1.2 Element Guide

Each element of the Village of La Valle Comprehensive Plan includes baseline information gathered from primary (Village of La Valle, Sauk County, etc) and secondary (2000 Census, etc.) sources. Each element also includes a vision statement and a set of goals, objectives, and policies. Lastly, for each element there has been determined a series of recommendations for action in achieving the visions and goals identified through the La Valle planning process. This section defines vision statements, goals and objectives, policies, and recommendations as follows:

Vision Statement: A vision statement is a short paragraph that identifies the preferred end state, or future condition, for each element within the comprehensive plan. The statement is written in present tense and describes an ideal future condition.

Goal: A goal is a statement that describes what should happen to improve an existing condition. The statement is written in general terms and offers a desired condition.

Objective: An objective is a statement that identifies a course of action to achieve a goal. An objective states what should be done to address an issue.

Policy: A policy is a general course of action or rule of conduct that should be followed in order to achieve the goals and objectives of the plan. Policies are written as actions that can be implemented, or as general rules to be followed by decision-makers.

Recommendations: A recommendation is a specific action step that should be taken to realize a future vision. There are recommendations at the end of each element, and a consolidated list of recommendations in the Action Plan (Table 9.1) located in the Implementation Element.

## **1.2 Public Process**

### **1.2.1 Planning Committee Meetings**

A series of Planning Committee Meetings were held to determine implementation strategies, review draft plans and provide guidance on plan recommendations. All meetings were adequately noticed and open to the public.

### **1.2.2 Community SWOT Exercise**

In November 2003 there was held a Community SWOT exercise to gather data for the development of issues. Meeting participants were asked to provide specific examples of Strengths, Weaknesses, Opportunities, and Threats for the La Valle community.

### **1.2.3 Intergovernmental Meeting**

The intergovernmental meeting provided an opportunity for County, State, and local agencies and communities to discuss short- and long-term visions and issues with the Village of La Valle. The meeting was held February 27, 2004 at the La Valle Village Hall. Attendees included La Valle Planning Committee members, Sauk County Sheriff's Department, Sauk County Planning and Zoning, Reedsburg School District, Town of La Valle, and the Lake Redstone Property Owner's Association.

### **1.2.4 Community Survey**

In March, 2004 the La Valle Planning Committee distributed and tabulated a community survey to solicit broad community input concerning elements of the comprehensive plan. Survey response was approximately 48 percent (91/190). The surveys were hand-delivered to all occupied housing units with a self-addressed stamped envelope for return. Results were tabulated by the Village clerk and used to provide support for community issues identified by the Planning Committee and in the Community SWOT exercise. A copy of the survey is provided in Appendix F.

**Map 1-1**





### **1.2.5 Open House**

The open house was held August 9, 2004 to provide an informal opportunity for the community residents to view plan maps and other illustrations and talk with consultants and plan committee members about the recommended plan.

### **1.2.6 Public Hearings**

A public hearing was held August 9, 2004 in accordance with State law, before the Village Board for adoption of the comprehensive plan. The purpose of the hearing was to present the final plan document, entertain comments, and adopt the plan.

### **1.2.7 Other Opportunities for Public Input**

All residents, local business owners, and individuals concerned about the future of La Valle have the opportunity to submit comments on the comprehensive plan at any point in time.

### **1.2.8 Issues Identified During the Planning Process**

#### **Housing**

- Senior housing: as the median age of residents continues to increase, residents feel there will also be an increased need for senior housing. The current supply is saturated.
- Home repair loans: with more than 72 percent of homes in La Valle built before 1939, there will be continued demand for home improvement programming to maintain current stock. Funding is currently lacking and most residents don't know what programming is available.
- Lack of buildable lots: La Valle is a small village with most platted land already developed. Other lands within the Village that are not developed are utilized for agricultural or forest uses.

#### **Transportation**

- Speeding: as in most communities, there are issues with motorists speeding on local streets. With the lack of local enforcement personnel, this problem goes largely unchecked.
- Maintain access to highways: maintaining appropriate access to STH 33/58 is a top priority since it is a primary linkage to other communities and brings additional traffic through the commercial district.
- Wayfinding system: there is currently no formal signage along major routes to identify special attractions and natural resources.

#### **Utilities and Community Facilities**

- Lack of local police protection: the Village receives police protection from the Sauk County Sheriff's Department. The absence of local police is realized in such local issues as speeding.
- Local ordinance enforcement: with limited staffing levels, some ordinances are hard to enforce or go unrecognized.

- Youth facilities: there has been identified a need for increased youth activities and facilities. Additional youth services will result in more active children, and may provide additional opportunities for community beautification and enhancement.
- Vitality of La Valle Elementary: residents of La Valle greatly value the local elementary school and wish to make certain it is maintained within the community.

### Economic Development

- Lack of sites: there is a lack of available sites for new business development.
- Lack of financial incentives: information on potential financial incentives for improvement or development of local businesses is not locally available.
- No promotion entity: there is no local entity that works to promote, attract and retain local businesses.
- Loss of business: residents fear a loss of local businesses to serve the community.
- Downturn of farm economy: the difficulties of the Wisconsin farm economy are being realized locally, this has resulted in local businesses that catered to the agricultural economy closing.

### Intergovernmental Cooperation

- Information delivery: there is a need for better communication and more timely delivery of information concerning local projects that are being performed by state agencies (WDNR, WisDOT).

### Land Use

- Lack of buildable lots: there is a lack of buildable lots within the Village for both commercial and residential development.
- Zoning code: the current zoning code is 30 years old and needs to be updated to include a wider array of land use categories and regulations.
- Commercial development: residents are afraid of “big box” development in the area that would supplant many local businesses.

## 1.3 Population Trends

### 1.3.1 Age Distribution

US Census data show between 1990 and 2000 the Village decreased in population by almost 27 percent (120 people). The distribution of age in 2000 indicates most residents (31.9%) are between the ages of 25 and 44. Significant decreases in population occurred in all age groups under 85 years of age. Most dramatically, the number of children between 5 and 9 years old decreased by almost 71%. The median age for the Village was 38.0 in 2000. See Table 1.3.1. *It should be noted the Village contests the 2000 population data as inaccurate due to improper Census recording. Anecdotal data suggests the total population has remained fairly constant between 1990-2000. This claim is substantiated in the total number of housing units which reportedly decreased by 41 (180 to 139) units between the decades (1990 to 2000). While the Village did lose some 10 to 12 units from tear-downs, the Village also gained between 6 and 9 units from new construction. Furthermore, utility bills were sent to largely the same number of households between 1990-2000. Village staff believes there may have been an entire block that was missed in the latest (2000) Census effort. Decreases in household size from 2.59 in 1990 to 2.47 in 2000 may be accurate, but these figures do not account for the overall population decrease of 120 people especially when there seem to be “missing” 40 households (172 in 1990, 132 in 2000) and 41 housing units between the decades that the Village cannot account for.*

Table 1.3.1: Age Distribution, 2000

	1990		2000		Percent Change 1990-2000
	Number	Percent	Number	Percent	
Under 5 years	39	8.7%	30	9.2%	-23.1%
5 to 9 years	41	9.2%	12	3.7%	-70.7%
10 to 14 years	32	7.2%	20	6.1%	-37.5%
15 to 19 years	28	6.3%	24	7.4%	-14.3%
20 to 24 years	19	4.3%	15	4.6%	-21.1%
25 to 34 years	86	19.3%	56	17.2%	-34.9%
35 to 44 years	52	11.7%	48	14.7%	-7.7%
45 to 54 years	42	9.4%	28	8.6%	-33.3%
55 to 59 years	19	4.3%	15	4.6%	-21.1%
60 to 64 years	16	3.6%	14	4.3%	-12.5%
65 to 74 years	41	9.2%	34	10.4%	-17.1%
75 to 84 years	24	5.4%	19	5.8%	-20.8%
85 years and over	7	1.6%	11	3.4%	57.1%
Total Population	446		326		-26.9%

1990,2000 Census, SF-1

### 1.3.2 Population Projections

The following population projections were derived using a preliminary report from the Wisconsin Department of Administration (2002). The report indicates the Wisconsin population will grow by an approximate average of 3.1 percent in each of the 5-year periods between 2000-2020. Beyond 2020, the report indicates, there will likely be a slower rate of growth (between 2.2 percent and 2.7 percent) as the Baby Boomer generation age into their 60s and early 70s. These same assumptions were implemented in Table 1.3.2 for Medium Population Growth. Low and High growth were determined by subtracting 1 percent growth for low growth, and doubling the Medium Population Growth percentage for high growth. All figures were then averaged against the total estimated change in population for the Village between 1990-2000.

Table 1.3.2 indicates the Village can expect to increase by 42 people in the next twenty years if a low rate of population growth occurs and current trends continue. If a high rate of growth occurs, even though the Village has been declining in population recently, the Village can expect to increase by 104 people. The medium population growth expected for the Village is approximately 36 people by 2025 if it grows at the average state level, and recent trends are factored. It should be noted that major land use decisions, such as annexations and subdivision development, could dramatically alter the outcome of these projections.

**Table 1.3.2: Population Projections 2025**

<b>Growth Rate</b>	<b>2000</b>	<b>2005</b>	<b>2010</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>
<i>Low Population Growth</i>	400	384	392	426	435	442
<i>Medium Population Growth</i>	400	387	400	412	425	436
<i>High Population Growth</i>	400	400	424	450	478	504

*Derived from "Wisconsin Population Projections: 2000-2030 A Preliminary State-Level Report" May 2002*

*Wisconsin Department of Administration, and Village population estimates for 2000*

## 1.4 Education

As shown in Table 1.4.1, almost 88 percent of La Valle residents over the age of 25 have an educational attainment of a high school degree or higher. Almost 5 percent have a bachelor's degree or higher.

**Table 1.4.1: Educational Attainment, 2000**

	<b>Number</b>	<b>Percent</b>
<i>Population 25 years and over</i>	202	100
Less than 9th grade	18	8.9
9th to 12th grade, no diploma	7	3.5
High school graduate (includes equivalency)	116	57.4
Some college, no degree	40	19.8
Associate degree	12	5.9
Bachelor's degree	6	3.0
Graduate or professional degree	3	1.5
Percent high school graduate or higher	87.6	
Percent bachelor's degree or higher	4.5	

*2000 Census, SF-3*

## 1.5 Housing Forecasts

The following housing projections are based on three different growth scenarios, breaking out anticipated occupancy types. These projections are based on tenure percentages from 2000 Census Data, and local estimates of total housing units representing existing housing consumption and forecasting future need between 2005-2025.

The Village of La Valle refutes the 2000 Census data for housing units as inaccurate. For reasons explained in section 1.3.1, as well as the fact that utility bills are mailed to approximately 170 housing units, the Village assumes there are at least 170 units currently located within the jurisdiction. This number is the basis for the following projections.

Table 1.5.1 shows the three projection scenarios. The Medium Growth Projection uses a rate of 2.7 percent household growth observed in Sauk County between 2000-2003 from the Demographic

Services Center as prepared by the Wisconsin Department of Administration in July of 2003. The Low Growth Projection reports growth 5 percent below Medium Growth in 2025 and the High Growth Projection 5 percent above the Medium Growth projection in 2025.

Based on these three scenarios, the Village of La Valle is likely to see between 6 and 13 additional housing units in the Village by 2010. By 2025, housing growth could potentially reach 205 total units, based on a high growth rate. It should be noted that major land use decisions, such as annexations and subdivision approvals, could dramatically alter the outcome of these projections.

**Table 1.5.1: Housing Needs Projections 2000-2025**

<i>Low Growth Projection</i>	2000	2005	2010	2015	2020	2025
Owner Occupied Housing Units	124	126	129	131	133	136
Renter Occupied Housing Units	46	47	48	49	49	50
<b>Total Housing Units-Low Growth</b>	<b>170</b>	<b>173</b>	<b>176</b>	<b>179</b>	<b>183</b>	<b>186</b>
<i>Medium Growth Projection</i>	2000	2005	2010	2015	2020	2025
Owner Occupied Housing Units	124	127	131	134	138	142
Renter Occupied Housing Units	46	47	49	50	51	53
<b>Total Housing Units-Low Growth</b>	<b>170</b>	<b>175</b>	<b>179</b>	<b>184</b>	<b>189</b>	<b>194</b>
<i>High Growth Projection</i>	2000	2005	2010	2015	2020	2025
Owner Occupied Housing Units	124	129	134	139	144	149
Renter Occupied Housing Units	46	48	50	51	53	55
<b>Total Housing Units-Medium Growth</b>	<b>170</b>	<b>176</b>	<b>183</b>	<b>190</b>	<b>197</b>	<b>205</b>

*Projections by MSA based on data from the State DOA, Village of La Valle and the US Census*

**Assumptions for Preparing Housing Needs Projections**

General: Population of 326 (2000 Census); 139 housing units, 132 households (2000 US Census).

Low Growth: Based on Wisconsin Department of Administration's population growth from 2000-2003 for Sauk County less 5 percent by 2025.

Medium Growth: Based on Wisconsin Department of Administration's population growth from 2000-2003 for Sauk County (approximately 2.7% household growth annually).

High Growth: Based on Wisconsin Department of Administration's population growth from 2000-2003 for Sauk County plus 5 percent by 2025.

## 1.6 Employment and Income

Table 1.6.1 lists employed residents over age 16 by industry. Most residents (27%) are employed in the manufacturing industry. An additional 17 percent of residents (28) are employed in the educational, health, and social services industry. Most residents of La Valle currently work outside the community. Larger employment centers, like Reedsburg and Baraboo are close enough to offer a short commute and greater employment options. Locally, the largest employer is The River Mill, a restaurant located on Main Street with between 15-20 workers, most part-time. The State Bank of Cazenovia—La Valle Station is also a major employer with seven full-time workers.

**Table 1.6.1: Workers by Industry, 2000**

	Number	Percent
Agriculture, forestry, fishing and hunting, and mining	4	2.5
Construction	9	5.6
Manufacturing	44	27.2
Wholesale trade	0	0.0
Retail trade	26	16.0
Transportation and warehousing, and utilities	7	4.3
Information	8	4.9
Finance, insurance, real estate, and rental and leasing	8	4.9
Professional, scientific, management, administrative, and waste management services	0	0.0
Educational, health, and social services	28	17.3
Arts, entertainment, recreation, accommodation and food services	17	10.5
Other services (except public administration)	9	5.6
Public administration	2	1.2
Employed civilian population 16 years and over	162	100.0

2000 Census, SF-3

Table 1.6.2 lists employed residents over the age of 16 by occupation. Most residents (59%) are employed in production, transportation, and material moving, and sales and office occupations. Management, professional, and related occupations employ 25 workers (15%).

**Table 1.6.2: Workers by Occupation, 2000**

	Number	Percent
Management, professional, and related	25	15.4
Services	23	14.2
Sales and office	39	24.1
Farming, fishing, and forestry	2	1.2
Construction, extraction, and maintenance	16	9.9
Production, transportation, and material moving	57	35.2
Employed civilian population 16 years and over	162	100.0

2000 Census, SF-3

Median household income in the Village was \$36,250 in 2000. This compares lower than Sauk County and the State, at \$41,941 and \$43,791 respectively. When compared against the County and State, the Village contains a higher concentration of residents with incomes between \$50,000 and \$74,999, and a higher percentage of residents with incomes below \$10,000. See Table 1.6.3 below.

**Table 1.6.3: Median Household Income, 2000**

	Village		Sauk County	State of Wisconsin
	Number	Percent	Percent	Percent
Households	122	100.0	100.0	100.0
Less than \$10,000	13	10.7	6.7	7.1
\$10,000 to \$14,999	8	6.6	5.8	5.8
\$15,000 to \$24,999	15	12.3	13.4	12.7
\$25,000 to \$34,999	23	18.9	13.8	13.2
\$35,000 to \$49,999	22	18.0	21.0	18.1
\$50,000 to \$74,999	33	27.0	23.2	22.7
\$75,000 to \$99,999	4	3.3	9.1	10.9
\$100,000 to \$149,999	4	3.3	4.7	6.4
\$150,000 to \$199,999	0	0	1.1	1.5
\$200,000 or more	0	0	1.2	1.5
Median household income (dollars)	36,250		41,941	43,791

2000 Census, SF-3

Employment forecasts are not available for local towns, municipalities, or counties. However, the Wisconsin Department of Workforce Development prepares employment projects for 11 geographic regions within the State. The South Central region is composed of six counties; Columbia, Dane, Dodge, Jefferson, Marquette, and Sauk. Table 1.6.4 shows projected employment by occupation to year 2010.

The projections indicate the greatest employment growth in the service (+17%) and professional and related (+19%) occupations. Comparing Table 1.6.4 to Table 1.6.2 above (Workers by Occupation, 2000), it appears the greatest opportunity for growth in the Village is in the professional and management occupation. Although the Village has a high concentration of workers in the production, transportation, and material moving occupation, these occupations will grow slower than service-type industries. The increased projection for service-sector jobs follows a nation trend away from manufacturing jobs as overseas competition, increased environmental regulation, and a changing economy make domestic manufacturing more expensive for local producers.



**Table 1.6.4: Projected Employment in South Central Wisconsin, 2000-2010**

Occupational Group	Estimated employment in 2000	Projected employment in 2010	Change	Percent Change	New Jobs	Replacements <sup>(1)</sup>	Total	Average Annual Salary <sup>(2)</sup> (\$)	Hourly Wage Rate -Middle Range <sup>(3)</sup> (\$)
Total, All Occs.	405,490	451,950	46,460	11.46%	4,650	9,750	14,400	\$33,290	\$9.55 - \$19.79
Mgmt, Bus, Financial	35,230	39,310	4,080	11.58%	410	650	1,060		
Professional & Related	80,590	96,110	15,520	19.26%	1,570	1,620	3,190		
Service	76,240	89,250	13,010	17.06%	1,300	2,420	3,720		
Sales & Related	37,200	40,890	3,690	9.92%	370	1,260	1,630		
Office/Admin. Support	67,340	71,110	3,770	5.60%	380	1,410	1,790		
Farming/Fishing/Forestry	940	1,040	100	10.64%	10	30	40		
Const/Extraction	18,230	20,090	1,860	10.20%	190	340	530		
Install /Maint /Repair	14,400	15,670	1,270	8.82%	130	300	430		
Production	48,410	49,060	650	1.34%	70	1,120	1,190		
Trans/Material Moving	26,930	29,430	2,500	9.28%	250	620	870		

Source: WI Department of Workforce Development, Local Workforce Planning Section, June 2003

1 Replacements are an estimate of the number of job openings expected because people have permanently left a given occupation. Permanent exits occur if someone dies, retires, or otherwise leaves the labor force. Permanent exits also include openings resulting from someone permanently changing occupations. For example, a person leaves their job as a cashier and becomes a truck driver. Openings resulting from people changing employers, but staying in the same occupation are not included.

2 Average Annual Salary: An occupation's average hourly wage is calculated by summing the wages of all employees in a given occupation and then dividing by the total number of employees in that occupation. In most cases, the annual average salary is equal to the average hourly wage multiplied by 2,080.

3 Hourly Wage Rate - Middle Range: The middle range identifies the 25<sup>th</sup> and 75<sup>th</sup> percentiles in the hourly wage distribution for a given occupation. Fifty percent of the workers in the occupation earn wages in this range. In most cases, the entry level wage is at or below the 25<sup>th</sup> percentile.

## Element 2

# HOUSING ELEMENT

This element provides a baseline assessment of La Valle’s current housing stock. The housing characteristics of a community are an important element of a comprehensive plan. First, the physical location of housing often determines where municipal service provisions need to be concentrated. Second, the condition of housing stock is often a good indicator of social and economic conditions present within a community. Finally, identifying housing clusters of new development will often indicate where future housing is likely to locate, and what capital improvements might be necessary to accommodate new populations. The information presented in this element of the Village of La Valle’s Comprehensive Plan will provide officials with information about the current housing stock and detail occupancy characteristics. It will also list housing issues and recommendations to help guide future housing development.

### 2.1 Housing Vision

The Village of La Valle will endeavor to offer a wide array of housing choices in excellent condition. Residents will be able to find adequate housing easily and affordably within the Village and be able to stay throughout their life cycle, as their income, family, and individual needs change.

### 2.2 Housing Goals and Objectives

#### 2.2.1 Goal: Increase the quantity of senior housing within the community.

Objectives:

- Allow aging residents to remain within the community by providing senior housing that is below market rate.

#### 2.2.2 Goal: Utilize available home repair programming monies to address aging housing stock.

Objectives:

- Promote CDBG home improvement programming and advertise to local residents who may have code violations.
- Improve the appearance of the community by improving the exterior condition of local housing stock, especially older homes.

#### 2.2.3 Goal: Determine appropriate locations where new residential lots should be developed.

Objective:

- Provide developers with a preferred development area to build new homes
- Plan for development of infrastructure to service new locations

## 2.3 Housing Policies

- 2.3.1 Retain and support existing historical structures within the community.
- 2.3.2 Identify appropriate locations for new residential development in the land use plan.
- 2.3.3 Recommend use of La Valle CDBG home improvement funds for in-need properties.
- 2.3.4 Encourage the development of multi-family housing, especially for seniors.

## 2.4 Existing Housing Conditions

A majority of the information listed in the following section was taken directly from US Census 2000 sample data collected on April 1, 2000. Where possible current information is also incorporated.

### 2.4.1 Housing Stock Characteristics

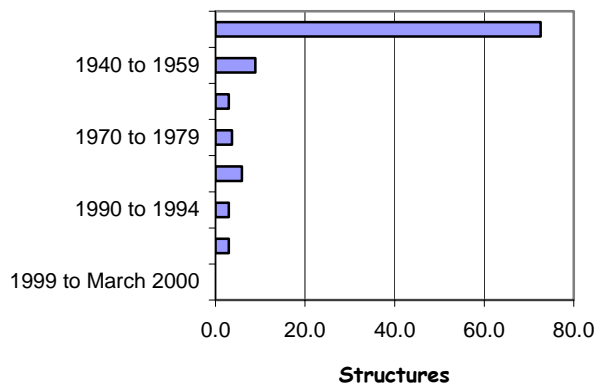
Table 2.4.1 shows the age of local housing stock by the year the structure was built. As of March 2000, a majority (73%) of the available housing stock was built prior to 1939. Anecdotal evidence suggests there were at least 6 homes built since 1998 within the Village.

**Table 2.4.1: Year Structure Built, 2000**

	Number	Percent
1999 to March 2000	0	0.0
1995 to 1998	4	3.0
1990 to 1994	4	3.0
1980 to 1989	8	5.9
1970 to 1979	5	3.7
1960 to 1969	4	3.0
1940 to 1959	12	8.9
1939 or earlier	98	72.6

2000 Census, SF-3

**Figure 2.4.1: Year Structure Built, 2000**



As indicated in Table 2.4.1a, 70 percent of the units in available housing structures are single-family (95). Two-unit homes account for an additional 15 percent (20 units); a complete listing is provided below. *Please note, anecdotal evidence indicates the actual number of 5-9 unit apartments is only one, and there are in excess of 150 single-family homes according to Village water utility estimates. Village officials feel the Census 2000 data is in error as previously noted in the document.*

**Table 2.4.1a: Units in Structure, 2000**

	Number	Percent
1-unit, detached	95	70.4
1-unit, attached	5	3.7
2 units	20	14.8
3 or 4 units	2	1.5
5 to 9 units	8	5.9
10 to 19 units	0	0
20 or more units	0	0
Mobile home	5	3.7
Total housing units	135	100

2000 Census, SF-3

Housing values for the Village generally fall below \$100,000. In 2000, the median value for a home in the Village was \$67,800. Most homes, 81 percent, range in value between \$50,000 and \$99,999. See Table 2.4.1b below. The Wisconsin Board of Realtors reports a median selling price of \$125,000 for single-family homes in Sauk County during 2002.

**Table 2.4.1b: Housing Values, 2000**

	Number	Percent
Less than \$50,000	8	10.3
\$50,000 to \$99,999	63	80.8
\$100,000 to \$149,000	7	9.0
\$150,000 to \$199,999	0	0
\$200,000 to \$299,999	0	0
\$300,000 to \$499,999	0	0
\$500,000 to \$999,999	0	0
\$1,000,000 or more	0	0
Median (dollars)	67,800	

2000 Census, SF-3

## 2.4.2 Occupancy Characteristics

According to the 2000 Census, the Village of La Valle had 139 total housing units. Of these, 94 percent (132) were occupied at the time of the Census. There were 7 vacant housing units, and 1 unit was used for seasonal, recreational, or occasional use. See Table 2.4.2.

**Table 2.4.2: Housing Occupancy, 2000**

	Number	Percent
Total Housing Units	139	100
Occupied Housing Units	132	95.0
Vacant Housing Units	7	5.0
Homeowner Vacancy rate (percent)	3.0	
Rental Vacancy rate (percent)	2.7	

2000 Census, SF-1

### 2.4.3 Housing Tenure

The Village had 132 occupied housing units in 2000. Owner-occupied units accounted for 73 percent (96) and renter-occupied units for 27 percent (36). The average household size for owner-occupied units was 2.63, and 2.06 for renter-occupied units. See Table 2.4.3.

**Table 2.4.3: Housing Tenure, 2000**

	Number	Percent
Occupied Housing Units	132	100
Owner-occupied housing units	96	72.7
Renter-occupied housing units	36	27.3
Average household size (owner-occupied)	2.63	
Average household size (renter-occupied)	2.06	

*2000 Census, SF-1*

### 2.4.4 Senior Housing

There is one senior housing facility currently located within the Village—Central Park Apartments. The facility contains eight units.

### 2.4.5 Special Needs Housing

There is no special needs housing located within the Village of La Valle beyond Central Park Apartments which offers affordable housing for seniors. The closest community that offers special needs housing is Reedsburg. Community Based Residential Facilities within Reedsburg offer diverse care including Bethesda Lutheran Group Home (for developmentally disabled), Maple Ridge Elderly Care (care for the advanced aged), and The Pines Assisted Living (for physically disabled). Adult family homes for the disabled can also be found within Reedsburg and include Baker Home, and Kiefer Adult Family Home. There are no residential care apartments, or adult daycare facilities located within close proximity of the Village. This plan does not recommend development of special needs housing within the Village due to its small size and proximity to an existing supply located in Reedsburg.

### 2.4.6 Affordable Housing

Several factors impact the varied levels of housing affordability in Sauk County. These factors include rent and mortgage payments, maintenance expenses, lot size, and required or desired amenities for the home. Household size and income are also key factors contributing to what housing options are available and accessible to residents.

Statistically speaking, those spending in excess of 35% of their total household income on housing costs may be facing affordability difficulties. The US Department of Housing and Urban Development recommends that rental-housing costs not exceed 30% of the monthly income. HUD also indicates that mortgage lenders are more willing to make loans if the scheduled mortgage payment is less than 29% of the monthly household income. The percentage of households in the Village of La Valle that pay more than 35% of their income on housing costs is lower than that of

the County (12.8%) and State (9%) among owner-occupied households, with only 7.7 percent paying more than 35%. Almost 40% pay less than 15% of their total household income on housing in La Valle.

As noted in section 2.4.1 La Valle also offers a median home value of less than \$70,000 compared to Sauk County overall at \$125,000. By all accounts affordable housing can be found in the Village of La Valle relative to Sauk County.

## 2.5 Housing Issues Raised During Planning Process

Senior housing: as the median age of residents continues to increase, residents feel there will also be an increased need for senior housing. The current supply is saturated.

Home repair loans: with more than 72 percent of homes in La Valle built before 1939, there will be continued demand for home improvement programming to maintain current stock. Funding is currently lacking and most residents don't know what programming is available. In the community survey distributed in early 2004, almost 80 percent (73/92) of respondents thought low- or zero-interest home improvements loans would be utilized by residents. Most are unaware of current programming.

Lack of buildable lots: La Valle is a small village with most platted land already developed. Other lands within the Village that are not developed are utilized for agricultural or forest uses.

Housing Variety: Respondents of the community survey identified a need for rental housing for families and young people within the Village. They also identified that there is little interest in creating dense condominium-type developments, or high-end housing.

## 2.6 Housing Recommendations

Wisconsin's Comprehensive Planning Law requires communities engaging in the comprehensive planning process to provide an adequate supply of housing needs to meet existing and forecasted housing demand.

La Valle's current housing stock meets its existing housing demand. However, if La Valle grows at the same rate as Sauk County overall, there can be expected an increased housing demand of 20 additional units by 2025.

This section provides recommendations on how La Valle can provide for future housing needs, improve the quality of the current supply, and increase the quantity of senior housing options.

### Recommendations:

2.6.1 Create a new residential zoning district that allows for mixed-use, and multiple-unit residences to encourage adequate provision for projected housing needs and to increase senior housing options.

2.6.2 Determine a suitable site for another senior housing development and prepare the site appropriately.

2.6.3 Explore creating local procedures to identify the historical significance of residential buildings before they are to be razed.

2.6.4 Create design guidelines that help preserve the historic nature of residential buildings including materials, design, and ease of assimilation into the existing neighborhood.

2.6.5 Promote available CDBG programming monies available for residential home improvement.

## **2.7 Programs**

### **2.7.1 WHEDA Home Ownership Mortgage Homes (HOME)**

The Wisconsin Housing and Economic Development Authority (WHEDA) offers the HOME loan for income-qualified applicants. The HOME loan features low down payments and below-market interest rates that are fixed for the term of your loan. For more information contact WHEDA at 1-800-334-6873, or visit [www.wheda.com](http://www.wheda.com).

### **2.7.2 WHEDA Home Improvement Loans**

The Home Improvement Loan offers a fixed interest rate loan with no equity requirement. This means the borrower can qualify for the Home Improvement Loan even if they just purchased their home. Additionally, the fixed interest rate is available up to 15 years to help allow for affordable payments. County income limits apply.

### **2.7.3 Housing Cost Reduction Initiative (HCRI)**

Local sponsors compete annually for state HCRI funds to provide assistance to reduce the housing costs of low- and moderate-income households and encourage the purchase of affordable housing units. The money may be used for a wide variety of housing activities, from closing costs and down payment assistance for home buyers, to rent and security deposit assistance for renters and homeless persons. The program uses funds to help people stabilize their housing situation, enabling individuals and families to obtain affordable housing.

Organizations that are eligible to compete for funds include local governments, housing authorities, non-profit and for-profit corporations, and Native American Indian Tribes. Information regarding the Housing Cost Reduction Initiative Program can be obtained by calling Betty Kalscheur (608) 267-6904.

### **2.7.4 Special Needs—State Shelter Subsidy Program (SSSG)**

The State Shelter Subsidy Program (SSSG) provides grants to support homeless and emergency shelter program's operations. SSSG funds cannot exceed 50% of an agency's annual operating budget. Eligible applicants are a county or municipal governing body or agency, for-profit entities, an Indian tribal government, a community action agency, or other private non-profit organization. Only generic emergency facilities and voucher programs are eligible.

DHIR distributes funds throughout the State by formula, based on past shelter use and anticipated need, to the three "regions" of the State defined by statute (Milwaukee County, Dane County and the remainder of the State).

This program is part of the Bureau of Housing, Division of Housing and Intergovernmental Relations, Wisconsin Department of Administration. It is funded through the State of Wisconsin. Information regarding the State Shelter Subsidy Program may be obtained by calling Patti Glassburn (608) 266-8273.

## Element 3

# TRANSPORTATION

This element includes a compilation of background information, visions, goals, objectives, policies, maps, and recommendations to guide the future development and maintenance of various modes of transportation in the Village of La Valle. The community survey indicated most respondents feel the current transportation system is “good”.

### 3.1 Transportation Vision

The Village of La Valle will incorporate an easily navigable street layout that offers convenient and efficient movement of vehicles throughout the community. The Village will also maintain access to the “400” State Trail offering multi-modal transportation opportunities. State Highways 33/58 will continue to provide plentiful access to other communities and through traffic will regularly stop at local shops. There will also be signage that directs visitors to local resources, sites, and significant locations.

### 3.2 Transportation Goals and Objectives

#### 3.2.1 Goal: Be an active participant in the redevelopment of STH 33/58.

Objective:

- Attend regular meetings of the WisDOT to express local desires.
- To maintain easy and efficient access to this primary transportation linkage in the planning stages of the redevelopment.
- To explore installing a traffic light at the intersection of STH 33/58.

#### 3.2.2 Goal: Encourage the maintenance and promotion of the “400” State Trail.

Objective:

- Establish annual events utilizing the “400” State Trail.
- Express to State and County officials the importance of properly funding and maintaining the Trail.

#### 3.2.3 Goal: Effectively maintain current transportation facilities.

Objective:

- Continue to provide for efficient movement of traffic throughout the Village by implementing annual upgrades as appropriate.
- Promote the maintenance of existing facilities, such as sidewalks, in locations where they exist.
- Enforce local policies concerning extension of roadway facilities for new development.

#### 3.2.4 Goal: Indicate routes to local landmarks and resources.

Objective:

- Identify important local destinations.
- Install wayfinding signage to significant natural resources in the area along STH 33/58.



### **3.2.5 Goal: Develop increased parking options.**

Objective:

- Identify locations for the development of a public parking lot, especially for people canoeing.
- Explore alternate street parking methods, including angled parking, in downtown areas.

## **3.3 Transportation Policies**

- 3.3.1 Utilize an annual roadway evaluation system, such as PASER, to determine a ranking for street upgrades.
- 3.3.2 Utilize an annual system of funding allocation, such as a Capital Improvement Plan, to ensure adequate funding for needed upgrades and repair.
- 3.3.3 Identify funding or volunteers for additional “400” State Trail maintenance.
- 3.3.4 To recommend addition of sidewalk and other pedestrian trail linkages in new residential development areas.
- 3.3.5 Consider the strategic use of “traffic calming” measures such as speed bumps, bump-outs, or roundabouts to reduce vehicle speeds.
- 3.3.6 Address the safety and mobility needs of motorists, bicyclists, and pedestrians when planning street system improvements.
- 3.3.7 Continue to defer costs of roadway extensions to access new development to the developer.

## **3.4 Existing Transportation Facilities**

### **3.4.1 Street Network**

The Village of La Valle contains State Highways, municipal streets, and town roads. STH 33/58 provides major access to other communities in Sauk County. STH 33 provides direct access to Reedsburg and bisects the Village. Municipal streets within La Valle serve to provide local access to neighborhoods and commercial districts. There is no formal grid pattern to the street layout. Three town roads enter the Village: Thompson Road on the north, Gudenschwager Road on the east, and Minicreek Road on the west. These roads provide access to rural locations within the Town of La Valle. See Map 3-1.

### **3.4.2 Transit Service**

Most communities in Sauk County are small enough that the provision of a transit system is not financially justified. As such, the Village does not provide transit service.

**Map 3-1**



### 3.4.3 Rail Road Service

There is no railroad access to La Valle.

### 3.4.4 Aviation Service

The nearest commercial airport to the Village is the Dane County Regional Airport in Madison, Wisconsin. The airport is less than an hour drive from most locations in Sauk County. There are several general aviation airports within a closer proximity to La Valle including: Baraboo/Dells Airport in Baraboo; Reedsburg Municipal Airport in Reedsburg; Sauk Prairie Airport in Prairie du Sac; and Lone Rock Tri-County Regional Airport in Lone Rock.

### 3.4.5 Pedestrian and Bicycle Transportation

The 400 State Trail (pictured at right) runs directly through the Village between Reedsburg and Elroy. The Trail Headquarters is located in the historic depot in Reedsburg. The 400 State Trail was developed on an abandoned Chicago-Northwestern Railroad bed and was named for the Chicago - Northwestern passenger train that traveled the 400 miles between Chicago and Minneapolis/St. Paul in 400 minutes. Packed limestone screenings and bridges with planked floors provide a smooth bike-riding surface.



There is no formal sidewalk policy for pedestrians within the Village, however current sidewalks are required to be maintained, and new development must also include sidewalks if there is also a new street constructed. Most existing sidewalks are located in the residential blocks near Main Street.

### 3.4.6 Highways

Locally, STH 58 bisects the Village north/south with STH 33 running east/west. There is a planned highway improvement project slated for 2006.

Regionally, Interstate 90/94 cuts across the northeast corner of Sauk County and is the strategic transportation corridor between Minneapolis and Chicago. US Highway 12, State Highways 33, 58 and 23 and County Highway H provide multiple interstate access points. US Highway 12 and State Highway 23 are the main north-south arterials; State Highways 33 and 60 function as the main east-west arterials. Almost all of US Highway 12 is scheduled to be upgraded to a four-lane road from Madison, north to the I90/94 in the next five years.

### 3.4.7 Transportation Facilities for the Disabled

There is limited elderly transportation service available through Sauk County's Volunteer Driver Escort Service.

### 3.4.8 Trucking

Twenty-four trucking firms provide over-the-road transportation in Sauk County.

### 3.4.9 Water Transportation

There is limited water transportation in the Village. Water transportation is limited to the Baraboo River and shallow-water boats, such as canoes, are utilized.

### 3.4.10 Commute to Work

Table 3.4.10 shows commuting choices for resident workers over age 16. Almost 68 percent (106) people drove alone to work. The mean travel time to work was 20.7 minutes in 2000.

**Table 3.4.10: Commuting to Work**

	Number	Percent
Workers 16 years and over	157	100.0
Car, truck, or van--drove alone	106	67.5
Car, truck, or van--carpooled	28	17.8
Public transportation (including taxicab)	0	0.0
Walked	10	6.4
Other means	3	1.9
Worked at home	10	6.4
Mean travel time to work (minutes)	20.7	

*2000 Census, SF-3*

### 3.4.11 Street Evaluation System

The Village has completed a PASER analysis of roadway condition. The analysis is used to prioritize roadway improvement scheduling. The most recent pavement rating (2003) indicates most roads are in “fair” condition or better. A rating of “fair” means the surface is aging, but there is still sound structural condition. Sealcoat or other nonstructural overlay is appropriate. Roads in “poor” condition include Hochmuth Street and River Road. These roads may be in need of patching or major overlay. Adams Street was identified as being in “very poor” condition and in need of reconstruction. Reconditioning of all streets rated lower than “fair” should be budgeted for as soon as possible.

## 3.5 State and Regional Transportation Plans

### 3.5.1 STH 33 Reconstruction

The section of STH 33 running north from Main Street is scheduled to be rebuilt in 2006. Of particular focus is the section of STH 33 between Pine Street and Main Street. Scheduled improvements include two 12-foot driving lanes with a 10-foot parallel parking lane. There will also be reconstruction of the existing storm sewer, and angle parking will be removed. There is no bike lane proposed due to proximity of the State “400” Trail.

Preliminary project reports indicate the trees present between the east sidewalk and the road will have to be taken out and that replacement vegetation should be discussed. There will also need to be added signage for the State “400” Trail. The sidewalk is lower than the road on the east side of

the roadway making stormwater drainage an issue. Erosion control also needs to avoid runoff into the Baraboo River.

Length of the project is approximately 0.13 miles. Construction estimates from 2001 indicate the project will cost \$250,000 with design and construction.

### **3.6 Transportation Issues Raised During Planning Process**

Speeding: as in most communities, there are issues with motorists speeding on local streets. With the lack of local enforcement personnel, this problem goes largely unchecked. The community survey identified speeding as a “serious problem” with most feeling stricter enforcement is needed.

Maintain access to highways: maintaining appropriate access to STH 33/58 is a top priority since it is a primary linkage to other communities and brings additional traffic through the commercial district.

Wayfinding system: there is currently no formal signage along major routes to identify special attractions and natural resources.

Traffic Volume: Respondents of the community survey identified they felt there was an increase in the volume of traffic through the Village in the past five years.

### **3.7 Transportation Recommendations**

La Valle’s current transportation system meets its existing demand. However, with planned improvements to the state highway system, especially STH 33/58, it will be important for the Village to remain active in planning efforts. There is also a need to increase the viability of multi-modal transportation through La Valle, especially considering the popular “400” State Trail bisects the Village.

This section provides recommendations on how La Valle can provide for future transportation needs and improve the quality and ease of use of the current system. See Map 3-2.

#### Recommendations:

- 3.7.1 Work with local businesses and transportation authorities to develop and install a wayfinding system that identifies important local landmarks and destinations.
- 3.7.2 Work to reduce speeding by increasing local enforcement efforts. This includes working with the Town of La Valle Police Department, and Sauk County Sheriff’s Department.
- 3.7.3 Remain in communication with the Wisconsin Department of Transportation concerning the redevelopment of STH 33/58 and participate in redevelopment discussions, boards, and commissions.
- 3.7.4 Organize a local group to clean up trash and debris along the “400” State Trail extension through the Village.

- 3.7.5 Continue to utilize PASER roadway analysis system to determine priorities for street upgrades.
- 3.7.6 Develop a formal Capital Improvement Plan to program infrastructure improvements.
- 3.7.7 Perform a parking analysis of the downtown and adjacent areas to determine appropriateness of current system and feasibility of creating an additional public parking lot.
- 3.7.8 Determine what “traffic-calming” measure the Village might be interested in and solicit bids for cost estimates.
- 3.7.9 Develop a pedestrian and bicycle plan for existing transportation corridors outside of the “400” State Trail, paying close attention to extensions from the Trail to other areas of La Valle.
- 3.7.10 Continue to transfer the cost of roadway extensions to new development back to the developer.
- 3.7.11 Maintain and improve existing crosswalks throughout the Village by regularly painting crosswalk areas and installing pedestrian signage.
- 3.7.12 Ensure that all transportation improvements are balanced with preserving community character.
- 3.7.13 Work with local organizations and clubs to promote ATV trail development.
- 3.7.14 Explore feasibility and construction grants available to build and construct a footbridge at the west end of Main Street if interpretive trails are developed in the wetland areas of Mill Pond.
- 3.7.15 Work with Sauk County Commission on Aging and other appropriate entities to identify increased transportation opportunities for disabled and aging populations.

Map 3-2





## Element 4

# UTILITIES AND COMMUNITY FACILITIES

This element includes background information, visions, goals, objectives, policies, and recommendations to guide the future development of utilities and community facilities in the Village of La Valle. As required by Section 66.1001 of the Wisconsin Statutes, the element describes location, use and capacity of existing public utilities and community facilities that serve the Village and includes recommendations for future utilities needs and upgrades.

### 4.1 Utilities and Community Facilities Vision

The Village of La Valle will offer affordable water and sewer service that operates efficiently and effectively. Fire services will provide service to area communities quickly and be properly staffed and equipped. The Village will also support local library, senior center facilities, and the La Valle Elementary School that will continue to be highly valued and utilized by the community.

### 4.2 Utilities and Community Facilities Goals and Objectives

#### 4.2.1 Goal: Maintain strong infrastructure (water, sewer, electric, La Valle Telephone Co.).

Objective:

- Ensure timely and efficient delivery of services.
- Monitor necessity for drilling a second municipal well.

#### 4.2.2 Goal: Improve local code enforcement.

Objective:

- Uphold local ordinances to make the community a better place to live.
- Work with Sauk County Sheriff's Department to enforce speed limits.

#### 4.2.3 Goal: Provide recreational opportunities for kids.

Objective:

- Develop after school recreation opportunities at La Valle Elementary.
- Utilize local parks to provide organized activities for local youth.

#### 4.2.4 Goal: Provide recreation facilities for residents.

Objective:

- Explore developing multi-use trail facilities along the location of the new dam.
- Encourage open access to Baraboo River.

### 4.3 Utilities and Community Facilities Policies

4.3.1 Continue to maintain and correct deficiencies in existing utilities and facilities in a timely and efficient manner.

4.3.2 Explore creating a Village volunteer program to establish a pool of potential volunteers for the Fire Department and other Village events, and to encourage existing and new residents to volunteer within the community.

4.3.3 Drill new municipal water well when the development of business and residential users necessitates.

## 4.4 Existing Utilities and Community Facilities Conditions

### 4.4.1 Sanitary Sewer System

The Village provides sanitary service to properties inside its borders. The design flow, in million gallons per day (MGD), is .057 MGD. In 2002, Average Monthly Flow was .058 MGD, with the months of May-August surpassing design flow. At the same time, the system is well within DNR permit limits for solids (BOD5, TSS). The 2002 Compliance Maintenance Annual Report (CMAR) shows a properly working and maintained sanitary system.

### 4.4.2 Water Supply

The Village provides municipal water to properties inside its borders. The La Valle Waterworks includes one well capable of 288,000 gpd. Between the years of 1994-1998, average daily consumption was between 40,000 and 45,000 gpd with a maximum day of 165,000 gpd. The supply is sufficient for current usage. However, increases in maximum flow, especially for fire emergencies have the potential to exhaust the current system especially if there is increased demand placed on the system through increased development. A 2000 DNR evaluation of the water system indicated a possible need for a second well to “greatly improve the water system reliability”. La Valle is still monitoring this need.

Problems of the water system have included waterloss from total pumped from wells to total metered. Water loss in 1998 was 17% (2,449,000 gallons). Additives to the water system include chlorine, fluoride and periodically caustic soda if lead is an issue.

### 4.4.3 Storm Sewer System

There is limited curb and gutter within the developed areas of the Village. Some recent development has also necessitated installation of proper drainage facilities, including new drainpipes at La Valle park installed in 2003. The storm sewer system drains to the Baraboo River.

### 4.4.4 Solid Waste Disposal/Recycling Facilities

The Village contracts through Peterson’s Sanitation, 1640 Maple Street in Reedsburg, for waste disposal and recycling service.

### 4.4.5 Community Facilities

La Valle maintains a joint Village Hall/Library on Main Street (image at right). The La Valle Swimming Pool and La Valle park are also community facilities operated by the Village. See Map 4-1.



**Map 4-1**



#### 4.4.6 Post Office

The La Valle Main Office is located at 106 E. Main Street.

#### 4.4.7 Fire Protection

The La Valle Fire Department is located on Main Street. It is a volunteer department jointly run by the Village and Town of La Valle. There are 33 volunteer members of the department and equipment includes two pumper trucks, two tanker trucks, one first responder vehicle, and a water rescue vehicle. There are also two pick-up trucks used as “grass-rigs” for prairie fires.



#### 4.4.8 Law Enforcement

The Village receives police service from the Sauk County Sheriff's Office. The Sauk County Sheriff's Office has 88 full time employees. There are (14) Administrative positions which include a Chief Deputy, an Administrative Assistant, a Captain of the Security Division with two Security Sergeants, a Captain of the Field Services with three Patrol Division Lieutenants, three Patrol Sergeants, one Detective Sergeant, and one Communication Division Sergeant.

#### 4.4.9 Rescue/Emergency Medical Services

There is first responder service available through the La Valle Fire Department.

#### 4.4.10 Health Care Facilities

There are three main health care facilities located in Sauk County: Reedsburg Area Medical Center, St. Clare Hospital, and Sauk Prairie Memorial Hospital.

Reedsburg Area Medical Center is an independent, nonprofit organization that is locally controlled. The modern facility has of 53 acute care beds, 50 long term care beds, and eight day care surgery beds. RAMC offers the most progressive techniques in medicine and state-of-the-art technology, while retaining warm, personalized care for each patient. The Emergency Department is staffed 24-hours a day with specially trained emergency room physicians. The Urgent Care Center is open weekday evenings, weekends and most holidays.

St. Clare Health Services, Baraboo, WI, includes a 100-bed acute care hospital, a 100-bed long-term care facility with a 20-bed assisted living wing, and a health care foundation. The hospital has a state of the art full-time emergency department and an urgent care clinic. Other services include a dialysis center and urgent care clinic in neighboring Lake Delton, WI.

Sauk Prairie Memorial Hospital & Clinics (SPMH & C) is located in Prairie du Sac, Wisconsin and operates four primary care clinics in Lodi, Black Earth, Plain, and Spring Green. The hospital facility features 36 acute care beds and a full array of outpatient departments. Approximately 30 physicians

serve as full-time active members of the medical staff, while another 65 physicians offer consulting and courtesy services. The hospital has a full-time emergency department as well as an urgent care clinic.

#### **4.4.11 Library**

The La Valle Public Library is located at 101 W. Main Street. It is part of the Sauk County Library system which contains 9 libraries. The system offers over 100 adult programs and 1,000 children's programs. Patrons have access to audio and video resources, the internet, and over 232,000 book volumes.

#### **4.4.12 Schools**

The Village has one local elementary school, Ironton/La Valle Elementary, in the Reedsburg School District. There are 5 other elementary schools in the district. Enrollment for Ironton/La Valle Elementary is 108 students for the 2004 school year. The Reedsburg School District has three outlying schools and all are low in enrollment numbers, however, schools located within Reedsburg are at capacity. Maintaining the outlying school facilities is necessary at this point in time. The Webb Middle School and the Reedsburg Area High School are both located in Reedsburg. Jurisdictional boundaries, including school district boundaries, are shown on Map 4-2.

Higher education opportunities in the region include the Madison Area Technical College – Reedsburg Campus which awards associate degrees, technical diplomas, certificates and apprenticeships, and offers classes that transfer to four-year degree programs. UW-Baraboo/Sauk County offers freshman/sophomore-level university instruction leading to an Associate of Arts degree. After building an academic foundation at UW-Baraboo/Sauk County, students can continue their work towards a bachelor's degree at a UW baccalaureate campus or other schools of their choice.

#### **4.4.13 Child Care Facilities**

There are no commercial child care facilities located within the Village. Formal child care is available in Reedsburg, and informal care is available locally with friends and neighbors.

#### **4.4.14 Parks and Recreation Facilities**

The Village of La Valle maintains one local park—La Valle Park. It includes a softball field, there is also a swimming pool located on Union Street.

County parks near La Valle include Redstone Park and Hemlock Park. Located on Lake Redstone, Redstone Park offers a swimming beach, playground and picnic pavilion. The park is near La Valle on Douglas Road. On the north end of Lake Redstone, just off Highway F, is the Redstone Boat Landing. Handicap accessible restrooms are provided. Both of these have an entrance fee. Located outside of La Valle on Dutch Hollow Road, Hemlock Park has a boat landing, playground, picnic area and an accessible fishing pier. Handicap accessible restrooms are provided.



**Map 4-2**





#### **4.4.15 Electricity and Natural Gas**

Electric service is through Oakdale Electric and natural gas service is provided through Alliant Energies.

#### **4.4.16 Telephone and Television Services**

La Valle Telephone Co. provides telephone service. Charter Communications provides cable service.

#### **4.4.17 Cemeteries**

There are two cemeteries located in the immediate La Valle area: Universal (Doering) Cemetery, and Big Creek Cemetery.

### **4.5 Issues Raised During Planning Process**

Lack of local police protection: the Village receives police protection from the Sauk County Sheriff's Department. The absence of local police is realized in such local issues as speeding.

Local ordinance enforcement: with limited staffing levels, some ordinances are hard to enforce or go unrecognized.

No youth facilities: there are no community youth facilities for local kids to attend. This leads to inactive children, or in some instances unlawful behavior.

Vitality of La Valle Elementary: residents of La Valle greatly value the local elementary school and wish to make certain it is maintained within the community.

### **4.6 Recommendations for Community Utilities and Facilities**

La Valle's current utility system meets its existing demand. However, expanding the municipal water service to include a second well is a short-term priority. There is also a need to increase the enforcement of local ordinances, and to increase participation in volunteer services including the La Valle Fire Department. Increased recreational facilities and youth facilities have also been identified as a long-term need.

This section provides recommendations on how La Valle can continue to provide sufficient delivery of services to the local community, and plan for increased efficiency and capacity.

#### Recommendations:

4.7.1 Drill a second municipal drinking well as soon as funding becomes available.

4.7.2 Upgrade current utilities (La Valle Telephone Co, etc.) incrementally over time to continue to provide exceptional service.

4.7.3 Increase working relationship with local police authorities including Sauk County Sheriff's

- Department and Town of La Valle Police Department to increase local code enforcement. Pursue joining Town of La Valle Police Department.
- 4.7.4 Work with the Reedsburg School District to increase local youth programming at La Valle Elementary, especially after school activities.
- 4.7.5 Develop a parks and open space plan for existing and planned open space and recreation facilities within the Village. Include the new Baraboo River area recently transferred to the Village by the WDNR as a passive recreation area.
- 4.7.6 Identify increased areas for access to the Baraboo River and sign appropriately.
- 4.7.7 Encourage Village residents to volunteer for the Fire Department and other essential and non-essential community activities and services.
- 4.7.8 Work with residents to identify how the Village can best deliver or contribute to a variety of children and adult learning programs through the La Valle Library.
- 4.7.9 Explore development of a volunteer coordinator position – either paid or unpaid – to manage the community’s volunteer base and promote opportunities to increase community involvement and interaction.

#### **4.7 Forecasted Utilities and Community Facilities Needs**

Population is not expected to increase significantly, so many services and facilities are also not likely to necessitate major upgrades. However, the addition of a second well would provide more flexibility in the operation of the water system. This is a long-term need and would be necessitated by increases in the local population. Looping dead-end mains or installing hydrants for flushing purposes will also make for a more manageable water system.

Increased local enforcement of existing codes and ordinances is also a short-term need. Joining the Town of La Valle Police Department and extending police service would increase local capacity for dealing with enforcement issues. See Table 4.7.1.

**Table 4.7.1 Community Facilities Needs Table**

<b>Utilities/Facilities</b>	<b>Approximate Timeframe</b>	<b>Comments</b>
Sanitary Sewer	Mid-Term	expansion only necessary with new development
Water Supply	Short-Term	drill new well as soon as possible to supply more reliable service, especially in a water emergency
Storm Sewer	Long-Term	plan for on-site retention and detention of stormwater in new developments
Solid Waste	n/a	private service provider used
Community Facilities	n/a	current facilities are adequate
Fire Department	Long-Term	Fire district would like new fire engine to provide increased service to surrounding communities
Police	Mid-Term	discuss combining efforts with Town of La Valle Police Department
Parks	n/a	current facilities are adequate

Short-Term: approximately 1-4 years in the future

Mid-Term: approximately 5-8 years in the future

Long-Term: approximately 9+ years in the future

## Element 5

# AGRICULTURAL, NATURAL & CULTURAL RESOURCES

This element includes an analysis of existing agricultural, natural and cultural resources in and around the Village of La Valle. The chapter presents existing conditions, visions, goals, objectives, policies and programs for the conservation and promotion of effective management of agricultural, natural and cultural resources in the Village. The rural heritage of La Valle is especially important to local residents, and the natural features of the area very much define local identity.

### 5.1 Agricultural, Natural and Cultural Resources Vision

The Village of La Valle contains many scenic and natural wonders that will be carefully preserved and utilized to help create a community identity. Historic buildings and places will be more fully embraced and many local festivals will center on the rich heritage of the Village. Agricultural preservation efforts will also help to maintain a low rural density.

### 5.2 Natural Resources Goals and Objectives

#### 5.2.1 Goal: Maintain quality and diversity of natural areas.

Objective:

- Encourage WDNR monitoring of local waterways.
- Encourage preservation of privately owned local forestland.
- Help to preserve local habitat for threatened or endangered wildlife.

#### 5.2.2 Goal: Provide opportunities for safe access and activity along the Baraboo River.

Objective:

- Develop multi-use trail and canoe launch areas along the Baraboo River.
- Encourage plentiful access to areas along riverway.

### 5.3 Natural Resources Policies

5.3.1 Explore preservation of forestland through public ownership by gift or donation.

5.3.2 Establish guidelines for development locating near the Baraboo River corridor so that the use does not interfere with river access and viewsheds.

5.3.3 Identify environmental standards, and best practice recommendations for new businesses locating in the Village, especially along the Baraboo River corridor.

## 5.4 Cultural Resources Goals and Objectives

### 5.4.1 Goal: Preserve historical structures and places within the Village.

Objective:

- Form local chapter of the Historic Preservation Society to record and preserve historic structures.
- Encourage rehabilitation of historic structures using appropriate design elements and materials.
- Encourage upkeep and viability of local churches

### 5.4.2 Goal: Work more closely with the local Amish community.

Objective:

- Invite Amish leaders to meetings of the Village.
- Work with local businesses to provide and market Amish goods.

## 5.5 Cultural Resources Policies

5.5.1 Provide support for the preservation of historic resources.

5.5.2 Observe historic preservation recommendations concerning appropriate building materials and design elements as documented by the Nation Trust for Historic Preservation.

## 5.6 Agricultural Resources Goals and Objectives

### 5.6.1 Goal: Preserve active farmlands.

Objective:

- Protect existing farmland from development pressures.
- Explore programs, such as the Conservation Reserve Program, that seek to maintain prime soils and cropland.

### 5.6.2 Goal: Maintain agricultural heritage.

Objective:

- Preserve agricultural structures, such as barns, that evoke a sense of rural character.
- Provide adequate services to sustain surrounding agricultural operations.
- Keep residential densities low, and encourage infill development and new development to observe design cues, heights, and setbacks present in older structures.



## 5.7 Agricultural Resources Policies

5.7.1 Discourage development of agricultural land, especially development that is not consistent with surrounding uses.

5.7.2 Encourage development to occur in areas that are developed and more easily served with utilities and public services.

## **5.8 Agricultural Resource Inventory**

### **5.8.1 Active Agriculture**

There are several active agricultural sites within the Village with the largest occurring in the northeast corner of La Valle near STH 33/58. Residents have identified working agricultural, and low density as a positive attribute to be preserved.

### **5.8.2 Productive Farmland Soils**

Prime farmland soils are sporadic throughout the Village corporate area. The prime farmland designation indicates Class I or II soils. These class designations refer to the quality of soils for growing crops and are based on United States Department of Agriculture (USDA) classifications. Class 1 soils are the best soils in Sauk County for growing all crops. Class 2 soils are also very good agricultural soils, however, they may be prone to wetness and are therefore less desirable than Class 1 soils. It should be noted that not all prime farm soils are used for farming; some have been developed with residential or other uses. The “prime farmland” designation simply indicates that these soils are good productive farmland. The greatest concentration of prime farmland is located east and south of the Baraboo River. See Map 5-1.

## **5.9 Natural Resource Inventory**

Portions of the Baraboo River and Mill Pond are located within the Village. Nearby, Lake Redstone and Dutch Hollow Lake contribute to the diversity of the local wildlife and landscape. Active forestlands surround the Village, and significant wetland environments are located in the southeast and northwest portions of the Village. See Map 5-2.

### **5.9.1 Topography**

The Village of La Valle is nestled between rich agricultural and forestlands. While there are gentle rolling hills approaching the Village, most of the built environment is located on relatively flat land. La Valle contains wetland along the southern boundary running the length of the Baraboo River, Mill Pond area.

### **5.9.2 General Soils Information**

Map 5-3 shows soil classifications for the La Valle area. Class I, II, and III soils cover a majority of the area within the Village. Class one soils have few limitations that restrict their use. Class II soils have some limitation such as wetness, erosion, or droughtiness that require conservation practices. Class III soils have many limitations with special management practices.

There are sections of Class IV, V, and VI soils near the corporate limits of the Village. 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 and stoniness. Class VI soils have limitations that make them generally unsuitable for cultivation and limit use to pasture, woodland or wildlife.

Located sporadically throughout the Village there are some Class VII or VIII soils. Class VII soils have very severe limitations that restrict their use to pasture, woodland and wildlife. Class VIII soils have very severe limitations and use is generally restricted to recreation and wildlife.

Map 5-1





Map 5-2



Map 5-3



### 5.9.3 Watershed/ River Basins

The Narrows Creek and Baraboo River (NBR) Watershed drains 175 square miles of land in Sauk County. The watershed is part of the Lower Wisconsin River Basin. Land use in the watershed is mainly agricultural, and is currently dominated by dairy farming. There are two urban areas in the watershed, the city of Reedsburg and the village of West Baraboo. A large portion of the watershed population lives outside incorporated areas, in small enclaves of residential development or on farmsteads.

Approximately 84% of the sediment deposited in streams annually is derived from agricultural upland erosion. The NBR watershed project has a 28% overall sediment reduction goal. The 427 animal lots found within the watershed contributes approximately 22,851 pounds of phosphorus annually to the area lakes and streams. The NBR watershed project has a 64% overall phosphorus reduction goal. The NBR watershed project started in 1989 and is slated for completion in 2004.

### 5.9.4 Groundwater

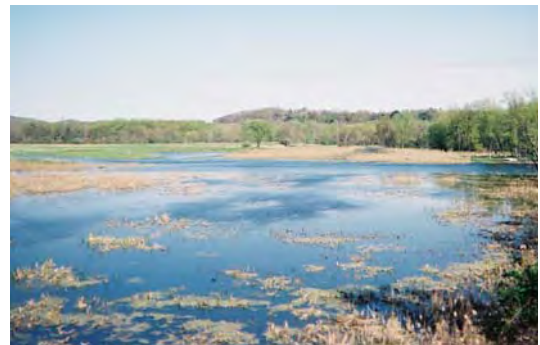
Groundwater is currently is good supply with only chlorine, fluoride, and occasionally caustic soda added. There has been identified a need for a second municipal well in the near future.

### 5.9.5 Stream Corridors

The Baraboo River divides the Village. The Baraboo River flows approximately 100 miles from its headwaters near Hillsboro to its confluence with the Wisconsin River south of Portage. Its watershed encompasses 650 square miles, or about 415,000 acres. The Baraboo River was a major contributor to the settlement of La Valle because its flowing waters were appropriate for turning mill wheels.

### 5.9.6 Surface Water

Existing surface waters within the Village include the Baraboo River and Mill Pond (image at right), located in the southwestern corporate limits.



### 5.9.7 Floodplains

Floodplain areas are designated by the Federal Emergency Management Agency (FEMA). Designated areas are those that are prone to flooding during a 100-year storm event adjacent to navigable waters. Floodplains within the Village are located adjacent to the Baraboo River. Most of the land immediately south of La Valle is wetland and is located within the floodplain.

### 5.9.8 Wetlands

There are significant wetland areas just south of Village limits along the Baraboo River. These areas are habitat to a variety of aquatic plant and animal life. Map 5-2 indicates that west of Pearson Street in the northern Mill Pond area there may also be endangered species.

### 5.9.9 Woodlands

There are several areas within the Village where stands of deciduous forestland exist. Primary locations include the southern Mill Pond area, and lands just north of corporate limits. A small stand of coniferous forest can be located on the northern edge of La Valle where STH 33/58 exits the Village.

### 5.9.10 Steep Slopes

There are a few areas with slopes greater than 12%, nowhere do slopes exceed 20%. The northern portion of the Village along STH 33/58 contains some steep slopes, as does the far northwest corner where the "400" Trail exits La Valle.

### 5.9.11 Rare Species Occurrences/Wildlife Habitat

The following table lists sensitive elements that may be located in the Village of La Valle. Information presented is from the Wisconsin Natural Heritage Inventory database available through the Department of Natural Resources and is described at the township level.

Group	Scientific Name	Common Name
Community	Dry cliff	Dry cliff
Community	Hemlock Relict	Hemlock Relict
Community	Moist Cliff	Moist Cliff
Community	Northern Mesic Forest	Northern Mesic Forest
Community	Pine Relict	Pine Relict
Community	Floodplain Forest	Floodplain Forest
Bird	Buteo Lineatus	Red-shouldered Hawk
Plant	Adoxa moschatellina	Musk-root
Plant	Lycopodium Porophilum	Rock clubmoss

### 5.9.12 Open Space/Environmental Corridors

There is one existing park within La Valle, La Valle Park. Open space corridors are plentiful along the Baraboo River corridor and residents would like to see adequate access and vistas maintained along this resource. Future development of riverfront property may include additional recreation opportunities including multi-use trails and canoe landings.

### 5.9.13 Nonmetallic Mineral Resources

There are no areas in the Village that are currently used for extraction of nonmetallic mineral resources. The nearest mining facility located in Ironton is now closed. The facility was used for iron extraction which was then shipped north to Mauston.

## 5.10 Cultural Resources Inventory

### 5.10.1 Historic Resources

The suitability for a dam and grinding mill on the Baraboo River originally brought settlers to La Valle. A mill was constructed and contained a feed mill that operated until 1980. The mill also generated electricity until 1970. The dam is currently being reconstructed. The mill is an antique shop.

Much of the development in La Valle can be traced to the railroad. La Valle became the rail center of the northwestern corner of the county and a vibrant community built up in the 1880s. The former railroad corridor is now part of the historic “400” multi-use trail.

The Wisconsin Historical Society’s Architecture & History inventory database lists seven historic buildings located within the Town/Village of La Valle. A full listing can be located at [www.wisconsinhistory.org](http://www.wisconsinhistory.org).

### 5.10.2 Archeological Resources

The Wisconsin Historical Society has not recorded any significant archaeological sites in the immediate La Valle area.

### 5.10.3 Community Design

The Village of La Valle is a small community with strong agricultural heritage. There are a few historic structures that identify the unique character of the place. A modest commercial corridor exists along Main Street with small-lot residential neighborhoods built on either side. Most homes were built prior to 1939 and are two-story colonial-type structures. Preservation of setbacks and building heights in older neighborhoods should be observed as infill development replaces buildings that have been torn down. The compact nature of these older neighborhoods also increases the pedestrian friendliness of these places and enhances “small town” community character.





#### 5.10.4 Recreational Resources

La Valle is fortunate to have the popular “400” State Trail run directly through its boundaries. This multi-use trail is open to snowmobiles in the winter, and is a popular biking trail in warmer months. The Baraboo River also affords a variety of recreational activity including fishing and canoeing.



#### 5.11 Agricultural, Natural, and Cultural Resources Issues

Active Farmland: in the community survey most residents identified a desire to keep active farms viable into the future, but to balance the farmer owner’s desire to sell the land for other uses should farming no longer be a viable use of the land. Survey respondents indicated that if active farmland were to be converted to other uses they would prefer the land be used for housing or wildlife areas.

Preservation of Natural Environment: respondents of the community survey indicated a desire to preserve existing woodlands, wetlands, and river corridors in La Valle. They believe this can be accomplished through better enforcement of existing regulations.

Neighborhood Beautification: the community survey identified a strong desire for neighborhood beautification projects. Additionally, the survey indicated that allocation of tax dollars for these projects would be a good use of public funding, and that they would pay more for them.

Preservation of Parks and Open Space: the La Valle community cherishes the parks and open spaces available to the public for recreation. According to the community survey, most respondents feel these resources should be maintained even if it means increases in the tax levy.

#### 5.12 Agricultural, Natural, and Cultural Recommendations

La Valle owes most of its history to the agricultural and natural resources located nearby. The Baraboo River provided the means to build a feedmill which allowed the agricultural economy to grow. The fertile soils and availability of water also helped the area to develop a strong local economy. Many of the cultural features of the area, the historic buildings and diversity of local cultures (including the Amish), can also be attributed to the rich agricultural economy made possible by the natural environment.

This section provides recommendations on how the Village can continue to preserve and enhance the local agricultural, natural and cultural resources that define La Valle.

Recommendations:

- 5.12.1 Monitor the Baraboo River area and inform DNR of instances where enforcement actions should be investigated.
- 5.12.2 Encourage preservation of privately owned forestland and promote programs such as the Managed Forest Law to help preserve natural forest areas.
- 5.12.3 Promote existing best management practices (BMPs) along Baraboo River to preserve riverbanks and enhance viewsheds along the resource.
- 5.12.4 Form a local chapter of the National Historic Preservation Society and perform an historic resources inventory for the La Valle area.
- 5.12.5 Develop a packet of historic preservation information to distribute to interested residents and businesses. Also consider developing a local walking tour pamphlet with routes and descriptions of historic local buildings and places.
- 5.12.6 Draft design guidelines, especially for downtown development, that focuses on maintaining a Main Street appeal (low setback, pedestrian friendly, window storefronts, etc.). Explore adding these guidelines to a downtown business overlay district.
- 5.12.7 Work with local churches to ensure the structures remain standing and in good repair because they help strengthen the cultural identity of La Valle.
- 5.12.8 Increase avenues of communication with the local Amish community to forge partnerships and embrace the cultural uniqueness of the La Valle area.
- 5.12.9 Promote awareness of agricultural preservation programs, including the Conservation Reserve Program, and invite agricultural experts from agencies including the UW-Extension to identify methods to help keep local farming operations viable.
- 5.12.10 Focus development pressure on infill development before increased farming lands are developed for residential uses.

## **5.13 Programs**

A complete list of Agricultural, Natural and Cultural Resource Programs is provided in **Appendix D**.

## Element 6

# ECONOMIC DEVELOPMENT

The Economic Development element includes visions, goals, objectives, policies and recommendations to help guide development of economic resources within the Village. This element also includes an assessment of local strengths and weaknesses with respect to attracting and retaining businesses, and identifies possible environmentally contaminated sites.

### 6.1 Economic Development Vision

The Village of La Valle will contain many unique businesses, a variety of services, and ample employment opportunities for local workers. The local economy will be vibrant with residents patronizing many of the local establishments for basic needs, entertainment, and for services. The downtown will also be very active, containing many revitalized historic facades, and acting as a source of local pride for residents.

### 6.2 Economic Development Goals and Objectives

#### 6.2.1 Goal: Maintain and enhance small business community

Objective:

- Create a local economic development and promotion entity.
- Enhance viability of local businesses through incentive programming and development assistance.
- Discourage development of large “big box” commercial within the Village.
- Promote the redevelopment of existing properties and historic structures for retail use.
- Encourage development of an array of local services.
- Explore development of a downtown design ordinance to identify the commercial district as unique and attractive.



#### 6.2.2 Goal: Identify ways to capitalize on proximity to Reedsburg/Dells area.

Objective:

- Partner with existing Chamber of Commerce in Dells, or Reedsburg areas to get local businesses and events on existing websites.
- Develop signage that is posted near these higher-traffic areas identifying unique recreation and shopping opportunities in La Valle.
- Explore mutual events that will bring people to the Reedsburg/ La Valle area, such as promoting an event around the “400” State Trail.

**6.2.3 Goal: Promote the area with unique retail and tourist events.**

Objective:

- Explore further development of local antique shops to attract collector market.
- Identify unique properties within the Village that would be appropriate for antique store development.
- Explore development of an antique district, or block, within the Village with unique building features and signage.
- Advertise in local periodicals and local lakes association newsletters.

**6.3 Economic Development Policies**

6.3.1 Encourage unique design characteristics for retail and commercial buildings.

6.3.2 Discourage “big box” retail by proposing maximum square footage regulations within the Village.

6.3.3 Evaluate viability of reserving funding for a revolving business loan fund, or other economic development programming.

6.3.4 Establish a formal commercial district where development of commercial and service entities is encouraged.

6.3.5 Identify ways to enhance the entryway into the downtown particularly along STH33/58.

**6.4 Economic Development Existing Conditions**

**6.4.1 Labor Market**

Table 6.4.1 details the employment status of workers in the Village as compared to Sauk County and the State. Referring to the table, the Village is approximately similar to both the County and State overall in most categories. The Village does, however, enjoy a higher percentage of employed workers and workers where all parents who have children under 6 years of age are in the workforce as compared to both the County and State.

**Table 6.4.1: Employment Status, 2000**

	Village		Sauk County	State of Wisconsin
	Number	Percent	Percent	Percent
<i>Population 16 years and over</i>	234	100.0		
In labor force	168	71.8	71.6	69.1
Civilian labor force	168	71.8	71.5	69.0
Employed	162	69.2	68.5	65.8
Unemployed	6	2.6	3.0	3.2
Percent of civilian labor force		3.6	4.2	4.7
Armed Forces	0	0.0	0.0	0.1
Not in labor force	66	28.2	28.4	30.9

**Table 6.4.1: Employment Status, 2000**

<i>Females 16 years and over</i>	135	100.0		
In labor force	87	64.4	66.1	64.1
Civilian labor force	87	64.4	66.1	64.1
Employed	83	61.5	63.4	61.4
<i>Own children under 6 years</i>	30	100.0		
All parents in family in labor force	30	100.0	74.7	68.4
Private wage and salary workers	135	83.3	79.5	81.1
Government workers	14	8.6	10.9	12.5
Self-employed workers in own not incorporated business	13	8.0	9.1	6.1
Unpaid family workers	0	0.0	0.6	0.3

2000 Census, SF-3

Figure 6.4.1 below shows the percentage of workers by occupation within the Village in year 2000. Most workers (36%) were employed in production, transportation, and material moving occupations. A complete breakdown is listed in the Issues and Opportunities Element, Section 1.8.

**Figure 6.4.1: Workforce by Occupation**

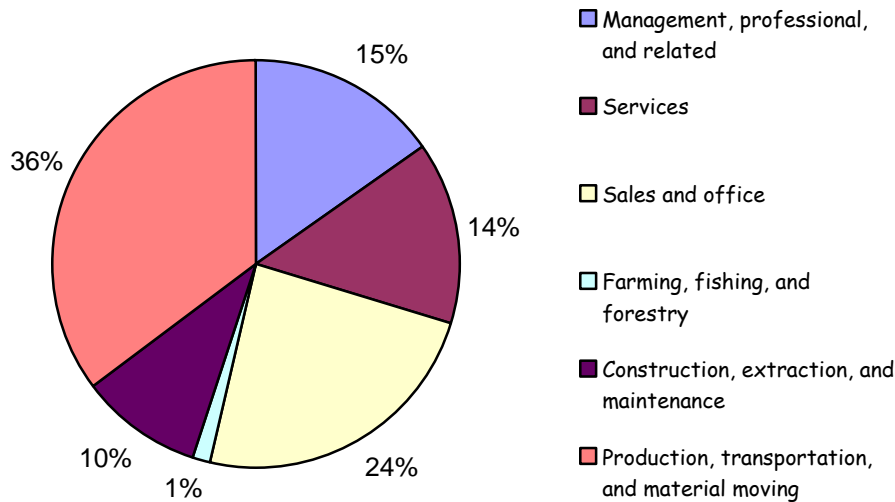


Table 6.4.1a shows workforce by industry in 2000. The Village had the highest percentage of workers employed in the manufacturing industry (27%). This is slightly higher than the County and State averages at 19 percent and 22 percent respectively.

**Table 6.4.1a: Workforce by Industry, 2000**

	Village		Sauk County	State of Wisconsin
	Number	Percent	Percent	Percent
Agriculture, forestry, fishing and hunting, and mining	4	2.5	5.3	2.8
Construction	9	5.6	7.8	5.9
Manufacturing	44	27.2	19.1	22.2
Wholesale trade	0	0.0	3.2	3.2
Retail trade	26	16.0	13.2	11.6
Transportation and warehousing, and utilities	7	4.3	4.0	4.5
Information	8	4.9	1.5	2.2
Finance, insurance, real estate, and rental and leasing	8	4.9	4.3	6.1
Professional, scientific, management, administrative, and waste management services	0	0.0	5.2	6.6
Educational, health, and social services	28	17.3	17.6	20.0
Arts, entertainment, recreation, accommodation and food services	17	10.5	12.1	7.3
Other services (except public administration)	9	5.6	3.1	4.1
Public administration	2	1.2	3.5	3.5
Employed civilian population 16 years and over	162	100.0	100.0	100.0

2000 Census, SF-3

**6.4.2 Economic Vitality: Income and Unemployment**

Table 6.4.2 shows income characteristics of Village residents as compared to both Sauk County and the State. Although the Village shows lower income levels across all categories than the County and the State, the percentage change in income between 1990-2000 is higher than the State and County overall in all income categories.

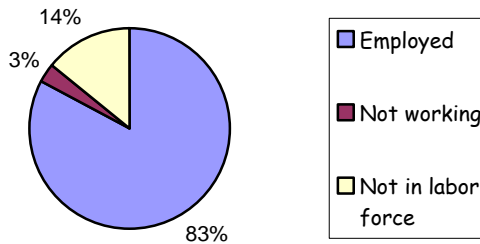
**Table 6.4.2: Income Characteristics, 1990-2000**

	1990			2000			Percentage Change 1990-2000		
	Village	Sauk County	Wisconsin	Village	Sauk County	Wisconsin	Village	Sauk County	Wisconsin
Median Family Income	\$25,625	\$31,441	\$35,082	\$42,000	\$49,091	\$52,911	64%	56%	51%
Median Household Income	\$21,250	\$26,217	\$29,442	\$36,250	\$41,941	\$43,791	71%	60%	49%
Per Capita Income	\$9,325	\$11,697	\$13,276	\$16,823	\$19,695	\$21,271	80%	68%	60%

2000 Census, SF-3

Figure 6.4.2 lists labor force participation for Sauk County residents in January 2001. Nearly 86 percent of the County’s labor force worked or sought work in 2001. This participation rate was higher than the statewide rate (72.8%) and the national rate (66.9%). It was also the highest of Wisconsin’s 72 counties and higher than Sauk County’s participation rate of the late 1990s (83% to 85%). (Source: Estimated from WI Dept. of Administration population estimates, Jan. 2001, US Census Bureau, and WI Local Area Unemployment Statistics)

**Figure 6.4.2: 2001 Labor Force Participation**



Sauk County’s unemployment rate rose in 2000 and 2001, see Table 6.4.2a. Estimates indicate the unemployment rate in 2001 was 3.6 percent.

**Table 6.4.2a: Sauk County Civilian Labor Force Data**

	1996	1997	1998	1999	2000	2001
Labor force	33,100	33,500	33,700	33,700	35,100	36,500
Employed	31,900	32,200	32,500	32,700	34,000	35,200
Unemployed	1,210	1,250	1,140	920	1,050	1,310
Unemployment rate	3.7%	3.7%	3.4%	2.7%	3.0%	3.6%

WI Department of Workforce Development, Local Area Unemployment Statistics, revised March 2002

## 6.5 New Businesses Desired by La Valle Residents

Residents and merchants prize the small business community active in La Valle. There have been expressed desires to limit the incursion of “big box” or “chain” enterprises. The quaint nature of La Valle lends itself to specialty merchandising and retail districts. The opportunity exists to expand the local antiques and collectibles market and reuse some of the historic buildings located around the Main Street corridor. Expansion of local services, and offering a greater variety of local services would also add to the appeal of the La Valle area.

The community survey identified the following businesses as desirable additions to the La Valle community: motel (bed and breakfast), restaurants, improved grocery facilities, drug store (pharmacy), and industry/manufacturing. Survey respondents felt these entities could be attracted if there were more developable land available for new business development, there was better promotion of the area, and the local business community was stronger.

## 6.6 Strengths and Weaknesses for Economic Development

Strengths: the La Valle community is steeped in agricultural tradition including a diverse supply of buildings formerly used for agricultural activities. Many of these buildings are finding new life as retail facilities, or other uses. The local business climate is good with many residents patronizing local establishments. The close proximity to historic Reedsburg and the various regional amenities therein also benefits La Valle. Transportation resources such as the “400” State Trail, as well as STH 33/58 route numerous people directly through La Valle. Proximity to Dutch Hollow Lake and Redstone Lake, as well as being located directly on the Baraboo River also increases traffic flow from visitors seeking recreational enjoyment.

Weaknesses: there is a lack of local promotion entities to focus on creating a regional identity for La Valle and promote local businesses. Start-up funds, and rehabilitation funding for business people trying to establish businesses in La Valle are also lacking. Compounding the funding issue, there is little available land located near the traditional commercial centers of the Village (i.e. state highway corridors). The downturn of the farm economy overall has also had an impact on the Village as many of the secondary businesses, such as feed mills, centered on the agricultural industry have closed. This has also lessened the need for farmers in surrounding townships to come into the Village and patronize local establishments.

## 6.7 Commercial Sites

Approximately 2 percent (3.25 acres) of land in the Village is currently used for commercial purposes. All of this land is located near STH 33 or STH 58. Available land for additional development along these transportation corridors is limited due to alternate existing uses (residential and public). The greatest opportunity for new commercial development, outside of conversion from other uses, includes the far northeast corner of the Village along STH 33/58 where a majority of the land is currently utilized as farmland. Opportunities for redevelopment include the “potato shed” on Commercial Street (pictured at right).



## 6.8 Environmentally Contaminated Sites

The Wisconsin Department of Natural Resources has identified eleven (11) sites within the immediate La Valle area that may contain contamination. See Table 6.8.1. Additional details can be found online at the following link: <http://www.dnr.state.wi.us/org/aw/rr/brrts/index.htm>.

**Table 6.8.1: Possible Brownfield Sites, La Valle**

DNR Activity Number	Activity Type	Site Name	Address	Notes
04-57-037218	Spills	CTH G	CTH G	
04-57-042935	Spills	E side of HWY 33 & 58	E side of HWY 33 & 58	
04-57-043674	Spills	Farm field	Farm field	



03-57-002684	LUST	Hartje Farm, Home & Tire Center	S1428A STH 33	
03-57-197064	LUST	La Valle Vil	305 W. Main St.	Activity closed 6/5/02*
04-57-038571	Spills	La Valle Vil - Baraboo River	Baraboo River	
09-57-296153	No Action Required	Louren (Larry) Lewis	JCT HWY 33458	
09-57-296112	No Action Required	Mcsweenyey Commercial Property	E4252 CTH V	
03-57-170585	LUST	Meyer Oil	STH 33 & 58, NE CNR	
03-57-002848	LUST	Village Pump	East St. & STH 33	Activity closed 7/18/03*
03-57-211140	LUST	Wiese Property	E2571A CTH G	

*Wisconsin DNR, BRR TS*

*\*site may no longer contain contamination*

There are several grant programs available through state and federal agencies to help ameliorate environmental contamination issues. One of these, the Blight Elimination and Brownfields Redevelopment (BEBR) program, provides up to \$100,000 for environmental assessments, and \$500,000 for environmental remediation projects to eligible communities. Grant communities are required to provide at least 25 percent of the project funding. Additional details can be found online at the following link: <http://www.commerce.state.wi.us/CD/CD-bfi-programs.html>.

## 6.9 County & Regional Programs

### 6.9.1 Sauk County

The Sauk County Development Corporation (SCDC) actively promotes economic development of all local communities within the county. SCDC acts a resource for local businesses and communities by maintaining databases of local business sites, employers, and job opportunities. The Corporation also facilitates the development of the local workforce, and promotes stewardship of Sauk County’s natural resources.

### 6.9.2 Sauk County University of Wisconsin - Extension

With an office in each Wisconsin county, Cooperative Extension develops practical educational programs tailored to local needs and based on university knowledge and research. County-based Extension educators are University of Wisconsin faculty and staff who are experts in agriculture and agribusiness, community and economic development, natural resources, family living and youth development. The Sauk County - UW Extension is located in Baraboo.

## 6.10 State of Wisconsin Economic Development Programs

### 6.10.1 State Economic Programs

A complete list of economic development programs is available in **Appendix C**.

## 6.11 Economic Development Recommendations

La Valle is positioned to establish itself as the gateway to area attractions including the “400” State Trail, Carr Valley Cheese Company, Lake Redstone, and Dutch Hollow Lake. Increasing the amount, variety of businesses in the downtown would allow the Village to capture the dollars of seasonal residents and tourists traveling to recreational destinations within the area. To aid in this endeavor, it is vital for La Valle to identify itself with unique stores and identifiable business spaces to bring increased awareness and patronage to the downtown.

This section provides recommendations on how the Village can increase its role as a commercial center in northwestern Sauk County.

### Recommendations:

- 6.11.1 Create a local economic development and promotion entity. This organization will function to promote existing La Valle businesses and attract increased new business development. Formation of the entity should include establishing boundaries and creating a Business Improvement District and exploring the creation of a business development position.
- 6.11.2 Work with the County and UW-Extension to identify local and state programming to help aid in business development and recruitment. This includes identifying start-up funding or incentive programming.
- 6.11.3 Work with local retailers and the Amish community to enhance the opportunities for development of an antique and specialized furniture district, or other niche retail within the Village.
- 6.11.4 Identify the central business district within the Village with specialized signage and implement an overlay zone to focus façade renovations on a particular style (such as turn-of-the-century, or “northwoods”).
- 6.11.5 Institute zoning that allows for redevelopment of existing housing stock along Main Street to be utilized for both commercial and residential usage.
- 6.11.6 Work with City of Reedsburg to develop mutual events, such as a “400” State Trail Bike Rally to promote La Valle and bring increased visitors to the area.
- 6.11.7 Advertise downtown events, or new businesses in area papers and newsletters including periodic publications of the local lakes association’s newsletters.
- 6.11.8 Discourage the development of “big box” or “chain retail” in the Village by promoting small business development through maximum square footage requirements and implementation of retail design guidelines.
- 6.11.9 Explore local capacity to develop and administer a revolving loan fund for façade renovation or business start-up funding.

## Element 7

# INTERGOVERNMENTAL COOPERATION

This element of the comprehensive plan analyzes the relationship of the Village of La Valle in terms of planning and decision making to adjacent local governmental units and quasi-public, regional, state, and federal governmental entities. It looks at these governmental entities' planning and land use control/growth management documents, agreements, and programs and how they relate to the Village.

### 7.1 Intergovernmental Cooperation Vision

The Village of La Valle will maintain excellent communication and cooperation with the surrounding town, sharing many local services and distributing costs equally for community facilities. Communication with Sauk County will also be strong, as will cooperation and interaction with State agencies including the WDNR and WDOT. The Village will continue to work with local organizations, the Reedsburg School District, and others to ensure a timely stream of information delivery between all parties.

### 7.2 Intergovernmental Cooperation Goals and Objectives

#### 7.2.1 Goal: Increase local police enforcement.

Objective:

- To explore joining the Town of La Valle Police service including cost and equipment sharing.
- To explore expanding the town police service to meet the needs of both communities efficiently.
- To explore regular communication with Sauk County Sheriff's Department to identify areas for increased enforcement.

#### 7.2.2 Goal: To increase communication with local entities.

Objective:

- To explore holding periodic meetings with local agencies, groups to discuss local goings-on.
- To encourage the development of a local website to disseminate meeting minutes and other local information.
- To attend meetings of the Town of the La Valle and invite Town officials to local meetings of mutual interest.

#### 7.2.3 Goal: To remain active in the STH 33/58 reconstruction.

Objective:

- To attend all meetings of the WDOT where reconstruction of STH 33/58 is discussed.
- To develop a local committee of residents, business, and area organizations to work with the WDOT.

## **7.3 Intergovernmental Cooperation Policies**

7.3.1 To formally invite pertinent groups, agencies, or entities to public meetings where the topics discussed are of known importance to the invitee.

7.3.2 To remain active on regional committees and boards of local interest.

## **7.4 La Valle's Intergovernmental Relationships**

### **7.4.1 Wisconsin Department of Natural Resources**

The recent redevelopment of the former dam along the Baraboo River was coordinated with the WDNR. Cooperation with the agency is good, and future projects in the former dam area are will be developed with WDNR oversight.

### **7.4.2 Wisconsin Department of Transportation**

Communication with the WDOT is good. With future plans to develop increased commercial development along the State Highway corridors, and improvements to STH 33/58 scheduled for 2006 additional coordination and increased communication with the Department is essential.

### **7.4.3 Sauk County**

There is good interaction between the Village and Sauk County, though it is limited. Because the Village has not grown, or expanded in recent times there has not been developed a working relationship regarding annexation, or shoreland zoning. There are also no County Highways or County Parks located within the Village, which also limits interaction between the Village and County. At the same time, police protection is provided by the Sauk County Sheriff's Department, and cooperation with County departments overall has been good.

### **7.4.4 Reedsburg School District**

Although communication overall with the Reedsburg School District is limited, there is good cooperation and programming available locally. La Valle Elementary holds after school activities, and makes the gymnasium available for community events.

### **7.4.5 Surrounding Municipalities**

The Town of La Valle completely surrounds the Village. Existing cooperation is good and includes shared fire protection. Costs for operating the Village Library and swimming pool are also shared with the Town.

### **7.4.6 Local Area Organizations**

Both the Lake Redstone Association and the Dutch Hallow Lake Association are active community groups within the La Valle area. Communication with these groups has been limited, though each organization does distribute a local newsletter to area residents.

### **7.4.7 Existing or Potential Conflicts**

There are no existing or potential conflicts on the horizon for the Village of La Valle. The Village has rarely annexed land from the Town of La Valle, and future land use planning does not necessarily dictate expansion of the corporate limits. However, the land use plan does locate some residential properties and any industrial uses just outside current boundaries. The Village will work with the Town of La Valle if property owners apply for annexation.

## **7.5 Intergovernmental Cooperation Recommendations**

As with most communities, the intergovernmental communication between the Village and area agencies and entities is not as strong as it could be. If the Village is to keep abreast of important developments or opportunities there will need to be a more concerted effort made to increase contact with pertinent agencies.

The following recommendations will help La Valle to achieve greater intergovernmental cooperation in handling local issues.

### Recommendations:

- 7.5.1 The WDOT is planning improvements along STH 33/58 in 2006. Coordination and participation with the Village is essential to ensuring adequate access is maintained, and appropriate improvement scheduling determined. An ad hoc committee should be established with local residents, businesses and other stakeholders as the construction date nears.
- 7.5.2 Begin discussion with the Town of La Valle Police Department to determine feasibility of expanding the current service to include the Village. Cost and equipment sharing, and increases in personnel should also be discussed.
- 7.5.3 Hold periodic meetings with local agencies and groups to strengthen communication and opportunities for sharing of information, programs, and concerns of mutual interest.
- 7.5.4 Work with surrounding lakes associations, local businesses, and other groups to develop a La Valle area website to promote the area, post important meeting minutes, and create increased opportunities for communication access with local officials.

# Element 8

# LAND USE

This element contains visions, objectives, policies, goals, maps and programs to guide the future development and redevelopment of public and private property. The element also contains types and densities of existing land uses within the Village and analyzes trends in the supply, demand and price of land, opportunities for redevelopment and existing and potential land use conflicts. The chapter also includes maps and land use projections.

## 8.1 Land Use Vision

The Village of La Valle will implement land use controls to help preserve the character of the community. Residential densities will be maintained and the spread of rural-residential lots limited. Commercial corridors will be thriving, as will agricultural lands. The local economy will also benefit from the development of a commercial district that complements surrounding land uses.

## 8.2 Land Use Goals and Objectives

### 8.2.1 Goal: Maintain current density levels.

#### Objective:

- Establish recommended lot size standards.
- Direct development to established, planned areas.

### 8.2.2 Goal: Update current zoning regulations.

#### Objective:

- Include a section to the zoning ordinance that includes provisions for multi-family or mixed-use zoning.
- Identify multiple zoning designations to separate and provide buffers between divergent land uses.
- Develop recommended design guidelines for special districts, like downtown commercial corridors.
- Update ordinance to utilize the same zoning classifications as the zoning map.

### 8.2.3 Goal: Develop a subdivision ordinance.

#### Objective:

- Provide regulations for new residential developments that preserves open space.
- Develop rules for new infrastructure construction including impact fees and utility extension fee schedules.
- Control transportation access points, and street layouts.
- Determine suitable areas for residential development.

### **8.2.4 Goal: Maintain plentiful open spaces, and natural areas.**

Objective:

- Restrict new development in areas along natural corridors such as the Baraboo River.
- Explore development of a parks and open space plan.
- Explore public ownership of natural areas.

## **8.3 Land Use Policies**

8.3.1 Update zoning regulations.

8.3.2 Develop subdivision regulations that are sensitive to natural areas and the agricultural heritage of La Valle.

8.3.3 Develop regulations for an overlay district for commercial corridors to include design, access, and use guidelines.

8.3.4 Preserve natural areas, and wildlife corridors that contribute to the character of the Village.

8.3.5 Prevent over development of areas that would affect Village density levels, adverse traffic impacts, and incompatible land use.

8.3.6 Develop limits on commercial building size to discourage “big box” development.

8.3.7 Discourage the conversion of commercial properties to residential use.

## **8.4 Existing Land Use**

### **8.4.1 Land Cover**

Table 8.4.1 shows the breakdown of Village land by use. This table was generated using tax assessment categories by parcel. The total for public lands was obtained by including lands not on the tax roll, which may result in higher percentages of public land as some semi-public lands (such as churches) are also included in this category.

In the Village, a majority of the acreage is dedicated to residential use (40%). Agricultural land uses are the second most dominant with 53 acres (32%). Public lands and “other” lands are the next most common land use, with 33-acres and 6-acres respectively. See Map 8-1.

Map 8-1





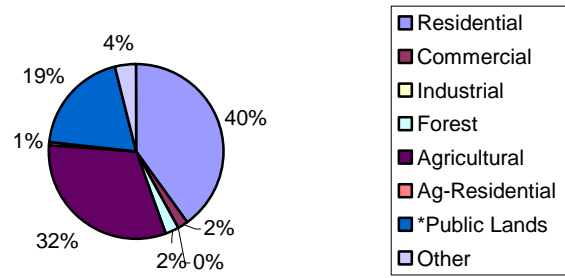
**Table 8.4.1: Village Land Use**

	Acres	Percent
Residential	67.58	40.1
Commercial	3.25	1.9
Industrial	0	0.0
Forest	4	2.4
Agricultural	53.52	31.7
Ag-Residential	1	0.6
*Public Lands	32.62	19.3
Other	6.69	4.0
<b>Village Total</b>	<b>168.66</b>	<b>100.0</b>

\*tax exempt properties

Sauk County Dept. of Planning and Zoning, 2002

**Figure 8.4.1: Village Land Use**



### 8.4.2 Net Residential Density

The residential density for the Village of La Valle is 2.0 units per acre of residential land. In 2000, that amounted to 4.80 persons per acre.

### 8.4.3 Land Use Trends

The Village lost approximately 55 housing units between 1990-2000. Although the total number of housing units has decreased, the overall percentage of available units by category has remained fairly consistent. As shown in Table 8.4.3, most residential units are single-unit detached structures. While the number of total units decreased by 40 over the last decade, the overall percentage of single-family detached homes remained fairly constant at just over 70 percent. The number of mobile homes in the village decreased by 71 percent (12) between the decades. The Table shows there are no housing units containing 10 or more units. The category of “other” decreased by 100 percent between the decades although it may be a result of Census reclassification. *(Note: anecdotal evidence suggests there has never been more than one 5 to 9 unit housing unit located within the Village)*

**Table 8.4.3: Changes in Housing Units, 1990-2000**

	1990		2000		Percent Change 1990-2000
	Number	Percent	Number	Percent	
total units	190	100.0	135	100.0	-29%
1-unit detached	135	71.1	95	70.4	-30%
1-unit attached	0	0	5	3.7	100%
2 units	23	12.1	20	14.8	-13%
3 or 4 units	2	1.1	2	1.5	0%
5 to 9 units	9	4.7	8	5.9	-11%
10 to 19 units	0	0	0	0	0%
20 or more units	0	0	0	0	0%
Mobile home	17	8.9	5	3.7	-71%
Other	4	2.1	0	0	-100%

1990,2000 Census STF-3

Most commercial properties are located along Main Street to the west of East Street. There are sporadic public and agricultural lands located throughout the Village. See Map 8-2.

#### **8.4.4 Building Permits**

The Village collects “Information Permits” (\$10) that identify the building intent of the applicant. There have been collected 58 information permits in the past 5 years (3 in 1999, 12 in 2000, 20 in 2001, 13 in 2002, and 10 in 2003). The Information Permit is passed along to the assessor for a formal inspection.

#### **8.4.5 Land Divisions**

The Village keeps track of local land divisions upon public hearing and approval by the Village Board. Land division petitioners must submit a written request to the Village to be placed on the Village Board agenda.

#### **8.4.6 Equalized Values**

According to the Wisconsin Department of Revenue, in 2002 the assessed value for real estate in the Village was \$13,000,900. In 2003, equalized values increased by 4 percent (\$504,100) to \$13,505,000 for real estate.

### **8.5 Redevelopment Opportunities**

A lack of buildable lots within the Village for both commercial and residential development is a concern. The greatest opportunity for redevelopment appears to be conversion of existing residential homes, especially large historic homes, to light commercial use such as bed and breakfast, antique, and coffee shops.

Residents would like to encourage existing commercial property located along Main Street to remain commercial. There are two specific properties in the 300 block of W. Main Street that have been converted from commercial to residential use. These properties should be redeveloped for commercial use, or mixed use with first floor commercial, when feasible.

The northeast corner of the Village is also primarily agricultural, and depending upon the farm economy the longevity of this land use within the Village may be limited. The community survey identified a preference for large-lot residential for new developments, which may include existing agricultural sites. At the same time, the survey indicated there is support for adopting a conservation subdivision-type ordinance, but that this should be voluntary on the part of the developer and not required.

### **8.6 Land Use Conflicts**

The planning process identified no land use conflicts within the Village of La Valle. With 40 percent of the land use currently utilized for residential, and an additional 32 percent occupied by agriculture, the rural character of the Village remains intact. There is no industrial development within the Village. Public (tax exempt) lands provide buffers between residential and commercial lands in most locations, and along the “400” State Trail.

Map 8-2



## 8.7 Land Use Projections

The following land use calculations assume static boundaries for the Village. The Wisconsin Department of Administration projects household growth throughout Sauk County over the next 20 years. The residential land use requirements through year 2025 are shown in Table 8.7.1 below. The calculations utilize an estimated residential acreage consumption of .78 units/acre as observed in 2000. Commercial development is expected to grow with residential increases. If the current ratio of commercial to residential land use holds constant, there will be one additional acre of commercial land developed by 2025. Agricultural land will decrease with conversion to residential and commercial land uses. There is no industrial development within La Valle nor is there any anticipated in the next 20 years.

**Table 8.7.1: Land Use Projections (moderate growth)**

Land Use	2000	2005	2010	2015	2020	2025
Residential	67.60	71.31	75.02	78.73	82.44	86.15
Agricultural	53.50	49.52	45.63	41.73	37.84	33.94
Commercial	3.30	3.57	3.75	3.94	4.12	4.31
Industrial	0	0	0	0	0	0

## 8.8 Recommended Land Use Plan

Map 8-3 shows the location of desired future land use patterns for the Village and the area immediately outside corporate limits (in the northeast).

### 8.8.1 Single-Family Residential

Single-family residential land is projected to be the most pressing need for La Valle over the next 20 years. If La Valle grows at roughly the same rate as Sauk County overall, there can be expected an additional 18.6 acres of residential land consumed by 2025. The La Valle Planning Committee has decided that most of this growth will likely occur in the northeast corner of the Village, north of Pine Street, east of East Street. There is an active agricultural site located within corporate limits that will likely see some residential development by 2025. Additional single-family residential lots will likely be developed just outside the eastern, and northeastern borders. This location offers access to STH 33/58, and is a logical location of utility extension.

### 8.8.2 Multi-Family Residential (Senior Housing)

Many residents and Planning Committee members identified senior housing as a growing need in the La Valle area. As the Baby Boomer generation reaches retirement age and beyond, the likelihood that there will be increased demand for higher-density, affordable senior housing is not endemic. Demand, nationwide is likely to spike after 2010. As such, La Valle has identified a large parcel, currently used for agriculture, in the northcentral portion of the Village for multi-family development. The intent of this land use designation is for the development of senior housing, both apartments and condos for the elderly, to be developed. The location offers good access to STH 33/58, is within walking distance from Main Street, and is located across from Hemlock Park.

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**Map 8-3**





### 8.8.3 Commercial/Mixed Use

The commercial district in La Valle has traditionally been Main Street. In recent years, there have been some conversions of storefront properties to residential use or other non-business/retail development. It is the intent of the Planning Committee that the length of Main Street, from East Street to Commercial Street be planned for commercial development. The addition of a mixed-use zoning classification in the zoning ordinance would allow for the development of first floor retail spaces with office or housing located above and would retain residential presence in the downtown area. Additional commercial development outside Main Street will continue to be evaluated on a case-by-case basis.

### 8.8.4 Parks and Open Space

Parks and open space is greatly valued within the La Valle area, with area parks well utilized and maintained. The land use plan indicates additional acquisition of passive park or open space development along the Baraboo River in the western Mill Pond area. Pedestrian and interpretive trails are considerations for future development in these identified areas.

### 8.8.5 Industrial

Although there is no industrial development forecasted over the next 20 years within the Village, the land use plan indicates an approximate location for the development of an industrial site north of the Village proper. The area along the western side of STH 33/58, north of the Village borders is across from an existing gas station, recreational equipment dealer, and light garage area. Currently the area is used for storage of watercraft off-season (picture at right). The Village of La Valle would likely direct industrial interests to this location because it clusters similar land uses, removes the use from dense residential populations, and is adjacent to a major transportation corridor within the area.



## 8.9 Land Use Recommendations

La Valle has modest diversity in land uses, and good separation between uses that allow for a livable community. To ensure continuance of a healthy environment the Village will need to take careful consideration for expanding land use categories, updating current regulatory tools, and formalizing development policies.

This section provides recommendations on how the Village can more effectively control the pattern of land development in the future.

Recommendations:

- 8.9.1 The Village should determine lot size standards for each classification of land use.
- 8.9.2 The zoning code needs to be updated to better account for the different land uses prevalent in La Valle. Expanding the categories of land use will allow decision-making bodies with more precise information to determine compatibility with surrounding land uses and allows for more control over development standards for special uses. The current zoning code also lacks some basic land use categories such as “multiple-family” residential, an identified future need.
- 8.9.3 To accommodate future land development in and near the Village there should be adopted a subdivision ordinance. This ordinance should list a fee schedule for extension of utilities that will be paid for by the developer. The ordinance should also contain a section on special subdivision requirements, such as cluster subdivisions in the event a developer approaches the Village with interest in developing a non-traditional subdivision.
- 8.9.4 A downtown overlay district ordinance should be developed to define special parameters for development of downtown businesses. This ordinance should include design guidelines including street orientation and signage, and provisions for mixed-use.
- 8.9.5 The Village needs to formalize a better process for recording applications for new construction projects and presenting them for review before the Village Board for final action.
- 8.9.6 Land use decisions need to be consistent and follow the prescribed course as defined within this plan. Major changes in the pattern of development should include an update of this plan, especially the land use plan, through official action.

## **8.10 Land Use Programs**

### **8.10.1 Zoning Regulations**

The current Planning and Zoning Ordinance was adopted in 1972. It contains provisions for residential and nonresidential districts and defines policies concerning nonconformance and variances to the ordinance. The ordinance does not contain districts for multi-family use or mixed-uses like commercial and residential. See Map 8-4.

### **8.10.2 Land Division/Subdivision Regulations**

The Village does not currently have a subdivision ordinance. It is important the Village create standards to indicate residential development standards and direct development to areas that will not create substantial impacts on the Village. Subdivision regulations serve an important function by ensuring orderly development on platted or unplatted land. These regulations would be especially important if the Village is to grow and attract new residents.

### **8.10.3 Official Mapping**

An official map reflects a community's fixed decision to locate streets, parks, and other facilities as indicated on the map. Once adopted, the community reserves the property for later acquisition. The community pays the owner no compensation until and unless it exercises its power of condemnation over the property. The Village is not obligated to obtain the sites shown on the official map but has, in a sense, a "first option" on them at the time of their sale or subdivision. The purpose of an official mapping policy is to keep the land at its current state of development and thus encourage both effective planning and lower condemnation costs. The Village does not currently have an official map.

### **8.10.4 Historic Preservation**

Historic preservation is one of the most important land use issues for maintaining the rural character of La Valle. The Village does not currently maintain a list of historic structures, and many are being demolished and replaced. Adoption of a historic preservation ordinance, that encourages proper redevelopment of historic structures, including appropriate design and materials, would help maintain historic structures that help identify La Valle.

### **8.10.5 Extraterritorial Controls**

To ensure orderly development and use of land in areas adjacent to a municipality, Wisconsin law grants communities under 10,000 population extra-territorial zoning and platting jurisdiction for areas within one and one-half miles of the corporate limits. Extraterritorial zoning (ETZ) power allows any community that has a planning commission and has adopted a zoning ordinance to prepare and provide for the enforcement and administration of an extraterritorial zoning ordinance. To enact ETZ, a joint commission with between the Town and Village would need to be established and any decision on zoning would require a vote by the majority of the members numbering 3 from the Town, 3 from the Village. In addition, extraterritorial platting power allows municipalities to grant plat approval of any subdivision within its extraterritorial jurisdiction. Also, under Wisconsin Statutes, municipalities are allowed to cooperate in planning for the growth and development of the lands within the extraterritorial area. This includes the ability to establish municipal boundaries and determine in advance the provision of municipal services.

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**Map 8-4**



## Element 9

# IMPLEMENTATION

The implementation of the Village of La Valle comprehensive plan involves decision-making by both public officials and the citizens of the community. These decisions will be measured by the concern for the welfare of the general community; the willingness to make substantial investments for improvement within the community, and the realization that certain procedures must be followed and adhered to for the continued high quality environment found within the Village. Suggested implementation measures include:

- The implementation and enforcement of regulatory ordinances and non-regulatory activities based on the goals and objectives identified in the comprehensive plan.
- The development of programs and support systems that further the goals and objectives set forth by the Village in this plan.
- The establishment and support of a continued planning process providing for periodic review and updates to the plan and land use control measures.
- The support of committees and local organizations to carry out specific community improvements as identified in the comprehensive plan.

### 9.1 Regulatory Measures

Regulatory measures used to guide development are an important means of implementing the recommendations of a comprehensive plan. Various examples, including the zoning ordinance, and subdivision regulations comprise the principal regulatory devices used to protect existing development as well as help to guide future growth and development as identified in this comprehensive plan. The Village Board officially adopts these regulatory and land use control measures as ordinances (or as revisions to the existing ordinances).

#### 9.1.1 Zoning Ordinance

Zoning is used to guide and control the use of land and structures on land. In addition, zoning establishes detailed regulations concerning the areas of lots that may be developed, including setbacks and separation for structures, the density of the development, and the height and bulk of building and other structures. The general purpose for zoning is to avoid undesirable side effects of development by segregating incompatible uses and by maintaining adequate standards for individual uses.

The establishment of zoning districts is generally conducted after careful consideration of the development patterns indicated in the comprehensive plan. Amending zoning district boundaries has the overall effect of changing the plan (unless amendments correspond to changes within the plan), therefore, it is reasonable to assume that indiscriminate changes may result in weakening of the plan. The Village Board makes the final decisions on the content of the zoning ordinance and the district map. These decisions are preceded by public hearings and recommendations of the plan commission.



### **9.1.2 Subdivision Ordinance**

Subdivision regulations serve as an important function by ensuring the orderly growth and development of unplatted and undeveloped land. These regulations are intended to protect the community and occupants of the proposed subdivision by setting forth reasonable regulations for public utilities, storm water drainage, lot sizes, street design open space, other improvements necessary to ensure that new development will be an asset to the Village. The Village Board makes the final decisions on the content of the subdivision ordinance. These decisions are preceded by public hearings and recommendations of the plan commission.

### **9.1.3 Downtown Overlay District**

Overlay districts are typically developed in conjunction with the preparation of a comprehensive land-use plan. They can provide significant improvements to delineated districts. Careful consideration of economic impacts, natural impacts, and private rights should be exercised when using overlay districts.

An overlay district is an additional zoning requirement that is placed on a geographic area but does not change the underlying zoning. Overlay districts have been used to impose development restrictions or special considerations on new development. For the Village of La Valle, these may include design specifications and parameters for mixed-use. The overlay district must be adopted as part of the zoning code by the Village Board following appropriate public hearing procedures.

## **9.2 Non-regulatory Measures**

### **9.2.1 Capital Improvement Plan**

This is an ongoing financial planning program intended to help implement planning proposals. The program allows local communities to plan for capital expenditures and minimize unplanned expenses. Capital improvements or expenditures are those projects that require the expenditure of public funds for the acquisition or construction of a needed physical facility.

Capital improvement programming is a listing of proposed projects according to a schedule of priorities over the next few years. It identifies needed public improvements, estimates their costs, discusses means of financing them, and establishes priorities for them over a four-to-six year programming period. Improvements or acquisitions considered a capital improvement include:

- Public buildings (i.e. – fire and police stations)
- Park acquisition and development
- Roads and highways
- Utility construction and wastewater treatment plants
- Joint school and other community development projects
- Fire and police protection equipment

A capital improvement plan or program is simply a method of financial planning for these types of improvements and scheduling the expenditures over a period of several years in order to maximize

the use of public funds. In addition, each year the capital improvement program should be extended one year to compensate for the previous year that was completed. This keeps the improvement program current and can be modified to the community's changing needs.

#### *Preparation of a Capital Improvement Program*

The preparation of a Capital Improvement Program is normally the joint responsibility between the community administrator or plan commission, village president, various department heads, governing body, and citizen commissions. The preparation of a capital improvement program may vary from community to community depending on local preferences, the local form of government and available staff. In communities that have a community development plan or comprehensive plan, a planning agency review of the proposed capital improvement program is desirable.

### **9.2.2 Formalized Application Process**

The Village of La Valle currently collects an "Information Permit" for new construction. The permit lists the intent of the builder and is passed along to the building inspector for later inspection. The application process should include a formal public hearing process where an elected body approves the land use and building specifications before work on the project commences. A formalized process that includes review of the proposal against this comprehensive plan, the land use plan, and inclusion of a public hearing should be implemented as standard operating procedure.

### **9.3 Consistency Among Plan Elements**

The State of Wisconsin planning legislation requires that the implementation element describe how each of the nine-elements will be integrated and made consistent with the other elements of the plan. Since the Village of La Valle completed all planning elements simultaneously, no known inconsistencies exist.

This Comprehensive Plan references previous planning efforts, and details future planning needs. To keep consistency with the Comprehensive Plan the Village should incorporate existing plans as components to the Comprehensive Plan, and adopt all future plans as detailed elements of this Plan.

### **9.4 Plan Adoption, Monitoring, Amendments and Update**

#### **9.4.1 Plan Adoption**

In order to implement this plan it must be adopted by the Village Planning Commission. After the Commission adopts the Plan by resolution, the Village Board must adopt the plan by ordinance. This action formalizes the plan document as a frame of reference for general development decisions over the next 20 years. Once formally adopted, the Plan becomes a tool for communicating the community's land use policy and for coordinating legislative decisions.

### **9.4.2 Plan Use and Evaluation**

The Village of La Valle will base all of its land use decisions against this Plan's goals, objectives, policies, and recommendations including decisions on private development proposals, public investments, regulations, incentives, and other actions.

The Village of La Valle can expect gradual change in the years to come. Although this Plan has described policies and actions for future implementation, it is impossible to predict the exact future condition of the Village. As such, the goals, objectives, and actions should be monitored on a regular basis to maintain concurrence with changing conditions.

The Plan should be evaluated at least every 5 years, and updated at least every 10 years. Members of the Village Board, Planning Committee, and any other decision-making body should periodically review the plan and identify areas that might need to be updated. The evaluation should consist of reviewing actions taken to implement the plan visions, goals and objectives. The evaluation should also include an updated timetable of actions to help realize priority goals throughout the 20-year period ending 2025.

### **9.4.3 Plan Amendments**

The Village of La Valle Comprehensive Plan 2025 may be amended at any time by the Village Board following the same process to amend the plan as it originally followed when it was initially adopted (regardless of how minor the amendment or change is).

Amendments may be appropriate throughout the lifecycle of the Plan, particularly if new issues emerge or trends change. These amendments will typically be minor changes to the plan's maps or text. Large-scale changes or frequent amendments to meet individual development proposals should be avoided or the plan loses integrity. Any proposed amendments should be submitted to the Planning Commission for their review and recommendations prior consideration by the Village Board for final action.

### **9.4.4 Plan Update**

According to the State comprehensive planning law the Comprehensive Plan must be updated at least once every ten years. As opposed to an amendment, the plan update is a major re-write of the plan document and supporting maps. The State planning law also requires that by January 1, 2010 all programs and/or actions that affects land use must be consistent with the locally adopted comprehensive plan. To meet this deadline, the Village should update its Comprehensive Plan and related ordinances on or before the year 2010.

## **9.5 Action Plan**

The plan implementation table on the following pages provides a detailed list and work schedule of major actions that the Village should complete as part of the implementation of the Comprehensive Plan. It should be noted that many of the actions require considerable cooperation with others, including the citizens of La Valle, Village staff, and local/state governments. The completion of

recommended actions in the timeframe presented may be affected and or impacted due to competing interests, other priorities, and financial limitations facing the Village.

<b>Table 9.1: Action Plan</b>		
<b>Recommendation</b>	<b>Who is responsible?</b>	<b>Schedule</b>
<b>Housing</b>		
1. Create a multiple-unit zoning designation	Consultant	Immediate
2. Determine sites for new senior housing	Village	2004-05
3. Create historic building policy	Village, Consultant	2005
4. Create new construction design guidelines	Consultant	2005
5. Better utilize and promote available CDBG home improvement programs	Village	Ongoing
<b>Transportation</b>		
1. Develop formal wayfinding signage	Village	2006
2. Work with local and County authorities to reduce speeding	Village	2004
3. Actively participate in redevelopment of STH 33/58	Village, WDOT	2006-07
4. Organize local clean-ups of the "400" Trail	Village	Ongoing
5. Analyze roadway conditions for systematic upgrade	Village, Village Engineer	Ongoing
6. Perform a parking analysis of the downtown	Consultant	2004
7. Develop cost estimates for "traffic calming" improvements	Consultant	2005
8. Develop a bike and pedestrian plan	Consultant	2005
9. Regularly maintain crosswalks	Village	Ongoing
<b>Utilities and Community Facilities</b>		
1. Drill a second municipal drinking well	Village, Consultant	Immediate
2. Continue to upgrade utilities	Village	Ongoing
3. Pursue joining Town of La Valle Police Department	Village	Immediate
4. Work with Reedsburg School District to increase local youth programs	Village, School District	2004
5. Develop a parks and open space plan	Consultant	2006
6. Identify areas for increased access to Baraboo River	Village	Ongoing
7. Work to increase volunteer activities and participation	Village	Ongoing
8. Increase children's and adult learning programs through library	Village, Sauk County Library	Ongoing
<b>Agricultural, Natural and Cultural Resources</b>		
1. Inform WDNR of instances where enforcement might be necessary	Village, WDNR	Ongoing
2. Collect information on forest preservation programs	Village	Ongoing
3. Form local chapter of the National Historic Preservation Society	Village	Immediate
4. Perform local inventory of historic buildings, places	Village, Historic Society	Ongoing
5. Establish a committee to develop design guidelines for new development	Village	2005
6. Promote agricultural preservation programming	Village	Ongoing
<b>Economic Development</b>		
1. Create a local economic development entity	Village, Downtown Businesses	Immediate
2. Work with County and UW-Ex to identify business funding	Village, County, UW-Ex	Ongoing
3. Delineate boundaries for a downtown district	Village	Immediate

**Table 9.1: Action Plan**

Recommendation	Who is responsible?	Schedule
4. Formalize annual downtown action plan with La Valle development entity including advertising and partnerships	Village, Entity	2005, Ongoing
5. Form ad hoc committee to evaluate viability of creating local redevelopment programming	Village	Immediate

**Intergovernmental Cooperation**

1. Engage Town of La Valle Police Department in discussion of expanding services, cost sharing to extend to Village	Village, La Valle PD	Immediate
2. Hold periodic meetings with local agencies and groups when pertinent	Village	Ongoing
3. Develop a village website	Village	2005
4. Develop a local committee to engage WDOT in STH 33/58 redevelopment planning	Village, WDOT	2006

**Land Use**

1. Determine minimum lot size standards.	Village	2006
2. Update zoning code to include additional land use categories.	Village, Consultant	Immediate
3. Adopt a subdivision ordinance.	Village	2006
4. Formalize a process for recording new land division and building data.	Village	Immediate
5. Observe land use plan in land use decisions.	Village	Ongoing

# Appendix A

## PUBLIC PARTICIPATION PLAN



# Appendix B

## PUBLIC MEETING NOTICES



Insert...

# Appendix C

## Economic Development Programs

**Wisconsin Department of Commerce (DOC)**

Community-Base Economic Development Program (CBED)

CBED provides financing assistance to local government and community-based organizations that undertake planning or development projects or that provide technical assistance services that are in support of business and community development. Eligible activities under the program include: planning, development, and assistance projects; business incubator/technology-based incubator grants; venture capital fair; and regional economic development grants. Cities, villages, towns, counties, tribes, and community-based organizations may apply for planning funds. Funds are available on an annual basis through a competitive application process.

Wisconsin Community Development Block Grant for Public Facilities for Economic Development (CDBG-PFED)

This program is designed to assist communities with expanding or upgrading their infrastructure to accommodate businesses that have made a firm commitment to create jobs and invest in a community. Eligible activities under the program are those improvements to public facilities, such as water systems, sewerage systems, and roads, that are owned by a general or special purpose unit of government, which will principally benefit one or more businesses and that as a result will induce the business(es) to create additional jobs and to invest in the community. A general purpose unit of government in the State with a population less than 50,000 is eligible to apply for funds under the program. Eligible projects must comply with the following criteria: businesses must create or retain, at a minimum, one full-time equivalent job for each \$10,000 of PFED funding; at least 51 percent of jobs must be made available to persons of low-to-moderate income; business investment must at least equal the PFED funding; business must demonstrate the feasibility of the startup or expansion project; government must demonstrate its financial need; and government must provide at least 25 percent of project funding. Application through the CDBG-PFED Program can be submitted at anytime.

Community Development Block Grant for Economic Development (CDBG-ED)

The CDBG-ED program is designed to assist businesses that plan to expand within or relocate to Wisconsin and invest private funds and create jobs. Each year, Wisconsin receives a certain amount of funds from the U.S. Department of Housing and Urban Development (HUD) to be used to provide Community Development Block Grants to local units of government, including counties, cities, villages, and towns, which use the funds to provide loans to local businesses. These businesses, in return for the use of the public funds, provide private investment towards the assisted activities and create job opportunities, principally for the benefit of low and moderate income individuals. Typically, the Wisconsin Department of Commerce awards between \$3,000 and \$10,000 of grant funds per full-time jobs created by the subject business. Eligible improvement projects include construction and expansion, working capital, and acquisition of existing businesses, land, buildings, and equipments. The program requires that at least 50 percent of the total eligible improvement project cost be funded through private resources, at least 51 percent of the jobs created or retained by the business be filled or made available to persons of low and moderate income, and the total amount of assistance does not exceed \$1 million. Application through the CDBG-ED Program can be submitted at anytime.

### Local Revolving Loan Fund (RLF) for Economic Development

As mentioned above, the Wisconsin Department of Commerce's CDBG-ED program provides grant funds to local units of government, who in return loan the funds to local businesses to help them structure financial packages necessary to commence start-up operations or expand present operations. The loans provided to businesses are repaid directly to the communities. When a business makes repayments to a community on a loan, including principal and interest payments, a portion of these payments may be used by the community to capitalize a local Revolving Loan Fund (RLF). A community can then use the money retained in the RLF to make additional loans to businesses wishing to expand or locate in the community. The amount of money that can be retained by a community from CDBG-ED loan repayments to capitalize an RLF is dependent on the population of the community. In administering an RLF program, a community becomes a lender and accepts all of the responsibilities of a commercial lender when it makes an RLF loan to a business.

### Industrial Revenue Bond (IRB) Program

Wisconsin's Industrial Revenue Bond (IRB) program offers cities, villages, and towns within the State the opportunity to support industrial development through the sale of federal tax-exempt bonds. The program is used by communities to build their economic base and add jobs and investment. An IRB is a long-term, usually fixed rate financing package offered primarily to manufacturing businesses for capital investment projects (construction, expansion, land, and/or equipment). Within the program, the businesses are responsible for paying the interest and principal on the loan. The local units of government are primarily participating in the program as sponsors through the application process and are not responsible for debt service, or liable in the case of default. Annually, the three application deadlines for IRB financing are January 15<sup>th</sup>, May 15<sup>th</sup>, and August 15<sup>th</sup>. The applications submitted to the Wisconsin Department of Commerce are first reviewed and scored by DOC staff and then forward to the Volume Cap Allocation Council (council that oversees the program) for review and approval or denial.

### Customized Labor Training (CLT) Program

The CLT program provides training grants to new or existing businesses within the State that are implementing new technology or production processes. It will provide up to 50 percent of the cost for customized training.

## **Wisconsin Department of Transportation (WisDOT)**

### Transportation Facilities for Economic Assistance and Development (TEA) Program

The TEA program provides funds to governing bodies, private businesses, and consortiums for transportation facility improvement projects that are necessary to help attract employers to Wisconsin, or to encourage businesses to remain and expand in the State. Funding through the TEA program is determined on the number of jobs anticipated to be created and/or retained by a proposed business expansion or construction project. The program requires a 50 percent local match, which is setup on a reimbursement basis. Applications for funds under the program occur on a quarterly basis during the fiscal year, with deadline dates of June 1<sup>st</sup>, September 1<sup>st</sup>, December 1<sup>st</sup>, and March 1<sup>st</sup>.

## **Wisconsin Department of Revenue**

### Tax Incremental Financing

In 1975, the Wisconsin Legislature enacted the Tax Incremental Financing (TIF) program. The main reason the Legislature established the program was to give cities and villages within the State a financial mechanism to help fund public works and economic development projects, which without the program would probably not occur. TIF districts can be created at any time during the year. However, if a community would like to receive the full tax revenue benefits from a specific new development within a subject TIF district for a particular year (for example, starting on January 1, 2000), the community must create the district by a resolution that is approved by the governmental body (city council or village board) prior to September 30<sup>th</sup> of that year. If the TIF district creation approval occurs after the September 30<sup>th</sup> deadline, the district will not commence until the following year (for example, starting instead on January 1, 2001). Under the first scenario, because of the public notice and hearing requirements under state statutes, to meet the approval deadline, the process must, at the latest, start by the end of July.

## **Wisconsin Housing and Economic Development Authority (WHEDA)**

### Small Business Guarantee

This program provides loan guarantees of up to 80 percent on new loans for upgrading or expanding an existing business. The maximum guarantee amount is \$200,000 on loans up to \$750,000 and \$80,000 on loans up to \$250,000 for working capital. The program is designed to assist in the acquisition or expansion of existing small businesses. Businesses interest in the program must meet the following requirements: must employ 50 or fewer full-time equivalent (FTE) positions at the time of application; must create or retain jobs; must be located in Wisconsin; and the owner(s) must have on-site management of the business. Projects eligible under the program include acquiring or expanding an existing business, expanding into a new line of business that complements the existing business or mixed use properties. Interested parties can apply for loans under the program at anytime.

## **U.S. Economic Development Administration (EDA)**

### Public Works and Development Facility Grant Program

Under this program, grants are provided to help distressed communities attract new industry, encourage business expansion, diversify local economies, and generate or retain long-term, private sector jobs. Among the types of projects funded by the program are water and sewer facilities that primarily serve industry and commerce; access roads to industrial parks and sites; port improvements; and business incubator facilities. Priority consideration is given to projects that improve opportunities for the successful establishment or expansion of industrial or commercial facilities; assist in creating or retaining private sector jobs in the near term, as well as providing additional long-term employment opportunities; benefit the long-term unemployment and member of low-income families residing in the area served by the project; fulfill a pressing need of the area and can be started and completed in a timely manner; and demonstrate adequate local funding, with evidence that such support is committed. An area will be eligible for submitting an application for a grant if it meets one of the following criteria: average local unemployment for the most recent 24-month period is one percent greater than the national average; local per capita income level is 80

percent or less of the national average per capita income level; or a special need's case (substantial economic distress), as determine by EDA. To be eligible for a project grant, the application for assistance must include a Comprehensive Economic Development (CED) Strategy acceptable to EDA. Up to \$1,000,000 can be funded under the program. EDA will participate from 50 percent to 80 percent of project costs. Eligible applicants include towns, villages, cities, Indian tribes, and economic districts. Applications may be submitted year round.

## **Rural Development**

### Business and Industry Guaranteed Loan Program

This program provides loan guarantees of up to 80 percent for eligible projects. Maximum guarantee of \$10 million for each business. The program was established to improve, develop, or finance business, industry, and employment and to improve the economic and environmental climate in rural communities. An eligible applicant is any legal entity organized and operated on a profit or non-profit basis, including individuals, public and private organizations, and federally recognized Indian tribal groups. Borrowers must be proposing to engage in improving, developing or financing business, industry, and employment and improving the economic and environmental climate in rural areas. The community in which the project is located must have a population of less than 50,000. Eligible projects include business start-ups, expansions, and acquisitions. Applications may be submitted at any time.

### Community Facility Loan Program

This program provides loan guarantees of up to 90 percent for eligible projects; however, unless extraordinary circumstances exist, typically the program will guarantee up to 80 percent. The program is designed to construct, enlarge, extend, or otherwise improve public and community facilities that provide essential services in rural areas and towns with populations of less than 50,000. Eligible applicants for the loan program include municipalities, counties, special purpose districts, Indian tribes, and non-profit corporations. The applicants must demonstrate that they are unable to obtain the loans from private or cooperative lenders without the guarantee at reasonable rates and terms. Rural Development guarantees the loans made by banks or other eligible lenders. The following are the types of public and community facilities covered under the loan program: municipal buildings, hospitals, clinics, nursing homes, rural retirement centers, centers for the developmental disabled, day care centers, fire and rescue, libraries, social or cultural facilities, water treatment and distribution, sewage collection and treatment, solid waste collection and disposal, storm drainage, streets, curbs and gutters, airports, bridges, municipally owned residential, industrial sites, and natural gas distribution and utilities to industrial sites. Applications may be submitted at any time.

## **U.S. Small Business Administration (SBA)**

### 7(a) Loan Guarantee Program

This program offers loan guarantees of up to \$750,000 per business on a loan provided through a lender. The maximum allowable guaranty percentage on a loan will be determined by the loan amount. The purpose of this program is to provide loan guarantees to lenders which are unable to provide conventional financing to small businesses. Businesses interested in the program must be able to demonstrate an ability to repay loans and prove management ability. Debt refinancing is allowable, subject to guarantee rules given that the lender certifies in writing that the debt is and

always has been current, and debt refinancing clearly and significantly benefits the cash flow. Size standard vary by industry. Generally, any small business that is independently owned and operated and is not dominated in its field is eligible. The loans can be used for business start-ups, expansions, acquisitions, and operational expenses.

### **Federal Home Loan Bank of Chicago**

#### Community Investment Program (CIP)

CIP funds are available through advance (loans) to member financial institutions in Illinois and Wisconsin that hold stock in the Federal Home Loan Bank of Chicago in accordance with the Bank's most recent Credit Policy guidelines. The members can, in turn, lend CIP funds to private profit making, non-profit, or public entities. This program was mandated by Congress to provide funding for member financial institutions for commercial and economic development activities which will directly benefit low to moderate income individuals or are located in a low to moderate income area. Funds may be used to finance commercial and economic development projects that benefit low and moderate income families or activities that are located in low or moderate income neighborhoods. Projects that provide housing for families earning less than 115 percent of area median are also eligible.

# Appendix D

## Agricultural, Natural, and Cultural Resources Programs



## **Cultural Resources Programs**

### **Historic Homeowner's Tax Credit Program**

Wisconsin homeowners can claim a 25 percent income tax credit for rehabilitation of their historic personal residences. To qualify, an owner must spend at least \$10,000 on eligible work and must submit a tax credit application. The application must be approved before work begins. The maximum credit per project is \$10,000 or \$5,000 for married persons filing separately.

### **Historic Preservation Tax Credits for Income-Producing Historic Buildings**

Owners of historic income-producing properties in Wisconsin may be eligible for two income tax credits that can help pay for their building's rehabilitation. The Wisconsin Historical Society's Division of Historic Preservation (DHP) administers both programs in conjunction with the National Park Service (NPS). The programs are:

**Federal Historic Preservation Credit.** This program returns 20 percent of the cost of rehabilitating historic buildings to owners as a direct reduction in their federal income taxes.

**Wisconsin Supplemental Historic Preservation Credit.** This program returns an additional 5 percent of the cost of rehabilitation to owners as a discount on their Wisconsin state income taxes. Owners that qualify for the Federal Historic Preservation Credit automatically qualify for the Wisconsin supplement *if* they get NPS approval before they begin any work.

## **Agricultural Resources Programs**

### **Farmland Preservation Program**

This State of Wisconsin program provides Sauk County landowners with over \$500,000.00 of tax relief credits annually. Anyone who owns at least 35 acres and produces \$6,000 in agricultural products per year or an average of \$18,000 over three years can participate. The amount of tax credit will vary, depending on the household income and the amount of real estate taxes.

### **Animal Waste Management Program**

The purpose of this ordinance is to regulate the location, design, construction, installation and alteration of animal waste storage facilities and use of animal waste from these facilities in order to prevent water pollution and thereby protect the health of Sauk County residents and transients; prevent the spread of disease; and to promote the prosperity and general welfare of the citizens of Sauk County. It is also intended to provide for the administration and enforcement of the Ordinance and to provide penalties for its violation.

The ordinance requires a permit be obtained prior to the installation or alteration of a storage facility. Any person considering installing, enlarging, or altering manure storage facilities should contact the Land Conservation Department to obtain an application. In order to receive the permit, the permittee must develop a storage facility plan and a nutrient management plan that meets NRCS technical standards. You can obtain an Animal Waste Storage Facility Plan Checklist from the LCD which briefly discusses plan requirements. Staff from the Land Conservation Department (LCD) can assist you with the plan or a private consultant can be employed. Since the technical standards may dictate certain aspects of your facility design, it is important to contact the LCD early in the planning process.

### **Conservation Reserve Program (CRP)**

The Conservation Reserve Program, administered by the Farm Service Agency, encourages farmers to voluntarily plant permanent areas of grass and trees on land that needs protection from erosion, to act as windbreaks, or in places where vegetation can improve water quality or provide food and habitat for wildlife. Landowners can set aside cropland with annual rental payments based on amount bid. Farmers must enter into contracts lasting between 10 and 15 years. In return, they receive annual rental payments, incentive payments for certain activities, and cost-share assistance to establish the protective vegetation. Eligibility varies by soil type and crop history. The Farm Service Agency holds periodic sign-ups throughout the year. However, there is a continuous sign-up for buffers, waterways and other high priority environmental practices.

### **Natural Resources Programs**

#### **Land and Water Resource Management Program**

The Sauk County Land and Water Resource Management Program is designed to reduce soil erosion, protect water quality, and conserve the natural resources as outlined in the Land and Water Resource Management plan prepared by the Land Conservation Department (LCD). The program provides cost-share and technical assistance to land owners who install best management practices of their farm.

Landowners who are interested in obtaining cost share funds for a particular practice should fill out an LWRM Application and return it to the LCD office. Applications are ranked according to practice cost, priority areas, and environmental benefit. If approved, landowners can receive up to 70% cost sharing for a particular project.

#### **Environmental Quality Incentives Program (EQIP)**

The Environmental Quality Incentives Program, administered by the Farm Service Agency and the Natural Resources Conservation Service, provides technical and financial help to landowners for conservation practices that protect soil and water quality. Nutrient management and prescribed grazing are eligible practices in Sauk County. To be eligible, applicants must be agricultural producers. Agricultural producers sign 5 to 10 year contracts and may be eligible for up to 75% cost sharing with a limit of up to \$10,000 per year and \$50,000 for the life of the contract.

#### **Wetland Reserve Program (WRP)**

The Wetlands Reserve Program, administered by the USDA Natural Resources Conservation Service, offers landowners financial benefits for restoring and protecting drained wetlands. In turn, the landowner agrees to allow NRCS the rights of access, management, and monitoring in the easement area. To be eligible to enroll in a WRP easement, the landowner must have owned the land for one year and the land must be able to be restored to wetland conditions. Landowners may restore wetlands with permanent or 30-year or 10-year contracts. Permanent easements pay 100% of the agricultural value of the land and 100% cost-sharing; 30-year easements pay 75% of the agricultural value and 75% cost-sharing; 10-year contracts pay 75% cost-sharing only. Permanent or 30-year easements are recorded with property deed.

### **Wildlife Habitat Incentives Program (WHIP)**

The Wildlife Habitat Incentives Program, administered by the Natural Resources Conservation Service, is intended to develop or improve fish and wildlife habitat on privately owned land. Up to 75% of the costs of restoration are eligible, up to a maximum of \$10,000. Almost any type of land is eligible, including agricultural and non-agricultural land, woodlots, pastures and stream banks. Normally a 10-year contract is required to maintain the habitat.

### **Forestry Incentive Programs (FIP)**

The Forestry Incentives Program, administered by the Natural Resources Conservation Service, is designed to share up to 65 percent of the costs of tree planting, timber stand improvements, and site preparation for natural regeneration on non-industrial private forest lands. Federal cost share money is available with a limit of \$10,000 per person per year. To be eligible, a landowner must own 10 or more acres of land suitable for conversion from non-forestland into forestland. A management plan is required.

### **Wisconsin Forest Landowner Grant Program**

The Wisconsin Forest Landowner Grant Program, administered by the Wisconsin Department of Natural Resources, is designed to assist private landowners in protecting and enhancing their forested lands, prairies, and waters. Qualified landowners can be reimbursed up to 65% of the cost of eligible practices. A practice must be identified in the landowners Forest Stewardship Plan (except if applying for plan development) to be eligible for cost sharing. The minimum grant amount is \$100 per landowner per year, and the maximum grant amount is \$10,000 per landowner per year. Landowners are required to contact their DNR forester for guidance prior to completing the application, and written approval must be obtained before beginning a practice.

### **Managed Forest Law**

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

# **Appendix E**

## **RESOLUTION AND ORDINANCE FOR ADOPTION**

resolution

ordinance

# Appendix F

## Community Survey