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

### 1.0 Purpose Of This Plan

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

- Identifying areas appropriate for development and preservation;
- Establishing and assigning future land use districts based on desired land uses;
- Identifying needed transportation and utility provisions to serve existing and new development;
- Including provisions that emphasize economic development that is locally and recreationally based;

• Providing opportunities to preserve open space land for ecological, recreational, and aesthetic reasons.

The Comprehensive Plan was originally created through 15 months of work between 2006-2007 by an 11-member Comprehensive Planning Committee and with assistance through the Sauk County Land Resources and Environment Department to prepare in accordance with Wis Stat § 66.1001. Input from numerous other citizens of the Town and knowledgeable people from throughout Sauk County were incorporated into the Plan. The plan was then updated through 2023-2024 with 12months of review and revision at monthly public meetings with the Town Planning Commission. The Plan itself is comprised of nine primary elements, broken into chapters, each meeting or exceeding minimum requirements of the comprehensive planning legislation. In this Plan, a description of each element is provided under the purpose statement of each chapter, along with a primary goal, objectives and identified policies. Each chapter is accompanied by a series of charts, tables and maps to illustrate both background information and the intent of the identified goals, objectives and policies.

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

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

### ► Nine Elements

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

#### Fourteen Goals

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

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

The highlight of the planning process was its reliance on extensive public participation and input, far exceeding the requirements of the comprehensive planning legislation. The legislation requires, at a minimum, one town-sponsored public hearing when the draft plan is ready for adoption. In contrast, this planning process focused heavily on public input to formulate a plan that best represents all interests in the Town. The process to create the plan began with the appointment of a representative Comprehensive Planning Committee and continued with the administration of focus groups, a community-wide survey and vision session, an open house and numerous public meetings. For the the review of the Plan, all citizens were informed of the public review process and each topic of discussion or chapter to be discussed each month was posted on monthly agendas for the public to join.

### 1.1 Statement of Vision, Goals, Objectives and Policies

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

► A *Vision* is the expression of a community's overall desired future direction. The vision statement serves as the foundation for setting goals, objectives and policies.

► *Goals* are broad, advisory statements that express general public priorities about how the Town should approach preservation and development issues. These goals are based on key issues, opportunities and problems that affect the Town and are derived from the future Vision of a Town.

► *Objectives* suggest future directions in a way that is more specific than goals. The accomplishment of an objective contributes to the fulfillment of the goal. While achievement of an objective is not always easily measured, objectives are usually attainable through policies and specific implementation activities.

▶ *Policies* are rules, courses of action, or programs used to ensure Plan implementation and to accomplish the goals and objectives of a Plan. Town decision-makers should use policies, including any housing density policy, on a regular basis. Success in achieving policies is usually measurable.

### **1.2 Planning History**

### **•** Town of La Valle Development Plan (1984)

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

### 1.3 Comprehensive Planning Process Sauk County

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

In the summer of 2002, the Sauk County Land Resources and Environment Department announced that it would apply for a 2003 Comprehensive Planning grant from the State of Wisconsin to facilitate planning processes for municipalities, enabling them to develop and adopt local Comprehensive Plans. As a result of this effort, 21 Sauk County municipalities passed resolutions indicating their desire to be co- applicants to the grant. La Valle was one of these municipalities.

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

Once the overall grant was awarded, towns in Sauk County could choose to contract with a private consultant or to use Sauk County as a consultant to aid them with the development of their

Comprehensive Plans. Seven Towns chose to contract with Sauk County, including the Town of La Valle. Staff limitations prevented Sauk County from working with all seven towns at once. Sauk County held a drawing to determine fairly when each Town would begin its planning process (spring 2003, 2004, or 2005). La Valle elected to begin its comprehensive planning process in the spring of 2005.

In 2023, the Town once again elected to work with the Sauk County Land Resources and Environment Department to assist in the review and update of their plan. The County assisted the Town through updating demographic data, maps, and leading discussions on chapter reviews. There were minimal changes to the plan with the 2023-2024 update as the Town had regularly reviewed their future land use map throughout since the plan's original inception. As such the majority of the updates involved updated data and addressing current land use issues.

### 1.4 Regional Context

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

### 1.5 Jurisdictional Boundaries

As of 2020, the Town of La Valle is assigned two supervisory districts. Supervisory District 4, which incorporates the majority of the Town of La Valle, also includes all of the Town of Woodland. The Village of La Valle and a section of the southeast corner of the Town is covered by Supervisory District 5 which also covers the Town of Ironton and the western half of the Town of Reedsburg. *Map 1-2 Jurisdictional Map* depicts the exact boundaries of Supervisory Districts. The Town of La Valle is split into the two school districts: Reedsburg and Wonewoc-Union Center which is also depicted on this map.

### 1.6 Emergency Services

*Map 1-3 Emergency Services* depicts the coverage of emergency service providers for the Town, including fire protection and ambulance services.

### 1.7 Planning Area

The Planning area covers all lands within the Town of La Valle. As a point of reference, *Map 1-4 Aerial Photography* shows an overlay of tax parcels on an air photo.

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

### Administered by Sauk County Clerk

• Chapter 1 Supervisory District Plan

### Administered by the Sauk County Land Resources and Environment Department

- Chapter 7 Zoning Ordinance
- Chapter 8 Shoreland Protection Ordinance

- Chapter 9 Floodplain Zoning Ordinance
- Chapter 10 County Parks
- Chapter 18 Rural Identification System
- Chapter 20 Uniform Citation Ordinance
- Chapter 22 Land Division and Subdivision Regulations Ordinance
- Chapter 24 Nonmetallic Mining Reclamation Ordinance
- Chapter 25 Private Onsite Wastewater Treatment System Ordinance
- Chapter 26 Animal Waste Management Ordinance
- Chapter 51 Erosion Control and Stormwater Management Ordinance

### Administered by the Sauk County Sheriff

• Chapter 27 Animal Control Ordinance

#### 2.0 Purpose

During the initial drafting of this plan in 2006, the Town of La Valle Comprehensive Planning Committee, comprised of one Town Board member and seventeen area residents, took part in several efforts to identify issues and opportunities facing the Town of La Valle. These issues and opportunities culminated in the Town's Vision as well as its goals, objectives and policies. These efforts included a community-wide survey, community visioning session, numerous press releases and media articles, focus group work, an intergovernmental forum, a formal consensus process to agree upon all goals, objectives and policies, including the Town's density policy, an open house to view the draft Comprehensive Plan and a public hearing on the final Comprehensive Plan. During the 2023 plan review the Town Plan Commission held monthly public meetings noting each subject and chapter to be reviewed that month. A more in depth description and summary of each activity with results are noted in this chapter. Specific background information regarding population, household and employment forecasts, demographic trends, age distribution, educational levels, and income levels and employment characteristics of the Town can be found under the respective chapters that follow in this Plan.

#### 2.1 Community Survey

As part of the 2006 process, the Comprehensive Planning Committee developed and administered a community wide survey. The survey questions were developed to ascertain the opinions and perceptions of residents and landowners on the issues and opportunities in their Town. The survey was divided into three categories, targeting residents and landowners on Dutch Hollow Lake, Lake Redstone and the remaining rural areas of the Town.

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

#### 2.2 Visioning Session

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



The Vision Session was structured in such a way that participants had an opportunity to express their

thoughts on the evolution of a future vision for La Valle. Participants also had an opportunity to identify what they perceive to be the Town's Strengths, Weaknesses, Opportunities and Threats (SWOT's) as related to the future vision as well as the nine elements defined in the comprehensive planning legislation.

Some of the more common responses included:

• Strengths: Small rural setting and atmosphere, good recreational opportunities, small friendly community, well maintained roads, town growing but not too fast, positive Town Board

#### Town of La Valle Comprehensive Plan

leadership.

- Weaknesses: Need for more technology services in rural areas, could have more jobs available, septic pollution on lakes, farming is decreasing rapidly, need for ordinances to prevent unwanted growth.
- Opportunities: New growth, increasing recreational opportunities, more employment
  opportunities, home-based businesses, promotion of recreational opportunities to attract positive
  growth, maintenance of rural integrity, preservation of natural areas.
- **Threats:** Uncontrolled growth, more pressure from outside developers, degrading lake water quality, sewage problems, inability to maintain roads, overuse of natural resources, destroying farming areas.

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

#### 2.3 Press Releases/Media Coverage

The Town's planning process received media coverage for the Visioning Session, focus group meetings, and for the open house announcing the complete draft of the plan. For the review of the plan a Class I legal notice was posted in the Reedsburg Independent announcing the date of the public hearing and summarized changes to update the plan.

#### 2.4 Open House/Intergovernmental Forum

On August 31, 2006, the Comprehensive Plan Committee conducted an open house and intergovernmental forum to present the draft Town of La Valle Comprehensive Plan. Through oral discussion and submitted written comments, participants were given an opportunity to comment on the Committee's work and suggest changes. Approximately 14 Town residents attended the open house. Due to a lack of public participation in review meetings during the 2023 amendment process, an open house was not deemed necessary.

#### 2.5 Focus Groups

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

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

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

Town of La Valle Comprehensive Plan

implement the objectives, all of which aim to meet the focus groups' goals as well as the Town's vision.

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

#### 2.6 Town of La Valle 2023 Update and Amendment Process

During the 2023 review process, the Town Plan Commission created a simplified public input process to review the existing plan, update demographic data, projections, and community resources. The Plan Commission held monthly meetings noting which chapters were to be reviewed or specific topics to be discusses. Issues were addressed that specifically have come up through Town meetings in the last five years, specifically issues with lodging houses and home-based businesses. All agendas were posted on the Town website, along with the Town Hall. The complete draft of the reviewed and amended plan was made available on the County website. The Plan Commission held a public hearing to review and discuss a resolution approving the plan amendments which were then forwarded to the Town Board for approval and a signed ordinance amendment.

#### 2.7 Town of La Valle Vision

Please see pullout on next page.

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

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

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

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



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



# Town of La Valle Vision

Between now and the year 2044, the Town of La Valle will develop and retain a strong community identity characterized by its culture and people, history, built and natural landscapes, recreational opportunities and overall rural way of life. The Town will maintain and enhance this identity through the promotion and preservation of natural and historic resources balanced with planned economic and residential development while expanding and protecting recreational resources and activities. The Town of La Valle aims to recognize the needs of all of its citizens and landowners by emphasizing community input and decision making that not only respects the Town's identity but also the landowner through the administration of fair and equitable programs. Balancing the Town's community identity with all interests will preserve the high quality of life in La Valle and establish of a legacy that will benefit current and future generations.



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

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



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

**quantity and is complimentary to the character of the Town of La Valle.** The Town will strive to provide options to landowners who wish to

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



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

### 3.0 Purpose

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

### 3.1 Regional Population and Housing Trends

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

### Population

As *Table P1: Regional Population Trends* indicates, the population in the Town of La Valle has increased steadily since 1970, however, growth has slowed over the past twenty years. Overall, between the years of 1970 and 2020, La Valle's population more than doubled, adding 727 residents at an average population increase of 15.85% per 10 years. In comparison to townships and villages in and around the Town, La Valle has experienced the largest overall growth in population (104.91%) from 1970 to 2020. Only the Town of Reedsburg (94.9%) has seen a similar population increase during that time period. The Towns of Woodland, Winfield, and Ironton all experienced an increase in population, although significantly less than that experienced by the Town of La Valle. However, the Village of La Valle experienced a slight decrease in population. On a larger scale, Sauk County experienced an average increase in population of 11.05% per 10 years, and the State of Wisconsin averaged an increase in population of 6.04% per 10 years between 1970 and 2020.

	Table P1: Regional Population Trends															
	Town o	of La Valle	Village of La Valle Town of Ironto		wn of Ironton	on Town of Woodland		Town of Reedsburg		Town of Winfield		Sauk County		Wisconsin		
Year	#	% Change	#	% Change	#	% Change	#	% Change	#	% Change	#	% Change	#	% Change	#	% Change
1970	693		411		658		617		608		608		39,057		4,400,000	
1980	929	34.05%	412	0.24%	643	-2.28%	594	-3.73%	624	2.63%	624	2.63%	43,469	11.30%	4,700,000	6.82%
1990	1,005	8.18%	446	8.25%	585	-9.02%	585	-1.52%	649	4.01%	649	4.01%	46,975	8.07%	4,891,769	4.08%
2000	1,203	19.70%	326	-26.91%	650	11.11%	783	33.85%	752	15.87%	752	15.87%	55,225	17.56%	5,363,675	9.65%
2010	1,302	8.23%	367	12.58%	660	1.54%	790	0.89%	1,293	71.94%	856	13.83%	61,976	12.22%	5,686,986	6.03%
2020	1,420	9.06%	388	5.72%	662	0.30%	839	6.20%	1,185	-8.35%	890	3.97%	65,763	6.11%	5,893,718	3.64%
Overall Change 1970- 2020	727	104.91%	(23)	-5.60%	4	0.61%	222	35.98%	577	94.90%	282	46.38%	26,706	68.38%	1,493,718	33.95%
Average Change per 10 years	145	15.85%	(5)	-0.02%	1	0.33%	44	7.14%	115	17.22%	56	8.06%	5,341	11.05%	298,744	6.04%

#### **Table P1: Regional Population Trends**

Source: US Census 1970 - 2020

### Housing Units

From 2010 to 2020, the numbers of housing units have increased slightly in La Valle and in many surrounding towns and villages. However, as seen in *Table P2: Regional Housing Unit Comparison*, the Town of La Valle's increase in housing units (3.38%) is significantly lower than the increase experienced by Sauk County (22.2%) and the state of Wisconsin (19.65%) between the years 2010 and 2020.

	Table P2: Regional Housing Unit Comparison																	
YEAR	Town o	own of LaValle Village of La Valle Valle				Village of Ironton		Town of Woodland		Town of Reedsburg		Town of Winfield		Sauk County		Wisconsin		
	#	% Change	#	% Change	#	% Change	#	% Change	#	% Change	#	% Change	#	% Change	#	% Change	#	% Change
1990	783		180		201		101		257		383		228		20,439		2,055,774	
2000	914	16.73%	139	-22.78%	221	9.95%	99	-1.98%	302	17.51%	415	8.36%	297	30.26%	24,297	18.88%	2,321,144	12.91%
2010	1,182	29.32%	172	23.74%	245	10.86%	104	5.05%	396	31.13%	501	20.72%	359	20.88%	25,192	3.68%	2,279,768	-1.78%
2020	1,222	3.38%	181	5.23%	255	4.08%	106	1.92%	415	4.80%	462	4.08%	372	3.62%	30,784	22.20%	2,727,726	19.65%

Source: US Census 2020

### Average Household Size

Comparing the number of persons per household from 2010 to 2020 shows that the Towns of La Valle, Ironton, and Summit, the Village of La Valle as well as Sauk County and the State of Wisconsin all experienced an increase in the number of persons per occupied house, while the Towns of Reedsburg and Winfield experienced a decline. Both the State and the County averaged nearly 3 persons per household in 2020. While the number of persons per household increased for both the Town of La Valle and the Village of La Valle from 2010 to 2020, the averages were still lower than 1990. The previous two census counts (2000 and 2010) had seen a decrease in average persons per household from 1990, as seen in *Table P3: Regional Average Household Size Comparison*.

 Table P3: Average Household Size

	Table P3: Average Household Size - Persons Per Household																	
YEAR	Valle		Village of La Valle Town of Ironton		Village of Ironton			Town of Woodland		Town of Reedsburg		Town of Winfield		Sauk County		Wisconsin		
	#	% Change	#	% Change	#	% Change	#	% Change	#	% Change	#	% Change	#	% Change	#	% Change	#	% Change
1990	2.73		2.59		3.2		2.3		2.98		3.18		3.26		2.61		2.61	
2000	2.67	-2.20%	2.47	-4.63%	3.11	-2.81%	2.81	22.17%	3.17	6.38%	2.78	-12.58%	2.84	-12.88%	2.51	-3.83%	2.5	-4.21%
2010	2.34	-12.36%	2.01	-18.62%	2.68	-13.83%	2.87	2.14%	2.99	-5.68%	2.54	-8.63%	3.04	7.04%	2.43	-3.19%	2.43	-2.80%
2020	2.52	7.69%	2.25	11.94%	3.37	25.75%	2.99	4.18%	3.28	9.70%	2.34	-7.87%	2.56	-15.79%	2.92	20.16%	2.97	22.22%

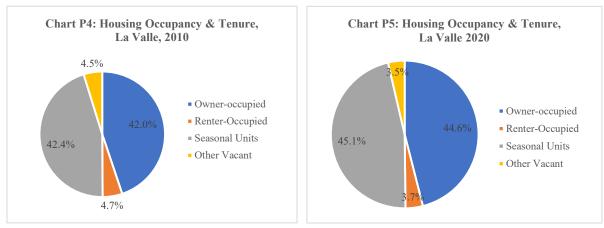
Source: US Census 2020

### 3.2 Local Population and Housing Trends

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

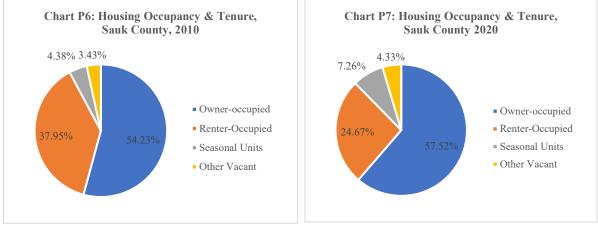
### Occupied Housing

Determining the number of all housing units, the number of these units occupied, and the number of persons per occupied household will help to develop an understanding of population trends. Occupancy rates for both La Valle and Sauk County are noted for the years 2010 and 2020 on *Charts P4 through P7* below. In the Town of La Valle, the number of owner-occupied housing units increased from 42% in 2010 to 44.6% in 2020. Comparatively, Sauk County saw an increase in owner-occupied housing units from 54.23% in 2010 to 57.52% in 2020. It is evident from these charts that the Town of La Valle has significantly more housing units being used seasonally in comparison to Sauk County as a whole. This trend of increasing occupied housing could significantly affect population growth in the coming years for the Town of La Valle. Additionally, the Town of La Valle and Sauk County are vastly different when it comes to renter-occupied and seasonal units. Seasonal units made up 45.1% of housing units in 2020. Sauk County saw its percent of housing units made up 7.26% of its housing units in 2020 (24.67%). The Town of La Valle also saw its small percentage of renter occupied units decline from 2010 (4.7%) to 2020 (3.7%).



### Charts P4 and P5: Occupancy Rate and Tenure, Town of La Valle 2010 vs. 2020

Source: American Community Survey 2020, US Census 2010



#### Charts P6 and P7: Occupancy Rate and Tenure Sauk County 2010 vs. 2020



#### ▶ Population Composition: Age, Gender and Race

Median age is defined as the age at which half of the population is above and half is below. *Table P8: Age and Gender, La Valle and Sauk County* shows the median age in the Town of La Valle at 50.3 in 2020. This is higher than the median age of Sauk County (41) in 2020. Additionally, the median age in the Town of La Valle increased by 13.6 years from 36.7 in 2000 to 50.3 in 2020. From 1990 to 2020, the percent of the population over the age of 65 in the Town of La Valle nearly doubled, from 15.52% to 30.28%. Meanwhile, Sauk County saw only a slight increase in the percent of population over the age of 65, from 15.77% to 18.4%. Also evident from this chart is that the percentage of the population under 18 years of age is slightly lower within the Town of La Valle in comparison to Sauk County. Both the Town of La Valle and Sauk County have seen their population under 18 years of age steadily decline from 1990 to 2020.

	Table P8: Age and Gender, La Valle and Sauk County												
	Media	n Age	Percent U	Jnder 18	Percent	Over 65	Percent Female						
Year	Town of La Sauk Valle County		Town of La Valle	Sauk County	Town of La Valle	Sauk County	Town of La Valle	Sauk County					
1990, per census	Not available	34.2	27.26%	27.19%	15.52%	15.77%	49%	50.79%					
2000, per census	36.7	37.3	25.40%	26%	18.30%	14.50%	48.50%	50.60%					
2010, per census	45.4	40	18.10%	23.80%	18.20%	15.00%	47.20%	50.20%					
2020, per census	50.3	41	19.15%	22.80%	30.28%	18.40%	48.60%	52.00%					

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

Source: US Census 1990-2020

*Table P9: Ethnic Composition, La Valle and Sauk County* shows that from 1990 to 2020 there was a slight decrease in the white population in both the Town of La Valle and in Sauk County, yet each of these populations remain predominantly white. The Town of La Valle experienced a slight increase in its Hispanic population, from 0.4% in 1990 to 1.7% in 2020. Comparatively, Sauk County saw its Hispanic population increase from 0.4% in 1990 to 5.3% in 2020. However, the percentage of African American, Native American and Alaska Native, and Asian populations in the Town of La Valle remained at 0% while these populations slightly increased in Sauk County from 1990 to 2020.

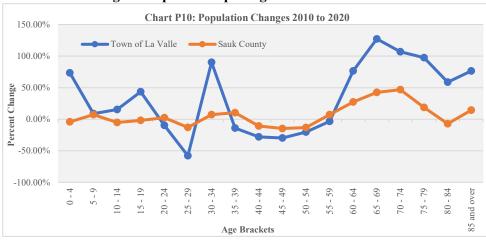
	Table P9: Ethnic Composition, La Valle and Sauk County														
	Percent White		Percent Americ Alaska	an and	Percent I (of any		Percent	t Asian	Percent Amer		Percent Other				
Year	Town of La Valle	Sauk County	Town of La Valle	Sauk County	Town of La Valle	Sauk County	Town of La Valle	Sauk County	Town of La Valle	Sauk County	Town of La Valle	Sauk County			
1990, per census	100.00%	98.50%	0.00%	0.60%	0.40%	0.40%	0.00%	0.20%	0.00%	0.10%	0.00%	0.20%			
2000, per census	99.30%	98.00%	0.50%	1.10%	0.90%	1.20%	0.10%	0.30%	0.00%	0.30%	0.70%	0.70%			
2010, per census	99.62%	94.50%	0.00%	1.20%	0.77%	4.30%	0.00%	0.50%	0.00%	0.60%	0.00%	1.90%			
2020, per census	95.77%	93.20%	0.00%	1.70%	1.69%	5.30%	0.00%	0.50%	0.00%	0.70%	0.01%	2.70%			

Source: US Census, 2020

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

#### Population per Age Bracket

*Chart P10: Change of Populations per Age Bracket* breaks down the changes in population by age brackets for both the Town of La Valle and Sauk County from 2010 to 2020. Generally, this chart shows that the Town of La Valle is experiencing a greater percentage of growth in the upper and lower age brackets and less growth in the middle age brackets. When compared to Sauk County population changes, definite growth trends in the upper age groups can be seen, especially in the 60 – 69 and 70-79 age groups. It is also apparent from this graph that the decline in the 35 – 39, 40-49, and 50-54 age groups is similar to the trend experienced by Sauk County in these age brackets.





### Length of Residency

According to sample data included in the American Community Survey, 16.6% of Town residents moved into La Valle in or before 1989. *Table P11: Length of Residency* shows that 44.2% of those surveyed moved to the Town between the years 1990 and 2009. Since 2000, 68.4% of people surveyed moved to the Town. It is evident from this data that the Town of La Valle has been experiencing a significant influx of people into the Town since the 2000's. However, the latter half of the 2010's saw a higher percentage of new residents in Sauk County compared to the Town of La Valle. With the increases in population, especially in those above the age of 65 years, it may be that more retirees are choosing to move to the Town.

Table 1 11. Deligti of Residency									
Table P11: Length of Residency									
Year	La Valle per 2020 Census	Sauk County, per 2020 Census							
1989 or earlier	16.60%	13.60%							
1990-1999	15.00%	13.50%							
2000-2009	29.20%	22.80%							
2010-2014	22.50%	17.40%							
2015-2018	14.20%	28.00%							
2019 or later	2.50%	4.70%							

#### Table P11: Length of Residency

Source: American Community Survey 2020

#### 3.3 Interpretation of Demographic Data

The Town of La Valle has experienced a steady growth in population since 1970, with an average growth of 15.85% per 10 years between 1970 and 2020. The number of housing units has also increased between the years of 2010 and 2020, though at a slower rate of 3.38%, compared to a 29.3% increase from 2000 to 2010. The average number of people per household slightly increased from 2010 to 2020, however there has been a slight decrease from 1990 to 2020. With an average population growth of 15.85% every 10 years, a decreasing- or stable- average household size could have significant impacts in the Town of La Valle in terms of housing units built. The following scenario exemplifies this issue: The population of the Town of La Valle in 2020 was 1,420 as reported by the U.S. Census Bureau. If we use the average rate of 15.85% growth every 10 years over the last 30 years, we can estimate that the population in the year 2030 to be approximately 1,650. The average household size in 2020 was 2.52 as reported by the U.S. Census Bureau- an increase of 7.69% from 2010. If the average household size continues to increase at this rate, by the year 2030 the average household size will be at approximately 2.71.

Now, consider the number of housing units these statistics represent. In 2030, with a population of 1,650 and an average household size of 2.71, the number of housing units would be approximately 608. However, if the average household size remains constant at 2.52 with a population of 1,650, the number of housing units would be 654, a difference of 46 housing units. Although this might not seem significant, consider what would happen if the average household size of the Town of La Valle were the same as that of Sauk County at 2.92. In 2030, with a population of 1,650 and an average household size of 2.92, the approximate number of housing units would be 565. This represents a difference of 89 housing units from the scenario in which the average household size remains constant. One can easily see from this example the importance that average household size plays in determining the amount of housing and new development needed to support a growing population.

### 3.4 Population Projections

Given the steady increase of population over the last 50 years in the Town of La Valle, it is relatively safe to assume that populations will continue to increase in the future. However, the exact rate of increase is not known, nor can it be predicted with complete accurately. Estimates of future growth

for the Town of La Valle are necessary for effective planning. To estimate future population growth for the Town of La Valle, two population projection methods were utilized. The first is a standard approach, which considers a linear projection, growth (or exponential) projection, and the projection provided by the Wisconsin Department of Administration. The second method is a housing-driven population projection. Both methods are explained in more detail below.

### **Standard Population Projection Methods**

• **Growth Projection.** The growth projection works in the same manner as the linear projection except that it applies an exponential growth curve to the data. Using the exponential growth method, the rate of population change in each subsequent year increases or decreases at a rate greater than the previous year. This method assumes the population will grow (or decline) without inhibition.

• **Department of Administration Projection Method.** The DOA projection method works in the same manner as the linear projection model except that it gives more weight or influence to more recent years' data. This method calculates a projection (best-fit line) for historic time periods. Each projection is then averaged together for a final projection. By averaging the three projections, population change that has occurred in the more recent time period is given more influence. This projection method is based on the premise that recent population trends, from the last 5 or 10 years for example, are more realistic for explaining future population growth than older trends, from 20 or 30 years ago. In some cases, this method can result in gross over- or underestimations of population growth. For example, consider a town of 500 where 5 new residents are added in one year. If this same rate of growth is applied over the next 20 years, the town will swell to 600 people. What if, however, you lost 3 residents in the next year? If you apply this average rate of growth (2 people/year) you would have an increase of only 40 people in the next 20 years. The DOA method dampens the effect of very immediate population fluxes by including the three historic time periods. In addition, the DOA method adjusts for abnormal rates of change, such as annexations.

### Housing-Driven Population Projections

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

### [(# housing units) x (occupancy rate) x (# people/housing unit)] = population projection

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

### Population Projections

*Table P12: Town of La Valle Population 1980-2020* shows the population levels for the Town of La Valle, Sauk County, and Wisconsin from 1980 to 2020. Sauk County and the Town of La Valle have near-identical average percent change per decade (11.3%), nearly double of Wisconsin's average percent change per decade (5.8%).

*Tables P13 and P14* show the projections based on population growth, which includes growth and DOA projection models. The growth model result in a population projection of 1,757 by the year 2040. The DOA method, which places emphasis on more recent population changes, predicts a population of 1,670 by 2040 for the Town of La Valle.

Population projections based on the historic and projected number of housing units coupled with a projected occupancy rate tell a similar story for the Town of La Valle. Housing unit projections assumed a growth rate equal to that occurring between 1990 and 2020 of 16.5% per 10 years. Using this rate of growth, total housing units in the Town of La Valle are estimated to grow to 635 in 2030 and 740 in 2040. Likewise, occupancy rates assume an increase of approximately 1% per 10 years based on the rate calculated between 2010 and 2020. *Table P15: Town of La Valle Housing Driven Population Projections 2030-2040* shows the outcome of this model.

Table P13: Town Of La Valle Population 1980 - 2020										
	1980 Census1990 Census2000 Census2010 Census2020 Census					Percent Change 1980-2020	Average Percent Change 1980-2020			
Town of La Valle	929	1,005	1,203	1,302	1,420	52.9%	11.3%			
Sauk County	43,469	55,225	58,121	61,976	65,763	51.3%	11.3%			
Wisconsin	4,705,642	4,891,769	5,363,704	5,686,986	5,893,718	25.2%	5.8%			

#### Table P12: Town of La Valle Population 1980-2020

Source: U.S. Census, 1980-2020

### Table P13: Town of La Valle DOA Population Projections 2030-2040

	Table P14: Town of La Valle DOA Population Projections 2030-2040									
	2010	2020		2025	2030	2035	2040	Percent Change		
	Census	Census	Projection	Projection	Projection	Projection	Projection	2010-2040		
Town of La Valle	1,302	1,420	1,450	1,540	1,620	1,655	1,670	28.3%		
Sauk County	61,976	65,763	68075	72,175	75,660	77,265	77,815	25.6%		
Wisconsin	5,686,986	5,893,718	6,005,080	-	6,375,910	-	6,491,635	14.1%		

Source: U.S. Census, 2020 and Wisconsin Department of Administration Population Projections, 2013

#### Table P14: Town of La Valle Population Growth Projections 2030-2040

	Table P15: Town of La Valle Population Growth Projections 2030-2040									
	2010 Census	2020 Census	Average Percent Change 1980-2020	2030 Projection	2040 Projection	2050 Projection	Percent Change 2010-2050			
Town of La Valle	1,302	1,420	11.3%	1,580	1,759	1,958	37.9%			
Sauk County	61,976	65,763	11.3%	73,194	81,465	90,671	37.9%			
Wisconsin	5,686,986	5,893,718	5.8%	6,235,554	6,597,216	6,979,854	18.4%			

Source: U.S. Census, 1980-2020

### Table P15: Town of La Valle Housing Driven Population Projections 2030-2040

	Table P16: Town of La Valle Housing Driven Population Projections									
2020 Demographics			2030 Projection 2040 Projection		rojection	2050 Projection		Percent Change 2020-2050		
Occupied Housing Units	Average Change in Housing Units 1990-2020	Average Household Size	2020 Population	Housing Units	Population	Housing Units	Population	Housing Units	Population	Population
545	16.50%	2.52	1420	635	1600	740	1865	862	2,172	56%

### Population Projection Analysis

Population projections based on historic population trends and those based on trends in household size produced similar projections as can be seen in *Tables P13 and P14* above. Both projection methods illustrate a constantly growing population, however, they show significantly different estimated populations. The DOA projection method, because it only accounts for recent population trends, may be an accurate assessment of future populations due to the more recent growth increase experienced by the Town of La Valle. The growth method may be less reliable because it utilizes older population changes and does not emphasize growth trends from the last 10 years.

The projection based on housing units and average household size takes into consideration that housing units are increasing within the Town while average household size is decreasing. If housing units and occupancy rates continue to increase, as they are currently, the population for the Town of La Valle will increase exponentially as shown in the *Table P15*. Although it difficult to ascertain when population growth trends will change, it is almost certain that from this point on, the population in the Town of La Valle will continue to grow at an ever-increasing rate. The rate of growth experienced over the last 10 years will most likely continue and even increase over time, as more and more people are attracted to the community.

#### 4.0 Purpose

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

#### 4.1 Housing Unit Trends

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

#### Chart H1: Regional Housing Unit Comparison

	Chart H1: Regional Housing Unit Comparison															
YEAR		n of La 'alle		ge of La Valle		own of onton		lage of onton		wn of odland		own of dsburg	Sauk	County	Wisco	onsin
	#	% Change	#	% Change	#	% Change	#	% Change	#	% Change	#	% Change	#	% Change	#	% Change
1990	783		180		201		101		257		373		20,439		2,055,774	
2000	914	16.73%	139	22.78%	228	13.43%	99	-1.98%	302	17.51%	415	11.26%	24,297	18.88%	2,321,144	12.91%
2010	1,182	29.32%	172	23.74%	245	7.46%	104	5.05%	396	31.13%	501	20.72%	25,192	3.68%	2,279,768	-1.78%
2020	1,222	3.38%	181	5.23%	255	4.08%	106	1.95%	415	4.8%	462	-7.78%	30,784	22.20%	2,727,726	19.65%

Source: U.S. Census Bureau 1990-2020

#### Occupancy Rate

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

Sauk County Land Resources and Environment Department

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#### 4.2 Household Characteristics

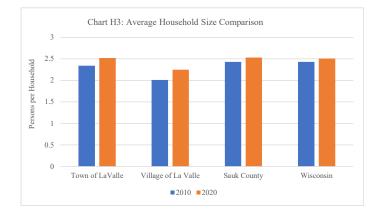
Household characteristics may influence not only the type of housing stock needed, but also the types of services and commodities utilized. *Table H2: Households by Type* describes a variety of household characteristics. Occupied housing units in the Town of La Valle comprised of family households increased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

#### Table H2: Households by Type

	Table H2: Households by Type									
		Town of I	La Valle			Sauk	County			
	2010	% of Total	2020	% of Total	2010	% of Total	2020	% of Total		
Family Households	385	79.4%	451	81.3%	16,429	67.1%	16,567	64.8%		
Married	344	70.9%	404	72.8%	13,107	53.5%	13,131	51.4%		
Other	41	8.5%	47	8.5%	3,322	13.6%	3,436	13.4%		
Non-family households	100	20.6%	104	18.7%	8,059	32.9%	8,990	35.2%		
Living Alone	95	19.6%	84	15.1%	6,675	27.3%	7,391	28.9%		
Not Living Alone	5	1.0%	20	3.6%	1,384	5.7%	1,599	6.3%		
Total Households	485	100.0%	555	100.0%	24,488	100.0%	25,557	100.0%		

#### ► Average Household Size

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



#### 4.3 Housing Stock Characteristics

During 2020, 99.7% of the homes in the Town of La Valle were single family, 0.3% of the housing units were mobile homes, and there were zero homes classified as 2- to 4-unit structures. In comparison, Sauk County was comprised of 67.0% single-family homes, 6.3% mobile homes, and 23.5% multiple-unit housing. When compared to 2010 statistics, the percentage of single-family and mobile home housing has increased slightly in the Town while the percentage of multi-unit and mobile housing has decreased. Sauk County as a whole experienced a slight reduction in single-family and mobile homes but an increase in multi-unit housing.

#### Table H4: Housing Units by Structural Type

Table H4: Housing Units by Structural Type									
	Town of L	a Valle	Village of I	.a Valle	Sauk County				
	2010	2020	2010	2020	2010	2020			
Occupied Housing Units	485	555	128	162	25,438	30525			
% Single Family	96.7%	99.7%	74.2%	77.1%	73.1%	67.0%			
% Mobile Home	2.7%	0.4%	3.1%	1.2%	7.7%	6.3%			
% With 2-4 Units	0.6%	0.0%	14.1%	15.4%	8.8%	9.5%			
% With 5-9 Units	0.0%	0.0%	8.6%	6.2%	4.7%	5.5%			
% With 10 or More Units	0.0%	0.0%	0.0%	0.0%	5.6%	8.5%			

Source: US Census Bureau, 2010 and 2020

Town of La Valle Comprehensive Plan

#### ► Age of Housing Stock

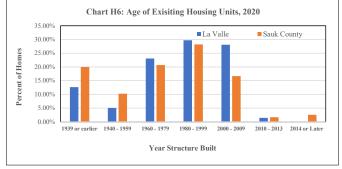
The age of the community's housing stock can be used as a measure of the general condition of the community's housing supply. This information can also provide insight into upkeep costs, the ease of remodeling, and housing resale value in a community. Building quality at the time of initial construction is also an important factor. Generally, housing constructed prior to 1939 has reached an age where continued maintenance and major repairs may be needed. In comparison, housing built in the 1980's may need upgrading as well due to a decrease in construction and material quality during that time. The Town experienced a significant housing construction boom between 1980 and 2000 in which just under 20% of the Town's housing was built.

Table H5: Age of Housing Units									
Table H5: Age of Existing Housing Structures, 2020									
	La	Valle	Sauk County						
Year Built	# of Units	Percentage	# of Units	Percentage					
1939 or earlier	70	12.61%	6,096	19.97%					
1940 - 1959	28	5.05%	3,133	10.26%					
1960 - 1979	128	23.06%	6,314	20.68%					
1980 - 1999	165	29.73%	8,600	28.17%					
2000 - 2009	156	28.11%	5,088	16.67%					
2010 - 2013	8	1.44%	511	1.67%					
2014 or later	0	0.00%	783	2.57%					
Total Units	555		30,525						

Source: US Census Bureau, 2000

*Chart H6: Housing Age* shows that 12.61% of the existing owner-occupied housing within the Town of La Valle was built prior to 1939 while 59.28% of owner occupied homes units were built after 1980. The percentage of existing homes in the Town of La Valle built prior to 1969 is below that of the percentage of Sauk County homes built in this time period. From 1970 to 1994 a greater percentage of homes were built in the Town of La Valle than Sauk County.

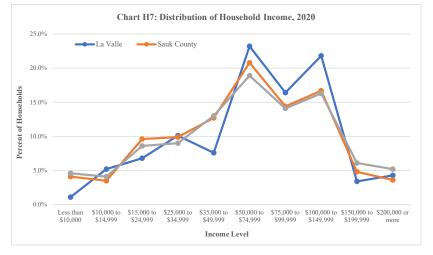




Source: U.S. Census, 2020

#### 4.4 Housing Affordability

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



Source: American Community Survey, 2020

#### ► Income Per Household

During 2020, the median household income for La Valle was \$71,192, which is significantly higher than the median income for Sauk County at \$62,808. Of the 555 households in La Valle, 129, (23.2%) were in the \$50,000 to \$74,999 income bracket. Another 91 (16.4%) of the households were in the \$75,000 to \$99,999 income bracket. This is compared to Sauk County with 20.8% of the households in the \$50,000 to \$74,999 income bracket and 14.4% of the Chart H7: Household Income Levels households in the \$75,000 to \$99,999 income bracket.

Affordable monthly housing expenses (or mortgage payments) are considered to be 30% of the monthly gross income. This amount can be calculated using the following equation: affordable monthly mortgage expense = .3 \* monthly gross income (where the monthly gross income is the annual gross income divided by 12). In order to determine if the gross annual income is considered to be in the low or moderate-income brackets, the following Department of Housing and Urban Development (HUD) definitions may be used. As *Table H8 and Table H9* on the following page illustrates, extremely low income (ELI) is defined as less than 30% of the household median gross income (HMI) or ELI = .3 \* HMI. Very low income (VLI) is 30% to 50% of the HMI. Low income (LI) is defined as 50% to 80% of the HMI and moderate income (MI) is 80% to 100% of the HMI.

Given that the HMI for La Valle is \$71,912, the extremely low-income range is anyone earning less than \$17,978 (rounded to less than \$19,999) per year. According to the 2020 census 10.5% of the households in La Valle were in this range and could afford monthly housing expenses of \$445.00 or less. Twelve point eight percent of the households in La Valle fell in the very low-income range and could afford monthly housing expenses of \$445.00 to \$890.00. Households in the low-income range

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made up approximately 10.6% of the households in La Valle, and these households are reportedly able to afford \$890.00 to \$1,424.00 in housing expenses each month. Households in the moderateincome range comprised 15.5% of the households in La Valle, and could afford monthly housing expenses of between \$1,424 to \$1,780.00.

Table H8: Affordable Housing Expenses per Income, Town of La Valle 2010

Table H8: Affordable Housing Expenses per Income, La Valle 2010									
Household Median Income (HMI) = \$45,350									
Household Income Ca	tegory	Rounded Description Percent of Household		Affordable housing payment per month based on 30% of income standard					
Extremely low income of HMI)	(below 25%	\$15,000	8.1%	\$375					
Very low income 50% of HMI)	(25% to	\$15,000 - \$25,000	13.6%	\$375 - \$625					
Low income 80% of HMI)	(50% to	\$25,000 - \$35,000	10.6%	\$625 - \$875					
Moderate income 100% of HMI)	(80% to	\$35,000 - \$50,000	25.3%	\$875 -\$1,250					
High income 100% HMI)	(greater than	\$50,000	43.2%	\$1,250					

Source: American Community Survey, 2010

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

	Table H9: Affordable Housing Expenses per Income, La Valle 2020								
Household Median Income (HMI) = \$71,192									
Household Income Ca	tegory	Rounded Description Percent of Househol		Affordable housing payment per month based on 30% of income standard					
Extremely low income of HMI)	(below 25%)	19,999 or less	10.5%	\$445					
Very low income 50% of HMI)	(25% to	\$20,000 - \$34,999	12.8%	\$445 - \$890					
Low income 80% of HMI)	(50% to	>\$35,000 - \$60,000	15.2%	\$890 - \$1,424					
Moderate income 100% of HMI)	(80% to	>\$60,000 - \$71,192	15.5%	\$1,424 -\$1,780					
High income 100% HMI)	(greater than	>\$76,000	45.9%	\$1,780					

Source: American Community Survey, 2020

#### Table H10: Distribution of Household Income, 2020

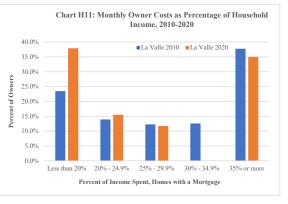
Table H10: Distribution of Household Income, 2020						
Distribution of Household Income, 2020	Percent of Households					
	La Valle	Sauk County	Wisconsin			
Less than \$10,000	1.1%	4.1%	4.6%			
\$10,000 to \$14,999	5.2%	3.5%	4.1%			
\$15,000 to \$24,999	6.8%	9.6%	8.6%			
\$25,000 to \$34,999	10.1%	9.9%	9.0%			
\$35,000 to \$49,999	7.6%	12.7%	13.0%			
\$50,000 to \$74,999	23.2%	20.8%	18.9%			
\$75,000 to \$99,999	16.4%	14.4%	14.1%			
\$100,000 to \$149,999	21.8%	16.7%	16.3%			
\$150,000 to \$199,999	3.4%	4.8%	6.1%			
\$200,000 or more	4.3%	3.6%	5.2%			
Median Household Income	\$71,192	\$62,808	\$63,293			
No. of Households	555	26,751	2,377,935			
Avg. Household Income	\$81,763	\$77,000	\$82,757			
Ratio of mean to median HH Income	1.15	1.23	1.31			

Source: American Community Survey, 2020

\*The income range is the calculated household income range rounded to the nearest income bracket as provided in the 2020 Census. Therefore, the percent of households in this income range is also an approximate number.

#### Owner Costs

Chart H11 and Table H12 Monthly Owner Cost depict housing costs in relation to overall income using a sample population from the Town of La Valle to better understand housing affordability in the Town. Housing affordability has slightly increased between 2010 and 2020. During this timeframe, the percentage of homeowners whose housing costs exceeded 30% of the household income decreased by 2.8% (from 37.8% in 2010 to 35.0% in 2020). In 2020, approximately 65.1% of the owner-occupied houses in the Town of La Valle spent 30% or



Source: American Community Survey, 2010-2020

less of their household income on housing costs. This is down significantly from 85% in 1990.

#### Town of La Valle Comprehensive Plan

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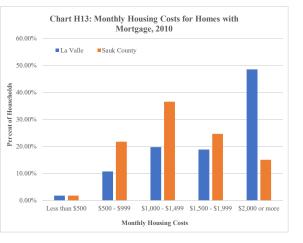
#### Table H12: Monthly Owner Costs

Table H12: Selected Monthly Owner Costs as Percentage of Household Income							
Percentage of Income	La Va	La Valle 2010		La Valle 2020			
Housing Unit with a Mortgage	# of Owners	% of Owners	# of Owners	% of Owners			
Less than 20%	69	55.6%	126	37.9%			
20% - 24.9%	41	33.1%	45	15.5%			
25% - 29.9%	36	29.0%	28	11.7%			
30% - 34.9%	37	29.8%	21	0.0%			
35% or more	111	89.5%	70	35.0%			
Housing Unit without a Mortgage	# of Owners	% of Owners	# of Owners	% of Owners			
Less than 10%	37	63.8%	57	46.1%			
10% - 14.9%	29	50.0%	48	28.9%			
15% - 19.9%	30	51.7%	60	9.2%			
20% - 24.9%	15	25.9%	8	10.5%			
25% - 29.9%	7	12.1%	14	0.0%			
30% - 34.9%	3	5.2%	0	2.6%			
35 % or more	19	32.8%	36	2.6%			

Source: American Community Survey, 2010-2020

#### Mortgage Costs

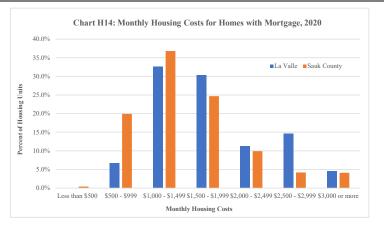
Although mortgage costs are only one of many monthly housing expenses, this section narrows its focus by concentrating on them. Comparisons of monthly mortgage costs from 2010 to 2020 are broken down for the Town of La Valle in Charts H13 and H14. In 2010, 1.8% of the households spent less than \$500 in monthly mortgage costs, while in 2020 this number decreased to 0.0%. Also, in 2010, 10.8% of the households spent between \$500 and \$999 on monthly



mortgage costs, while in 2020, only 6.7% of mortgage payments were in this category. The largest percentage (48.6%) of monthly mortgage costs in 2010 was \$2,000 or more. In 2020, the categories of \$1,000-\$1,499 and \$1,500-\$1,999 both made up about 32.6% and 30.3% of mortgage payments. In comparing these two charts, it is easy to see that monthly mortgage costs are becoming more affordable in the Town of La Valle.



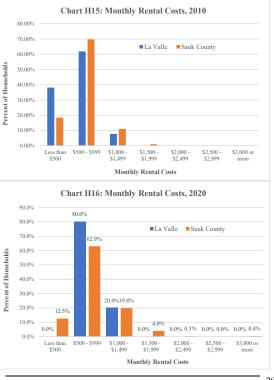
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Source: American Community Survey, 2010 and 2020

It is also important to consider monthly rental costs when analyzing the affordability of housing in a community. Charts H15 and H16 compare monthly rental costs in the Town of La Valle between 2010 and 2020. In 2010, 38.1% of monthly rent payments were less than \$500, while in 2020, only 1.8% of monthly rent payments were less than \$500. Rent payments in the \$500-\$999 category also decrease from 61.9% in 2010 to 10.8% in 2020. In 2010, rent payments in the \$1,000-\$1,499 category were recorded at 7.7%, which increased to 19.8% in 2020. Rent payments of \$1,500 or greater did not make up any of the households in 2010 while in 2020 18.9% of monthly payments are \$1,500-\$1,999 and 48.6% of rental households pay \$2,000 or more monthly. It is evident from these statistics that the affordability of monthly rental payments is decreasing in the Town.

## Charts H15 and H16: Monthly Rental Costs, La Valle 2010 and 2020

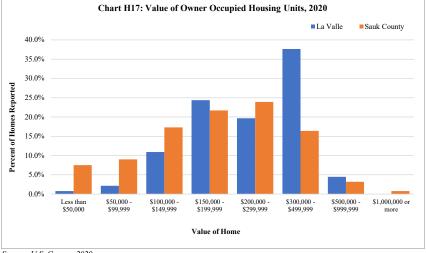


Town of La Valle Comprehensive Plan

#### **House Values** ►

A sample of housing values in La Valle during 2020 ranged from less than \$50,000.00 to over \$1,000,000,000. The median home value in La Valle in 2020 was \$230,600, which was slightly higher than the median house value in Sauk County of \$185,000. According to the 2020 U.S. Census, Chart H14 Housing Value, La Valle 2020 compares the housing values for the Town of La Valle with those of Sauk County. The Town's housing stock has 13.8% valued at less than \$150,000, significantly less than the 33.8% of the County's housing stock. Approximately 24.4% of the homes in the Town of La Valle are between 150,000 to \$199,999, whereas the percentage of homes valued between \$200,000 to 299,000 is 19.7% in La Valle, are comparable to Sauk County's 21.7% and 23.9% in those value ranges. Approximately 37.6% of the homes were valued between \$300,000 and \$499,999 in the Town compared to Sauk County's only 16.4%. Four point five percent of the homes in La Valle were valued above \$500,000, compared to 4.0% of the homes in Sauk County. Statistics for housing value are based on a sample population and do not include all owner-occupied housing units.

#### Table H17: Housing Value, La Valle 2020



Source: U.S. Census, 2020

#### 4.5 Housing Density

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

The current gross housing density of the Town of La Valle stands at approximately 1 single-family home per 19 acres. This level of housing density has slowly increased over time however as more housing units are being built, particularly around Lake Redstone and Dutch Hollow Lake, the overall housing density is increasing.

#### 4.6 Local Population and Housing Trends

To understand population and housing trends in the Town of La Valle and the impacts these trends will have on the future of the community, it is necessary to examine the population projections discussed in the previous chapter. The growth of the population will drive housing development in the Town. If the average household size continues to decrease in the Town the number of housing units needed to accommodate the population may increase further. From 2010 to 2020, the Town experienced a 3.38% increase in housing units, but prior to that from 2000 to 2010, the Town experienced a 29.32% increase. If the average growth over the past ten years continues, an additional 41 housing units will be built by the year 2030, but if trends tend towards the average for the past twenty years the Town would have 200 new units by 2030. In many cases, if the occupancy rate in the community increases, it can be assumed that the number of new homes needed will decline. However, this may not be the case in the Town of La Valle, since most of the housing classified as unoccupied is actually seasonal or recreational housing. It is assumed that owners of seasonal and recreational housing will retain these properties and those wishing to relocate to the Town of La Valle will need to build additional housing. With the rise in short-term rental properties, this may further increase the pressure for new housing in the Town.

#### 4.7 Projected Housing Needs Based on Population Projections

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

#### Population Projection 1

 DOA Projection (2013 est.) projects a total population of 1,670 persons in the year 2040. At this rate of growth and a constant of 2.53 persons per household (the County average), the Town would add 250 people or essentially 99 houses assuming the occupancy rate remains the same. - **Growth Model (1980-2020)** shows an average increase in population to 1,759 persons, or 339 people additional people. Assuming a constant of 2.53 persons per household (the County average), there will be a need for 134 more housing units by the year 2040.

Population Projection 2

- Static Household Size accounts for the historic drop in persons per household from 2.73 in 1990 to 2.52 persons per household as identified by the 2020 census. Combining this factor with the 545 occupied housing units in the Town in 2020 yields a population projection of 1,600 persons by 2030 and 1,865 persons by 2040. This increase in population translates into an additional 90 houses by 2030 and 195 houses by 2040.
- Limited Household Size holds the County average of 2.5 persons per household constant, producing an increase in population size to 1,588 by 2030 and 1,850 persons by 2040.

#### ► General Housing Needs Analysis



In reviewing the housing projection methods based on Population Projections 1 and 2, it appears as though the most logical housing projections are those that produce an increase in population through the years 2030 and 2040 respectively. Under Population Projection 1, the growth and DOA models present a realistic increase in population and corresponding housing units by the year 2040. Population Projection 2 recognizes may not realistically represent future population growth in the Town of La Valle as it shows a much larger increase in population that the Town has not previously

experienced. This model may be affected by changing home owner ship patterns within the area and regional trends increased the amount of seasonal homes and short-term rentals.

Realistically, housing units will be added to the Town of La Valle through the year 2040 and beyond. It is difficult to predict exact population and housing need increases, so it may be appropriate to set ranges for predicted growth. The ranges can then be utilized by planners to identify lands needed to accommodate this growth. (See *Chapter 11 Land Use* for more information on planning for development.)

#### 4.8 Housing Opportunities

The Town of La Valle has always provided options for varying housing choices and locations. Although there are limitations on the numbers of vacant shoreline lots, there are numerous offwater lots located in platted subdivisions that can provide for additional residential development. Currently, there are approximately 239 vacant lots around Dutch Hollow Lake and 606 vacant lots around Lake Redstone, the majority being off-water lots. Thus, the total number of vacant lots in existing platted subdivisions is 845. Many of these lots were platted before minimum lot size standards, and although they can support a residential structure and septic system, the area of the lots is limited. Thus, in order to develop these lots, two or more may be combined to provide the space necessary for a house, a primary septic system and a replacement septic area. In addition to existing subdivisions around La Valle's two lakes, rural lots have historically been created by Certified Survey Map to accommodate rural residences and farmette operations. The creation of these 'rural lots' has served to provide an alternative living option to locating in an existing subdivision.

#### 4.9 Housing Programs and Resources

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

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

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

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

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

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

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

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

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

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

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

Section 514/516 - loans and grants used to buy, build, improve, or repair housing for farm

laborers, including persons whose income is earned in aquaculture and those involved in onfarm processing. Funds can be used to purchase a site or leasehold interest in a site, to construct or repair housing, day care facilities, or community rooms, to pay fees to purchase durable household furnishings and pay construction loan interest.

### ▶ State of Wisconsin – Department of Administration (Bureau of Housing)

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

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

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

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

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

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

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

Wisconsin Housing and Economic Development Authority (WHEDA) offers two specific programs to assist individuals with their homeownership needs: HOME and Home Improvement Loans. The HOME program provides competitive mortgages to potential homeowners with fixed below-market interest rates to qualified candidates. The Home Improvement Loan program provides funding up to \$17,500 to qualified candidates for rehabilitation and other various housing activities. These funds are provided at below-market fixed interest rates for up to 15 years with no prepayment penalties. The properties must be at least 10 years old and the applicants must meet the income limits established by WHEDA for the county they reside within.

Other Programs – Other programs that may be considered for housing assistance are provided by various agencies throughout the State, including Rural Development components of the U.S. Department of Agriculture and Sauk County.

#### 4.10 Housing Goal, Objectives and Policies

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

#### **Housing Objectives/Policies:**

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

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

HP-1B Minimum square footage requirements for any residential structure shall be 500 square feet of living space and which may include finished basements/lower levels that provide residential living space.

HP-1C All residential dwellings shall be placed upon a foundation. Any residential dwelling supported on a slab or floating slab shall be designed based upon an analysis of the site and soil characteristics including an analysis of the soil weight bearing capacity and the weight of the proposed structure. Said analysis shall be submitted as part of the Town Building Permit Application.

HP-1D Mobile homes will not be permitted, with the exception of mobile homes related to agriculture operations.

HO-2 Promote housing styles and development guidelines that maintain rural character, protect natural beauty and improve the quality of life.

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

HP-2B Provide education to lakeshore landowners on the shore land requirements in an attempt to alleviate conflict. The Town of La Valle encourages the respective Lake Protection Districts to work with the Sauk County Land Conservation and UWEX on developing a shore land education program.

HO-3 Promote new development that utilizes existing infrastructure.

HP-3A All new development and infrastructure must be accessible to emergency services. As such, the Town will notify the respective fire and ambulance district of any new subdivision plat, certified survey map or commercial development proposals for their input.

HP-3B Continue to review the Town's driveway ordinance to ensure that all development is accessible to emergency vehicles and driveways are constructed in a way that preserves town roads and right-of-way.

HO-4 Direct future development to areas of existing development.

HP-4A Future housing (subdivisions) should be directed to Rural Residential Development (RRD) Areas according to *Map 11-6 Land Use Districts* and the description provided for the RRD under the *Chapter 11 Land Use*.

HO-5 Support efforts which provide for affordable housing and which meet the requirements of people with special needs.

HP-5A Coordinate with the County on housing strategies to encourage the development of affordable housing and accessible elements that meet the needs of all citizens and are close to necessary community services.

HO-6 Encourage residential housing designs that aim to balance the protection of natural resources and agriculture land with the opportunity to build new housing.

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

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

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

#### 5.0 Purpose

While tourism and lake recreational activities represent a major form of economic activity in the Town of La Valle, farming and agricultural activities represent a second form of economic activity, and for many La Valle residents, a primary way of life. Throughout the Town of La Valle's history, farmland and farming operations have been passed down to succeeding generations, a tradition that continues today. However, in the last 30 years, the agricultural community has faced many challenges. Because of its proximity to Lake Redstone and Dutch Hollow Lake, the Town of La Valle has begun to experience an increased rate of rural residential development, more so than in other parts of Sauk County. Along with this residential development rate, increases in property value assessments, increasing health care costs, and stagnant farm



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

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

## 5.1 Regional and Local Trends in Agriculture

From 1987 to 2017, the estimated number of farms in Sauk County decreased from 1,502 to 1,412 (by 5.99%), however there was an increase in farms from 1992 to 2007 but a sharp decrease after the economic downturn in 2008. The average size for farms in Sauk County also decreased from 246 acres in 1987 to 212 acres in 2017. During the same period, the estimated number of farms in the State of Wisconsin decreased from 75,131 to 64,793, (by 13.76%), while the average size of farms remained the same, 221 acres. The state also experienced an uptick in the number and average size of farms between the years of 1992-2007 followed by a rapid decrease.

of Farme

Table A1: Trends in Aver	age Size
Sauk County Farms	

Table A1: Trends in Average Size of Farms

	Sau	k County Farm	s	Wisconsin Farms					
Year	Approximate Number of Farms	Average Size of Farm in Acres	Percent Change	Approximate Number of Farms	Average Size of Farm in Acres	Percent Change			
1987	1,502	246		75,131	221				
1992	1,383	243	-1.2%	67,959	228	3.2%			
1997	1,452	229	-5.8%	65,602	227	-0.4%			
2002	1,673	211	-7.9%	77,131	204	-10.1%			
2007	1,923	187	-11.4%	78,463	194	-4.9%			
2012	1,665	200	7.0%	69,754	209	7.7%			
2017	1,412	212	6.0%	64,793	221	5.7%			

Sauk County Land Resources and Environment Department

From 1990 to 1997, the estimated number of farms in La Valle decreased from 79 to 42, while the number of dairy farms decreased from 32 to 23. In Sauk County, both farms and dairy farms have decreased. The estimated farms per square mile in 1997 was similar for the Town and the County. For dairy farm density, the Town had 0.7 dairy farms per square mile and the County had 0.6 dairy farms per square mile. There is not current information available for Town level data, but assuming that the Town has kept in line with County trends, there has been continued decline in farms and particularly dairy farms which have experienced a 72.6% decrease from 1990 to 2017. The County currently has an estimated 1.68 farms per square mile and 0.16 dairy farms per square mile, which we are assuming is similar to the Town.

#### Table A2: Trends in Farm Numbers

				Table A2	: Trends in	Farm Num	bers fron	n 1990-20	17			
	Estimated Farm Numbers								Dairy Fa	arm Numb	ers	
	1990	1997	2007	2017	% Change	Estimated Farms per square mile, 1997	1990	1997	2007	2017	% Change	Dairy Farms per Square Mile, 1997
Sauk County	1597	1507	1,923	1,412	-11.60%	1.9	687	475	295	188	-72.60%	0.6

Source: USDA Census on Agriculture 2017

The estimated number of farms for Sauk County illustrated in the **Charts A1 Trends in Average Size of** *Farm and A2 Trends in Farm Numbers* differs. This is due to different methodologies used for estimating the number of farms in Sauk County by the Program on Agricultural Technology Studies (PATS), UW Madison, and Census of Agriculture. The original numbers gathered for this table and for many other charts throughout this chapter were taken from PATS and included Town level data. The program does not have current information available at the time of this plan.

#### 5.2 Land in Agriculture Use

According to the USDA's National Agricultural Statistics Service, in 2020 alone Sauk County had 3,167 acres of agricultural be sold, 130 acres of which were diverted to other uses. This diverting of land included three separate transactions with a cost of over \$12,000 per acre depending on if there were buildings present. The amount of land being diverted out of agriculture in the County accounted for only 3.04% of the total land in the state being diverted to other uses in 2020. Agricultural land with buildings is being sold at a higher price than the state average of dollars per acre.

## Tables A3: Agriculture Land Sales, Sauk County, and State of Wisconsin

		Tabl	e A3a: Agr	iculture Land	Sales Wit	hout Buildi	ngs		
	Agricultural Agri	Land Con cultural U		Agricultural to	Land Bein Other Uses		Total of all Agricultural Land		
	Number of Transactions	Acres Sold	Dollars Per Acre	Number of Transactions	Acres Sold	Dollars Per Acre	Number of Transactions	Acres Sold	Dollars Per Acre
Sauk County	23	1,698	4,367	1	38	12,132	24	1,736	4,537
Wisconsin	1,072	58,810	8,879	87	2,754	12,458	1,159	61,564	5,886

Source: USDA's National Agricultural Statistics Service, 2020

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		Ta	ble A3b: Aş	griculture Lan	d Sales W	ith Building	gs		
	Agricultural Land Continuing in Agricultural Use			Agricultural to	Land Bein Other Uses		Total of all Agricultural Land		
	Number of Acres Dollars Transactions Sold Per Acre		Number of Transactions	Acres Sold	Dollars Per Acre	Number of Transactions	Acres Sold	Dollars Per Acre	
Sauk County	20	1,339	7,058	2	92	12,815	22	1,431	7,428
Wisconsin	596	42,308	6,559	45	1,517	11,466	641	43,825	6,729

Source: USDA's National Agricultural Statistics Service, 2020

## 5.3 Production Trends

Sauk County has similar trends in livestock production with the State. The County has a higher percentage of beef cattle than the State which demonstrates Sauk County's leadership in the pasture raised livestock industry. The County averages 168 bushels of corn for grain per acre and 20 tons of corn for silage per acre. In comparison the state averages 169 bushels of corn for grain and 19 tons of corn for silage per acre. Sauk County yields on average 47 bushels of soybeans per acre and the State averages 46 bushels per acre.

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

				Table A	.4: Farm P	roduction <b>T</b>	rends l	Forage/Fe	ed, 201	7				
						Fo	rage/Fee	d						
	Corn for Grain Corn for Silage Soybe:			beans		hum for Grain	Sorghum for Silage		Wheat for grain, all		Oats & Barley			
	Acres	Yield (bushels)	Acres	Yield (tons)	Acres	Yield (bushels)	Acres	Yield (bushels)	Acres	Yield (tons)	Acres	Yield (bushels)	Acres	Yield (bushels)
Sauk County	69,217	11,623,669	15,100	295,291	38,470	1,809,438	-	-	50	396	4,459	322,951	1,436	82,858
Wisconsin	3,074,502	519,334,406	921,602	17,474,959	2,214,985	101,917,737	3,171	292,849	2,646	34,866	200,613	13,285,868	105,024	6,191,952

		Table A5:	Farm Prod	uction Tren	ds Livest	ock and Po	ultry in P	ercentage o	f Farms Inv	entory, 201	17		
	Beef	Cows	Milk	Milk Cows		Hogs & Pigs		Sheep & Lambs		Layer Chickens		Broilers & Other Meat Chickens	
	#	% of farms	#	% of farms	#	% of farms	#	% of farms	#	% of farms	#	% of farms	
Sauk County	8,297	25.8%	19,965	13.3%	34,350	3.3%	2,691	3.8%	95,757	12.5%	1,736	1.3%	
Wisconsin	287,100	21.5%	1,280,395	13.9%	298,879	3.4%			7,639,627	12.3%	53,438,462	1.9%	

Source: USDA Census on Agriculture, 2017

## 5.4 Local Farm Numbers and Types

Even though farming and related agricultural activities are declining, they still are the primary economic activity in the Town. Farmers in the Town of La Valle produce a variety of agricultural commodities including dairy, beef production, animal feed such as corn, alfalfa and soybeans as well as a number of cash crops.

Sauk County Land Resources and Environment Department

### 5.5 Farmland Preservation Program

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

#### 5.6 Land Capability Classification

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

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

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

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

Source: Sauk County Land Resources & Environment Dept.

Approximately 51.09% of the soils in the Town of La Valle are Class IV, V, and VI soils. Class IV soils have severe limitations that require careful management. Class V soils are suited mainly to pasture due to permanent limitations such as wetness or stoniness. Class VI soils have limitations that make them generally unsuited for cultivation and limit use to pasture, woodland or wildlife.

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

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

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Commented [CF1]: Update with current numbers

Chapter 5: Agriculture Resources

#### 5.7 Agriculture Infrastructure

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



#### 5.8 Alternative Agricultural Opportunities

Despite the changes in the number of farmers, farm size and the price of farmland, agricultural productivity has increased. According to a study completed in August, 2001, by the University of Wisconsin-Madison, entitled, "Wisconsin County Agricultural Trends in the 1990's", Sauk County remains one of the State's leaders in terms of agricultural production and revenue generated. According to the USDA Census on Agriculture in 2017, Sauk County farms an economic impact of 743 million and sold \$1 million worth of products directly to consumers.

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

## 5.4 Federal, State and Local Programs and Resources

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

### Federal Programs and Resources

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

• Farmland and Ranch Land Protection Program (FRPP) provides matching funds to help purchase development rights to keep productive farm and ranchland in agricultural uses. Working through existing programs, USDA partners with State, tribal or local governments and non-governmental organizations to acquire conservation easements or other interests in land from landowners. USDA provides up to 50 percent of the fair market easement value.



• Conservation Reserve Program (CRP) is a voluntary program available to agricultural producers to help them safeguard environmentally sensitive land. Producers in CRP plant long-term, resource conserving covers to improve the quality of water, control soil erosion, and enhance wildlife habitat. In return, FSA provides participants with rental payments and cost-share assistance. Contract duration is between 10 and 15 years.

• **Conservation Reserve Enhancement Program (CREP)** is a voluntary land retirement program that helps agricultural producers protect environmentally sensitive land, decrease erosion, restore wildlife habitat, and safeguard ground and surface water. Like CRP, CREP is administered by the USDA's FSA.

• Wetlands Reserve Program (WRP) is a voluntary program that provides technical and financial assistance to eligible landowners to address wetland, wildlife habitat, soil, water, and related natural resource concerns on private lands in an environmentally beneficial and cost effective manner. The program provides an opportunity for landowners to receive financial incentives to enhance wetlands in exchange for retiring marginal land from agriculture. The program offers three options, including a permanent easement, a 30-Year Easement or a Restoration Cost Share Agreement.

• Environmental Quality Incentives Program (EQIP) provides a voluntary conservation program for farmers and ranchers that promote both agriculture productions and environmental quality as compatible national goals. EQIP offers financial and technical help to assist eligible participants install or implement structural and management practices on eligible agricultural land. EQIP offers contracts with a minimum term that ends one year after the implementation of the last scheduled practices and a maximum term of 10 years.

• Wildlife Habitat Incentives Program (WHIP) is a voluntary program that encourages creation of high quality wildlife habitats that support wildlife populations of National, State, Tribal, and local significance. Through WHIP, the NRCS provides technical assistance to landowners and others to develop upland, wetland, riparian, and aquatic habitat in areas on their property.

#### State and Local Programs and Resources

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

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

• Wisconsin's Use Value Tax System provides tax relief to agricultural landowners by assessing property value in terms of crop production and agricultural market prices, not current real estate market trends or non-farm development potential.

• Agriculture Development Zone (South-Central) is a new agricultural economic development program in the State of Wisconsin that provides tax credits to farm operators and business owners who make new investments in agricultural operations. These tax incentives are offered for three basic

categories of investment including job creation, environmental remediation, or capital investments in technology/new equipment. The Wisconsin Department of Commerce administers this program.

Wildlife Abatement and Claim Program is a county-administered program to assist landowners with excessive levels of agricultural crop damage from deer, bear, geese, or turkey.

#### 5.9 Agriculture Goal, Objectives and Policies

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

## Agriculture Resources Objectives/Policies:

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

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

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

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

ARP-2A. As part of the creation of any new lot by Certified Survey Map, a statement shall be included on the first page of the CSM indicating that said lot is located within an agricultural area and that agriculture activities are taking place and are planned to continue. The statement shall also include provision to protect farming operations and limit actions against agricultural uses.

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

The following includes suggested language that can applied to ARP-2A and ARP-2B and at the Town's election may be expanded upon as appropriate: Through Wis. Stat. § 823.08, the Wisconsin Legislature has adopted a right to farm law. This statute limits the remedies of owners of later established residential property to seek changes to near-by pre-existing agricultural practices. Active agricultural operations are now taking place and are planned to

continue in the vicinity of this Certified Survey Map/Subdivision Plat (choose one). These active agricultural operations may produce noises, odors, dust, machinery traffic or other conditions during daytime and evening hours.

ARO-3 Preserve productive farmlands and encourage the maintenance and growth of family farm operations for continued and future agriculture uses. For the purposes of this plan, family farm operations are broadly defined as any activity that utilizes the land to produce a product or commodity for sale and which provides for family income. These operations may include small-scale animal husbandry, organic production, fruit orchards, cash cropping, large-scale animal operations etc.

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

## 6.0 Purpose

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

## 6.1 Water Supply and Private On-site Waste Disposal Systems

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

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

The Wisconsin Department of Safety and Professional Services, in conjunction with the Sauk County Land Resources and Environment Department regulates the siting, design, installation, and inspection of all POWTS systems in the Town of La Valle. The law permits the continued use of conventional systems as well as alternative systems, such as those that employ the use of biological or aerate treatment. It also stipulates system inspections every three years to ensure compliance with installation and operation requirements.

Typically, these alternative systems permit development of land areas that previously would not support a conventional system. In early 2003, Sauk County revised its Private Sewage System Ordinance to allow the use of alternative systems.

As a general explanation, *NRCS* Web Soil Survey Map, shows soil classifications and characteristics. These classifications are based on average slope, depth to soil saturation, average depth to bedrock, and flooding potential. However, these maps are shown at a wide scale and conditions may vary across properties. Soils data from the NRCS office may now be found online using the Web Soil Survey Map, where landowners may look up their individual property to find their specific soils classification.

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

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

## 6.2 Solid Waste Disposal/Recycling

Solid waste disposal sites, or landfills, are potential sources of groundwater pollution in Sauk County. In 2000, the Sauk County LRE Department conducted an inventory to verify the number of active and inactive or abandoned landfill sites. According to that process, it was determined that Sauk County has 15 active landfill sites throughout the County, including sites for brush disposal. In addition, more than 40 sites were identified as abandoned sites. Of those 40 sites, one is located in the Town of La Valle in section 16.Currently, the Town of La Valle contracts with Town & Country Sanitation, which provides solid waste and recycling services for Town residents. The Town hosts a drop-off site located off Thompson Road. There is no door to door pickup. Currently solid waste handled by Town & Country is brought to a transfer station in Lone Rock and finally to a sanitary landfill located in the Janesville area.

#### 6.3 Septage Waste Disposal

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

# 6.4 Town Hall and Garage

The La Valle Town Hall and garage are located on State Hwy 58/33 outside of the Village of La Valle.

## 6.5 Law Enforcement

The Sauk County Sheriff's Department, headquartered in Baraboo, Wisconsin as well as its own local police department, serves the Town of LaValle. The Town of LaValle employs 1 police officer, deputized by the Sauk County Sheriff, on a full time basis and 2 part-time seasonal officers. According to the 2015 Sauk County Sheriff's Office Report, there are approximately 143 personnel employed by Sauk County Sheriff's Department, across all their programs, including their police force and dive team. The Town of LaValle is also serviced by the new Sauk County Law Enforcement Center/Jail, which opened in 2003.

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

## 6.6 Emergency Services

The Town of LaValle is served by three emergency service districts including Wonewoc, Cazenovia and La Valle utilizing Senate Bill 642 the Mutual Aid Box Alarm System (MABAS). MABAS is a mutual aid measure that may be used for deploying fire, rescue and emergency medical services personnel in a multi-jurisdictional and/or multi-agency response. District 154 includes the far southwest portion of the Town and is covered by the Cazenovia Ambulance Service and the La Valle First Responders for fire protection.



District 190 is located in the far northwestern part of the Town and is covered by the Wonewoc Ambulance service and the La Valle First Responders for fire. District 167 includes the remainder of the Town and is covered by the Reedsburg Ambulance Service and the La Valle First Responders for fire protection. Jurisdictional boundaries of these respective services can be noted on *Map 1-4 Emergency Services*.

### 6.7 Library

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

## 6.8 Communication, Electric Utilities and Heating Fuel

Telephone, internet and e-mail service is provided by La Valle Telephone Cooperative. Electrical service is provided to the town by Oakdale Electric Cooperative, Vernon Electric and Alliant Energy. Since there is limited natural gas in the Town, heating fuel is primarily provided through

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**Commented [CF1]:** Add mutual aid MABAS program

**Commented [CF2]:** Recheck these districts and name

contracts with independent fuel dealers with roughly 69% of residents utilizing LP/Propane. Heating fuel from wood and biomass sources ranks second followed by those who utilize oil or electricity. Wireless communication facilities in the area is primarily provided by U.S. Cellular, but service is difficult due to a lack of infrastructure investment by private wireless communication companies.

## 6.9 Medical Facilities

The Town of La Valle is primarily served by three medical facilities including the Reedsburg Area Medical Center located at 2000 North Dewey Avenue which provides all general services including family medicine, obstetrics, pediatrics, inpatient/surgical intensive care, emergency and walk-in care. Gunderson St Joseph's Community Health Services and Hospital located at 400 West Avenue in Hillsboro provides range of health services and emergency stabilization service for a rural population of roughly 18,000 people. Mile Bluff Medical Center located at 1050 Division Street in Mauston offers a wide variety of specialty services including evening and weekend urgent care and 24-hour emergency care.

#### 6.10 Educational Facilities

## Primary Educational Facilities

The Town of LaValle is divided into two public school districts. The Reedsburg School District incorporates the eastern and southern two-thirds of the Town while the Wonewoc School District includes the northwestern part of the Town. *Map 1-2 Jurisdictional Boundaries* shows the exact location of these boundaries. While the majority of school aged children attend one of the two districts, parochial schools also offer a schooling option as well as increasing involvement in home schooling opportunities. There are also Amish schools in the vicinity of the Town of La Valle that provide education of grade 1-8 for Amish children.

## Reedsburg School District

The Reedsburg School District has located all its schools within the City of Reedsburg and closed down outlying schools within the last five years. The Reedsburg High School located at 1100 S. Albert Avenue, Webb Middle School located at 707 N. Webb Avenue; Pineview Elementary School located at 1121 8<sup>th</sup> Street; Westside Elementary School located at 401 Alexander Avenue; and Prairie Ridge Elementary located at 2400 8<sup>th</sup> Street. The public schools in this district serve approximately 2,500 students in grades 4K-12.

According to Reedsburg School Administration, due to the construction of the new high school in 1998 and the Prairie Ridge Elementary in 2018, the school system has no current overcrowding issues. However, the district is considering redistributing grades within the system to balance class sizes. Moreover, elementary school enrollment projections indicated grades 4K-2 will be over capacity by 2026. Intermediate schools (grades 3-5) will be over capacity by 2030 and middle school grades (6-8) will exceed capacity by 2035. The high school is expected to remain under capacity.

The Reedsburg School District completed a facility maintenance assessment of their 5 schools and concluded that over \$25,000,000 is required to update facilities or replace those past their useful life. Over half of these costs are associated with cost to update facilities at the Webb Middle School. In 2022 the school district prepared a <u>Community Growth and Projections Report</u> to plan

for the future of the district. The report conveys the impact of planned residential development and demographic changes on student enrollment, where in the RSD that enrollment change is projected to occur, and how enrollment projections compare with school building capacities. This information will help the RSD determine which schools may experience capacity shortfalls and which others may have excess capacity, and to what extent, through 2035.

### Wonewoc-Union Center School District

The Wonewoc-Union Center School District is located at 101 School Road in the City of Wonewoc. The Wonewoc Center Elementary, Junior High and High Schools are located at the same address.

The school district contains 4 schools and 335 students.

### • Parochial Schools

Sacred Heart Catholic School, located at North Oak Street; and St Peter's Lutheran School, at 346 N. Locust Street, are two private schools located in the City of Reedsburg and together serve approximately 393 students in grades K-11. St. Paul's Evangelical Lutheran School, located in Wonewoc, includes pre-K to 8<sup>th</sup> grade and averages approximately 90 students.

### • Secondary Educational Facilities

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

University of Wisconsin- Platteville Baraboo Sauk County offers freshman/sophomore-level university instruction leading to several associates degrees ranging from hospitality and tourism management to arts and sciences. UW- Platteville Baraboo Sauk County also offers a bachelor's degree program in business management. With fall 2019 enrollment at 348 students, the campus saw a nearly 30% decline in enrollment from 2018. UW-Baraboo has a continuing education program that offers a variety of non-credit seminars, workshops and short courses. The programs range from computer applications and communication to theater and art field trips.

*University of Wisconsin- Platteville Richland County* offers freshman/sophomore-level university instruction leading to several associates degrees ranging from food and agriculture to preengineering. From 2018-2019, the campus saw a 58% decline in enrollment, with fall 2019 enrollment at 155 students.

*Madison College Reedsburg Campus / Reedsburg* provides technical and workplace skills training. The college offers associate degrees, technical diplomas, certificates and apprenticeships, and offers classes that transfer to four-year degree programs. Programs are offered in nursing, accounting, administrative assistance, business management, finance, and childcare education, among others. The college offers apprenticeships in electrical and machine maintenance, and tool and die. Madison College Reedsburg Campus also offers customized labor training for local businesses.

*Madison College Truax Campus* is a two-year technical and community college serving the greater Madison area. MATC provides training for over 100 careers, offering associate degrees, diplomas and certificates. The comprehensive curriculum includes technical, liberal arts, sciences, college transfer courses, basic and continuing education adult classes, as well as customized

training courses. Class sizes are small, with many courses available online and through distant learning programs.

*University of Wisconsin- Madison* enrolled 44,995 students as of fall 2019. UW-Madison is the flagship research campus of the University of Wisconsin system. The world-class university offers more than 130 undergraduate programs, 160 master's degree programs and 130 Doctoral degree programs. UW-Madison also has professional degree programs in law, medicine, pharmacy and veterinary medicine.

*Edgewood College* is a private college located in Madison, which currently enrolls approximately 1,200 undergraduate students and 650 graduate students. Edgewood offers more than 60 majors and 40 Minors, plus opportunity for individualized programs. 82% of all classes have less than 20 students. Several master's degrees are offered as well. The adult accelerated degree programs allow working adults to earn an undergraduate degree in 3 years, completing both their general education and major requirements. Edgewood College also offers doctoral programs in education and nursing.

## • Childcare Facilities

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

This decline suggests that the need for group childcare facilities is declining and that home childcare facilities as well as group facilities located in the Reedsburg area will likely provide adequate childcare needs for families in the Town of La Valle. There is ample opportunity to start home daycare facilities, should the need arise, with the existing zoning in the Town which permits these types of daycares as home occupations.

## 6.11 Recreational Facilities

There are three county parks within the Town of La Valle: Hemlock Park, Douglas Landing and Redstone Park. Hemlock Park is located on Dutch Hollow Road west of the Village of LaValle. Hemlock Park has much to offer on almost 73 acres of property, offering picnic tables, grills, and ADA accessible bathroom. There is an unmarked hiking trail. The small dam on the slough was washed out doing the 2018 flood and is expected to be reconstructed in the 2024. After construction, the water level will be lower than previous, and the 22-acre slough will be reduced in size. Access to fishing from the shore around the slough, including an ADA fishing pier and boat ramp to launch a boat (electric motor only) will be impacted.

Lake Redstone County Park is located on Douglas Road at the south end of Lake Redstone. At approx. 30 acres, this park has a large parking lot that gives access to a playground, beach and waterfall. Lake Redstone County Park is a popular spot to fish. Dedicated to American's veterans, Douglas Landing provides access to the Baraboo River. The .75 acre of land was donated to Sauk County by Russell and Pearl Douglas. Russell was a member of the United States Army Air Force during WWII where he proudly served as a bombsight technician in the 390<sup>th</sup> Bomb Squadron.

Douglas Landing was improved in 2019 to help stabilize the shoreline and provide a quiet spot to fish or launch a canoe or kayak. There is no entrance fee required.

## 6.12 Cemeteries and Churches

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



• **Big Creek Cemetery**, located in the northeast quarter of Section 1 off of La Valle Road, is a small cemetery with historic and current burials, although the cemetery is not well kept.

• Evergreen Cemetery, located on State Road 58 just north of the State Road 33/58 intersection, is a well kept cemetery with the last burial in 1978. Many of the stones are illegible.

• **Oaklawn Cemetery**, located on Thompson Road north of the Village of La Valle, is a larger cemetery currently utilized.

• **Karstetter Cemetery**, located on Karstetter Road about 1 mile west of the Village of La Valle has approximately 9 grave sites and two stones, both of which are illegible.

• Church of Christian Liberty, is located at E4296 County Road F.

• Universal Cemetery, also known as the John Doering Cemetery, is located in Section 18 off of North Dutch Hollow Road near Kannenburg Drive. The Cemetery got its name when John Doering donated the land. Currently one-third of the cemetery includes burial plots for the Doerings. Many stones are illegible and there may be some unmarked graves.

• **St. Paul Evangelical Lutheran Church and school**, located at E4198 St. Paul Road, were first organized in 1875. In 1905, the church organized a parochial school, called Christian Day School, next to the church. Classes were held in the Church until a separate school building was built in 1924. The school was accredited in 1936 and later was discontinued.

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

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

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

## Historic Schools

• Sand School, located in the south ½ of Section 15 on Pierce Road, is the second Sand School building that was built in 1915 out of concrete blocks. The original school house, later bought and moved to a farm for use as a grainery, was across the road and originally built around 1877. Sand School was closed in 1962 and was integrated into the Reedsburg School District. The schoolhouse was later converted to a residential home and has since had an extensive addition.

• **Groat School**, was originally located in the southwest part of Section 34 on Pearson Road with early records indicating it was built in 1877. The schoolhouse was also part of the Town of Marston, which later became the Town of La Valle, and it served children from the Village of Ironton. In the 1930's the Civilian Conservation Corps Camp was located on the site where the Groat School once stood.

• **Oak Lawn School** got its name from the five oak trees in the schoolyard, which formed a shady playground and a good place for swings. During the 1920's and 1930's, attendance declined at the school and it was finally closed in 1939, sending the remaining students to the Litz School. The schoolhouse is located on the northeast ¼ of Section 29 on Karstetter Road and has since been converted into a private residence.

• **Clay Hill School**, also known historically as the Rathbun School in the 1850's and later the Carrol School in 1902 when the school was moved one-half mile down the road to the Carrol farm. Around 1920, official names were given to schools and the name Clay Hill School was assigned. In 1942, the Town Boards of La Valle and Winfield and school boards of Clay Hill, Sand Hill and Manian School made arrangements to disband Clay Hill and merge the school with other districts. The last day of school was May 18, 1942. The schoolhouse was later moved to another location to be utilized as a residence.

• Jackson School was located in the NE part of Section 10 on Cobbledick Road. Built in 1867, the school was in operation until 1962 when it was consolidated into the Reedsburg and Wonewoc school districts.

• Blakeslee School was located in the SW <sup>1</sup>/<sub>4</sub> of Section 32 on Blakeslee Prairie. The school itself was the first in the area and included most of Sections 20, 30, 31 and 32 in LaValle and Sections 5 and 6 from the Town of Ironton. In 1889, the school district was merged and the schoolhouse was moved to Ironton to be used as a woodshed.

• Litz School was located in the NW ¼ of Section 17 north of Dutch Hollow Road. The Litz school construction was unique in that it was the only log schoolhouse in LaValle. The schoolhouse and district were established in 1858 and the district finally closed in 1962. The Litz Schoolhouse was then utilized for community get-togethers, until Dutch Hollow Lake was developed and it was torn down. It has been said that the well pump still remains on the old schoolhouse site.

• Maple Grove School is located in the NE ¼ of Section 12 and was built in 1859. Locally,

the school was known as the Stricker School or the Gifford School until the official name of Maple Grove was given. In 1945, the school was closed and students were sent to other districts, however the school was reopened in 1952. The final closing occurred in 1961. The schoolhouse is now a tavern on Lake Redstone.

• **Oak Hill School** was built in the late 1870's and was located in the NW ¼ of Section 36 where Hartje's lumber is currently located. The Seeley's, who had relatives from the North Freedom area, were the first to both donate land for the school and work at the school. They were active until the 1930's. Oak Hill School was closed in 1962 and consolidated into the Reedsburg School District.

• **Pine Rock School** was located on State Road 33 in Section 8 until it closed in 1951 through consolidation with the Wonewoc School District. The schoolhouse was later sold and is now a residence located on Union Street in the Village of La Valle.

## Other Historic Structures or Areas

• **Pony Truss Bridge** is located off of State Road 33, one-half mile west of County Road V and crosses the Baraboo River. This is a metal bridge constructed in 1931 by Wausau Iron Works and represents a Warren Truss structural bridge system.



• **Front Gabled House** is located on the west side of State Road 33, one-half mile north of the intersection with State Road 58. This is a log-style home with an unknown construction date that includes a Front Gabled architectural style.

• **St. Paul's Evangelical Lutheran Church**, located off of County Road F, is a brick structure exhibiting Gothic Revival architecture. The Church was built in 1907.

#### 6.14 Historical and Cultural Programs and Resources

• Sauk County Historical Society protects and maintains the history of the county by collecting and preserving historic artifacts, photographs and documents. The Historical Society has many community outreach programs, acts as a resource and research facility for local history and assists other Sauk County historical societies in pursuing their goals.

• Sauk County Arts, Humanities and Historic Preservation Committee provides funding through grant programs to community organizations and local governments seeking supplementary funds for local arts and history projects.

• State of Wisconsin Historic Preservation Programs provide several opportunities for cost sharing through grant and subgrant programs, through the Wisconsin Historical Society. These programs are dependent on variable annual funding sources.

• **Historic Preservation Subgrants** are available to governments and non-profit organizations for surveys to identify and evaluate historical, architectural and archaeological resources. These properties and districts can then be nominated to the National Register of Historic Places.

• **Historic Preservation Tax Credit for Income-Producing Historic Buildings** is available to those who apply for and receive project approval before beginning physical work on the rehabilitation of historic buildings.

• **Historic Homeowner's Tax Credits** are available to those who apply for and receive project approval before beginning work on rehabilitating non-income personal residences.

• Archaeological Sites Property Tax Exemption Program provides tax exemption for owners of archaeological sites listed in the National or State Register of Historic places.

• Jeffris Family Foundation provides funding for bricks and mortar rehabilitation projects in Wisconsin's smaller communities.

• Save America's Treasures is a federal grant program for governments and non-profit organizations.

### 6.15 Utilities and Community Resources Goal, Objectives and Policies

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

#### **Utilities and Community Resources Objectives/Policies:**

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

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

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

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

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

form of economic development and self-sustainability.

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

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

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

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

UCRO-4 Evaluate options for sanitary waste management issues.

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

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

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

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

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

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

UCRO-6 Improve water quality in lakes and streams.

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

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

#### 7.0 Purpose

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

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

## 7.1 Principal Arterial, Collector Roadways and Local Roads

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

	Town of La Valle R	loadway Classification System (Definition)
Road	Classification	Definition
I-90/94, U.S. Hwy 12,	Principal Arterial	Principal Arterials serve longer intra-urban trips and traffic traveling through urban areas. They carry high traffic volumes and provide links to major activity centers.
State Road 33 and 58	Minor Arterial	Provide intra-community continuity and service to trips of moderate length, with more emphasis on land access than principal arterials. The minor arterial system interconnects with the urban arterial system and provides system connections to rural collectors.
County Roads F, G, and V and N. Dutch Hollow Rod, southern part Thompson Rd.	Major Collectors (and) Minor Collectors	Provide both land access service and traffic circulation within residential neighborhoods, commercial areas, and industrial areas. These facilities collect traffic from the local streets in residential neighborhoods and channel it onto the arterial system in the central business district. In some areas of development and traffic density, the collector may include the street grid, which forms the basic unit for traffic circulation.
Remaining Town Roads	Local Roads	Comprise all facilities not on one of the higher systems. They primarily provide direct access to land and access to order systems. Local roads offer the lowest level of mobility, and through traffic movements are discouraged.

## Table T1: La Valle Roadway Classification System Definitions

Source: Wisconsin DOT

Table T2: La Valle Roadway	Classification System	Descriptions
Table 12. La valle Roadway	Classification System	i Descriptions

		Roadway Classification System (Description)
Road	Classification	Description
I-90/94	Regional Interstate Roadway Principal Arterial	Located 15 miles east of the Town of La Valle, Interstate 90/94 serves as a regional controlled-access facility within Wisconsin. It is considered a backbone route, according to the Connect 2025 Plan, connecting major population and economic centers
U.S. Hwy 12	Regional Interstate Roadway Principal Arterial	Located 12 miles east of La Valle, Highway 12 serves as a principal north-south arterial, connecting Wisconsin Dells with Dane County and carrying a large volume of both local and through traffic. In Sauk County in 2022, traffic volumes were approximately 13,100 vehicles per day north of Baraboo and 13,900 vehicles per day south of Baraboo.
State Road 33& 58	Regional State Roadway Minor Arterial	State Road 33 is an east-west/north-south route coming from Reedsburg and exiting the northwest part of the Town into Juneau County. State Road 58 runs north-south from the Town of Ironton to Juneau County.
County Roads F, V and G	Local Roads Minor Collectors	County Road F enters the northeastern part of the Town and travels diagonally north of Lake Redstone to connect to State Road 58. County Road W enters the east side of the Town from the Baraboo area and exits the west side of the Town north of Maple Hill Road. County Road I is located just north of the Village of North Freedom and connects to State Road 136.
Town Roads N. Dutch Hollow Road, Wagner Road, East and West Redstone Roads and the southern part of Thompson Road	Local Roads Minor Collectors	North Dutch Hollow Road located in the west-central part of the Town connects to the Village of La Valle via the southern part of Thompson Road.
Remaining Town Roads	Local Roads	Many of the remaining local roads include those less traveled rural stretches and roads within the platted areas around Lake Redstone and Dutch Hollow Lake.

**Commented [CF1]:** Add Wagner, East Redstone, West Redstone

Source: Wisconsin DOT

### 7.2 Airports

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

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

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

The Baraboo Dells Municipal Airport is located about 13 miles away from the Town of Reedsburg near the intersection of Highway 33 and US Highway 12. It offers small passenger and freight service. It is owned and managed by the Village of Lake Delton. A six-year improvement plan has was created for the airports renovations and future improvements.

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

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

## 7.3 Elderly, Disabled and Veteran Transportation

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

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

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

# 7.4 Other Transportation Options

## Trucking

Trucking service is accommodated by the region's transportation network. There are several privately owned trucking operations within this area that meet the needs of the residents.

## Rail

There are no active rail lines that go directly through the Town. The Wisconsin and Southern rail line, a contractor of the Union Pacific Railway, serves the regional area via a connection in the City of Reedsburg. The rail line travels through the Cities of Baraboo and Madison and crosses the

Wisconsin River in the Village of Merrimac. This is a Class 2 line rated for 25 mph service. Amtrak in Wisconsin Dells on the Canadian Pacific Railway provides passenger rail service to the area.

#### Bicycle and Recreational Trails

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



of Natural Resources and is managed by the Wildcat Mountain State Park office.

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

#### **Great Sauk State Trail**

Paralleling the Wisconsin River and extending through the Sauk Prairie State Recreation Area, the Great Sauk State Trail is a 10.5-mile trail paved with asphalt that bikers, roller bladers, and walkers can utilize for recreation. The trail is currently planned for further extension to the north. An interactive trail map can be found at: <u>https://www.greatsaukstatetrail.org/maps</u> The trail may be accessed from parking lots located at Goette Rd in the Town of Merrimac and at County Rd Z and State Rd 78 in the Town of Prairie du Sac.

#### **ATV Trail System**

There are ATV/UTV routes throughout the majority of the County. ATV/UTV routes are along the majority of Town roads and some County roads. Routes on County highways are open year round. The routes are marked by signage that is maintained and paid for by the ATV/UTV clubs. An interactive motorized trail map with route hours can be found at: https://saukgis.maps.arcgis.com/apps/Viewer/index.html?appid=2235911fc3074bce898aefa98bb5465

#### **Snowmobile Trail System**

Part of the larger Sauk County trail system, the Town of Sumpter lies along a county/state trail that runs along the western edge of the Devil's Lake State Park and the eastern edge of the Sauk Prairie State Recreation Area. Users have a choice of continuing south towards the Village of Prairie du Sac or east towards the Village of Merrimac. An online map can be found at <a href="https://gis.co.sauk.wi.us/SnowmobileTrails/">https://gis.co.sauk.wi.us/SnowmobileTrails/</a>.

### State of Wisconsin

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

Commented ICF21: No active rail left in the Town

## 7.5 Review of State, Regional and Other Applicable Plans

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

#### **Active Transportation Plan 2050**

The Wisconsin Department of Transportation (WisDOT) is updating the Wisconsin Bicycle Transportation Plan and Wisconsin Pedestrian Policy Plan and combining them into the Wisconsin Active Transportation Plan 2050 (ATP). The Wisconsin Department of Transportation (WisDOT) is currently working on the Wisconsin Active Transportation Plan 2050 (ATP). The ATP will be a statewide long-range plan focused on human-powered modes of transportation, such as bicycling and walking. This plan will evaluate active transportation opportunities and needs, resulting in policies and actions that will align with and further <u>Connect 2050</u>, Wisconsin's statewide long-range transportation plan.

## Connect 2050: Wisconsin's Long-Range Multimodal Transportation Plan

Connect 2050 is the Wisconsin Department of Transportation's (WisDOT) long-range transportation plan for the state. This plan addresses all forms of transportation over a 20-year planning horizon: highways, local roads, air, water, rail, bicycle, pedestrian and transit. WisDOT envisions an integrated multimodal transportation system that maximizes the safe and efficient movement of people and products throughout the state in a way that enhances economic productivity, transportation accessibility, and the quality of Wisconsin's communities while minimizing impacts to the natural environment and socioeconomic, historic, and cultural resources.

### 2023 DOT Wisconsin State Freight Plan

The Wisconsin State Freight Plan (SFP) is the statewide multimodal freight plan, required by the Infrastructure Investment and Jobs Act (IIJA)—hereafter referred to as the Bipartisan Infrastructure Law (BIL). The purpose of the SFP is to guide improvement and investment decisions impacting all modes of freight transportation throughout Wisconsin. It represents an update to Wisconsin's first State Freight Plan, which was approved in 2018. The update is a Wisconsin Department of Transportation (WisDOT) effort that was done in partnership with public and private sector freight stakeholders throughout the state.

## **LRIP: Local Roads Improvement Program**

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

### **Transit Improvement Program**

The TIP must be consistent with the region's long-range transportation plan, include all transportation projects in the metropolitan area that are proposed for federal funding, and include at least four years of programming.

## Sauk County Highway Improvement Plan

The Highway Improvement Program for Sauk County identifies and prioritizes specific county road improvement projects for the next five years.

## 7.6 Analysis of the Existing Transportation Systems and Plans

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

## 7.7 Transportation Goal, Objectives and Policies

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

Transportation Objectives/Policies:

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

TP-1A Maximize the Town of La Valle's financial aid from the Wisconsin Department of Transportation for road, pedestrian, bike path, and bridge maintenance and improvements from programs such as General Transportation Aid (GTA), Local Roads Improvement Program, Transportation Enhancement (TE) Program and Transportation Economic Assistance (TEA) Program.

TP-1B Collaborate with Sauk County and other emergency service providers to analyze and inventory emergency access issues town-wide, and to plan for future improvements.

TP-1C Develop and adopt local standards and/or ordinances for locating and designing driveways to prevent unsafe and difficult traffic and emergency access situations. (See also HP-3A, HP-3B, HP-3C).

TP-1D The Town of La Valle should continue to utilize the results of evaluations of roadway conditions, such as the bi-annual PASER rating of roadway conditions required by WisDOT, to establishing priorities and communicate those priorities and schedules for improvements to existing roads.

TO-2 Identify alternative transportation opportunities.

TP-2A Support additional transportation options for those without access to an automobile, including the elderly, disabled and children.

TP-2B The Town of La Valle will explore options to implement the use of electric and other non-traditional vehicles for use around Lake Redstone and Dutch Hollow Lake.

TO-3 Address safety concerns relative to the multi-use of roads.

TP-3A Consider the placement of signs to indicate the prevalence of pedestrian/bike traffic along identified roads around Lake Redstone and Dutch Hollow Lake.



#### 8.0 Purpose

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

## 8.1 Area Employment and Economic Activity

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

## ► Commuting Patterns

In terms of commuting patterns, the 2020 Census indicates that 4.3% of La Valle residents work at home. It is assumed that the majority of these residents are involved in farming. For those who commute to their jobs, 80.7% drive alone while 12.3% carpool. The average commuting time to work is approximately 27.9 minutes.

### ▶ Employment Characteristics in La Valle and Sauk County

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

According to the State of Wisconsin Department of Workforce Development (DWD), the Sauk County Annual Average Unemployment Rate for 2020 was 3.2%. Unemployment for Sauk County 2020 was 2.3%. The DWD does not break down employment trends for individual Towns, however the 2020 census identified that 20 persons (or 3.2% of the population) from the Town of La Valle were unemployed while 633 persons (or 54.85% of the population) were employed. The remaining 521 people (or 45.15%) either claim disability or are retired.

#### ▶ Area Economic Viability and Employment Opportunities

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

The major county employers provide diverse employment opportunities for residents of the Town of La Valle. *Table 1* shows the top employers during 2020. While most of the county is within commuting distance of La Valle, the major employment areas of Baraboo, Sauk Prairie, and Reedsburg are within the average commute time of 50 minutes from La Valle.

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

Sauk County Land Resources and Environment Department

## Chapter 8: Economic Development

#### Table E1: Sauk County Sauk County Largest Employers

Table E1: Sauk County Largest Employers							
Employer	Product	Location					
Cardinal Glass	Insulated Glass	Spring Green					
Grede	Ductile Iron Castings	Reedsburg					
Teel Plastics	Plastics	Baraboo					
Kalahari Development	Waterparks & Resorts	Wisconsin Dells					
Ho-Chunk Gaming	Casino	Baraboo					
		Wisconsin					

 Wilderness Resort
 Waterparks & Resorts
 Dells

 Source:
 Source:
 U.S. Census; Emsi; Wisconsin 's WORKnet; Municipality Population Estimates, Wisconsin Department of Administration, Demographic Services Center; Applied Geographic Solutions via LocatelnWisconsin

## ► Area Income Comparison

According to the Census, the median income for residents in La Valle was \$71,192.00. *Table E2: Regional Income Comparisons*, shows that compared to the neighboring Towns, the County and the State, the Town of La Valle has an above average income.

Table F3: Regional Comparison of Income Distribution, 2020

## Table E2: Regional Income Comparisons

	Table E3: Regional Comparison of Income Distribution, 2020									
	Percent of Households									
Household Income, 2020 Estimates	La Valle	Village of La Valle	Woodland	Winfield	Reedsburg	Ironton	Sauk County	Wisconsin		
Less Than \$10,000	1.1%	3.7%	2.1%	0.9%	2.8%	0.0%	4.1%	4.6%		
\$10,000 - \$14,999	5.2%	3.1%	1.4%	1.5%	40.0%	5.2%	3.5%	4.1%		
\$15,000 - \$24,999	6.8%	13.0%	7.9%	4.1%	2.8%	2.9%	9.6%	8.6%		
\$25,000 - \$34,999	10.1%	11.1%	7.6%	10.1%	7.5%	6.9%	9.9%	9.0%		
\$35,000 - \$49,999	7.6%	17.3%	19.7%	12.7%	13.5%	13.2%	12.7%	13.0%		
\$50,000 - \$74,999	23.2%	11.7%	17.9%	14.8%	26.9%	21.3%	20.8%	18.9%		
\$75,000 - \$99,999	16.4%	24.1%	12.8%	18.0%	14.6%	20.7%	14.4%	14.1%		
\$100,000 - \$149,999	21.8%	14.8%	15.9%	25.7%	19.1%	19.0%	16.7%	16.3%		
\$150,000 - \$199,999	3.4%	0.6%	11.4%	7.1%	6.5%	8.6%	4.8%	6.1%		
\$200,000 or more	4.3%	0.6%	3.4%	5.0%	5.8%	2.3%	3.6%	5.2%		
Median Household Income	\$71,192	\$50,750	\$66,458	\$79,500	\$67,422	\$76,250	\$62,808	\$63,293		

Source: US Census, 2020

#### ► Agriculture Economic Activity

The most recently compiled data for state agriculture economic characteristics is from 2017, and is broken down by county. This information is provided in Tables E3 and E4 as indicators of the important economic impact agriculture has on communities. Table E3 indicates that from 2012 to 2017, Sauk County farms decreased the number of hired workers by 15.1%. The annual payroll indicates that most are seasonal employees.

Sauk County Land Resources and Environment Department

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**Commented [CF1]:** Update table numbers throughout

## Table E3: Characteristics of Hired Farm Labor, Sauk County and the State of Wisconsin 2017

Characteristics of Hired Farm Labor by Wisconsin Counties 2017								
	Percent of farms with any hired labor	Number of hired farm workers	Change in hired farm workers net change 2012-2017	Change in hired farm workers, percent change 2012-2017	Hired farm worker payroll (\$1,000 payroll)			
Sauk County	19.9%	1,226	-59	-15.1%	\$ 17,806			
Wisconsin	26.1%	72,425	-2,015	-10.6%	\$ 1,052,738			

Source: USDA Census of Agriculture, 2017

#### Table E4: Farm Receipts, Capital, and Income, Sauk County vs. State of Wisconsin, 2017

Table E4a: Average Value of Farmland, 2017										
	Average Value of all agricultural products sold		Estimated market value of land and buildings				Average value of machinery and			age net farm
			Per Farm		Per Acre		equipment per farm		income per farm	
Sauk County	\$	107,354	\$	674,903	\$	2,485	\$	130,623	s	24,157
Wisconsin	\$	176,368	\$	1,083,640	\$	4,904	\$	156,689	s	36,842

	Table E4b: Average Value of Farmland by Value of Sales, 2017									
	Percent of farms with	Value of total	Percent of farms		Percent Farm	ns market value	of agricultural J	products sold		
	positive net income	government payments	receiving government payments	\$1,000 to \$19,999	\$20,000 to \$99,999	\$100,000 to \$249,000	\$250,000 to \$499,999	\$500,000 to \$999,999	\$1,000,000 or more	
Sauk County	46.7%	\$ 2,048	45.5%	55.8%	21.1%	10.6%	6.4%	6.1%	0.0%	
Wisconsin	50.8%	\$ 126,583	42.4%	56.6%	18.9%	10.6%	6.6%	3.9%	3.3%	

Source: USDA Census on Agriculture, 2017

*Table E4 Farm Receipts, Capital, and Income Sauk County vs. State of Wisconsin, 2017* shows that in Sauk County, 55.8% of farms sell less than \$20,000 of agricultural products. The average value of farmland buildings and the value of machinery and equipment is based on market value. The fact that 63.10% of the farms have a sales value of less than \$50,000 per year indicates that many of the farms in Sauk County are relatively small, family-farm operations and may seek additional employment opportunities to supplement their income. Many of these farms depend on off-farm work or

investments for their main source of income. Overall, economic development strategies for agriculture include looking at opportunities for diversification in products produced, producing for niche markets, direct marketing, agri-tourism and participating in grower cooperatives.

Sauk County Land Resources and Environment Department

#### ▶ Tourism Economic Impact and Opportunity

According to the 2022 Wisconsin Department of Revenue report on tourism, Sauk County is the third most popular tourism destination in the State, behind only Milwaukee and Dane County. The overall statewide economic impact of travelers is broken down in several ways. Direct impacts, the employee wages and taxes paid from establishments where travelers purchase goods or services, and indirect impacts, the money spent by these employees on goods and services in the area, add up to the total economic impact.

Looking at the traveler expenditures by category, more than half of the total expenditures are on lodging, food, and beverage expenditures. Retail expenditures represent 19.5%, and transportation expenses represent 14.1% and recreation/entertainment accounts for 13.2% of the total estimated traveler expenditures.

*Table E5 Tourism Economic Impact*, shows that the Wisconsin Department of Tourism estimated traveling expenditures at approximately \$2,091 million dollars during 2022, up from \$1,669 million in 2021 for Sauk County. Spending by overnight visitors reached \$10 billion in 2022, with 45,000,000 overnight trips in Wisconsin, spending an average \$219 per-person trip.

#### **Table E5: Tourism Economic Impact**

Table E5: Total Economic Impact 2022								
	Total Economic Impact		Percent	Direct Visitor Spending	Employment	I otal Labor	State & Local Taxes	
	2021	2022	Change	Spending		Income	Taxes	
Sauk County	\$1,779,000,000	\$1,920,000,000	7.9%	\$1,603,100,000	11,455	\$299,400,000	\$142,500,000	
State of WI	\$20,929,000,000	\$23.655.000.000	13%	\$14,880,100,000	174,623	\$6,525,700,000	\$1,516,200,000	

Source: Wisconsin Department of Tourism, 2022

The northwestern portion of Sauk County has many opportunities for recreational based tourism. Some of the sites visited in or near the Town of La Valle include Lake Redstone, Hemlock Slough and Dutch Hollow Lake for boating and fishing, the 400 Trail for biking in the summer and snowmobiling in the winter, and the Baraboo River for paddling opportunities. The Town has over 80 miles of ATV routes which connect to the County network of 1400 miles. Private recreational opportunities include Club Chaparral, which includes a private campground, water splash pad and restaurant, and the La Valle Sportsman's Club, which includes a shooting range.

The Town of La Valle's proximity to so many tourism locations presents an opportunity to expand its economic base. The Town could focus on promoting its small businesses and low-impact tourism opportunities. However, it will be important to ensure that both small industries and low- impact tourism opportunities reflect and protect the Town's history, natural resources and current residents. The Town should encourage the formation of a unique niche market for tourism and local residents but prohibit business development similar to that in Wisconsin Dells and other large-scale tourism areas.

## 8.2 Local Employment and Economic Activity

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

Sauk County Land Resources and Environment Department

#### ▶ Education, Income Levels and Employment Activity

**Table E6 Educational Attainment, La Valle** shows that the percentage of La Valle residents with a high school diploma increased by 19.9% during 1990 and 2020, a little more than the rate of Sauk County at 8.8%. The percentages of those with a Bachelor's Degree increased for both La Valle and Sauk County from 1990 to 2020 by roughly 17.7%.

	Table E6: Educational Attainment							
	High Schoo	l Diploma	Bachelor's Degree or Higher					
	La Valle	Sauk County	La Valle	Sauk County				
1990	72.5%	74.7%	11.8%	12.9%				
2000	85.8%	83.5%	15.0%	17.6%				
2010	92.8%	88.8%	22.3%	20.0%				
2020	92.4%	92.2%	29.5%	23.8%				

### ► Income Levels

Source: U.S. Census 1990-2020

As detailed in the Housing Chapter, of the 1,222 households in La Valle, 23.2% of the households were in the \$50,000 to \$74,999 income bracket. Another 16.4% were in the \$75,000 to \$99,999 income bracket and 21.8% in the \$100,000 to \$149,999 income bracket. This is compared to Sauk County, with 20.8% of the households in the \$50,000 to \$74,999 income bracket, 14.4% in the \$75,000 to \$99,999 and 16.7% in the \$100,000 to \$149,999. The Town of La Valle had 30.8% of households in income brackets below \$49,999 while Sauk County had 39.8% of households making \$49,999 or less.

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

*Table E7 Distribution of Household Income, 2020* shows that in 2020, the median household income for the Town of La Valle was \$71,192 while the average household income was \$81,763. The ratio of the average to the median income is 1.15. As a comparison, Sauk County's median household income is \$62,808, and average household income of \$77,000.

From 2000 to 2020, both Sauk County and the State of Wisconsin saw the ratio of average income to median income increase slightly, the County from 1.19 to 1.23, the State from 1.23 to 1.31. This implies that the number of values on the upper end of the spectrum has increased slightly during the past decade.

Sauk County Land Resources and Environment Department

## Chapter 8: Economic Development

Table E8: Distribu	tion of Household Inc	ome, 2020					
	Percent of Households						
Distribution of Household Income, 2020	Town of La Valle	Sauk County	Wisconsin				
Less than \$10,000	1.1%	4.1%	4.6%				
\$10,000 to \$14,999	5.2%	3.5%	4.1%				
\$15,000 to \$24,999	6.8%	9.6%	8.6%				
\$25,000 to \$34,999	10.1%	9.9%	9.0%				
\$35,000 to \$49,999	7.6%	12.7%	13.0%				
\$50,000 to \$74,999	23.2%	20.8%	18.9%				
\$75,000 to \$99,999	16.4%	14.4%	14.19				
\$100,000 to \$149,999	21.8%	16.7%	16.39				
\$150,000 to \$199,999	3.4%	4.8%	6.19				
\$200,000 or more	4.3%	3.6%	5.29				
Median Household Income	\$71,192	\$62,808	\$63,293				
No. of Households	1,222	26,751	2,377,935				
Avg. Household Income	\$81,763	\$77,000	\$82,757				
Ratio of mean to median HH Income	1.15	1.23	1.31				

Source: US Census 2020

### Employment

# Table E8: Labor Force and Employment

Table E8 Labor Force and Employment
shows that, of the 1,154 persons in La
Valle during 2020, 633 persons age 16 or
older are in the labor force, and an
additional 521 persons age 16 or older are
not in the labor force. Of those in the
labor force, 20, or 3.2%, are unemployed.
This is slightly higher than the
unemployment rate for Sauk County of
2.3%, according to the 2020 Census.

egory	La Valle	auk County
ulation 16 years and over	1,154	51,342
in Labor Force	521	16,316
bor force	633	35,026
armed Forces	0	20
ivilian labor force	633	35,006
oloyed	613	34,197
mployed	20	809
Inemployment Rate	3.2%	2.3%

Forecasting future employment and available labor helps a community understand the age and gender make-up of their future workforce (people between the ages of 15 and 64), the size of the future work force and how it will affect the overall population and the demand on certain future jobs in the community. A future workforce profile also assists a Town in planning for desired

future levels and types of employment within the economy on an area. Typically, a workforce projection is based upon an analysis of the age group distribution and the change in population over time. However, it is difficult to complete these projections for the Town of La Valle due to insufficient Census data on future age distribution at the town level.

Sauk County Land Resources and Environment Department

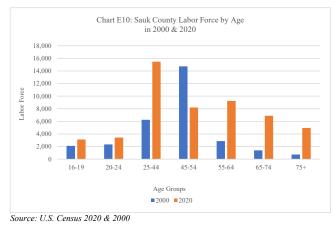
One way to assess the future labor force is to consider possible future age group distribution in the Town of La Valle based on data for age group trends in Sauk County from 2000 to 2020. This assumes that the Town of La Valle will experience changes in age group categories parallel to those occurring in Sauk County. *Table E9 Labor Force Change by Age Group in Sauk County, 2000-2020* and *Chart E10 Sauk County Labor Force Trends by Age 2000-2020* show the age group data forecast for the Sauk County labor force. In looking at *Table E9*, notable trends include the older age groups (55-64, 65-74 and 75+) showing the greatest amount of increase and the 20-24 age group, the age group in their transitional years, showing the least change (0.4%). *According to Table E10*, the age group 45-54 is undergoing the greatest decrease (-14.8%). *Chart E10* provides a visual for the change in the age brackets between 2000 and 2020.

#### Table E9: Labor Force Change by Age Group in Sauk County, 2000-2020

T	Table E9: La	bor Force l	oy Age Group in	Sauk Coun	ty, 2010 - 2020	
Age Groups	2000	2010	Percent Change	2020	Percent Change	Average Change
16-19	2,122	3,152	32.7%	3,137	-0.5%	16.1%
20-24	2,346	3,408	31.2%	3,422	0.4%	15.8%
25-44	6,261	15,744	60.2%	15,485	-1.7%	29.3%
45-54	14,746	9,432	-56.3%	8,218	-14.8%	-35.6%
55-64	2,870	7,488	61.7%	9,248	19.0%	40.4%
65-74	1,398	4,479	68.8%	6,882	34.9%	51.9%
75+	748	4,470	83.3%	4,950	9.7%	46.5%
Total Labor Force	30,491	48,173		51,342		

Source: US Census 2000, 2010 & 2020

#### Chart E10: Sauk County Labor Force Trends by Age 2000-2020



Sauk County Land Resources and Environment Department

Chapter 8: Economic Development

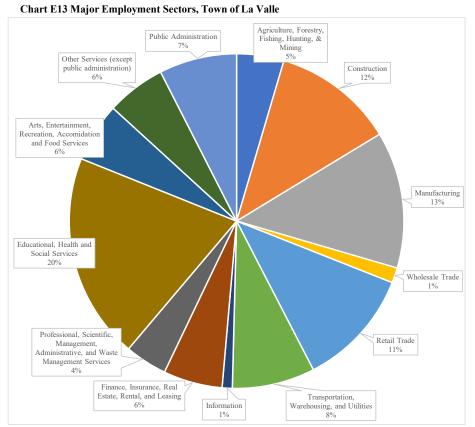
While assessing the types of employment opportunities in the Town of La Valle *Table E12 Employment by Occupation, Town of La Valle* shows that agriculture, once a major occupation, has now been surpassed by the education, health and social services as the major employers. The other major industries are retail trade, manufacturing and construction, although the manufacturing and retail trade industries have been declining over the last 20 years. Other occupations remained relatively constant, with the exception of the arts, entertainment, recreation and food industry segment, which has been fluctuating. *Chart E13 Major Employment Sectors, Town of La Valle* graphically shows the major employment arenas in the Town while *Table E14 Employment by Occupation, Sauk County* provides a comparison to the region.

Table E12: Employment by Occupation, Town of La Valle	Table E12:	Employment by	Occupation.	, Town of La Valle
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Table E12: Employment by Industry, Town of La Valle 2000 - 2020				
Industry	Percent Employed Population, 2000	Percent Employed Population, 2010	Percent Employed Population, 2020	Rate of Change
Agriculture, Forestry, Fishing, Hunting, & Mining	8.1%	4.1%	4.6%	-43.6%
Construction	8.4%	11.1%	11.7%	39.8%
Manufacturing	22.3%	15.6%	13.2%	-40.7%
Wholesale Trade	3.0%	3.5%	1.5%	-51.1%
Retail Trade	15.3%	15.1%	11.4%	-25.4%
Transportation, Warehousing, and Utilities	6.4%	6.1%	8.0%	24.9%
Information	3.3%	1.0%	1.0%	0.0%
Finance, Insurance, Real Estate, Rental, and Leasing	3.3%	2.7%	5.7%	73.0%
Professional, Scientific, Management, Administrative, and Waste Management Services	3.3%	6.2%	4.1%	23.6%
Educational, Health and Social Services	14.9%	14.5%	19.9%	33.6%
Arts, Entertainment, Recreation, Accommodation and Food Services	6.9%	10.5%	5.7%	-17.3%
Other Services (except public administration)	1.2%	7.3%	5.7%	375.8%
Public Administration	3.6%	2.2%	7.5%	3.4%
Civilian Employed Population	606	628	613	1.2%

Source: US Census 2000, 2010, & 2020.

Chapter 8: Economic Development



Source: U.S. Census 2020

### Chapter 8: Economic Development

Table E14: Employment by Industry, Sauk County 2000 - 2020							
Industry	Percent Employed Population, 2000	Percent Employed Population, 2010	Percent Employed Population, 2020	Rate of Change 2000 to 2020			
Agriculture, Forestry, Fishing, Hunting, & Mining	5.3%	4.2%	3.6%	-31.5%			
Construction	7.8%	8.0%	7.3%	-6.6%			
Manufacturing	19.1%	17.3%	15.8%	-17.2%			
Wholesale Trade	3.2%	3.3%	2.6%	-17.9%			
Retail Trade	13.2%	12.5%	12.2%	-7.9%			
Transportation, Warehousing, and Utilities	4.0%	3.7%	4.3%	7.2%			
Information	1.5%	1.6%	1.4%	-7.4%			
Finance, Insurance, Real Estate, Rental, and Leasing	4.3%	4.6%	4.4%	1.8%			
Professional, Scientific, Management, Administrative, and Waste Management Services	5.2%	5.7%	6.6%	26.8%			
Educational, Health and Social Services	17.6%	17.4%	20.4%	15.7%			
Arts, Entertainment, Recreation, Accommodation and Food Services	12.1%	15.4%	15.0%	23.6%			
Other Services (except public administration)	3.1%	3.2%	3.2%	3.2%			
Public Administration	3.5%	3.3%	3.3%	-5.0%			
Civilian Employed Population	29108	33,210	34,197	17.5%			

### Table E14: Employment by Occupation, Sauk County

Source: US Census 2000, 2010 and 2020

### ► Commuting Patterns

Commuting patterns in rural areas are typically reflective of both the number of on-site agriculture operations as well as numbers of rural residential homes not related to agriculture activities. The number of homes in La Valle has increased by 35.9% or 439 in the last thirty years, coinciding with a substantial decline in the number of farms. Despite this increase in homes and loss of farms, there has not been a significant change in commuting patterns, except for an increase in the number of people carpooling rather than driving alone.

### Table E15: Commuting Patterns

Table E 15: Commuting Patterns, 2020									
	20	10	2020						
	La Valle	Sauk County	La Valle	Sauk County					
Drive Alone	85.3%	80.7%	80.7%	81.9%					
Carpooling	5.4%	10.2%	12.3%	8.3%					
Public Transportation	0.0%	0.1%	0.0%	0.1%					
Walk	1.5%	2.4%	1.5%	3.3%					
Other Means	1.2%	1.3%	1.3%	1.4%					
Worked at Home	6.6%	5.3%	4.3%	4.9%					
Average Travel Time (minutes)	27.3	21.0	27.9	22.2					
Source: U.S. Census	2010-2020								

Sauk County Land Resources and Environment Department

#### Local Employment Opportunities



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

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

#### 8.3 Opportunities to Attract and Retain Business

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

#### **8.4 Other Programs and Partnerships**

### ▶ Sauk County Development Corporation

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

#### ► Wisconsin Department of Commerce

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

- Community Development Block Grant (CDBG) Economic Development Program providing grants to communities to promote local job creation and retention.
- CDBG Public Facilities helps eligible local governments upgrade community facilities, infrastructure, and utilities for the benefit of low- to moderate-income residents.
- Rural Economic Development Program offering low-interest loans for businesses with fewer than 25 employees.
- US Small Business Administration (SBA) provides loan guarantees that are used in conjunction with bank financing to improve loan terms.
- Wisconsin Housing and Economic Development Authority (WHEDA) a program that buys down commercial interest rates, enabling Wisconsin lender to offer short-term, below-market-rate loans to small, minority or women owned businesses.

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- Industrial Revenue Bonds (IRBs) are municipal bonds whose proceeds are loaned to private persons or to businesses to finance capital investment projects. All Wisconsin municipalities – cities, villages, and towns – are authorized to issue IRBs.
- Major Economic Development Program (MED) is designed to provide financial assistance for Wisconsin business startups or expansions.
- Customized Labor Training Program (CLT) encourages businesses to invest in the retooling and upgrading of equipment in order to increase the productivity of its labor force by providing a grant of up to 50% of the cost of a workforce training program.
- Technology Development Fund Program (TDF) is designed to provide assistance to businesses embarking on technical research projects aimed at developing new products or processes or improving existing products or processes.

Wisconsin Small Business Development Center

Helping to ensure the state's economic health and stability through formative business education by counseling, technology and information transfer, and instruction. By forming partnerships between the University of Wisconsin Extension and the business schools and departments of the University System, the center provides an array of programs, counseling, special initiatives, research and publications.

- Forward Wisconsin is a non-profit economic development-marketing corporation for the State of Wisconsin. This organization creates marketing strategies aimed at luring businesses and industry from other states within the United States and other countries throughout the world to improve the corporate climate in Wisconsin. The organization assists in locating companies throughout the State, based on those companies' needs. Assistance is available to aid with community development projects and marketing.
- Agriculture Development Zone (South-Central) is a new agricultural economic development
  program in the State of Wisconsin which provides tax credits to farm operators and business
  owners who make new investments in agricultural operations. These tax incentives are offered
  for three basic categories of investment including job creation, environmental remediation, or
  capital investments in technology/new equipment. This program is administered by the
  Wisconsin Department of Commerce.

#### 8.5 Environmentally Contaminated Sites

The Comprehensive Planning Legislation requires communities to evaluate and promote the use of environmentally contaminated sites for commercial or industrial uses. The Wisconsin Department of Natural Resources (DNR) Environmental Remediation and Redevelopment Program maintains a list of contaminated sites.

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

### DNR Definitions:

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

#### 8.6 Economic Development Goal, Objectives and Policies

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

#### **Economic Development Objectives/Policies:**

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

EDP-1A The Town Board will help businesses and residents identify small business start-up funding and other community development opportunities

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

EDP-2A The Town Board will help businesses and residents identify small business start-up funding and other community development opportunities.

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EDP-2B The Town Board will develop strategies such as the establishment of a town theme or town-wide way-finding system to attract hi-tech and clean light manufacturing industries, e.g. research facilities and small business/ communications incubator serving start-up business operations, to support the area's population and maintain its quality of life.

EDP-2C The Town Board will work with the Sauk County Development Corporation to develop economic development strategies and as a resource to promote the Town of La Valle as a destination for businesses described under EDP-2B.

EDO-3 Improve communication with residents to obtain their input on local economic and quality of life issues and promote the area for future commercial development and work cooperatively with the Village of La Valle.

EDP-3A The Town Board will consider the use of a Town website as a means to promote the town economically to new businesses and enable residents to learn about and respond to proposed business ideas for the Town.

EDP-3B Utilize *Map 11-6 Land Use Districts* to determine appropriate locations for future commercial/business development. Areas designated as Private Recreation, Commercial or Light Commercial are identified as areas within the Town of La Valle where commercial development may be considered.

EDP-3C Assure adequate childcare facilities either through established facilities located in the Reedsburg area or through home-based childcare services.

EDO-4 Protect the Town's natural resources as new development is approved. Maintain the Town's capacity to handle both new growth and retain the current quality of life.

EDP-4A The Town of La Valle will seek opportunities to develop recreational facilities and services that complement the Town's exceptional recreational attributes, especially Lake Redstone and Dutch Hollow Lake and the 400 Trail. See also NRP-1B and NRP-2B

EDP-4B The Town should consider requiring an impact assessment fee related to infrastructure needs and community service needs for new commercial development.

EDO-5 Maintain the basic infrastructure and community facilities to support growth and protect the quality of life.

EDP-5A Work with the Reedsburg, Weston and Wonewoc school districts, MATC Reedsburg campus, and UW-Platteville Baraboo Sauk County to encourage educational and training opportunities.

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

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

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

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

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

#### 9.0 Purpose

The Town of La Valle's landscape features a blend of wetlands, woodlands, agricultural fields, rivers and streams, and two lakes. This landscape provides numerous with recreational opportunities including a biking/hiking/snowmobiling recreational trail traversing the town, canoeing and kayaking on the Baraboo River, a campground, and lake-related activities such as fishing, boating and swimming. Public participation efforts reveal that preserving these natural features and low impact recreational land uses is critical to maintaining the desired lifestyle of current residents. Additionally,

public input has emphasized that water quality protection and improvement is crucial and should be considered a key planning issue. This section of La Valle's plan highlights these and other important natural resource issues in the Town and provides a platform for the establishment and implementation of programs that ensure water quality protection and build on recreational opportunities.



#### 9.1 General Soils Information

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

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

### 9.2 Topography and Slope

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

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

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

### 9.3 Environmentally Sensitive and Significant Resources

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

### ▶ Woodlands

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



#### Rare Species Occurrences

The Wisconsin DNR's Natural Hertitage Inventory program maintains information on the general location and status of rare, threatened or endangered plant and animal species. As of September 2023, there were 5 documented occurrences of rare or threatened species in the Town of La Valle. These include two birds, and 3 plants. There are also five different environmental community types located within the Town that are present on the State Natural Heritage list. *Map 9-1* 

*Environmentally Sensitive Areas* shows general areas in La Valle that were identified as containing rare plant or animal species.

#### Significant Natural Areas and Resources



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

- The Baraboo River Cliffs are located in the S 1/2, SW 1/4 of Section 16 through Section 20 and including Hemlock Park. This area includes a 2-mile section of vertical Cambrian sandstone cliffs facing north and east. These areas are partially wooded with hemlock, yellow birch and pines. Numerous cliff-dwelling plants, some endemic to Wisconsin's driftless area, have been observed. These cliffs support at least one endangered plant species.

- The Lake Redstone Cliffs are located in the West ¼ of Section 12 west of Lake Redstone and in the SE ¼ of Section 2. This area encompasses approximately 700 feet of vertical sandstone cliffs along Lake Redstone with a hemlock and white pine forest cover. Early historical accounts classified this area as a pinery.

- The Red and White Pine Relics are located in the W  $\frac{1}{2}$ , SW  $\frac{1}{4}$  and the NW  $\frac{1}{4}$ , SE  $\frac{1}{4}$  of Section 5. This area includes a pine relic on sandstone rock outcrops with a south, west and east exposure.

- Scenic Gorge is located in the SE ¼ of Section 24. This is a one-half mile long gorge feeding into the Baraboo River. The gorge includes a red and white pine forest.

- Murray's Bluff is located in the SE ¼, SE ¼ of Section 7 and SW ¼, SW ¼ of Section 8. This area includes the best example of sandstone cliffs along the Baraboo River. The cliffs are wooded with hemlock, yellow birch and red, white and jack pines. Slopes at the base of the cliffs are rich in spring flora and contain seepages. There are remnant prairies on the cliff summit.

- Buckwheat Valley Lowland Forest is located in the SW  $\frac{1}{4}$  of Section 8 east of the Baraboo River and the NE  $\frac{1}{4}$  of Section 17 south of the River and also in the W  $\frac{1}{2}$ , NW  $\frac{1}{2}$  of Section 16 south and west of the River. This is a good example of a floodplain hardwood forest along the Baraboo River. The forest cover includes silver maple, ash and elm, with a representative understory of herbs. This is comparable to woods along the south boundary of Sauk County along the Wisconsin River.

#### Drainage Basins

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

### ► Floodplains

The Federal Emergency Management Agency (FEMA) designates floodplain areas. These general floodplain delineations represent the areas adjacent to navigable waters potentially subject to a 100year flood event (1% chance of occurring in any year). All areas subject to flooding are not necessarily reflected in mapped floodplains. The State requires County regulation of development in floodplains. Development is strongly discouraged in floodplains, to avoid both upstream and downstream property damage as well as reduced governmental costs in relation to disaster relief. Floodplain areas in the La Valle are located along the Baraboo River. The FEMA maps should be referenced for official delineation and elevations of floodplain boundaries. General Floodplain boundaries can be noted on *Map 9-3 General Floodplain Areas*. Recently a Dam Breach Analysis was performed on the Dutch Hollow Dam. This analysis determined lands that would be affected should the dam fail with flooding potentials of 2 feet or more of water. Floodplain building restrictions apply to the Dam Breach Area. *Map9-3 General Floodplain Areas* shows the location of the Dutch Hollow Dam and affected lands should the dam fail.

#### ▶ Wetlands

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

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

### ► Groundwater Resources

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

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

The 5-year zone of contribution is located within the corporate limits of the Village of La Valle north and west of State Rod 33/58. The 50-year zone of contribution extends <sup>3</sup>/<sub>4</sub> miles to the north/northeast and includes lands at the intersection of State Roads 33 and58. The 100-year zone of contribution extends north of the 50-year along State Road 58 to commence at the intersection of Pierce and Wilkie Roads. The implementation of land use provisions to protect groundwater supplies will be critical to a sustained and safe water supply for the Village.

#### ► Surface Waters of La Valle

The Town of La Valle's surface water resources, including Lake Redstone, Dutch Hollow Lake, and the Baraboo River and its tributaries, are valued resources that Town residents have identified for priority protection. In particular, landowners near the Town's two lakes ranked overall water quality to be a moderate to very serious issue. Farm fields and construction sites in the watershed have been identified as problem areas that contribute to non-point source



pollution. While the Town of La Valle Comprehensive Plan does not seek to research and offer specific solutions to lake management issues and water quality, it does highlight primary threats to water quality and provides general guidelines to protect the quality of the Town's surface water resources.

### Storm Water Management

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

### River and Lake Management Programs

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

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

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

The Lake Planning Grant Program, administered by the Wisconsin Department of Natural Resources, provides funding to local governments and lake management organizations for the

collection and analysis of information needed to manage lakes. The program accomplishes this by encouraging local organizations to obtain information on water quality, water use, land use, fish and aquatic life and other data that considers the broad range of factors that can affect the quality of inland lakes and their ecosystems. From there, effective watershed management techniques can be implemented to improve or maintain water quality and related ecosystems.

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

#### Basic water quality improvement/protection tools for lakes

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

#### - Nitrogen (Ammonia, Nitrate)

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

### started in management plan development or for enhancing existing planning efforts. There are four targeted sub-categories for small-scale planning grants: Lake trend monitoring projects. Projects that collect and report chemical, biological and physical data about lake ecosystems to provide long-term baseline information and monitor trends in lake ecosystem health. Lake education projects. Projects that will assist management units in collecting and disseminating existing information about lakes for the purpose raising awareness of lake use, lake ecosystem conditions and lake management techniques **Organization development projects.** Projects that will assist management units in the formation of goals and objectives and prepare for the management of a lake. Other studies or assessments. Activities as needed to implement or augment management goals of a plan for a lake or combinations of other activities listed above Large-scale projects are designed to address more detailed and comprehensive planning needs for lakes. The goal of these grants is to develop local lake management plans. Eligible activities include: Gathering and analysis of physical, chemical and biological information on lakes Describing present and potential land uses within lake watersheds and shore lands. Reviewing jurisdictional boundaries and evaluating ordinances that relate to zoning, sanitation or pollution control, or surface use Assessments of fish, aquatic life, wildlife and their habitats. Gathering and analyzing information from lake property owners, community residents and lake users.

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

Small-scale projects are an ideal starting place for lake groups just getting

 Developing, evaluating, publishing and distributing alternative courses of action and recommendations in a Lake Management Plan.

Source: The Wisconsin Lakes Partnership

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

There are many ways in which nitrogen exits lake systems. Bacterial processes can convert nitrate to elemental nitrogen,

shows an example of the nitrogen cycle

near a lake.

- Phosphorus

releasing it into the atmosphere. In lakes, these processes occur at sedimentwater interfaces such as shore lands and wetlands at lake edges. Nitrogen can also exit a lake system through ordinary water discharge. Some nitrogen is bound to lake sediment, and a very small amount exits lakes during sediment removal. The figure to the upper right Chapter 9: Natural Resources

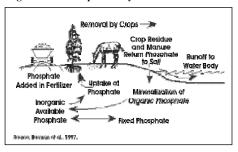
# Figure NR1: Nitrogen Cycle



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

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

While initial phosphorus inputs to lakes may cause temporary algal blooms and excessive plant growth, a greater threat occurs each fall and spring during lake turnover events. Water is densest (and heaviest) at 39 degrees Fahrenheit. When surface water reaches 39 degrees in the spring, it becomes heavier than the water below it and sinks. The warmer water below moves upward. This action disturbs much of the lake's bottom sediment, causing an upwelling of phosphorus. The same process occurs in the fall, when surface water temperatures drop back to 39 degrees. Figure NR2: Phosphorus Cycle

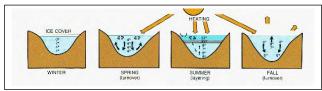


Source: ttp://www.epa.gov/oecaagct/ag101/impactphosphorus.html

In most lakes, turnover events are not visually evident, but in lakes with high phosphorus content in the sediment, the process can result in notable algae blooms.

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

### Figure NR3: Lake Turnover



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

### - Vegetative Buffers

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

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

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

The following points explain how vegetative buffers work:

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

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

### Figure: NR4 Lake Vegetative Buffers





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

#### Lake Redstone (Lake Redstone Protection District)



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

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

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

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

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

#### • Dutch Hollow Lake (Dutch Hollow Property Owners Association)



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

### Baraboo River

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

#### Hilltops and Ridges

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



#### 9.4 Mineral Resources

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

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

#### 9.5 Programs, Partnerships and Resources

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

• The Nature Conservancy (TNC) first came to the Baraboo Bluffs in the early 1960s at the request of local residents and university professors who knew how ecologically unique the area was and who wanted the Conservancy's help in protecting the area. Today the Conservancy has 900 members in the Baraboo Hills area and is staffed out of a Baraboo Office. The Conservancy protects lands through education programs and work activities, Land/Forest Management Programs, voluntary agreements, acquisition of lands and through purchase of development rights.

### Sauk County Land Resources and Environment Department

- Land Conservation Division coordinates natural resource management and environmental enhancement activities within county boundaries and administers a variety of county, state, and federal initiatives. The Division places particular emphasis on soil conservation, water quality improvement, groundwater protection, flood control, nonpoint water pollution abatement, erosion control, wildlife habitat improvement, farmland preservation and animal waste management, and further strives to promote the awareness of natural resources and their value to the citizens of Sauk County. The Division coordinates with school districts to teach children about natural resources and conservation.
- Planning & Zoning Division strives to protect and promote the health, safety and general
  welfare of all citizens and visitors of Sauk County and to protect Sauk County's physical and
  natural resources through the professional administration and equitable enforcement of numerous
  Sauk County Codes and Ordinances. The Division places an emphasis on preparing
  communities, particularly Towns, for the future by protecting and enhancing the quality of life
  through education, state-of-the-art planning practices and code enforcement techniques. The
  Division also aids Towns in the development of Comprehensive Plans, plan updates, plan
  interpretation and plan implementation.
- County Land & Water Resource Management (LWRM) Plan Implementation is a cost share and technical assistance program to landowners installing best management practices. These programs help to reduce soil erosion, protect water quality and conserve county-identified natural resources. Landowners can contact Wisconsin Department of Agriculture, Trade and Consumer Protection (DATCP) for more information.
- Wisconsin Forest Landowner Grant Program is a State program administered by the Wisconsin Department of Natural Resources Bureau of Forestry, which provides assistance to private landowners to protect and enhance their forested lands, prairies and waters. Landowners must receive written approval from the Department of Natural Resources (DNR) and be identified as the landowner in a Forest Stewardship Plan or in the process of applying for plan development. Qualified landowners may be reimbursed up to 65% of cost of eligible practices.
- Community Financial Assistance (CFA) is a Wisconsin Department of Natural Resources
  program that administers grants and loans to local governments and interested groups to develop
  and support projects that protect health and the environment, and provide recreational
  opportunities.

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

#### 9.6 Natural Resources Goal, Objectives and Policies:

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

#### Natural Resources Objectives/Policies:

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

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

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

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

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

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

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

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

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

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

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

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

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

NRO-5 Promote the stewardship of forestlands.

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

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

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

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

NRP-6B The Town of La Valle will work with the Sauk County Parks Department and the Wisconsin Department of Natural Resources on strategies to maintain and enhance

recreational opportunities related to the Baraboo River and 400 Trail.

NRO-7 Identify and eliminate plant and animal invasive species.

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

NRP-7B The Town of La Valle will continue to work with the Lake Redstone Protection District and the Lake Management District on Dutch Hollow to encourage education and best practices on ways to reduce the spreading of invasive and noxious species.

NRO-8 Manage the location and cutting requirements for new residential development in wooded areas of the Town.

NRP-8A Limit new openings in wooded areas to the minimum square footage possible for siting new construction. The total cutting area shall not exceed 200% of the footprint area required for new driveways, the primary residential structure and outbuildings. A cutting plan shall be required as part of the issuance of a Town building permit.

NRO-9 Control scale, design (e.g. lighting) and location of outdoor signage to fit within the rural character of the area. Protect and maintain the scenic heritage and landscape vistas.

NRP-9A Develop and adopt guidelines for all new signage in the Town of La Valle to ensure that signage best reflects the rural and recreational character of the Town and does not detract from the scenic landscape. These guidelines should address size, location, integration of signs into building facades, possible themes related to the La Valle area and lighting standards to protect the 'dark sky'.

NRO-10 In areas of new residential development require that areas of significant natural or historical features be preserved for the enjoyment of current residents and future generations.

NRP-10A The Town of La Valle will require developers to set aside lands that contain a Natural Feature Area identified on *Map 11-3 Future Land Use* and *Map 6-3 Community and Cultural Resources* or other additional identified historical or natural features during the plat review process including, but not limited to, historic features such as farmsteads an fence rows or other natural features.

NRP-10B The Town of La Valle will continue to work cooperatively with the Sauk County historical society, and other appropriate organizations to identify, record, and protect lands, sites and structures that have historical or archeological significance not otherwise noted on *Map 11-3 Future Land Use and Map 6-3 Community and Cultural Resources*.

**Commented [CF1]:** Make sure any policies such as this are covered in the Town ordinances, otherwise it is not enforceable.

## 10.0 Purpose

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

## 10.1 Adjacent Town Plans and Planning Efforts

## ► Town of Winfield (Sauk County)

The Town of Winfield adopted a Comprehensive Plan in accordance with Wis. Stats. 66.1001 in 2006. Their Comprehensive Plan emphasizes the need to preserve the agricultural and rural way of life. The entire town is zoned agricultural and supports agricultural and home-based business while directing commercial and residential development to the within the extra-territorial region surrounding the City of Reedsburg. The Town of Woodland is under the Sauk County Zoning Ordinance. The Town is currently undergoing a Comprehensive Plan amendment, estimated to be completed in Spring of 2024.

## ► Town of Woodland (Sauk County)

The Town of Woodland adopted a Comprehensive Plan in accordance with Wis. Stats. s. 66.1001 in 2008. Their Comprehensive Plan emphasizes the need to preserve the agricultural and rural way of life. The majority of the town is zoned agricultural with a concentrated single-family residential area around Dutch Hollow Lake. The Town of Woodland is under the Sauk County Zoning Ordinance. The Town is currently undergoing a Comprehensive Plan amendment, estimated to be completed in Spring of 2024.

## ► Town of Ironton (Sauk County)

The Town of Ironton adopted a Comprehensive Plan in accordance with Wis. Stats. s. 66.1001 in 2006 and updated in 2023. The Town adopted Exclusive Agriculture Zoning in 1986 (thereby enacting a density of 1 house per 35 acres) in order to become enrolled in the Farmland Preservation Program. Overall, the underlying goal of Ironton's Plan is to, 'preserve agricultural land and protect farm operations as well as environmentally sensitive areas.' The Plan recognizes that the Town has not historically experienced rural residential growth and therefore adopted Exclusive Agricultural Zoning throughout the entire Town, excluding the Villages of Ironton, Lime Ridge and Cazenovia. The Town of Ironton is under the Sauk County Zoning Ordinance.

## ► Town of Reedsburg (Sauk County)

The Town of Reedsburg adopted a Comprehensive Plan in accordance with Wis. Stats. 66.1001 in September, 2004 and updated in 2014. The Town of Reedsburg Comprehensive Plan has identified areas within the City of Reedsburg's extraterritorial jurisdiction as residential and commercial development areas. The Town has also identified a commitment to preserving agricultural operations, and all areas outside of the City's ET have been identified as agriculture preservation/rural residential areas. The Town of Reedsburg adopted a density-based cluster development program that applies to areas outside of the City's ET and which sets a density of 1 house per 35 acres of ownership with a maximum lot creation per parcel of not more than three in any 10-year period. The Town of Reedsburg is under the Sauk County Zoning Ordinance.

## ► Town of Wonewoc (Juneau County)

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

## ► Town of Summit (Juneau County)

The Town of Summit does not have a development plan or land use plan and does not intend to develop a comprehensive plan at the time. The Town of Summit does not have zoning but did establish a land use ordinance in 1997.

## ► Town of Seven Mile Creek (Juneau County)

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

## 10.2 Current Intergovernmental Programs, Plans, Agreements and Opportunities

## Sauk County Comprehensive Plan (2009)

Adopted in 2009, the mission of the Sauk County Comprehensive Plan is to "Position Sauk County for the Future". The Sauk County Comprehensive Plan is the key strategic document that provides an integrated approach to Sauk County's physical development and related economic and social potential, with an emphasis on moving Sauk County toward economic, social, and environmental sustainability; enhancing educational and health systems, transportation coordination, business development, supporting agriculture, and developing attractive and prosperous places to live.

The comprehensive plan seeks to:

- Inspire the community with bold ideas to shape and re-shape the communities in Sauk County;
- Provide a sustainability framework to implement the plan's strategies;
- Facilitate continued and active discussion among the public to further strategy implementation; and
- Build on ideas and guidance from the many participants in the Sauk County Comprehensive Planning Process.

Once local municipalities have adopted their updated local Comprehensive Plans, Sauk County will prepare an updated County Comprehensive Plan. This Plan will reflect and recognize the Towns' Comprehensive Plans including their Development Plans and Land Use Elements.

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

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

preservation and other natural resource protection. Specifically, the parties agreed to the following transportation system improvements:

- 1. "WisDOT and FHWA may proceed with a phased construction of a modified four-lane USH 12 in Dane County (between Middleton and Sauk City]..."
- 2. "WisDOT will exercise its authority to control and reduce access points along USH 12..." The parties also agreed to the following:
  - The creation of two funds "to provide long-term protection of the nationally significant natural resources in the Baraboo Range National Natural Landmark (BRNNL) which may be impacted from the USH 12 project." The BRNNL Protection Fund "will contain \$5 million paid by WisDOT from state/federal transportation monies. "The Special BRNNL Stewardship Fund " will contain up to \$5 million of additional Stewardship Capital Fund dollars but will require a dollar-for-dollar federal/local/private non-transportation fund match...". Funding of \$250,000 each for Dane County and Sauk County for local planning assistance for "the towns, cities, and villages along the USH 12 corridor to use as they see appropriate to address growth-related issues." This is the funding source for this Highway 12 Corridor Growth Management Plan and future implementation projects to be determined.
  - 2. The creation of the Sauk County Fund in which "WisDOT agrees to provide up to \$250,000 over a five year period in state/federal transportation monies to be used to establish and fund a program to purchase lands, scenic/conservation/agricultural easements and/or development rights from willing sellers in Sauk County outside of the BRNNL"

### 10.3 Current and Future Cooperative Planning Efforts

### ► Neighboring Town Planning

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

### ► Sauk County

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

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

### ► Village of La Valle

As the Village of La Valle plans for growth and economic development, it should maintain a close working relationship with surrounding landowners and the Town of La Valle. Future subdivisions should occur near existing development, and commercial development should be restricted to

primary commercial smart growth areas. These areas are identified north of the Village of La Valle, east of the Village along State Road 33, and south of the Village on State Road 58. The Village of La Valle must comply with the Town of La Valle's Comprehensive Plan as it seeks future growth and economic development opportunities.

## 10.4 Intergovernmental Cooperation Goal, Objectives, and Policies

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

### Intergovernmental Cooperation Objectives/Policies:

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

ICP-1A Continue to participate in the Lake Redstone Protection District to identify and mitigate regional land use issues and improve water quality within the watershed.

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

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

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

ICO-3 Develop additional recreational opportunities.

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

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

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

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

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

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

ICP-5A Continue to support the County septic maintenance program, specifically concentrated around the lakes and other high residential areas.

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

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

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

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

### 11.0 Purpose

The Land Use Chapter of the Comprehensive Plan is one of the most important components of the plan, second only to the Implementation chapter, which establishes an action plan for the local municipality. The Land Use chapter recognizes that the goals, objectives and policies under each of the previous chapters either directly or indirectly impact land use within the Town.

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

## 11.1 Future Land Use Districts (locations correspond with Map 11-3 Future Land Use)

The future land use districts as shown on *Map 11-3 Future Land Use* are intended to aid the Town of La Valle in making land use decisions pertaining primarily to rezone requests and subdivision plats. It is also intended that decisions about future land uses in the Town be consistent with this *Map* and that any decision not consistent with this *Map* not be permissible until such time that a map amendment has been completed as part of an amendment to the *Town of La Valle Comprehensive Plan*. Future land uses designated in this *Plan* also correspond to the following descriptions:

## **Rural Agricultural Conservation Area (RAC)**

The Rural Agricultural Conservation Area (RAC) is intended for sustained agricultural land uses and uses that are consistent with and compatible with agricultural operations. The RAC is primarily characterized by cropped and vacant fields as well as adjoining woodlots, wetlands and grasslands. Farmhouses and farmsteads are the predominant form of development. Non- agricultural developed features include hobby-type farmsteads intermixed with scattered non- farm single-family residences. Although farming is the primary use, the area also supports recreational opportunities such as hunting, snowmobiling, tourism and biking activities (i.e., the 400 Trail). A significant portion of the RAC includes large parcels under common ownership, although it does include smaller parcels that support residential development.

The intent of the RAC is to maintain the area's rural appeal and farming tradition. Farms and farming operations should continue to be a significant component of the RAC. The area also incorporates strategies that provide a unique rural living opportunity that emphasizes the preservation of the rural viewshed for all of the Town's residents and highlights the connection to lands that are preserved as forests, prairies, wetlands and uplands. These lands are to be managed and utilized collectively by residents of the subdivision for parks, hunting preserves, hiking opportunities, prairie and forest restoration or other natural areas. New rural residential development should be sensitive to the visual landscape while minimizing conflict with farming operations. Hobby farming, lands set aside for preservation and recreation, and low-density residential development are forms of land uses that are compatible with the RAC.

RAC areas designated on *Map 11-3 Future Land Uses* may also accommodate Rural Residential Development Areas (RRD) provided that such developments abide by standards set forth in the Town of La Valle Comprehensive Plan and any separately adopted Town Ordinances. See also the RRD Land Use District Description.

## **RAC Residential Density**

The number of new residential lots permitted in the RAC shall be limited to not more than (3) three in a five-year period for each parcel by Certified Survey Map and as further specified by the *Sauk County Land Division and Subdivision Regulations Ordinance*. Any newly proposed subdivisions may be considered in the area surrounding existing high-density developments located in either the RER areas or surrounding the Village of La Valle. Approval of newly proposed subdivisions may be dependent on the number of vacant lots in existing subdivision lots within the RER district.

## Compatible County Zoning: Agricultural

## Natural Features Area (NF)

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

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

## **NF Residential Density**

The density shall be the same as the underlying land use district designated on *Map 11-3 Future Land Use.* 

**Compatible County Zoning:** The compatible zoning shall be to remain agricultural or to be placed into any future conservation zoning districts as designated by the County and Town.

## Rural Estate Residential Area (RER)

The Rural Estate Residential Area (RER) includes those lands that were platted at a medium to high density around Lake Redstone and Dutch Hollow Lake at such time that these lakes were first created. The primary intent of the area is to maintain and promote high-quality single-family residential development. It should be noted that a significant number of off-water vacant lots exist that were platted in the 1970's to accommodate additional development at the time. However, many lots are still undeveloped. Developments that are commercial in nature and which would otherwise require a rezone to a Commercial or Recreational-Commercial Zoning

District as specified under the Sauk County Zoning Ordinance are not permitted in the RER.

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

## **RER Residential Density**

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

### Compatible County Zoning: Single-Family Residential

### **Shoreline Residential (SR)**

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

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

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

### **SR Residential Density**

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

### density.

## Compatible County Zoning: Single-Family Residential

### Private Recreation (PR) Area

The Private Recreation (PR) Area provides for recreational opportunities as well as commercial products and services <u>directly</u> related to recreational land uses that promote La Valle as a recreational destination. Development for private recreational purposes should enhance or reflect the natural and recreational character of the Town. Additional PR Areas may be considered and designated in the Town through an amendment to the Town of La Valle Comprehensive Plan and *Map 11-3 Future Land Use*. Areas that cannot be re-designated to PR include the SR and RER Areas.

### PR Residential Density

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

Compatible County Zoning: Recreational-Commercial or Agricultural

### Light Commercial (LC) Area

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

### LC Residential Density

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

Compatible County Zoning: Recreational-Commercial, Commercial, Agricultural

## Commercial Development (CD) Area

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

### **CD** Residential Density

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

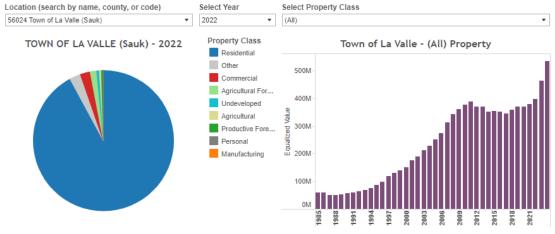
### Compatible County Zoning: Commercial

### **11.2 Recent Development and Land Market Trends**

The issuance of new land use/building permits for single family residential construction in the Town of La Valle has greatly fluctuated during the last 20 years. From 2001 to 2008, an average of 27 permits per year were issued for residential construction and from 2009-2015 the average dropped to 7 permits per year. Currently, the average since 2016 - 2021 is 11 residential permits per year. Even though there are less vacant lots and growth has slowed, future development pressures should not be overlooked. *Chart LU2 Number of Permits Issued (2001-2021)* depicts the changes and rate in overall development in the Town of La Valle since 2001, however there appears to be an upward trend in residential housing construction in the most recent years since 2020. Assuming the Town will experience an increase in growth in the rural areas, it will become increasingly important for the Town of La Valle to guide rural residential growth in a way that preserves the rural character of the Town and that can be adequately served by existing public facilities. Where upgrades to public facilities are needed, service to the town should not be impacted.

According to area real estate agents and as evidenced by property list prices on the open real estate market, values of property have increased in the Town of La Valle. This trend is evidenced by the continued increase in the value of land only (not including improvements). According to the Wisconsin Department of Revenue, from 2015 to 2023 land values, residential land values have increased by 67.69% while commercial and values have increased 35%. Agricultural land values have increased 18.4% which likely reflects use value assessment. *Image LU 1 Town of La Valle Equalized Land Values, 2022* provides a snapshot from the Wisconsin Department of Revenue on equalized land values in the Town of La Valle with various breakdowns of years and property class. By far, residential property has the highest value in the Town.

### Image LU1: Town of La Valle Eqaulized Land Values, 2022



Town of La Valle (Sauk)

	2015 351,031,400 320,833,500	<b>2016</b> 343,431,800	<b>2017</b> 357,155,800	2018 369.618.800	2019 369.909.200	2020	2021	2022	2023
			357,155,800	369.618.800	200 000 200	070 405 000	007 475 700		
00 3	320,833,500	010 771 000			309,909,200	379,465,900	397,175,700	462,936,200	534,589,600
		312,774,000	327,013,700	340,580,300	336,892,700	347,792,700	363,831,100	426,478,400	493,315,900
00	13,460,700	13,425,700	13,173,300	10,693,100	10,778,800	10,556,300	11,188,900	11,879,400	13,365,900
00	7,078,500	7,003,900	6,793,800	7,546,700	8,543,100	8,639,400	8,942,900	10,592,000	12,335,200
00	4,318,200	4,743,800	4,598,400	4,872,500	7,389,500	6,172,900	6,545,300	7,004,000	7,881,800
00	1,961,900	1,985,300	2,018,600	1,936,000	1,784,200	1,968,300	2,042,100	2,146,800	2,405,500
00	1,258,100	1,330,300	1,268,500	2,172,400	2,523,900	2,528,700	2,615,600	2,841,500	2,972,600
00	1,184,200	1,280,400	1,196,800	1,749,000	1,796,800	1,666,100	1,764,900	1,748,000	2,061,000
00	936,300	888,400	1,092,700	68,800	200,200	141,500	244,900	246,100	251,700
0	0	0	0	0	0	0	0	0	0
	0 0 0 0 0	0         7,078,500           0         4,318,200           0         1,961,900           0         1,258,100           0         1,184,200           0         936,300	0         7,078,500         7,003,900           0         4,318,200         4,743,800           0         1,961,900         1,985,300           0         1,258,100         1,330,300           0         1,184,200         1,280,400           0         936,300         888,400	0         7,078,500         7,003,900         6,793,800           0         4,318,200         4,743,800         4,598,400           0         1,961,900         1,985,300         2,018,600           0         1,258,100         1,330,300         1,268,500           0         1,184,200         1,280,400         1,196,800           0         936,300         888,400         1,092,700	0         7,078,500         7,003,900         6,793,800         7,546,700           0         4,318,200         4,743,800         4,598,400         4,872,500           0         1,961,900         1,985,300         2,018,600         1,936,000           0         1,258,100         1,330,300         1,268,500         2,172,400           0         1,184,200         1,280,400         1,196,800         1,749,000           0         936,300         888,400         1,092,700         68,800	0         7,078,500         7,003,900         6,793,800         7,546,700         8,543,100           0         4,318,200         4,743,800         4,598,400         4,872,500         7,389,500           0         1,961,900         1,985,300         2,018,600         1,936,000         1,784,200           0         1,258,100         1,330,300         1,268,500         2,172,400         2,523,900           0         1,184,200         1,280,400         1,196,800         1,749,000         1,796,800           0         936,300         888,400         1,092,700         68,800         200,200	0         7,078,500         7,003,900         6,793,800         7,546,700         8,543,100         8,639,400           0         4,318,200         4,743,800         4,598,400         4,872,500         7,389,500         6,172,900           0         1,961,900         1,985,300         2,018,600         1,936,000         1,784,200         1,968,300           0         1,258,100         1,330,300         1,268,500         2,172,400         2,523,900         2,528,700           0         1,184,200         1,280,400         1,196,800         1,749,000         1,796,800         1,666,100           0         936,300         888,400         1,092,700         68,800         200,200         141,500	0         7,078,500         7,003,900         6,793,800         7,546,700         8,543,100         8,639,400         8,942,900           0         4,318,200         4,743,800         4,598,400         4,872,500         7,389,500         6,172,900         6,545,300           0         1,961,900         1,985,300         2,018,600         1,936,000         1,784,200         1,968,300         2,042,100           0         1,258,100         1,330,300         1,268,500         2,172,400         2,523,900         2,528,700         2,615,600           0         1,184,200         1,280,400         1,196,800         1,749,000         1,766,800         1,666,100         1,764,900           0         936,300         888,400         1,092,700         68,800         200,200         141,500         244,900	0         7,078,500         7,003,900         6,793,800         7,546,700         8,543,100         8,639,400         8,942,900         10,592,000           0         4,318,200         4,743,800         4,598,400         4,872,500         7,389,500         6,172,900         6,545,300         7,004,000           0         1,961,900         1,985,300         2,018,600         1,936,000         1,784,200         1,968,300         2,042,100         2,146,800           0         1,258,100         1,330,300         1,268,500         2,172,400         2,523,900         2,528,700         2,615,600         2,841,500           0         1,184,200         1,280,400         1,196,800         1,749,000         1,766,800         1,666,100         1,764,900         1,748,000           0         936,300         888,400         1,092,700         68,800         200,200         141,500         244,900         246,100

Source: Wisconsin Department of Revenue

			La V	alle Land	Use Permits	Issued for N	New Constru	uction		
			Residen	t		Ag Structures	Tower/ Antennas	Commercial	CUP or Change of Use	Total Permits Issued for New Construction
Year	Single Family	Multi Family	Mobile Home	Garage	Accessory Structures					
2001	34			10	23			1	1	68
2002	29			17	19				2	65
2003	36			9	25		1		2	71
2004	30		2	14	16		1	3		66
2005	28			13	16					57
2006	25		1	15	17			6	1	64
2007	20			2	32			11	2	65
2008	13			3	39			3	2	58
2009	8		1	5	32				1	46
2010	8			4	30					42
2011	4			7	22			1		34
2012	7			7	22		1	1	2	38
2013	6			4	23			3		36
2014	7			7	13			3		30
2015	7			9	22		1		2	39
2016	11			10	35	1			2	57
2017	8			10	23	2			3	43
2018	11			5	12	1		6	2	35
2019	8			7	20		1	5	1	41
2020	13			14	24	1	1	1	1	54
2021	17	1		8	31	2		1	1	60
Total 2001 - 2010	231	0	4	92	249	0	2	24	11	613
Total 2011 - 2020	99	1	0	88	247	7	4	21	14	467
Overall Total	330	1	4	180	496	7	6	45	25	1094
% of Total in La Valle	30.2%		0.4%	16.5%	45.3%	0.6%	0.5%	4.1%	2.3%	
% of Total in Sauk County	11.6%		7.1%	19.4%	24.5%		7.4%	88.9%	21.6%	
Average Issued Per Year	15.7		1.3	8.6	23.6	1.4	1.0	3.5	1.7	50.9

# Table LU2: Number of Permits Issued (2001-2021)

## 11.3 Current Population and Housing Density

A density calculation can be utilized during the comprehensive planning process to compare population and housing statistics for a community. This calculation will provide additional insight into development patterns and provide background information as the Town of La Valle determines its future development policies and practices. In 2020, with a population of 1,420 persons and a land area of approximately 36 square miles and 22,204 acres, the Town of La Valle's population density was roughly 39 persons per square mile or roughly 1 person per 16 acres.

The calculation for the housing density of the Town of La Valle in 2020 is the number of housing units in 2020 (590 occupied h.u. and 551 seasonal h.u.) divided by the total land area. This equates to about 32 houses per square mile or approximately one home per 19.5 acres. The further breakdown of these densities based on development patterns and location will be analyzed later in this section. The number of seasonal homes in the area accounts for the similarity between the density of people and households where typically there is a greater disparity between the two.

## 11.4 Existing Land Use

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

## Land Use Districts

- ► Agriculture. This area includes land uses primarily for farming and includes, grasslands, pastures, cropland, and barnyards. This is the largest land use category in the Town and includes approximately 26.72% of the total land area or approximately 12,018 acres.
- ► Commercial. This area includes all commercial land uses such as restaurants, stores, bars, hotels, and large-scale service-based businesses. This land use is assigned to the actual use of the land regardless of zoning or legal nonconforming status. This is a small category including approximately 1.36% of the total land or 609.7 acres.
- ▶ Industrial. This area includes all industrial zoned areas and land uses such as contractor storage yards, trucking terminals, and general large equipment storage or use. This land use is not represented in the Town.
- ► Institutional/Government. This area includes all properties owned or utilized by school districts, churches, cemeteries, medical institutions, museums, and local government entities. This includes approximately 0.07% of the total land area or 30.8 acres.
- ► Landfill/Extraction. This area includes all nonmetallic mine sites and landfills, including composting sites. This is a small category including approximately 0.19% of the total land or 87.42 acres.
- Mixed Use. This area includes all areas with a combination of residential and small-scale commercial uses. This area is typically cut out only include the structures and outdoor areas

being utilized for residential living and business activities. This small category includes 0.36% of the total land or 162.57 acres.

- Multi-family Residential. This area includes all duplexes, apartment structures, and mobile home parks. This land use is not represented in the Town.
- Recreational/Open Space. This area includes public and private recreational spaces including parks, campgrounds, golf courses, ski resorts, theme parks, boat landings, rod and gun clubs, state trails, and the lakes. This is a small category including approximately 5.44% of the total land or 1,050.36 acres.
- ► Single-family Residential. This area includes all single-family residential homes and incorporates the structure, lawns or active outdoor living areas, and driveways. This category covers approximately 16.88% of total land area or 7,595.8 acres. The Town has a heavy concentration of single-family land use concentrated around Lake Redstone and Dutch Hollow.
- ► **Transportation.** This area includes all roadways, railroads, and airports. The transportation land use takes up approximately 0.33% of total land area or 146.38 acres of land owned specifically for transportation.
- ▶ Utilities. This area includes all water treatment plants, cell towers, and power substations. This category covers approximately 0.003% of total land area or 1.43 acres.
- ▶ Vacant. This area marks all lots located within a subdivision that is yet to be developed. This is to mark lots that are already designated for residential development that do not have a residential structure. This category covers approximately 0.14% of total land area or 62.25 acres. There are 850 vacant lots in the Town, 232 around Dutch Hollow Lake and 606 vacant lots surrounding Lake Redstone.
- ▶ Woodland. This area includes land that is primarily undeveloped, evergreen and deciduous forestland. This area includes all lots of 3 acres or greater with at least 75% tree coverage. This area represents 53.77% of the Town's total land area, or approximately 24,190 acres.

## **11.5 Higher Density Development**



Currently, higher density developments (defined by the SR and RER land use districts) are concentrated on or in the vicinity of Lake Redstone and Dutch Hollow Lake. The policies in this *Plan* call for infill of these areas on lots that are currently vacant. New subdivision development may also be considered in areas designated as the RAC on *Map 11-3 Future Land Use* provided these subdivisions meet the policies and density requirements in this plan and any additional provisions required by the Town of La Valle noted in any supporting Town Ordinance. Higher density commercial developments are limited to those lands north of the Village of La Valle and within the main transportation corridors of the Town as designated in *Map 11-3*.

## 11.6 Smart Growth Areas (Residential and Commercial)

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

## ► Residential Smart Growth Areas

Through this comprehensive plan, the RER land use district has been identified as the primary residential smart growth area and includes lands that were platted as part of the original development of Lake Redstone and Dutch Hollow Lake. Most homes in this area were built along the shore and designated as an SR land use district, and only a few homes were built on 'offwater' lots. Many of these off- water lots are currently served by underground electric and phone utilities and have roads or road bases already constructed. Although some



of this infrastructure may be sub-standard, it does provide an opportunity for cost-efficient infill development on the many vacant lots. Currently it is estimated that the RER land use district around Dutch Hollow Lake has approximately 640 vacant lots while the RER district around Lake Redstone has approximately 110 vacant lots.

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

## ► Commercial Smart Growth Areas

The Town of La Valle intends to offer two primary types and levels of commercial development; light-commercial (LC) and commercial (CD), the descriptions of which are noted in this chapter and the location on *Map 11-3 Future Land Use*. Utilizing the historic commercial growth patterns and previous designation for commercial land uses in the Town's 2006 Comprehensive Plan, the Town's primary commercial smart growth areas are those identified north of the Village of La Valle and east of the Village along main transportation corridors respectively. Commercial development designated along these corridors will ensure adequate access, transportation infrastructure and electric service.

# 11.7 Secondary Growth Areas (Residential and Commercial)

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

# Residential Secondary Growth Areas

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

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

# **•** Commercial Secondary Growth Areas

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

# ► Criteria for Evaluating Development Impacts in Secondary Growth Areas

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

1. Adequate public facilities to accommodate development either exist or will be provided within a reasonable amount of time.

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

## 11.8 Steps for Siting New Development

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

1. Identify All Potential Conservation Areas.

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

2. Locate Building Sites.

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

3. Design Street Alignments and Trails.

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

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

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

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

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

4. Draw Lot Lines.

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

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

# 11.9 Town of La Valle Density Policy

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

The Town of La Valle utilizes the density policy of each of it's underlying zoning districts. The majority of the Town is zoning agricultural which has a maximum density of 1 residential property per acre. However, they push for greater density around the Lakes in residential areas and promote limited development in the more rural areas of the Town.

## Amendments to the Town of La Valle Density Policy

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

## 11.10 Zoning Classifications

The Town of La Valle adopted county zoning in August, 1969. At this time the entire Town was placed under the Agricultural Zoning District. Since that time there have been a number of rezones including the rezoning of lands around lakes Redstone and Dutch Hollow to Single Family Residential District and a number of rezones throughout the Town which recognize commercial land uses. A comparison of *Map 11-2 Zoning Districts* and *Map 11-3 Future Land Use* indicates a strong correlation between lands designated by the SR and RER Land Use Districts and lands zoned Single Family Residential. Lands zoned Commercial or Recreational- Commercial correspond to the PR, LC and CD Land Use Districts. Finally, lands zoned Agricultural correspond to the RAC Land Use District.

## 11.11 Future Land Area Needs

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

## **Future Residential Land Area Needs**

According to the population projections under Chapter 3: Population Inventory and Analysis and *Chapter 4 Housing* it is reasonable to assume that the population will continue to increase in the Town of La Valle. This increase will in turn cause an increased demand for housing in the Town. To realistically determine the number of new homes that will be needed through the year 2040, one must make a few assumptions. First, based on Chart P10: Population Changes per Age **Bracket**, it is apparent that population increases represent households with a limited household size and that the greatest population increase occurs within the 65-84 age brackets. Using this information, it is unlikely that household sizes will increase in the Town and will likely decrease. Using these two assumptions, the Household Size Trend population projection represents a 35% increase in occupied housing every 10 years. Table LU3 Household Forecast: Household Size Trend and Lands Needed correlates population increases to average household size to determine a projected number of new households. Since the vacancy rate in the Town of La Valle is greater than 48%, attributable to the large amount of seasonal housing, only occupied households were considered for purposes of determining the amount of land needed in the future for additional occupied residential houses. Additional land needed represents an assumption of two acres needed for each new house: an average lot size of 1 <sup>1</sup>/<sub>2</sub> acres and an additional <sup>1</sup>/<sub>2</sub> acre required for each lot for road rights-of-way, new park dedication and utility rights-of-way.

Year	Population	Average Household Size	Number of Occupied Households	Additional Residential Land Needed
1990, per census	1,005	2.73	368	NA
2000, per census *	1,203	2.67	455	174 (10 yr)
2010, per census	1,302	2.34	552	90
2020, per census	1,420	2.52	590	76
2030, Projection	1,629	2.52	671	162
2040, Projection	1,897	2.52	740	138

Source: US Census and Sauk County Land Resources and Environment Department

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

Based on this projection, the Town can expect approximately 150 acres to be converted to residential uses in every 10-year time period. This equates to roughly 75 new lots at 2 acres per lot as explained above. It is important to note that the Town currently has approximately 232 vacant residential lots around Dutch Hollow Lake and 606 vacant lots around Lake Redstone. Although many of these existing vacant lots are sub-standard and a number may be utilized for additional seasonal housing in the future, the Town conceivably has adequate existing residential lots to accommodate additional residential housing development through the year 2060 at the current growth rate.

# ► Future Commercial Land Area Needs

To determine the amount of land needed for future commercial land uses, the *Plan* evaluates the amount of land rezoned to the Commercial or Recreational-Commercial Zoning District since 1990 in five-year increments. From 1990 through 1999, 53.09 acres were rezoned from an Agricultural Zoning District to a Commercial or Recreational-Commercial Zoning District, while

from 2000 to 2020, there was great fluctuation in rezones from Agricultural to a Commercial Zoning District. When looking at the breakdown of lands rezoned from 1990 through 1999, an average of 26.54 acres were rezoned for each 5-year period. When factoring in the actual acreage rezoned between 2000 and 2020 in five-year increments, this average equates to approximately 24 acres rezoned for each 5-year period. Based on these averages, it is evident that there is currently a moderate demand for commercially zoned lands, and it can be anticipated that the Town will convert approximately 144 acres to commercial land uses between 2020 and 2050.

Table E0-4. Commercial Lands Accucu		
Period Year	Land rezoned to Commercial or Rec- Commercial	
1990–1995	26.54 acres*	
1995-2000	26.54 acres*	
2000-2005	4.33 acres	
2005-2010	16.42 acres	
2010-2015	9.35 acres	
2015-2020	58.57 acres	

Source: Sauk County Land Resources and Environment Department \*Average of the years 1990-2020

# ► Future Agricultural Land Area Needs

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

## 11.12 Natural Limitations to Building and Site Development

Natural limitations to development vary depending on where in the Town development is being proposed. Generally speaking, the Baraboo River, which traverses the central part of the Town, includes a related floodplain area depicted on *Map 9-3 General Floodplain Areas* and wetlands noted on *Map 9-1 Environmentally Sensitive Areas*. Likewise, there are other non-riparian wetlands scattered throughout the Town. Other natural limitations to development include soil limitations on the placement of foundations, roads and septic suitability. Soil limitations as well as estimated distance to groundwater may be found utilizing the <u>NRCS Web Soil Survey map</u>.

# 11.13 Land Use Goal, Objectives and Policies

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

## Land Use Objectives/Policies:

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

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

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

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

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

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

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

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

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

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

#### 12.5 Purpose

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

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

#### 12.6 Plan Adoption

The Town of La Valle Comprehensive Plan must be adopted in a manner that recognizes a commitment to implement each policy within the Plan. The Plan itself will also be adopted as an ordinance, which does not in itself make the plan an ordinance. For the Town to enforce its vision, goals, objectives, and policies, they must be placed in Town ordinances as the plan is meant as a directive, not a code of law. The Town has also included all of the basic elements of Comprehensive Planning and has achieved all 14 goals of the 'Smart Growth' legislation.

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

The final Comprehensive Plan will be reviewed by the Plan Commission, which will forward its recommendations to the Town Board for final Town approval. Once approved, the Plan will finally be submitted to the State of Wisconsin, Department of Administration, local libraries and adjacent municipalities.

#### 12.7 Plan Monitoring, Amendments, and Update

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

#### Plan Monitoring

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

Sauk County Land Resources and Environment Department

**Commented [CF1]:** Plan itself is not an ordinance. Policies within the plan must be reflected in Town ordinances in order to be enforced.

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

#### Plan Amendments

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

#### Plan Update

The State comprehensive planning law requires that the Comprehensive Plan be updated at least every ten years. As opposed to an amendment, an update is often a substantial re-write of the Plan document and maps. Further, on January 1, 2010, "any program or action that affects land use" will have to be consistent with locally adopted comprehensive plans- including zoning and subdivision ordinances, annexation, and transportation improvements. Based on these two deadlines, the Town should update its Comprehensive Plan before the year 2034 (i.e., ten years after 2024). The Town should also monitor any changes to language or interpretations of State law throughout the life of the Comprehensive Plan.

#### 12.8 Role of Implementation

#### ► Town Board

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

#### Plan Commission

It is intended that the primary body responsible for the implementation of this Comprehensive Plan be the Plan Commission. Implementation by the Plan Commission will take two forms. The first form comes with the utilization of the Comprehensive Plan for everyday decision making. It is also recommended that the Plan Commission take the role of identifying policies within the Plan to support its recommendation to the Town Board. The second form of implementation recognizes the role of the Plan Commission to select participants for the Comprehensive Plan Implementation. This work should be based on the premise that this Commission will be the 'work-horse' behind the implementation of many Plan policies.

#### 12.9 Implementation Timeline and Recommended Courses of Action

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

Sauk County Land Resources and Environment Department

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### HOUSING

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

Objectives/Polices	Timeframe
HO-1 Promote quality well built homes and maintenance of current housing stock.	
HP-1A Continue participation in the Uniform Dwelling Code program and encourage building inspectors to attend training sessions to educate them on any code updates.	
HP-1B Minimum square footage requirements for any residential structure shall be 500 square feet of living space and which may include finished basements/lower levels that provide residential living space.	
HP-1C All residential dwellings shall be placed upon a foundation. Any residential dwelling supported on a slab or floating slab shall be designed based upon an analysis of the site and soil characteristics including an analysis of the soil weight bearing capacity and the weight of the proposed structure. Said analysis shall be submitted as part of the Town Building Permit Application.	
HP-1D Mobile homes will not be permitted, with the exception of mobile homes related to agriculture operations.	
HO-2 Promote housing styles and development guidelines that maintain rural character, protect natural beauty and improve the quality of life.	
HP-2A Create a standard application review process to evaluate all development proposals to ensure that landowners are aware of Town of La Valle regulations and to streamline the permitting and approval process.	
HP-2B Provide education to lakeshore landowners on the shore land requirements in an attempt to alleviate conflict. The Town of La Valle encourages the respective Lake Protection Districts to work with the Sauk County Land Conservation and UWEX on developing a shore land education program.	
HO-3 Promote new development that utilizes existing infrastructure.	
HP-3A All new development and infrastructure must be accessible to emergency services. As such, the Town will notify the respective fire and ambulance district of any new subdivision plat, certified survey map or commercial development proposals for their input.	
HP-3B Continue to review the Town's driveway ordinance to ensure that all development is accessible to emergency vehicles and driveways are constructed in a way that preserves town roads and right-of- way.	
HO-4 Direct future development to areas of existing development.	
HP-4A Future housing (subdivisions) should be directed to Rural Residential Development (RRD) Areas according to <i>Map 11-6 Land Use Districts</i> and the description provided for the RRD under the <i>Chapter 11 Land Use</i> .	
HO-5 Support efforts which provide for affordable housing and which meet the requirements of people with special needs.	
HP-5A Coordinate with the County on housing strategies to encourage the development of affordable housing and accessible elements that meet the needs of all citizens and are close to necessary community services.	
HO-6 Encourage residential housing designs that aim to balance the protection of natural resources and agriculture land with the opportunity to build new housing.	
HP-6A Encourage new subdivision development to use common services such as shared wells and Private On-site Waste Treatment Systems when appropriate. (See also policies under <i>Chapter 9 Natural Resources</i> ).	
HP-6B Protect active farmland by directing development away from these areas. (See also policies under <i>Chapter 5 Agricultural Resources</i> ).	
HP-6C Runoff from all types of development should not negatively impact surrounding property or natural resources. (See also policies under <i>Chapter 9 Natural Resources</i> ).	

### AGRICULTURE RESOURCES

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

Objectives/Polices	Timeframe
ARO-1 Identify and pursue opportunities for farmers to obtain additional income from activities and the sale of items related to agriculture and farming as an occupation.	
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ARP-1A Actively work with Sauk County to develop new zoning districts and other options that will allow for innovative 'value-added' farming income opportunities that are consistent with the rural character.	
ARP-1B Utilize expertise from agencies such as the USDA, Sauk County Land Conservation Department, UWEX, representatives from various buying cooperatives and others to both explore the feasibility of and provide resources to farmers who may be considering the production of alternative agriculture products, markets and growing methods. Alternative crops and growing methods may include, but are not limited to, the production of hazelnuts, hops, fruits, unique cash crops, rotational grazed cattle, organic products and other methods, which will produce a final product that will command a higher price.	
ARO-2 Educate new and existing residents on farm life, farm noises, smells, and operational requirements prior to granting permits for the construction of new rural residences or the creation of new residential lots.	
ARP-2A. As part of the creation of any new lot by Certified Survey Map, a statement shall be included on the first page of the CSM indicating that said lot is located within an agricultural area and that agriculture activities are taking place and are planned to continue. The statement shall also include provision to protect farming operations and limit actions against agricultural uses.	
ARP-2B As part of the creation of any new lot in a subdivision plat, a statement shall be included on the first page of the plat or in the subdivision covenants indicating that said plat is located in an agricultural area and that agricultural activities are taking place and are planned to continue. The statement shall include provisions to protect farming operations and limit actions against agricultural uses	
ARO-3 Preserve productive farmlands and encourage the maintenance and growth of family farm operations for continued and future agriculture uses. For the purposes of this plan, family farm operations are broadly defined as any activity that utilizes the land to produce a product or commodity for sale and which provides for family income. These operations may include small-scale animal husbandry, organic production, fruit orchards, cash cropping, large-scale animal operations etc.	
ARP-3A Prime agriculture land as defined on <i>Map 5-1 Land Capability Classification</i> is land that has the best combination of physical and chemical characteristics for producing crops. It has the soil quality, growing season and naturally occurring moisture supply needed to economically produce sustained high yield crops when treated and managed according to acceptable farming methods. Note that grazing (pasture) is a crop. These lands are identified as class I, II or III by the Sauk County Soil Survey. Property owners with lands identified as class I, II and III are encouraged not to use these lands for residential or commercial development. This policy will not prevent an individual from making agricultural use of land that is not otherwise mapped or identified as such.	

#### **UTILITIES & COMMUNITY RESOURCES**

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

Objectives/Policies	Timeline
UCRO-1 Provide support to local utilities to implement a full range of up-to-date telecommunications	
services to residents, including 100% broadband communications coverage capability across the Town of	
La Valle.	
UCRP-1A Encourage utilities to survey residents to determine their satisfaction/opinions regarding	
current telecommunications service and needed areas for improvement and up-to- date services	
including fiber optic cable connections to individual homes and businesses, broadband	
communications coverage and wireless communication service.	
UCRO-2 Reduce the Town of La Valle's dependence on distant fossil fuel energy sources and	
facilitate residents' understanding of energy alternatives.	
UCRP-2A Provide information to residents regarding federal, state and utility credits available to	
property owners who invest in energy efficient equipment and capital improvement projects as well	
as rebate incentives on energy efficient appliances and the installation of renewable energy systems	
(i.e., solar hot water, solar energy, wind).	
UCRP-2B Provide information to encourage home builders, business owners and developers to	
implement green building technologies and energy-efficient design solutions and collaborate with	
local energy utilities and with the Wisconsin Focus on Energy program to identify locally appropriate	
green building and energy efficient design guidelines while also encouraging landowners to pursue	
renewable energy options as a form of economic development and self-sustainability.	

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UCRO-3 Identify locations for future growth based on the efficient provision of electric utility service.	
UCRP-3A When reviewing subdivision plats or commercial development proposals, invite respective utilities to describe current local energy service capabilities and demand to ensure that future demand can be efficiently met by current or projected service capabilities.	
UCRP-3B Utilize Map11-1 Land Use Districts to determine appropriate locations for future utility infrastructure and ensure that newly installed infrastructure is of a size and capacity to accommodate all new and existing development.	
UCRP-3C Work with the electric power cooperatives/utilities to estimate local power demand for power based on a projected growth rate and ensure that utilities can provide an adequate power supply.	
UCRO-4 Evaluate options for sanitary waste management issues.	
UCRO-4A The Town of La Valle should conduct a feasibility study on the development of a rural community septage treatment facility to process septage wastes pumped from holding tanks and Private On-site Wastewater Treatment System septic tanks.	
UCRO-4B The Town of La Valle should initiate discussions with the Village of La Valle to study the use of the Village's wastewater treatment system to accommodate septage wastes pumped from holding tanks and Private On-site Wastewater Treatment System (septic tanks).	
UCRO-4C Invite representatives from the Lake Redstone Lake Protection District and Dutch Hollow Architectural Design Commission to discuss sanitation and waste management issues especially as they pertain to wastewater management.	
UCRO-4D The Town of La Valle should initiate Lake Protection discussions regarding the feasibility of providing wastewater treatment and sanitary sewer service including discussions with the Village of La Valle and the use of the Villages' treatment system.	
UCRO-5 Maintain fire and ambulance services in a safe and efficient manner.	
UCRP-5A Continue positive correspondence with the La Valle Fire Department and Wonewoc, Cazenovia and Reedsburg Ambulance regarding safe and cost effective service provisions.	
UCRO-6 Improve water quality in lakes and streams.	
UCRP-6A Invite representatives from the Lake Redstone Water Quality District and Dutch Hollow Architectural Design Commission to discuss sanitation and waste management issues. UCRP-6B Identify and address non-point sources of surface water pollution.	-
OCKr-ob identity and address non-point sources of surface water pollution.	

### TRANSPORTATION

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

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

### ECONOMIC DEVELOPMENT

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

Objectives/Policy	Timeframe
EDO-1 Utilize the existing resources of knowledge and experience present in the Town's population to help guide	
the Town of La Valle's development.	
EDP-1A The Town Board will help businesses and residents identify small business start-up funding an	
other community development opportunities	
EDO-2 Encourage economic and small business development, especially locally owned "mom and pop"	
business operations.	
EDP-2A The Town Board will help businesses and residents identify small business start-up funding an other community development opportunities.	
EDP-2B The Town Board will develop strategies such as the establishment of a town theme or town-	
wide way-finding system to attract hi-tech and clean light manufacturing industries, e.g. research facilities and small business/ communications incubator serving start-up business operations, to support	
the area's population and maintain its quality of life.	
EDP-2C The Town Board will work with the Sauk County Development Corporation to develop economic development strategies and as a resource to promote the Town of La Valle as a destination for businesses described under EDP-2B.	
EDO-3 Improve communication with residents to obtain their input on local economic and quality of life	
issues and promote the area for future commercial development and work cooperatively with the Village of La Valle.	
EDP-3A The Town Board will consider the use of a Town website as a means to promote the town	
economically to new businesses and enable residents to learn about and respond to proposed business	
ideas for the Town.	
EDP-3B Utilize Map 11-6 Land Use Districts to determine appropriate locations for future	
commercial/business development. Areas designated as Private Recreation, Commercial or Light	
Commercial are identified as areas within the Town of La Valle where commercial development may be considered.	
EDP-3C Assure adequate childcare facilities either through established facilities located in the	
Reedsburg area or through home-based childcare services.	
EDO-4 Protect the Town's natural resources as new development is approved. Maintain the Town's capacit to handle both new growth and retain the current quality of life.	
EDP-4A The Town of La Valle will seek opportunities to develop recreational facilities and services tha complement the Town's exceptional recreational attributes, especially Lake Redstone and Dutch Hollow	
Lake and the 400 Trail. See also NRP-1B and NRP-2B	
EDP-4B The Town should consider requiring an impact assessment fee related to infrastructure needs and community service needs for new commercial development.	
EDO-5 Maintain the basic infrastructure and community facilities to support growth and protect the quality	
of life.	
EDP-5A Work with the Reedsburg, Weston, and Wonewoc school districts, MATC Reedsburg Campus and UW-Platteville Baraboo Sauk County to encourage educational and training opportunities.	
EDO-6 Encourage the maintenance and development of home-based business, farming and farm related	
businesses, which complement the agrarian and rural character.	
EDP-6A The Town Board will promote and recruit tourism, the maintenance and development of home	
businesses, farming and farm related businesses and compatible commercial businesses in the Town. Periodically include opportunities and program descriptions in the Town newsletter or website.	
EDP-6B The Town will work with Sauk County to develop new zoning options which will allow for	
innovative opportunities for economic development related to agriculture and recreation so as to negate	
the need to rezone, but rather incorporate a system of special exception or conditional uses under the	
predominate zoning district.	
EDO-7 Ensure that new businesses reflect the natural and cultural character of the Town of La Valle.	
EDO-7A The Town should develop and adopt design criteria for businesses to address landscaping aesthetics, scale of buildings to their surroundings, lighting, noise, parking, access (vehicular and	
pedestrian) and open space requirements.	

#### NATURAL RESOURCES

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

Objectives/Policy	Timeframe
NRO-1 Preserve and protect the Town's natural resources.	
NRP-1A Restrict building development on the Natural Features Areas identified on Map 11-3 Land Use Districts or Map 6-3 Community and Cultural Resources whenever a reasonable alternative site is available for development.	
NRP-1B Recommend the Town of La Valle and Sauk County to purchase lands for the development of	
new parks and the expansion of existing parks (Lake Redstone County Park and Hemlock County Park) and pursue private land donations and grants for land purchases to achieve this policy.	
NRO-2 Preserve the natural character and immediate surrounding natural areas of the 400 trail to ensure a continued high-quality and rural recreational experience for biking, snowmobiling and hiking in the Town of La Valle.	
NRP-2A In order to ensure the continuance of the rural landscape, views of forests, farm fields and farmsteads, utilize topography and existing vegetation to minimize the visibility of new development from the 400 trail. Encourage developers to utilize this policy when locating new development.	
NRP-2B Encourage development that is compatible with users of the 400 trail such as picnic areas, limited rustic camping on lands adjacent to the trail, restaurants and related establishments and public parks which cater to 400 trail users.	
NRO-3 Preserve the natural character of the Baraboo River Valley to ensure a continued high-quality and rural recreational experience for canoeists, kayakers and rafters now and into the future.	
NRP-3A. In order to ensure the continuance of the long-range rural landscape views of forests, farm fields and farmsteads, encourage developers to utilize topography and existing vegetation to minimize the visibility of new development from the Baraboo River (for canoeist, kayakers, rafters).	
NRP-3B Improve the utility of the Baraboo River for recreation by encouraging volunteer groups and business/government sponsors to develop a river cleanup day that will involve the community in river cleanup activities and removal of obstructions to allow unimpeded boating.	
NRO-4 Preserve and improve water quality of all surface and groundwater including Lake Redstone, Dutch Hollow Lake, the Baraboo River and streams throughout the Town.	
NRP-4A Encourage home owners and builders, business owners and developers to implement rain gardens to capture and infiltrate rainwater that falls on impervious surfaces and collaborate with local volunteer groups and government agencies to development and implement this storm water control technique.	
NRP-4B The Town of La Valle recommends that the Lake Redstone Protection District work cooperatively with landowners in Sauk and Juneau Counties north of Lake Redstone and whose lands discharge surface water flow into the Big Creek and Seven Mile Creek. Utilizing expertise from the Sauk County and Juneau County Land Conservation Departments, the Protection District should identif those land uses within the water shed delineated on <i>Map 9-5 Water shed Boundaries</i> that are or have th potential to contribute surface water runoff and work with landowners to improve surface water runoff quality. See also HP-2C regarding educational initiatives for shore land property owners.	
NRP-4C The Town and Vilage of La Valle will work cooperatively to evaluate all new development projects that are located in the zones of contribution of the Village of La Valle municipal well to ensure that this water resource is protected. Also prohibit development that has the potential to have a direct negative impact on this resource such as underground storage tanks and fertilizer/chemical storage. The Town of La Valle also encourages Sauk County to establish a wellhead protection program. See Map 9- 1 Environmentally Sensitive Areas for the location of the zones of contribution. NRO-5 Promote the stewardship of forestlands.	
NRP-5A Encourage the following woodland management practices that promote healthy forests: a. Use the Wisconsin Forest Management Guidelines (Department of Natural Resources, PUB-FR- 226-2003) when developing forest management plans for wildlife and aesthetics and when planning a time to prove the second s	
<ul> <li>timber harvest;</li> <li>Implement forest management plans that result in timber stand and wildlife habitat improvement;</li> <li>Employ the services of a certified forester to develop timber harvest plans;</li> <li>Avoid unsustainable cutting methods: Diameter Limit Cutting, Economic Clearcutting, and High Grading (also known as "Selective Logging"), and;</li> <li>Avoid cutting oaks between April 15 and July 1, in order to minimize the spread of oak wilt disease.</li> </ul>	
NRO-6 Enhance the natural beauty of public lands and in particular Lake Redstone and Hemlock County Park.	

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NRP-6A The Town of La Valle will work with the Sauk County Parks Department to develop range plans for park use, development, expansion and designation of new park lands in the Te Valle. Include future park plans, goals and implementation strategies in an updated Sauk Cou Plan.	own of La inty Parks
NRP-6B The Town of La Valle will work with the Sauk County Parks Department and the W Department of Natural Resources on strategies to maintain and enhance recreational opportur related to the Baraboo River and 400 Trail.	
NRO-7 Identify and eliminate plant and animal invasive species.	
NRP-7A Encourage landowner cooperation with public and private conservation organization eradicate invasive exotic species.	ns to help
NRP-7B The Town of La Valle will continue to work with the Lake Redstone Protection Dist the Lake Management District on Dutch Hollow to encourage education and best practices or reduce the spreading of invasive and noxious species.	
NRO-8 Manage the location and cutting requirements for new residential development in wooded a Town.	areas of the
NRP-8A Limit new openings in wooded areas to the minimum square footage possible for sit construction. The total cutting area shall not exceed 200% of the footprint area required for n driveways, the primary residential structure and outbuildings. A cutting plan shall be required the issuance of a Town building bermit.	ew
NRO-9 Control scale, design (e.g. lighting) and location of outdoor signage to fit within the rural c the area. Protect and maintain the scenic heritage and landscape vistas.	haracter of
NRP-9A Develop and adopt guidelines for all new signage in the Town of La Valle to ensure signage best reflects the rural and recreational character of the Town and does not detract fron scenic landscape. These guidelines should address size, location, integration of signs into buil facades, possible themes related to the La Valle area and lighting standards to protect the 'dat	m the lding
NRO-10 In areas of new residential development require that areas of significant natural or historic be preserved for the enjoyment of current residents and future generations.	
NRP-10A The Town of La Valle will require developers to set aside lands that contain a Natu Area identified on Map 11-3 Future Land Use and Map 6-3 Community and Cultural Resor other additional identified historical or natural features during the plat review process includin limited to, historic features such as farmsteads an fence rows or other natural features.	urces or
NRP-10B The Town of La Valle will continue to work cooperatively with the Sauk County h society, and other appropriate organizations to identify, record, and protect lands, sites and stu that have historical or archeological significance not otherwise noted on <i>Map 11-3 Future La</i> and <i>Map 6-3 Community and Cultural Resources</i> .	ructures

**Commented [CF3]:** Make sure any policies such as this are covered in the Town ordinances, otherwise it is not enforceable.

### INTERGOVERNMENTAL COOPERATION

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

Objectives/Policy	Timeframe
ICO-1 Enhance relationships with all jurisdictions present in the Town of La Valle and surrounding communities i an effort to increase cooperation and discuss common issues.	
ICP-1A Continue to participate in the Lake Redstone Protection District to identify and mitigate regiona land use issues and improve water quality within the watershed.	
ICP-1B Continue to participate in the Wisconsin Towns Association meetings.	
ICO-2 Work with governments and non-profit agencies to identify and pursue grant opportunities beneficial to the Town and its residents/landowners.	
ICP-2A Require that the Town's Plan Commission investigate and participate in grant writing training opportunities and apply for grants that are beneficial to the Town of La Valle. Collaborate with the Village of La Valle and Sauk County on pursuing grants that will benefit the larger regional area.	
ICO-3 Develop additional recreational opportunities.	
ICP-3A The Town of La Valle encourages partnerships with local recreation groups, and governmental entities to promote cooperation on recreation projects.	
ICP-3B The Town of La Valle encourages public recreational uses that utilize existing infrastructure an promote interconnectivity of future recreational uses.	
ICP-3C The Town of La Valle encourages the development of public use opportunities, such as- camping, hiking hunting and fishing.	
ICO-4 Identify cost effective/cost-sharing opportunities in an effort to improve services and reduce	
duplication.	
ICP-4A Encourage participation in mutual aid and sharing specialized equipment with neighboring municipalities.	
ICO-5 Increase community awareness regarding quality of life issues	

Chapter 12: Implementation

ICP-5A Continue to support the County septic maintenance program, specifically concentrated around the lakes and other high residential areas.	
ICP-5B Maintain the Town of La Valle website to provide information to Town residents, as well as increase citizen involvement by encouraging Town residents with specific backgrounds to provide input in areas of their expertise.	
ICP-5C Coordinate newsletter articles with other newsletters in the Town of La Valle including the Dutch Hollow and Redstone newsletters.	
ICO-6 Coordinate comprehensive plan implementation with neighboring communities to maintain consistenc in areas where jurisdictions may overlap.	
ICP-6A Coordinate policies and implementation with the Town of Woodland regarding the Dutch Hollow Lake area to improve this recreational resource.	

#### LAND USE

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

Objectives/Policies	Timeline
LUO-1 Ensure adequate opportunities and land availability to meet all of the Town's objectives.	
LUP-1A Recognize that all policies noted in this <i>Plan</i> are intricately related to land use and further recognize that the town shall follow all policies when making decisions about the Town's future land use.	
LUO-2 Maintain a density policy, by consensus, to determine the number of new residential homes that can be built in the Rural Agricultural Conservation District while preserving agricultural lands, farming operations, significant natural resources as well as the overall viewshed and character of the town.	
LUP-2A Lands designated as Rural Agriculture Conservation, Private Recreational, Light Commercial and Commercial on <i>Map</i> 11-3 <i>Future Land Use</i> shall be permitted land divisions not to exceed 3 lots in any five-year period for each parcel and as further described by the <i>Sauk County Land</i> <i>Division and Subdivision Regulations Ordinance</i> .	
LUP-2B The density policy shall apply to the creation of all lots including lots that may be created to incorporate an existing residential dwelling on a new lot.	
LUP-2C The Town shall recognize the Plan Commission as the body charged with the implementation of the Town of La Valle's Density Policy and Subdivision development options and as further defined under the Implementation Chapter. Prior to initial implementation and/or amendments thereafter to the Density Policy, the Town shall seek legal counsel/review of the policy and all related documents. Upon completion of this review, changes may be incorporated, and the policy and all supporting documents will be adopted as an Ordinance Amendment to the Town of La Valle Comprehensive Plan.	
LUP-2D Any proposed amendment to an already adopted Town of La Valle Density Policy shall be considered a major amendment and shall require that the Plan Commission will hold a public hearing to acquire feedback from Town residents and landowners to utilize in the decision-making process.	
LUO-3 Assure that the provisions of this plan are considered when making land use decisions in the Town and further support external programs to realize the Vision, Goals and Objectives of this Plan.	
LUP-3A As the Town reviews land division proposals and changes in land use, it is the intent of this policy to ensure that both the Town's Plan Commission and Town Board review and incorporate this Plan's Vision, Goals, Objectives and Policies into their final decision.	
LUP-3B Developers and subdividers shall work with the Town of La Valle Plan Commission with regard to the siting of new subdivisions and must follow the steps under <i>Section 11.8 Steps for Siting</i> <i>New Development</i> .	

#### 12.5 Consistency Among Plan Elements

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

#### 12.6 Utilizing the Plan:

As the Town begins implementing the plan, it should regularly review the goals and policies to ensure that land use decisions being made are following the vision of the Town. Below are criteria specifically for reviewing the change of land use districts and to avoid spot zoning of individual parcels.

#### > Rezone Criteria:

- a) The proposed amendment is consistent with the overall purpose and intent of the Comprehensive Plan
- b) The proposed amendment is consistent with the Town's Map 11-3: Future Land Use.
- c) Factors have changed since the last comprehensive plan and map adoption that warrants the change.
- d) If rezoning land out of an agricultural district, the plan commission shall find all of the following:
  - i) The land is better for non-agricultural use.
  - ii) The rezone is consistent with the Comprehensive Plan.
  - iii) The rezone is consistent with the Farmland Preservation Plan
  - iv) The rezone will not substantially impair or limit current or future agricultural use of surrounding parcels of land zoned for agriculture.

#### > Spot Zoning Criteria:

"Spot Zoning" means amending a zoning ordinance whereby a single lot or area is granted privileges which are not granted or extended to other land in the vicinity, in the same use district"

Spot zoning shall be considered undesirable and a hindrance to long-term planning efforts by causing land use conflicts. When making a decision on a rezone request, or land use change, each of the criteria below should be addressed. If the rezone meets the criteria below, it is considered spot zoning and therefore should be avoided.

- The rezone area is small compared to the surrounding zoning districts.
  - The rezone district is inconsistent with the surrounding zoning districts.
  - The rezone would be to the sole benefit of the applicant and does not serve as a public benefit.
  - The rezone is inconsistent with the purpose and planned zoning district in the Comprehensive Plan.

#### 12.7 Annual Review of the Implementation Progress

It is intended that prior to each annual meeting, the Plan Commission and Town Board jointly review the Vision, Goals, Objectives and Policies of this Comprehensive Plan to ensure that the Plan has been adhered to and to ensure its continued implementation. This will be particularly important for those policies that have an asterisk (\*), which are policies that require additional work as part of their implementation. It is also intended that an update be provided at each annual meeting, which summarizes both how and when policies of the Town of La Valle Comprehensive Plan have been/will be implemented. This process of review and summary will also offer the Plan Commission and Town Board an opportunity to identify the policies that may be implemented with the assistance of any additional appointed Committee to complete tasks. **Commented [CF4]:** Has the Town been performing an annual review?