



VILLAGE OF LA VALLE

2043 COMPREHENSIVE PLAN

ADOPTED | AUGUST 14, 2023

Village Board

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COMPREHENSIVE PLAN

INTRODUCTION



WELCOME TO THE VILLAGE OF LA VALLE'S COMPREHENSIVE PLAN!

The Comprehensive Plan is intended to guide decisions and actions affecting Village budgets, ordinances and growth. The Plan looks 20 years into the future, but focuses on action steps to guide the Village's near-term efforts to help realize the long-term goal. As a broad based plan, it relies on other more detailed plans, budgets and other processes that bring more clarity and specifics to everyday decisions.

The Plan's recommendations are intended to:

- » Create a collective vision for the future of the Village of La Valle.
- » Establish priorities for public investment, including the Village's Operating Budget, Capital Budget, and Capital Improvement Plan.
- » Inform policies that guide Village decision-making.
- » Align the work of Village agencies around the issues that matter most to our residents and stakeholders.
- » Create a framework for topic-specific plans and initiatives that will expand on the Comprehensive Plan's recommendations.
- » Guide private development through the Future Land Use map and policies.
- » Foster partnerships with other entities to address shared goals.

Plan Adoption and the Consistency Requirement

Under Wisconsin's comprehensive planning statute, a comprehensive plan must receive a public hearing and be adopted by ordinance by the Village Board.

Wisconsin's Comprehensive Planning law requires that if a local government unit enacts or amends any of the following ordinances, the ordinance *must be consistent* with the comprehensive plan:

- » Official maps
- » Local subdivision regulations
- » General zoning ordinances
- » Shoreland/wetland zoning ordinance

Though adopted by ordinance, the plan itself is not an ordinance. This plan is not intended to be a literal "road map" for the Village that provides a clear path from the present to a point twenty years into the future. Rather, it is intended to guide decision making in the years to come toward a unified vision expressed in this plan. Over the course of time many factors will arise that will significantly influence the day-to-day decision making that occurs at the local government level, and in the community in general. This plan should continue to be consulted to ensure that such decisions contribute to the established vision in this plan.

WHY PLAN

The purpose of this plan is to establish a shared vision for La Valle that will guide future actions and decisions. This guidance improves the Village's ability to work cohesively and consistently over time.

PURPOSE & INTENT

The Comprehensive Plan is a resource for managing the growth of the Village of La Valle. It is designed to be a working document used by Village officials to direct community development decisions, to assist with capital and operational budgeting, and as a tool to focus and stimulate private housing, business and industrial investment.

A Comprehensive Plan functions as an umbrella document that considers most issues affected by Village government, and it is to be used in coordination with other documents and ordinances. The plan refers to other plans and studies that address specific topics in greater detail.

The plan is implemented through the use of ordinances, especially the zoning and subdivision ordinances. This plan is intended to help the Plan Commission and Village Board apply those ordinances; in fact, State statutes require that certain decisions must be consistent with this Plan.

PLAN MAINTENANCE

The plan represents the Village's best effort to address current issues and anticipate future needs, but it can and should be amended as conditions warrant reconsideration of policies. The plan can and should be amended from time to time to adjust to changing conditions, and it should be fully updated with new data every 10 years.

OVERALL VISION

La Valle's vision statement is intended to set the general tone for the rest of the plan. It encapsulates the major themes woven throughout the plan.

2043 VISION: "The Village of La Valle seeks to grow and enhance the community through housing and economic development initiatives while maintaining the Village's rural charm and quality of life."

Plan Organization

This plan is organized around the nine required plan elements as outlined in state statutes:

1. [Introduction \(p. 1-7\)](#)
2. [Agricultural, Natural & Cultural Resources \(p. 8-9\)](#)
3. [Utilities & Community Facilities \(p. 10-11\)](#)
4. [Intergovernmental Collaboration \(p. 12-13\)](#)
5. [Economic Development \(p. 14-15\)](#)
6. [Housing \(p. 16-17\)](#)
7. [Transportation \(p. 18-19\)](#)
8. [Land Use \(p. 20-29\)](#)
9. [Implementation \(p. 30-31\)](#)

Each section includes issues and opportunities (identified during the process), voices from the community (public input gathered), 2023 snapshot (of existing conditions), and goals, policies and actions.

Appendix A: Plan Adoption & Amendments

Appendix B: Action Plan

Appendix C: Survey Results

Appendix D: Maps

Goals, Policies & Actions

The policy content of this plan is organized into Goals, Policies and Actions.

Goals

A goal is a general statement about a desired future outcome. Goals provide the big idea and direction but do not indicate how they will be achieved.

Policies

Policies are rules of conduct to be used to achieve the goals of the plan. They are intended to be used regularly to guide Village decisions. Some of the policies in the plan could also be stated as actions, but have not yet been assigned to anyone to pursue action.

Actions

Actions are specific activities that someone within Village government should actively pursue, sometimes in coordination with non-governmental agencies. All actions are repeated in the Implementation section with an urgency designation (e.g. Immediate, Short-Term, Long-Term).

Lean Comprehensive Planning

This document has been crafted as a "lean" plan. It is deliberately concise, focusing on the most relevant available data and most important policies and actions.

When goals, actions, and/or policies are achieved, and as other circumstances evolve, the plan can be amended to reflect those changes.

CENSUS DATA

The Census Bureau collects basic data every 10 years as part of the federal population census, but it also collects much more information every year through the American Community Survey (ACS). That data is collected using a relatively small sample of the local population, which is then reported not as a snapshot in time, but as a reflection of conditions over a five-year sampling period. The data are reported as “estimates” and every estimate has a certain amount of error calculated based on the number of responses in the sample.

EXISTING PLANS REVIEWED

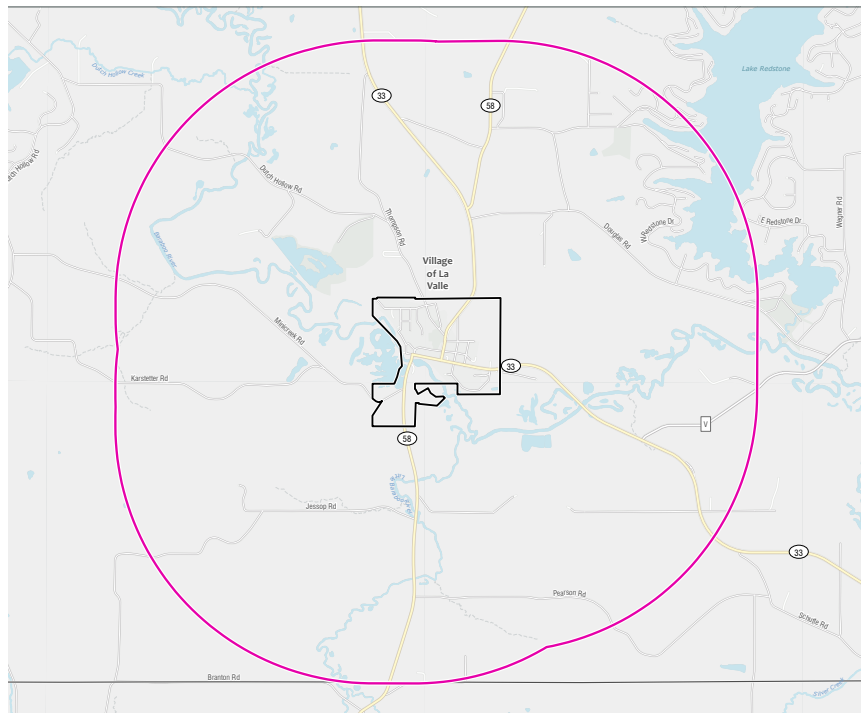
- La Valle Comprehensive Plan (2004)
- La Valle Flood Mitigation Plan (2022)
- Sauk County Comprehensive Plan (2009)

Regional Context

La Valle is a community of nearly 400, settled along the Baraboo River in the heart of Sauk County. . The Village is connected to nearby Reedsburg via State Highway 33. It is located approximately 70 miles northwest of Madison, and 70 miles southeast of La Crosse.

La Valle is a regional tourist destination—home to a trailhead of the 400 State Trail, and located near Lake Redstone and Dutch Hollow Lake. It is also a short drive from the Wisconsin Dells and Lake Delton.

PLANNING JURISDICTION MAP



Planning Jurisdiction

The study area for this plan includes all lands in which the Village has both a short-and long-term interest in planning and development activity.

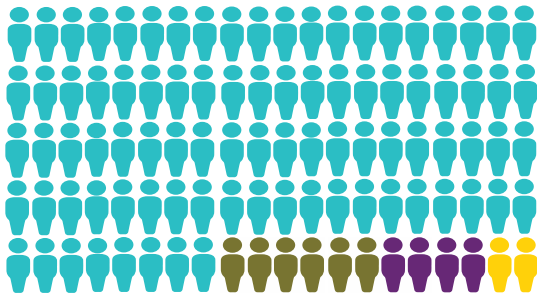
The Village itself is approximately 164 acres in size, and is granted extra-territorial planning jurisdiction over an additional 1.5-mile area.

The Village's growth and authority are impacted by natural limitations (Baraboo River) and land owned by other governments (Hemlock County Park).

2022 SNAPSHOT OVERVIEW

RACE AND ETHNICITY TRENDS

2020 Total Population

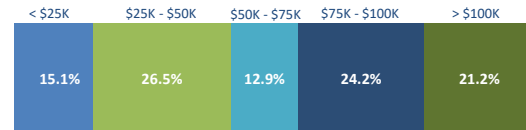


White
Black
Hispanic or Latin
Asian

2020 TOTAL POPULATION

388

INCOME DISTRIBUTION

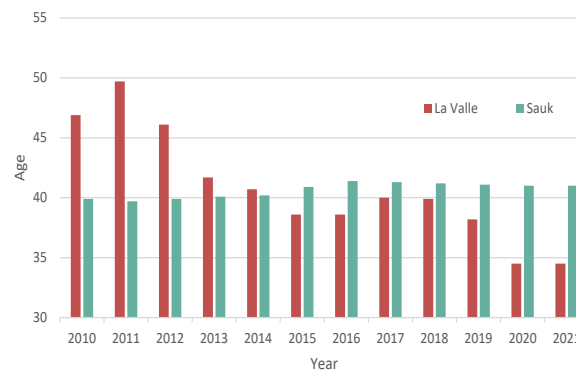


EDUCATIONAL ATTAINMENT

Almost 4 out of 10 residents over 25 (38%) have at least some college education, and 91% graduated high school.



MEDIAN AGE COMPARISON OVER TIME



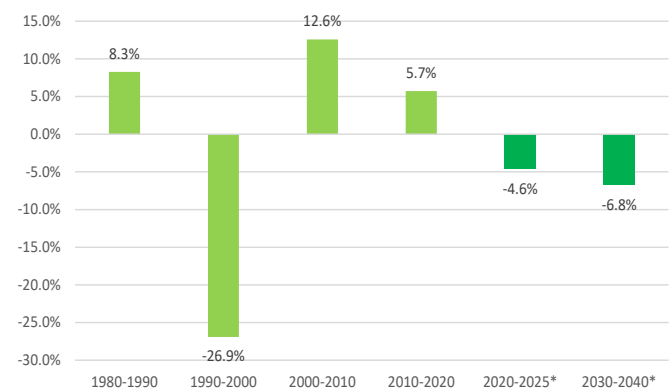
HOUSEHOLD GROWTH AND PROJECTIONS

Year	La Valle		Sauk County		Wisconsin	
	Number of HH	Persons Per HH	Number of HH	Persons Per HH	Number of HH	Persons Per HH
2000	132	2.47	21,644	2.55	2,084,544	2.57
2010	128	2.87	25,192	2.44	2,279,768	2.49
2020	162	2.39	28,522	2.33	2,491,982	2.41
2025*	370	2.49	30,547	2.31	2,600,538	2.39
2030*	370	2.48	32,314	2.28	2,697,884	2.36
2035*	360	2.47	33,339	2.25	2,764,498	2.34
2040*	345	2.45	33,887	0.00	2,764,498	2.35

POPULATION GROWTH AND PROJECTIONS

Year	La Valle	Sauk County	Wisconsin
1980	412	43,469	4,705,642
1990	446	46,975	4,891,769
2000	326	55,225	5,363,675
2010	367	61,976	5,691,047
2020	388	65,763	5,806,975
2025*	370	72,175	6,203,850
2030*	370	75,660	6,375,910
2035*	360	77,265	6,476,270
2040*	345	77,815	6,491,635

LA VALLE POPULATION GROWTH RATE BY DECADE



Sources: 2021 ACS 5-Year Estimates, Decennial Census, DOA Population and Household Projections

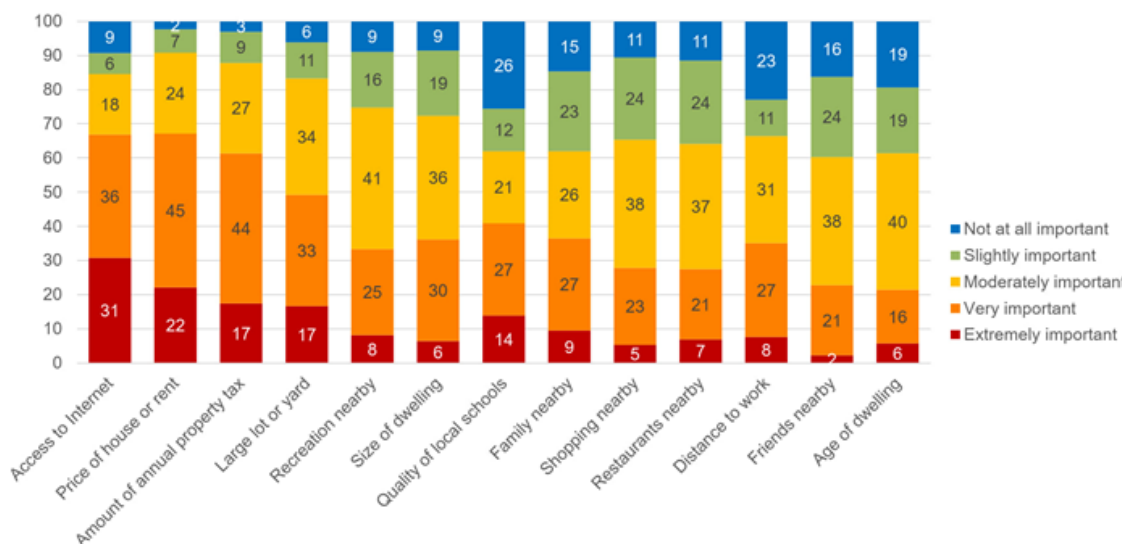
*DOA Population Projections

PUBLIC ENGAGEMENT

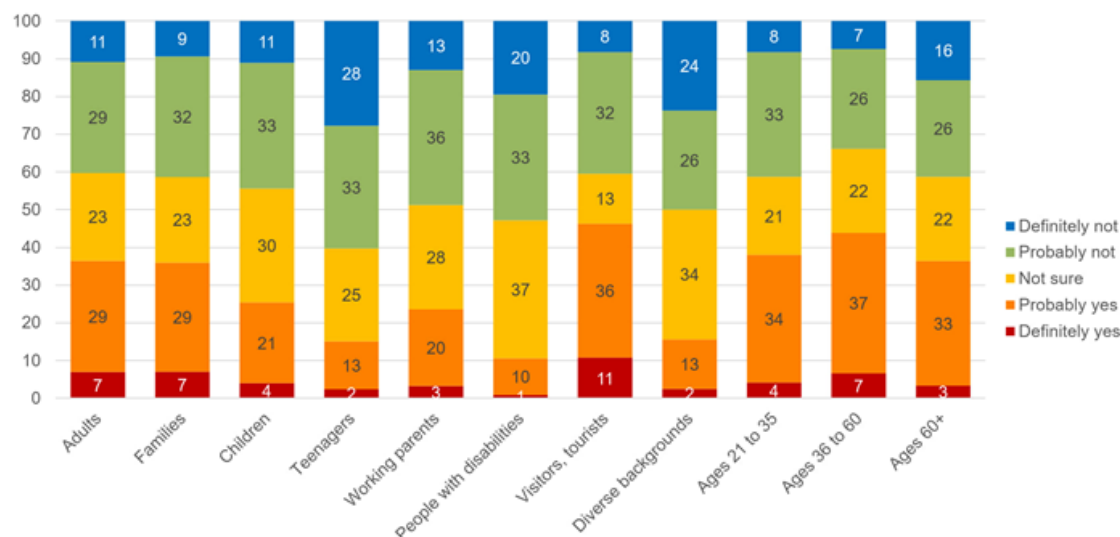
COMMUNITY SURVEY SUMMARY

A 2022 Community Survey conducted by the UW Extension collected opinions from members of the La Valle community in order to inform the 2022 Flood Mitigation Study and the crafting of goals and policies in the Comprehensive Plan. In total, 210 people completed the survey, 80 of which were from the Village (or approximately 20% of the local population). This is a statistically robust sample of the community, though the makeup of the respondents does not exactly match the makeup of the community (see Appendix C). It is important to keep in mind these biases when using the results to inform policy decisions.

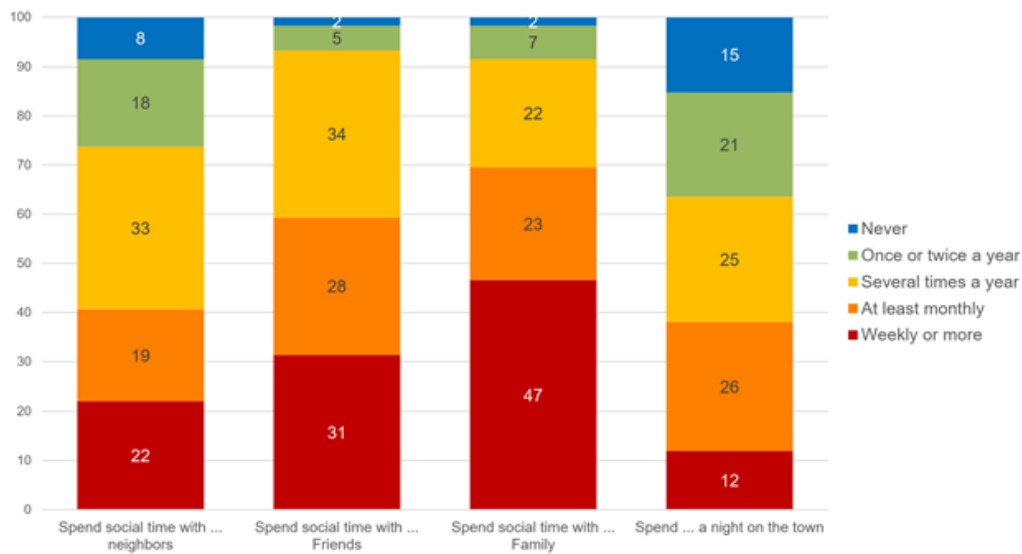
When deciding to live here, how important were the following?



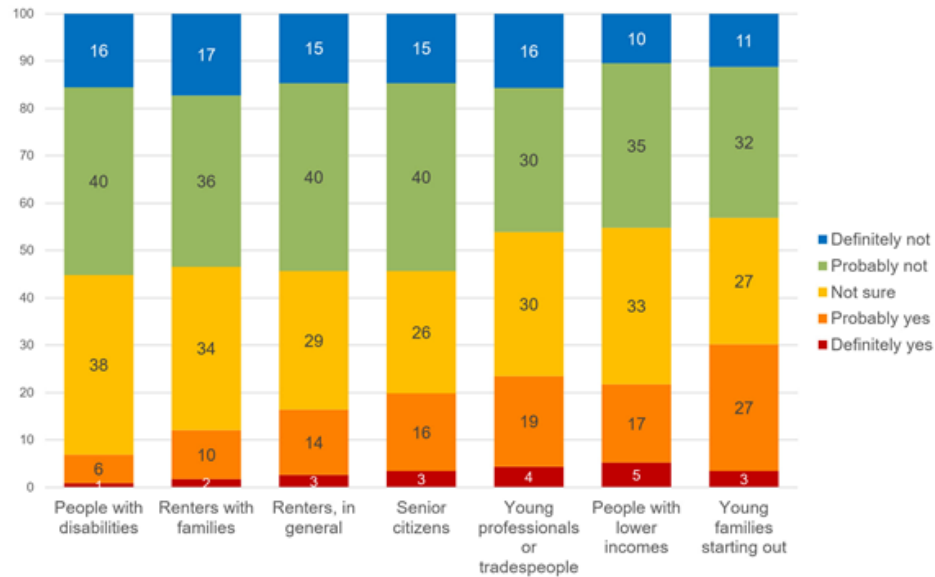
Does La Valle have enough activities or amenities to be attractive to the following types of people?



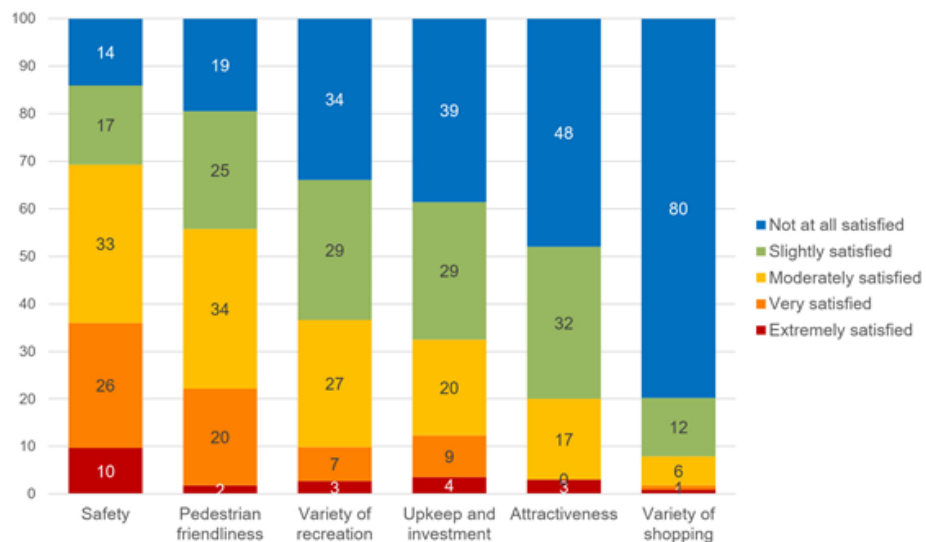
In a typical year, how often do you ...



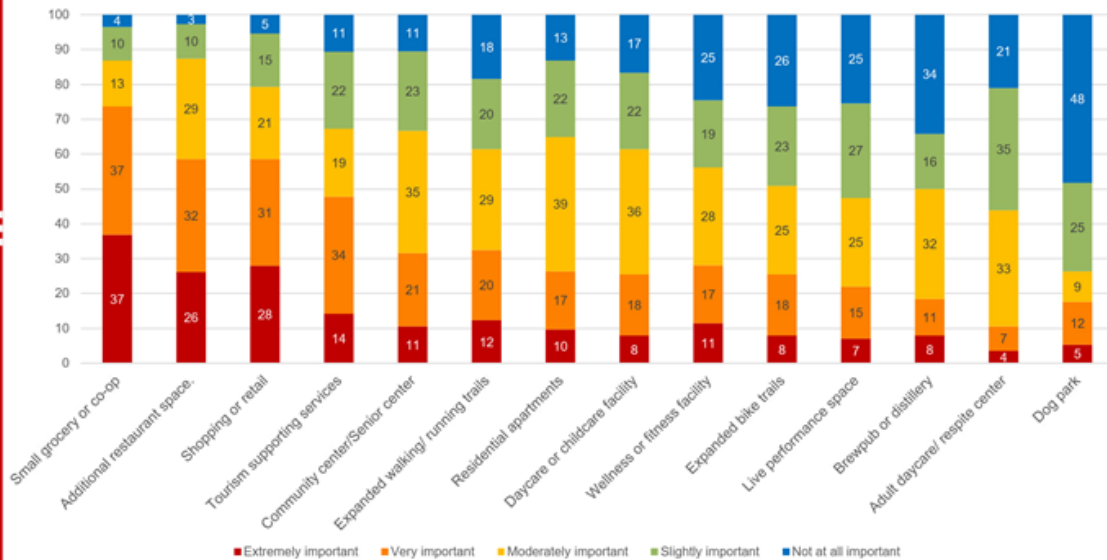
Are there a sufficient number of acceptable housing options for ...



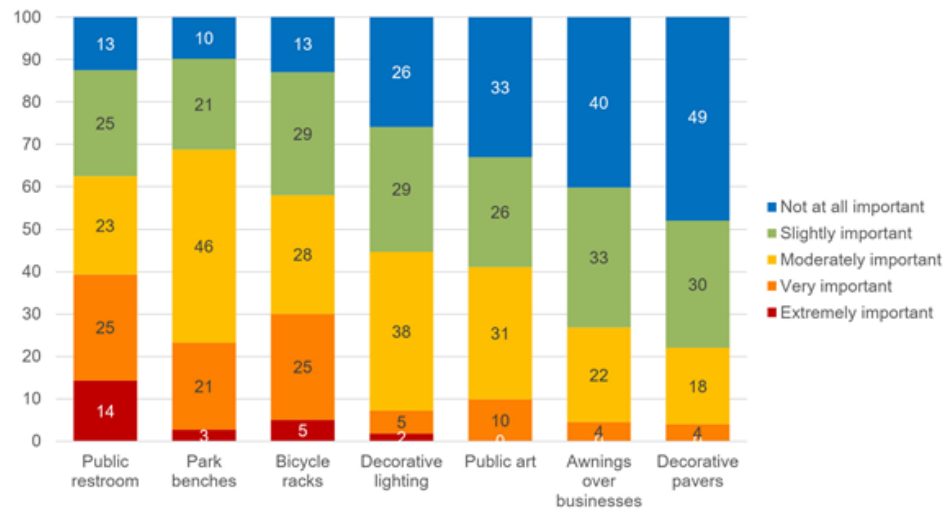
How satisfied are you with these aspects of downtown La Valle ...



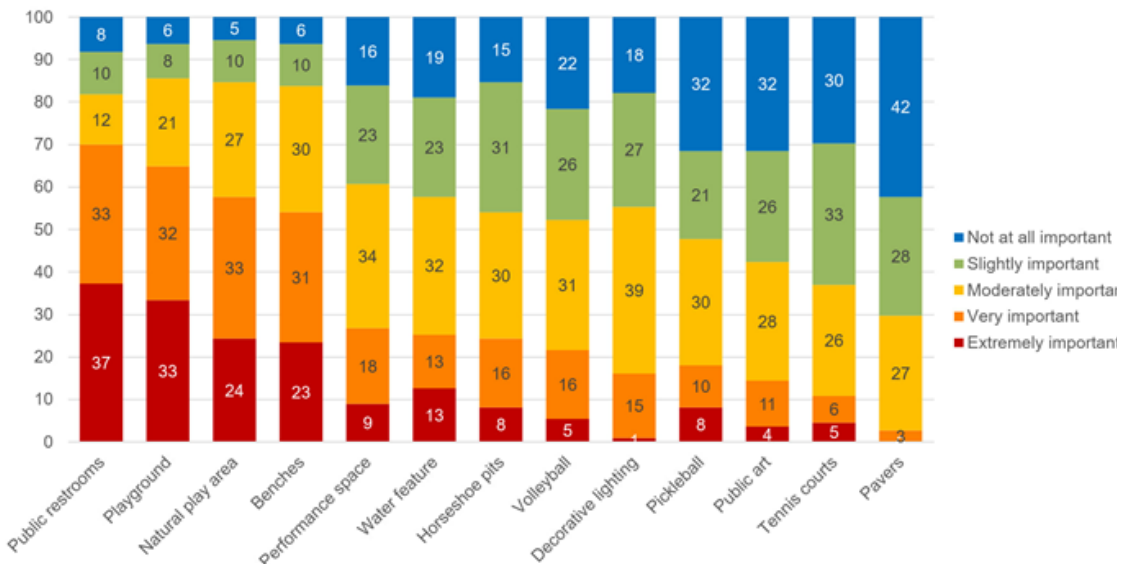
How important is it that we include each of these in improvements?



How important is it that we plan for these in improvements to downtown La Valle?



How important is it that we try to include these in a new park?



ISSUES & OPPORTUNITIES

IDENTIFYING ISSUES & OPPORTUNITIES

Throughout the engagement processes for the flood mitigation study, downtown revitalization design process, and the comprehensive planning process, participants identified issues and opportunities facing the Village of La Valle.

Issues are sources of concern when it comes to developing and implementing goals, policies, and actions that will guide the Village over the next ten to twenty years.

Opportunities are existing areas of success or potential success that the Village can utilize to achieve their goals.

The following issues and opportunities were identified as the main concerns and potential paths to success.

ISSUES



Baraboo River flooding



Limited development space



Rural location, away from active developers



Limited local utility capacity



Low population



Fast freight traffic on the highway



No local grocery store

OPPORTUNITIES



Recreation tourism (La Valle Mill Pond, Baraboo River, 400 State Trail)



Riverfront plan



La Valle Village Park



Highway 33/58



Ongoing flood mitigation efforts



Housing opportunity from school building conversion

AG, NATURAL & CULTURAL RESOURCES

ISSUES & OPPORTUNITIES

Flood Risk

Increase in severe weather and flood events have the potential to impact people's homes and businesses. Current and future flood risks should be considered when making development decisions.

Community Events

Residents value the existing local events and how they engage the La Valle community.



Relocating Downtown

La Valle will invest many resources in the Downtown area to make it a destination for business, home, and leisure. Future considerations should include consistent streetscaping, gateway features at the ends of the Downtown district, and design and building standards to maintain economically viable business and rental space downtown.

AGRICULTURAL NATURAL & CULTURAL RESOURCES GOAL #1



Preserve productive agricultural lands in balance with development of the Village.

Policies

- » Encourage infill and redevelopment initiatives on under-utilized sites within the Village limits to help reduce the pressure to expand into surrounding agricultural areas.
- » Limit development in prime agricultural areas identified by Sauk County in the planning area and apply land use policies in Farmland Preservation Plan.

Actions

- » Continue to protect prime, productive agricultural lands as long as possible for the local economy; promote locally grown goods through the summer weekly farmers market.
- » Strategically identify and pursue annexation-based development on an as-needed or as-available basis.

AGRICULTURAL, NATURAL & CULTURAL RESOURCES GOAL #2

Enhance connection to Baraboo River and natural spaces

Policies

- » Improve recreation tourism opportunities through active and passive recreation offerings, along with enhanced marketing efforts.
- » Continue flood mitigation efforts.
- » Ensure that all new development is sited and designed to avoid flood damage.
- » Preserve, protect, and enhance noninvasive, native plants and wildlife.

Actions

- » Work with land management organizations (DNR, Extension, etc.) to enhance local recreation while mitigating flooding.
- » Encourage rain gardens and other small-scale infiltration and retention efforts.

2023 SNAPSHOT: AGRICULTURAL, NATURAL & CULTURAL RESOURCES

Planning Area Farmland

There is limited undeveloped land in the Village, but it is surrounded primarily by active farmland.

Physical Characteristics

Topography: The topography in La Valle is generally flat with gentle slope toward the river.

Minerals: Mineral resources in Sauk County are non-metallic in nature. No active mining operations take place within the planning area.

Water Resources

Groundwater: The majority of the Village is built upon Galena-Platteville and Silurian dolomite as the uppermost layer of bedrock. Groundwater immediately surrounding the Village is less susceptible to contamination than in the remainder of the County.

Watersheds: The Village is located along the

Baraboo River, in the Lower Wisconsin River Watershed. It is within the greater Mississippi River Watershed.

Wetlands: The wetlands in the Village are generally found along the river.

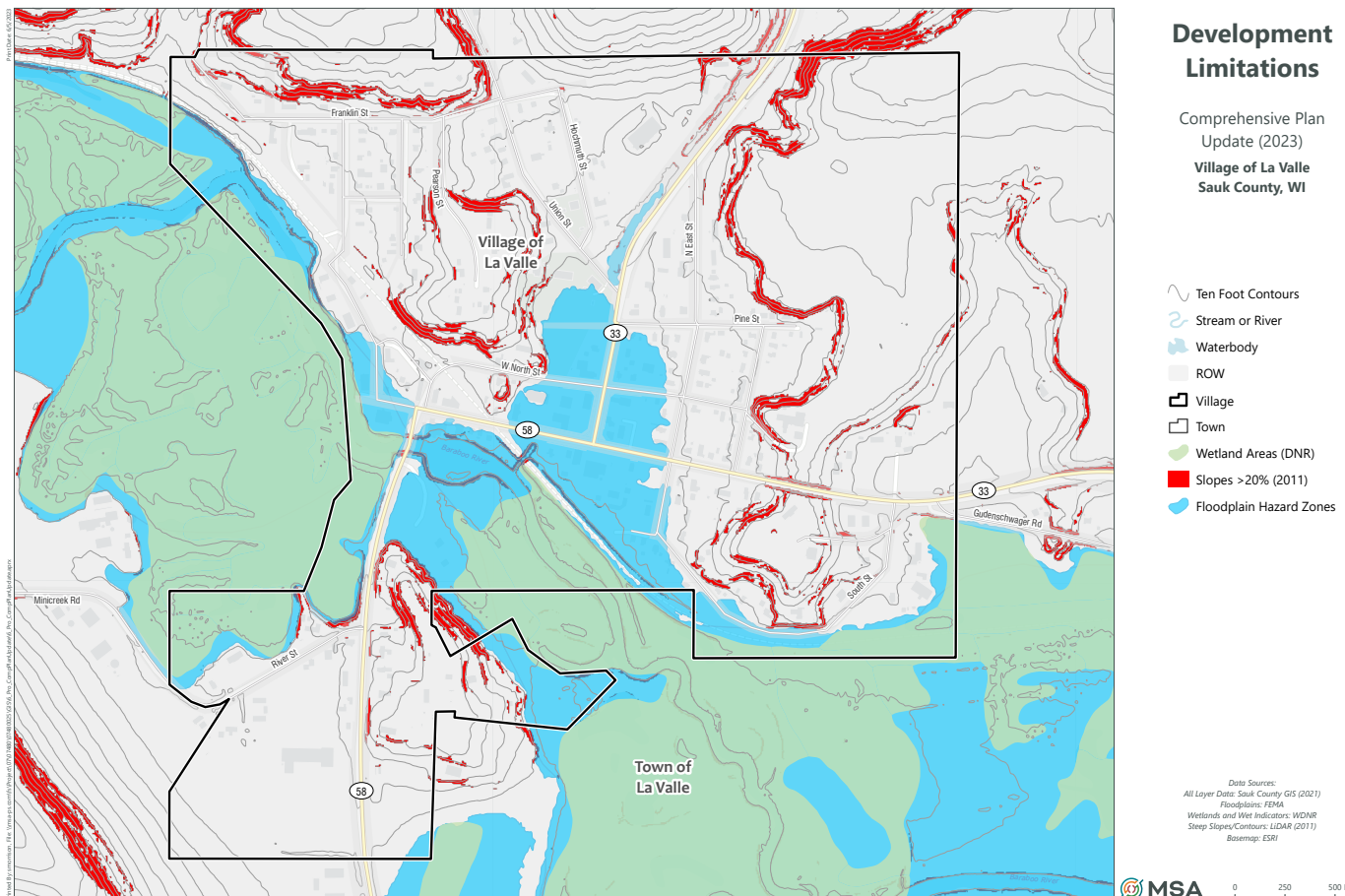
Lakes: La Valle Mill Pond is on the west side of the Village and connected to the Baraboo River. It is managed by the Wisconsin DNR.

Floodplain: The 2013 FEMA Flood Insurance Rate Maps for the village of La Valle are based along the Baraboo River, and extend east toward the highway and through the existing Downtown area.

Cultural Resources

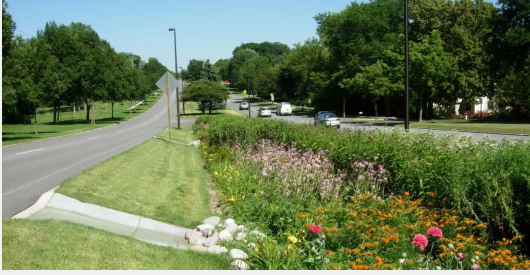
Register of Historic Places: The Village has no known historic places on National Historic Register. There are 13 properties and structures listed on the State of Wisconsin Architecture and Historic Inventory. However, some of these structures are no longer standing.

DEVELOPMENT LIMITATIONS (SEE APPENDIX D)



UTILITIES & COMMUNITY FACILITIES

ISSUES & OPPORTUNITIES



Flooding & Stormwater Management

Weather patterns are shifting toward more frequent storms with heavy rainfalls. The City's regulations on stormwater management systems may not be adequate to protect people and property from these large storms, as they are based on data from a time with fewer such storms.

Image source: nrpa.org



Sustainability and Renewable Energy

The Village has opportunities to promote renewable energy systems by installing them on its own properties and encouraging use on private property.

Image source: mncee.org

UTILITIES GOAL #1

The Village will maintain modern, affordable, and reliable public utilities that support current and future residents and businesses.

Policies

- » Maintain and improve the utility infrastructure to ensure adequate capacity and integrity to serve existing users and accommodate new service areas. The first priority will be maintaining the reliability of existing systems and service especially with the increasing intensity of stormwater events.
- » Consider future development opportunities when planning utility system upgrades.
- » Discourage inefficient "leap frog" development that results in infrastructure constructed before there is adequate customer base in place to support its maintenance.

Actions

- » Coordinate with City of Reedsburg if waste water facility expansion allows surrounding communities to treat their waste water by connecting to their sewer facilities at Douglas Road, on Highway 58/33 north of La Valle.
- » Promote available incentives, energy audits and appliance recycling offered through Focus on Energy, Alliant Energy, or other sources to assist individuals and businesses with energy efficiency and renewable energy measures.
- » Work with the Town of La Valle to share local utility resources.

UTILITIES GOAL #2

The Village will have high quality community facilities and services for residents, businesses and visitors alike.

Policies

- » Promote the co-location of facilities and services to maximize the efficient provision of services, reduce capital costs and operation costs.
- » Develop and maintain parks and recreation facilities that meet a wide range of recreational needs, both passive and active.
- » Maintain relationships with County and regional municipalities to support reliable emergency services.

Actions

- » Locate new municipal wells in areas where there will be minimal impact on groundwater and groundwater recharge, including outside of capture zones for springs.
- » Utilize grants and low-interest loans when available to pay for maintenance and upgrades to public utilities and facilities.
- » Develop and maintain a Capital Improvement Plan to help budget for expected capital expenses.

2023 SNAPSHOT: UTILITIES AND COMMUNITY FACILITIES

Schools & Education

Public Schools: The School District of Reedsburg serves the City of Reedsburg and the Villages of Ironton, La Valle, Loganville, and Rock Springs. There are 4 elementary schools, one intermediate school, one middle school, and one high school. Since the closure of Ironton Elementary School, none of the schools are located in the Village of La Valle.

Parks/Recreation

Village Parks: The La Valle Village Park has a ball diamond, playground, and multiuse sport court. A future recreational area is planned for the riverfront. **Village Trails:** The Village of La Valle is a trailhead location for the 400 State Trail.

Pool: The La Valle community pool is located across from the Village Park.

Public Safety, Health, & Welfare

Public Safety: The Village has agreements with the County and other municipalities in the region to provide for law enforcement, fire, and rescue services.

Health: The majority of health services available to residents are located in Reedsburg and Lake Delton.

Utilities

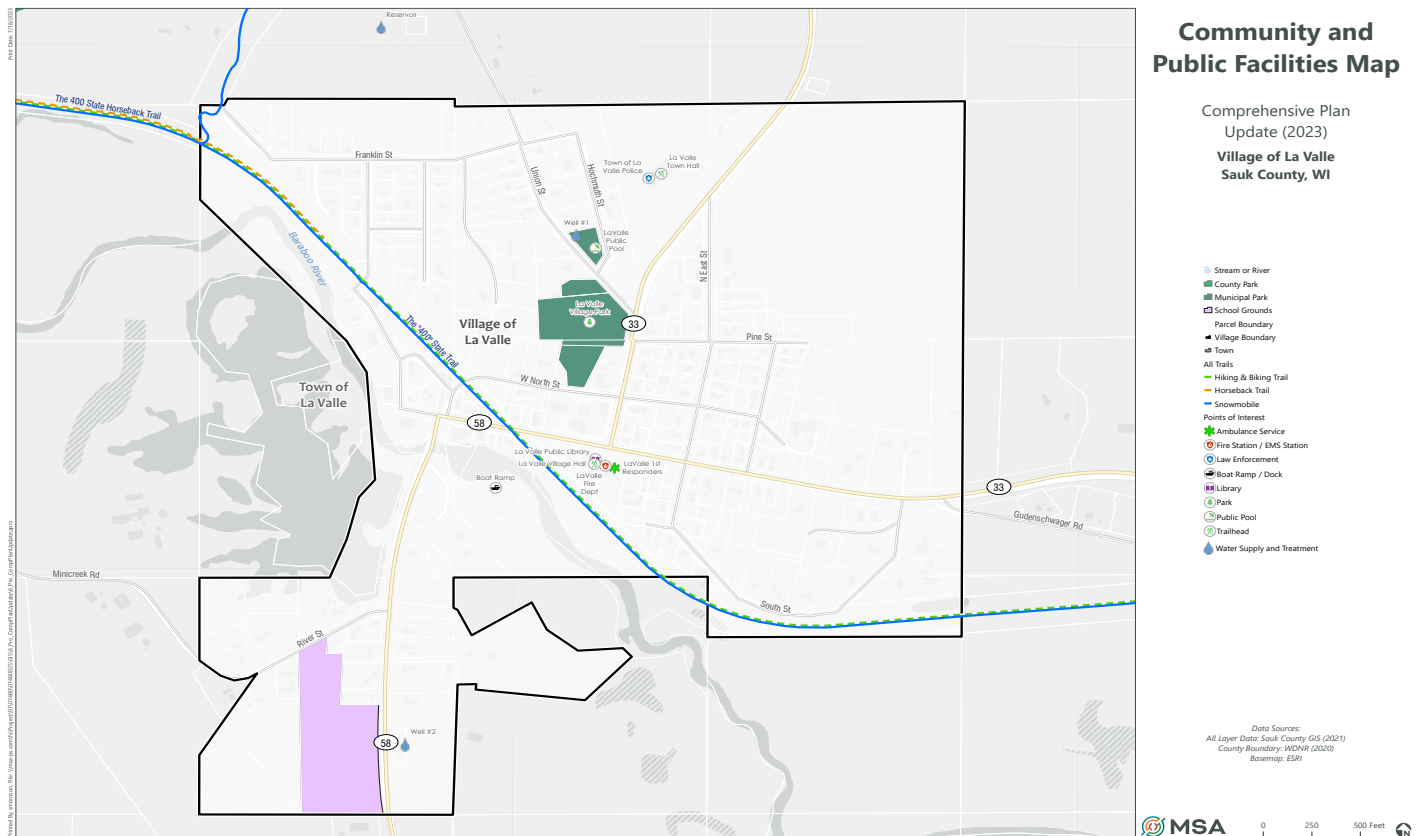
Electric: Village electric service is operated by Alliant Energy and Oakdale Electric, which serves both generation and distribution.

Refuse/Recycling Collection: Town and Country Sanitation provides municipal solid waste removal services for the community.

Natural Gas: In addition to electric service, natural gas is also provided and distributed by Alliant Energy.

Telecommunications: Local wired telecom service is provided by the La Valle Telephone Cooperative, which also has television and internet services. Additional internet providers are BugTussell Wireless, HughesNet, and WConnect Wireless LLC. Mobile phone service is available through all of the major carriers.

COMMUNITY FACILITIES (SEE APPENDIX D)



INTERGOVERNMENTAL COLLABORATION

ISSUES & OPPORTUNITIES



School District

The success of the village as a desirable place to live is tied to the success and reputation of the school district, and there are many ways that the village and the School District depend on each other and collaborate with each other to meet community needs.

The loss of Ironton Elementary School had, and will continue to have, a negative effect on the village by reducing the number of local jobs and daily visitors to the village. However, it also provides an opportunity for a local developer to convert the building to mixed use and increase housing and business opportunities in the community.



Wisconsin DNR

The Wisconsin Department of Natural Resources is a key relationship for the Village to maintain. The village's proximity to the Baraboo River, and the local history of destructive flooding make a continued partnership with the DNR of utmost importance. The DNR is a source of expertise, support, as well as grant resources for redevelopment of the river corridor. It is also the owner of land that has been identified for a potential land swap to relocate Downtown La Valle away from the most flood-prone area of the village.

INTERGOVERNMENTAL COLLABORATION GOAL #1

Maintain strong relationships with the Town of La Valle, Sauk County, School District of Reedsburg, and State agencies.

Policies

- » Enforce, abide by and maintain existing formal and informal intergovernmental agreements with neighboring jurisdictions to provide predictability for property owners, avoid municipal boundary disputes, and plan for efficient provision of public facilities and services.
- » Work closely with the School District of Reedsburg to foster communication, relationships, and knowledge about facility planning and other district activities/efforts that impact Village residents.
- » Work with other governmental entities to implement policies that further Village objectives and reinforce Village plans.

Actions

- » Continue to include a representative from the Town of La Valle on the Revitalization Committee.
- » Consider annexation north of HWY 58/33.
- » Regularly include all relevant jurisdictions in decision making about development opportunities that directly affect other government agencies. A working session should be scheduled no less than annually with the School District and Town.
- » Coordinate with all adjoining jurisdictions during outdoor recreation planning to seek complementary recreation investments where service areas overlap and work to avoid duplication of unique amenities.

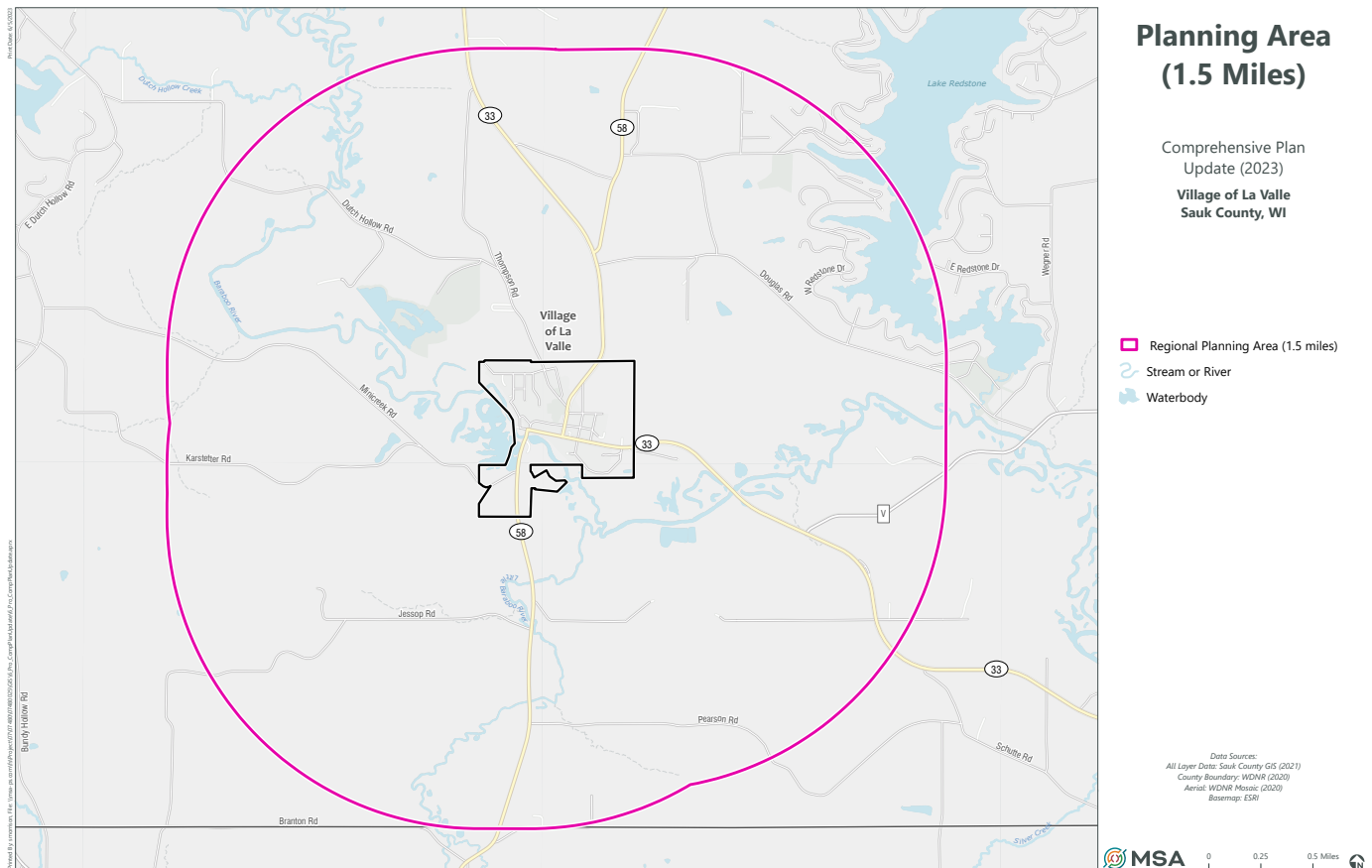
2023 SNAPSHOT: INTERGOVERNMENTAL COLLABORATION

Sauk County: The Village maintains an ongoing relationship with the County on joint efforts such as emergency preparedness, and County-wide initiatives.

School District of Reedsburg: The school district serves all of the Village of La Valle and several surrounding communities. Although there is no longer a school located in the village, decisions made by the school district have a direct effect on the community.

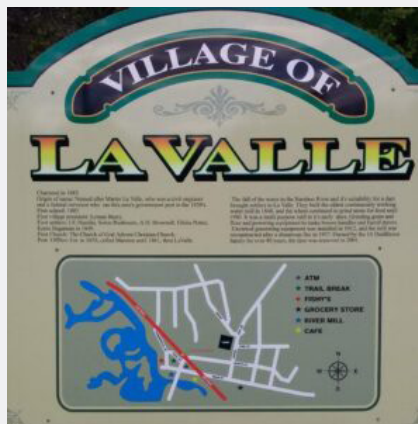
Regional Planning Commission (RPC): Sauk County is one of five counties in Wisconsin that are not members of a regional planning commission. Regional planning efforts are undertaken on an ad-hoc basis.

Wisconsin DNR: The Wisconsin DNR owns land within the Village. The 2022 Flood Mitigation Study includes a recommendation for a land swap between the Village and the DNR that would allow for the relocation of Downtown La Valle outside of the floodplain.



ECONOMIC DEVELOPMENT

ISSUES & OPPORTUNITIES



Attracting Workforce

Prior to COVID-19, the unemployment rate was extremely low and local employers reported have unfilled roles. Given these conditions, economic development professionals have been focused on workforce attraction and workforce development. This focus is consistent with a strong national economic development trend towards attracting people first and businesses second.

Attracting & Retaining Business

Many stakeholders have noted a desire to attract and grow industries that are growing in the wider economy especially those with higher-paying jobs. While the challenge of workforce availability is currently inhibiting a focus on employer-attraction, economic shifts will likely change this perspective.

ECONOMIC DEVELOPMENT GOAL #1

The Village will redevelop Downtown for flood mitigation and revitalization.

Policies

- » Relocate and redefine the Downtown core (buildings, uses, etc.) in accordance with recent planning and engineering efforts.
- » Pursue grant opportunities for downtown revitalization and rural prosperity.
- » Pursue public-private and intergovernmental relationships to expand affordable broadband access.
- » Encourage tourism-based business development (e.g. restaurant, recreation, etc.).
- » Improve local resources that support remote work opportunities.

Actions

- » Work with local and regional development- and business-oriented organizations to identify and market areas of opportunity, including open storefronts and open lots.
- » Encourage new business development within areas that are already easily serviced by the transportation network and existing utility lines.
- » Utilize public and private funding sources to implement the downtown-specific recommendations in the Flood Mitigation Study.

ECONOMIC DEVELOPMENT GOAL #2

The Village will attract, expand and diversify the local economy.

Policies

- » Maintain a balance between the needs of the community and the needs of the developer in reviewing development proposals. .
- » Promote programs and initiatives that support entrepreneurship and remote/freelance employment (e.g. home-based businesses, co-working spaces, business incubators, business accelerators and makerspaces.
- » Support business development initiatives that increase diversity of entrepreneurs, business types and the workforce.

Actions

- » Collaborate with local business development groups to proactively communicate, discuss needs, and receive feedback from area businesses. Use these conversations to continually refine services and resource referrals.
- » Create and maintain an inventory of available sites for development and redevelopment, updated on a biannual basis.
- » Coordinate with business development groups to provide annually updated community data that can be used in marketing toward targeting businesses that provide living-wage employment opportunity.

2023 SNAPSHOT: ECONOMIC DEVELOPMENT

Economic development activities play a key role in the quality of life of the community and the long term viability of the Village. This economic development snapshot explores the Village's current environment, and inventories efforts that support economic development in the community.

EMPLOYMENT BY INDUSTRY

Industry	La Valle	Sauk County
Agriculture, forestry, fishing and hunting, and mining	0%	3%
Construction	6%	7%
Manufacturing	27%	16%
Wholesale trade	2%	3%
Retail trade	14%	13%
Transportation and warehousing, and utilities	3%	3%
Information	3%	1%
Finance and insurance, and real estate and rental and leasing	1%	6%
Professional, scientific, and management, and administrative and waste management services	9%	7%
Educational services, and health care and social assistance	18%	23%
Arts, entertainment, and recreation, and accommodation and food services	5%	9%
Other services, except public administration	9%	4%
Public administration	3%	5%

LABOR STATISTICS

	In the Labor Force	Unemployment Rate	Unemployment Rate in 2011
Village of La Valle	71.1%	2.9%	7.1%
Sauk County	66.9%	1.9%	6.1%
Wisconsin	65.1%	2.3%	7.1%

LOCAL RESOURCES

- Industrial Revenue Bonds
- TIF Districts
- Downtown Loan Programs

EDUCATIONAL TRAINING

- Reedsburg School District
- UW-Platteville Baraboo Campus

STATE/FEDERAL PROGRAMS

- WEDC
- Wisconsin Office of Rural Prosperity
- CBDG
- Community Development Zones
- Rural Economic Development (RED) Early Planning Grant Program
- WI Development Fund (WDF)
- Transportation Facilities Economic Assistance and Development Program
- Opportunity Zones
- Focus On Energy

EMPLOYMENT COMMUTING



HOUSING



A cottage cluster is a group of small, detached homes that are situated around a common open space such as a courtyard. These are a growing trend in increasing density without disrupting local charm or character.

Image source: wecaneugene.org



Townhomes come in many shapes and sizes to blend in with the local character. They are often used as a transition between low and high density uses, and are popular with homeowners and renters of all ages.

Image source: redfin.com, Antioch, TN



Ironton-La Valle Elementary School is an excellent opportunity for the Village of La Valle to partner with a local developer to convert the school into rental housing and commercial space. The adaptive reuse of the building helps prevent the building from falling into disrepair, and acts as a new tax revenue source where one previously did not exist.

Image source: [Facebook.com](https://www.facebook.com/Ironton-LaValleElem), Ironton-La Valle Elem.

HOUSING GOAL #1

The Village will have a mix of housing types and price-points that provide suitable housing for everyone.

Policies

- » Ensure that the zoning code provides flexibility and opportunity for housing choice.
- » Pursue state and federal grants for rural housing initiatives.
- » Encourage workforce housing development through partnerships with local business organizations.

Actions

- » Work closely with new owner of the former school building to create and market new rental housing.
- » Revise the Zoning Ordinance to allow for more flexibility in housing choice and development.
- » Create a subdivision code that helps ensure the orderly development of future housing.
- » Pursue Community Development Block Grant Funding (CDBG) for housing initiatives.

2023 SNAPSHOT: HOUSING

The following numbers illustrate those conditions in La Valle most relevant to the formation of housing goals and policies for the next 10 years.

141 - The number of housing units as of 2021.

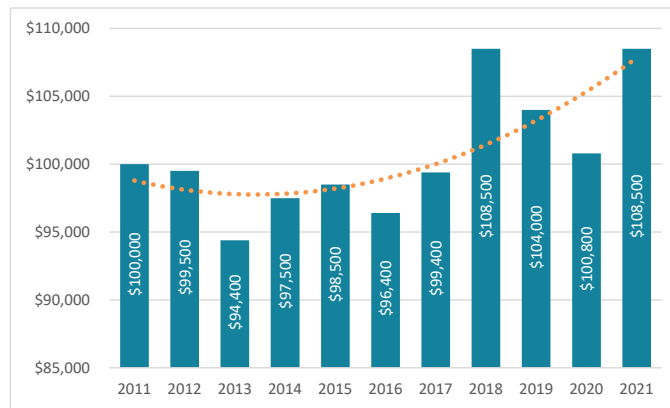
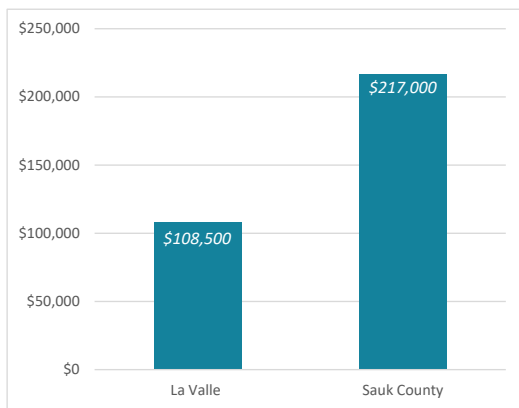
\$771 - The average monthly rent in the village. This is nearly \$150 lower than the statewide average of \$921.

73% - The percentage of units that are single-family detached housing. As costs continue to rise for new construction, these unit types may become increasingly unaffordable and households may need to look for new options in the housing market.

70% - The percentage of all units that are owner-occupied, based on the American Community Survey (ACS). This is unchanged over the past decade - and indicates stability in unit occupancy types year-to-year.

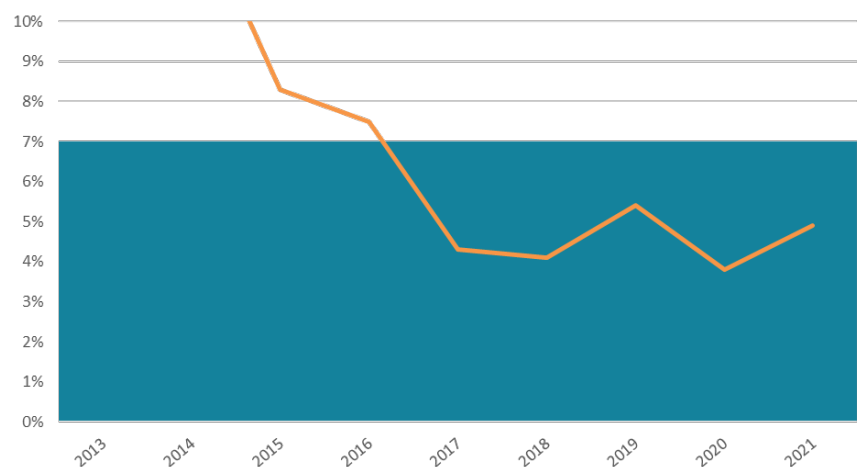
0 - The number of new housing units that have been built since 2010.

MEDIAN HOME VALUE, 2021



Year Built	Median Value
2014 or Later	\$ -
2010 to 2013	\$ -
2000 to 2009	\$ -
1990 to 1999	\$ 112,500.00
1980 to 1989	\$ -
1970 to 1979	\$ 85,000.00
1960 to 1969	\$ -
1950 to 1959	\$ -
1940 to 1949	\$ -
1939 or Earlier	\$ 113,900.00

RENTAL VACANCY RATE



STRUCTURE TYPES



2 Mobile Home Units



Single-Unit Attached = 7 Units



2-4 Unit = 25 Units



5-19 Unit = 4 Units



Single-Unit Detached = 103 Units

Sources: 2021 ACS 5-Year Estimates, Decennial Census

MOBILITY & TRANSPORTATION



Image source: Facebook.com, La Valle, WI - Our Town!



Image source: about-bicycles.com, 400 State Trail



Image source: Wisconsin Bike Fed



Image source: Federal Highway Administration

TRANSPORTATION GOAL #1

Support a full range of safe, efficient, and connected transportation options.

Policies

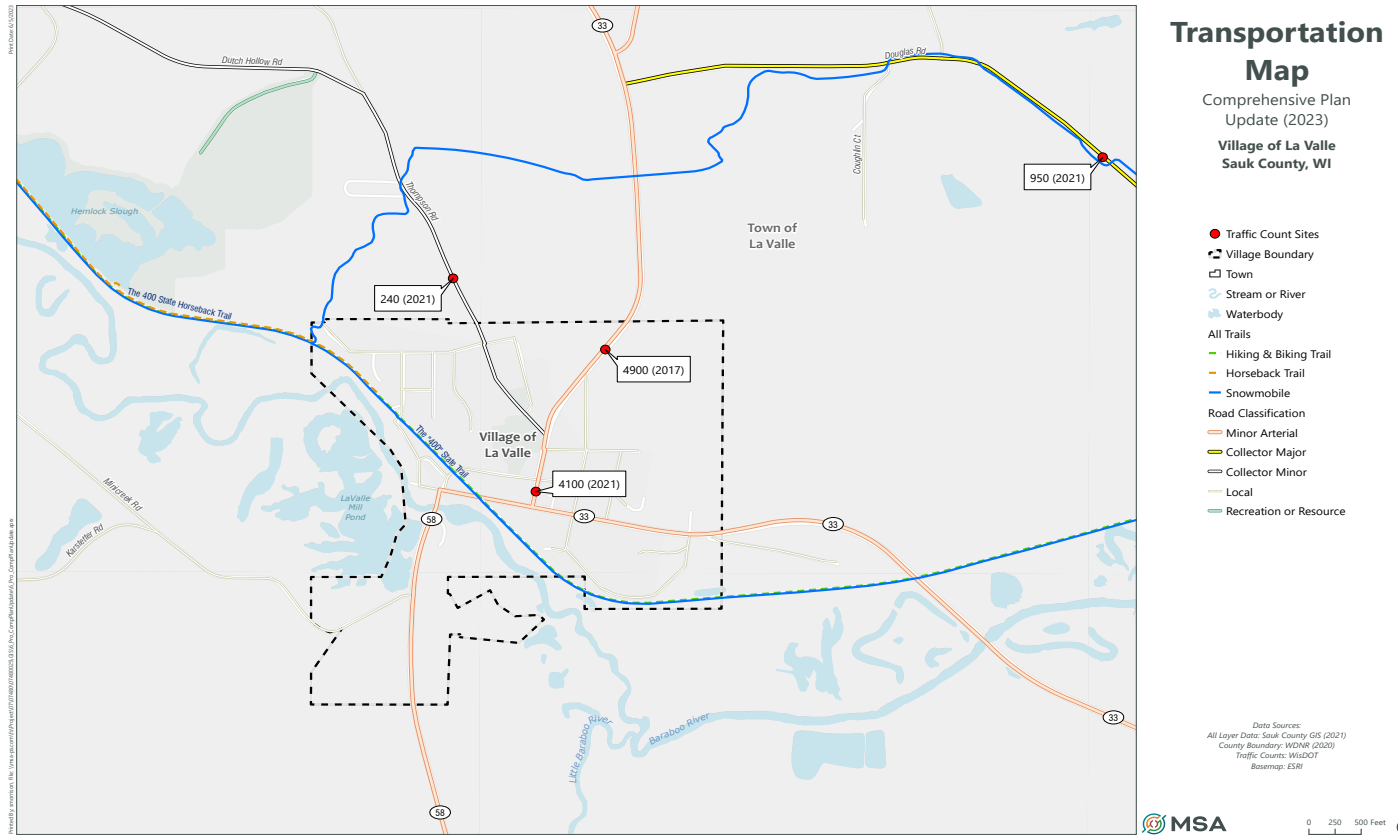
- » Ensure that the sidewalk network is connected throughout the Village, and is ADA compliant
- » Work to ensure that key destinations are easily accessed by traditional and alternative modes of transportation
- » Enhance physical and marketing connections to the 400 Trail to draw in trail users
- » Move toward implementation of a complete streets network that is safe, convenient and attractive for everyone regardless of age, ability or mode of transportation.

Actions

- » Minimize parking regulations that reduce available space for development and recreation
- » Collaborate with the Wisconsin DOT regarding highway safety issues in the village.
- » Create and maintain a Capital Improvement Plan to plan and budget for planned capital expenses such as roadway and sidewalk repair.
- » Collaborate with responsible jurisdictions to ensure roadway improvements (including County and State highways) have multi-modal aspects integrated into planning and development, or appropriate alternatives developed.

2023 SNAPSHOT: TRANSPORTATION

TRANSPORTATION NETWORK (SEE APPENDIX D)



LAND USE

ISSUES & OPPORTUNITIES



Downtown Gateways

Gateway monuments and/or wayfinding signage are a design element that can help distinguish and identify a specific neighborhood or downtown district.

Image source: thinkconfluence.com



Streetscaping

Streetscaping elements such as brick or colored concrete crosswalks, bump-outs, landscaping, lighting, outdoor patios, and angled parking can calm traffic and make the downtown core a more inviting place to visit.

LAND USE GOAL #1

New development within the Village's jurisdiction will support the efficient use of public services and infrastructure.

Policies

- » Land development will be coordinated with planning for efficient public facilities and services.
- » Infill development that uses existing infrastructure is strongly encouraged. "Leapfrog" development that requires costly infrastructure extensions through undeveloped lands is discouraged.
- » Encourage development that uses land efficiently and effectively.
 - a. Encourage infill development and higher density redevelopment on sites already surrounded by urban uses. Development incentives such as flexibility with standards and/or TIF assistance should be focused mostly on infill and redevelopment, not greenfield development at the edge of the Village.
 - b. Promote the inclusion of residential options in every neighborhood that minimize land consumption, including small lots and attached units.
 - c. Enable and encourage well-planned, mixed-use development areas in all parts of the Village, including the integration of small-scale commercial uses into neighborhoods and mixed-use buildings where economically viable.
- » Encourage development formats and building designs that support adaptive reuse as markets shift and demand changes. While unique building design is encouraged, designs that render the building hard to use for other occupants in the future are discouraged.
- » Promote quality neighborhood development that includes an appropriate mix of uses.

Actions

- » Update the Zoning Ordinance to allow for the development of a variety of housing types.
- » Update the Zoning Map to reflect changes to the location of Downtown La Valle after completing any changes in land ownership with the Wisconsin DNR.
- » Utilize the recommendations from the 2022 Flood Mitigation Study in redeveloping the Riverfront and the Downtown areas.

LAND USE GOAL #2

The Village will establish a balanced mix of housing throughout the community.

Policies

- » Provide a mix of housing types to accommodate every stage of life in every neighborhood (see Housing goals and policies).
- » Use Village planning and zoning review and approval processes to ensure development and land use changes are in coordination with the official Future Land Use Map.

Actions

- » Update Zoning Code to strengthen standards for commercial areas, multi-unit residential and other key corridors.
- » Encourage bike parking spaces in new developments. Suggested design guidelines are offered by the Association of Pedestrian and Bicycle Professionals (APBP) at www.apbp.org.
- » Consider adopting and enforcing property maintenance codes to maintain neighborhood quality and prevent blight. Maintenance codes can be enforced by a dedicated staff person, or by a designated staff person on a complaint basis.

RECOMMENDATIONS FOR DESIGN REQUIREMENTS

Land Use Planning

- » Maintain adequate physical separation between residential areas and uses that tend to produce excessive noise or odors, without sacrificing active mobility connections.
- » Locate community facilities such as schools, churches, libraries, parks, etc. in strategic locations that enhance and are safely accessible from the surrounding neighborhoods.

Site Design

- » Direct traffic from higher-volume uses to collector and arterial streets, away from neighborhood streets.
- » Use landscaping-based screening to create separation when distance alone is not possible or sufficient between land uses.
- » Design the site so that major activity areas such as building entrances, service and loading areas, and parking lots are oriented away from less intensive land uses (to the greatest extent possible).
- » Reduce the impact of parking areas with physical separation, physical barriers, and landscaping elements.

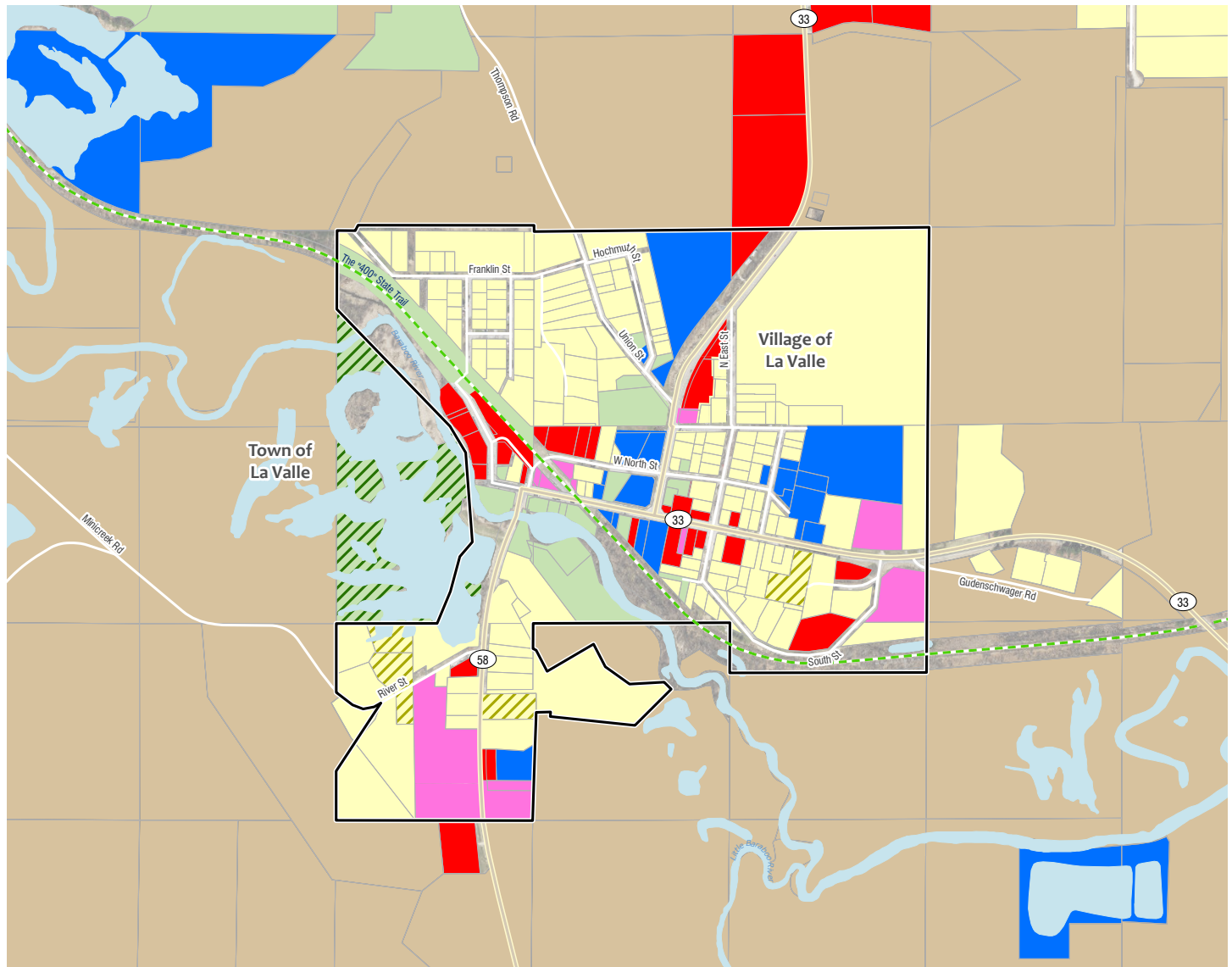
Building Design

- » Encourage building and site design techniques to make larger buildings more compatible with smaller residential uses—such as increased setbacks, stepped-back upper stories, and architectural strategies to break up the apparent volume of the building (in accordance with the local design character).
- » Require building design and materials standards for all multi-family uses and nonresidential uses in neighborhood settings.
- » Encourage underground parking facilities when feasible to prioritize nearby land for future development.

Lighting Design

- » Outdoor lighting of parking, storage, and service areas should be designed to minimize spillover of light onto adjacent properties and public rights-of-way.

FUTURE LAND USE MAP (see Appendix E)

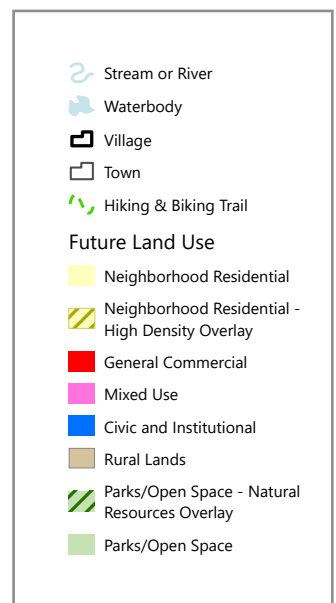


USING THE FUTURE LAND USE MAP

The Future Land Use Map (above) contains different land use categories that together illustrate the Village's land use vision. These categories, including explanation of the Village's intent, zoning, design and development strategies for each, are described in this section.

The Future Land Use Map presents recommended future land uses for the Village of La Valle and its extraterritorial jurisdiction. This map and the associated policies forms the basis for land development decisions and are to be consulted whenever development is

proposed, especially when a zoning change or land division is requested. Zoning changes and development shall be consistent with the future land use category shown on the map and the corresponding plan text.



Statement of Intent & Typical Use

The future land use categories identify areas by their primary intended uses, character and densities (herein described as “Statement of Intent & Typical Uses”). These classifications are not zoning districts—they do not establish binding performance criteria for land uses (i.e. setbacks, height restrictions, etc.) nor are they intended to list every possible use that may be permitted within the future land use class classification.

Parcels on the Future Land Use Map are identified by their primary intended uses; however, some of the parcels on the map have yet to be platted or subdivided. The Village recognizes that detailed site planning to identify precisely how larger unplatted parent parcels (herein referred to as “unplatted new development areas”) may be subdivided, zoned, and developed is outside of the scope of this plan. The Village may create neighborhood plans for these areas as part of future amendments to this Comprehensive Plan to further illustrate and guide development within these areas. The Village may also require that developers create neighborhood plans and parks for these areas prior to submitting requests for rezonings or preliminary plats.

Potentially Acceptable Zoning Districts

The future land use classifications identify those existing Village of La Valle Zoning Districts that are “consistent” within each future land use category (herein described as “Potentially Acceptable Zoning Districts”). The list of potentially acceptable zoning districts will be used by the Village to confirm whether requests for rezoning of property are generally consistent with this plan.

Effect on Zoning

Land use and design policies in this plan should be considered during all development processes, especially in land division and rezoning or zoning ordinance amendment processes when consistency with the plan is a statutory requirement. Where development is proposed under existing zoning regulations, including any Planned Unit Development districts, the regulations of existing zoning supersede policies in this plan.

Best Practice Design Strategies

The Best Practice Design Strategies listed within each category are provided to help developers and Village officials make design decisions during the development process consistent with the intent of the future land use category and the general desire for high quality site and building design. These strategies may be used to help determine whether to approve rezoning, conditional use permit, site plan, or planned unit developments. The illustrations and photos are not an exhaustive list of best planning practice and do not constitute the whole means by which high quality site and building design can occur.

The identification of future land use categories and potentially acceptable zoning districts does not compel the Village to approve development or rezoning petitions consistent with the future land use category or map. Other factors will have to be considered, such as the quality of the proposed development, its potential effect on adjacent properties, its potential effect on Village transportation infrastructure, Village resources and ability to provide services to the site, and the phasing of development, before any development applications are approved. In addition, it is not anticipated that all areas suggested for future (re)development on the Future Land Use Map will develop or be rezoned for development immediately following adoption of this Comprehensive Plan. In some cases it may be years or decades before (re)development envisioned in the plan occurs due to market conditions, property owner intentions, and Village capability to serve new (re)development.

AMENDING THE FUTURE LAND USE MAP

It may from time to time be appropriate to consider amendments to the Future Land Use Map, usually in response to a type of development not originally envisioned for an area when this plan was adopted. See **Implementation** section for a description of the procedural steps for amending any aspect of this plan. The following criteria should be considered before amending the map.

Compatibility

- The proposed amendment/development will not have a substantial adverse effect upon adjacent property or the character of the area, with a particular emphasis on existing residential neighborhoods.
- A petitioner may detail approaches that will minimize incompatibilities between uses.

Natural Resources

- The land does not include natural features such as wetlands, floodplains, steep slopes, scenic vistas or mature woodlands (1 or more acres, especially those consisting of heritage trees), which will be adversely affected by the proposed amendment/development.
- Any proposed building envelopes are not located within the setback of Shoreland-Wetland and Floodplain zones (or is raised above regional flood line).
- The proposed development will not result in undue water, air, light, noise pollution or soil erosion.
- Petitioners may indicate those approaches they intend to use to preserve or enhance the most important and sensitive natural features of the proposed site and mitigate impacts to surrounding properties.

Transportation

- The lay of the land will allow for construction of appropriate roads and/or driveways that are suitable for travel or access by emergency vehicles.
- The proposed amendment/development will not create a significant detriment to the condition of adjacent transportation facilities or cause significant safety concerns for motorists, bicyclists, or pedestrians.

trians.

- Petitioners may indicate those approaches they intend to use to mitigate transportation compatibility concerns.

Ability to Provide Services

- The provision of public facilities and services will not place an unreasonable financial burden on the Village.
- Petitioners may demonstrate to the Village that the current level of services in the Village, or region, including but not limited to school capacity, emergency services capacity (police, fire, EMS), parks and recreation, library services, and water and/or sewer services, are adequate to serve the proposed use.
- Petitioners may also demonstrate how they will assist the City with any shortcomings in public services or facilities.

Public Need

- There is a clear public need for the proposed change or unanticipated circumstances have resulted in a need for the change.
- The proposed development is likely to have a positive social and fiscal impact on the Village.
- The Village may require that the property owner, or their agent, fund the preparation of a fiscal impact analysis by an independent professional.

Adherence to Other Portions of this Plan

- The proposed amendment/development is consistent with the general vision for the Village, and the other goals, policies and actions of this plan.

FUTURE LAND USE CATEGORIES

This section includes a description of each of the Future Land Use Plan categories. These categories include recommended land uses (e.g. residential, commercial, industrial), and land use densities (i.e. dwelling units per net acre). All zoning decisions, land divisions, utility extensions, capital improvement projects, and related land development activities and decisions should be consistent with the recommendations of the Future Land Use Plan.

FLU Categories:

- Neighborhood Residential
- High-Intensity Residential Overlay
- Mixed-Use
- General Commercial
- Civic/Institutional
- Parks & Open Space
- Rural Lands
- Natural Resource Overlay

Neighborhood Residential

Neighborhood Residential areas provide a mix of housing types, civic uses (e.g., place of worship, social service clubs, etc.), existing neighborhood commercial, and daycare facilities.

Most of the area designated as Neighborhood Residential is or will be used for single family homes, but a variety of other housing types are appropriate within this designation, including duplex, town home, and small multi-unit apartments/condos. Mixed use areas often serve as a buffer between residential neighborhoods and higher intensity commercial, industrial, or transportation areas.

The purpose of the Neighborhood Residential designation is to achieve balanced neighborhoods while also ensuring compatibility between differing housing types and forms.

The following policies include design guidelines to ensure compatibility:

1. When integrating housing forms other than single-family detached, whether in new or existing neighborhoods, the following policies should inform neighborhood design and/or infill redevelopment design and approval. If more detailed neighborhood plans are prepared and adopted for specific neighborhoods (either new or existing), additional site-specific designations in those plans may supersede these policies.
 - a. Accessory dwelling units should be permitted in any single-family housing district.
 - b. Duplex units are appropriate just about anywhere within a neighborhood.

High-Intensity Residential Overlay

High-Intensity Residential Overlay identifies properties or areas in the Neighborhood Residential future land use areas that are suitable for higher-intensity residential development. The objective is to provide a mix of housing types to provide for balanced neighborhoods, while mitigating negative impacts to existing or planned low-intensity residential areas.

For the purposes of this overlay, low-intensity residential includes single-family and duplex. In general, higher-intensity residential use consists of townhomes, cottage clusters, and small multi-unit buildings. It is closer to major streets, mixed-use areas, or commercial/employment areas to provide convenient, walkable access to shopping, restaurants, and other amenities.

1. This classification is intended to function as an overlay district with Neighborhood Residential as the underlying future land use classification.
2. These more-intensive residential development will require special attention to the design where the use adjoins less intense residential development as required in the Village's zoning ordinance (should the ordinance be amended to include standards).
3. Townhomes/rowhouses with up to contiguous units are appropriate in any neighborhood, as follows:
 - i. When facing or adjacent to a commercial use, large institutional use, or residential use of equal or greater intensity.
 - ii. When facing a public park or permanent green space.
- d. Small multi-unit buildings with up to 6 units per building or Cottage Cluster may be appropriate in any neighborhood, evaluated on a case-by-case basis, if ALL the following apply:
 - i. As a transitional use, if any of the facing or adjacent uses are commercial, large institutional, or residential of equal or greater- intensity.
 - ii. Where facing or adjacent to single-family homes along the same street, the setbacks will be no less than the minimum allowed in the facing or adjacent single-family zoning district and the buildings will employ architectural techniques to reduce the apparent size of the building.
 - iii. There should be off-street parking adjacent to the lot to accommodate visitors.
 - iv. If approved either through the Conditional Use Permit (CUP) process.

Mixed Use

The Mixed Use category accommodates a wide variety of employment, service, retail, government, entertainment and residential uses mostly in multi-story buildings.

1. Mixed Use is best suited for mixed use developments with first-floor retail, service and office users, and destination businesses (e.g., restaurants, bars and entertainment venues), or mixed uses where residential and commercial are physically and distinctly separate (e.g. the former Irondale-La Valle school building, where commercial use is separated so as to have
2. New drive-thru and gas station establishments may be allowed in such areas if designed to mitigate the typical auto-centric design, including placing the building close to the street with a public entrance from the public sidewalk and placing the majority of the parking and drive-thru lane facility along the back or side of the building.

General Commercial

Commercial areas provide the Village's population with a wide range of retail goods and services, including professional offices and daycare facilities. Commercial areas include highway-oriented uses and "heavy" commercial uses with the appearance or operational characteristics not generally compatible with residential or small-scale commercial activities. The type and size of use will be determined by location and business characteristics (e.g. size, hours of operation, traffic impacts, etc.).

1. Commercial areas are not generally recommended for residential uses, though such uses may be considered as part of a conditional use under relevant zoning districts.
2. While commercial areas tend to be auto-oriented, changes to commercial development that improve walking, biking, and transit access are encouraged.
3. Outdoor storage of raw materials is discouraged particularly if materials are not screened by a solid wall fence or landscaping.
4. There is no limit on the size of establishments that may be constructed within a Commercial area, but all uses should be compatible with the density and scale of the surrounding development.
 - a. For example, areas along an arterial roadway or near a highway intersection are generally better suited for larger retail uses. Those areas located along local streets or adjacent to residential neighborhoods are better suited for smaller commercial uses that serve neighborhood needs. Such uses typically require smaller building footprints and parking lots and are less likely to have intensive truck and delivery needs.

Civic & Institutional

Civic and Institutional areas include schools, community centers, cemeteries, government facilities, railroads, utilities and other parcels that are owned by a public, quasi-public, utility, or religious entity. Park and recreational uses are sometimes a primary or secondary use on these sites.

1. Larger uses should be located on or near an arterial or collector street and be designed so that high volumes of traffic will not be drawn through local neighborhood streets.
2. Streets, walkways, and multi-use paths and trails should provide strong pedestrian and bicycle linkages adjacent to and within larger public & institutional areas.
3. If a parcel planned for Institutional use is vacated by that use and another use is proposed, the Village may approve an alternative use without amending this plan if the proposed use is similar to and compatible with adjacent uses.

Rural Lands

Rural Lands areas are within the Village's 1.5-mile extraterritorial area that likely will not develop in the present 20-year planning period. Typical uses in these areas include open space, farming, farmsteads, agricultural businesses, forestry, quarries, and limited rural residential on well and septic systems. Premature exurban development and premature utility extensions should not be promoted in these areas. Even if urban development eventually reaches these areas, some of the land in this designation may be appropriate for consideration as permanent agricultural-related uses.

1. Recommended land uses in the rural area land use district are long-term agriculture and related agri-business uses and existing non-farm residential uses with private, on-site septic systems.

Parks & Open Space

This category includes public parks, conservation areas, recreation areas, private recreation uses (e.g., golf courses), stormwater management facilities, greenways, major public trails, and other natural features and lands with a park-like character that are recommended for preservation.

1. These uses allowed uses in all other land use categories, regardless of whether the area is mapped as Parks and Open Space. As the Future Land Use Map is general in nature, smaller parks may be shown as an adjoining land use.
2. Parks often serve as important community gathering places and should be designed to have frontages on public streets that make them both visible and accessible by local residents.
3. Greenways and stormwater conveyances provide opportunities to link otherwise separate open spaces with both habitat corridors and bicycle and pedestrian connections.

Natural Resource Overlay

This overlay classification identifies sensitive lands that may be subject to development restrictions enforced by Village, County, State, or Federal agencies. Mapped areas include lands that meet one or more of the following conditions: water bodies and wetlands mapped as part of the WDNR Wetland Inventory, 100-Year Floodplains based on FEMA maps and areas with slopes averaging 20% or more based on USDA-NRCS Soils data.

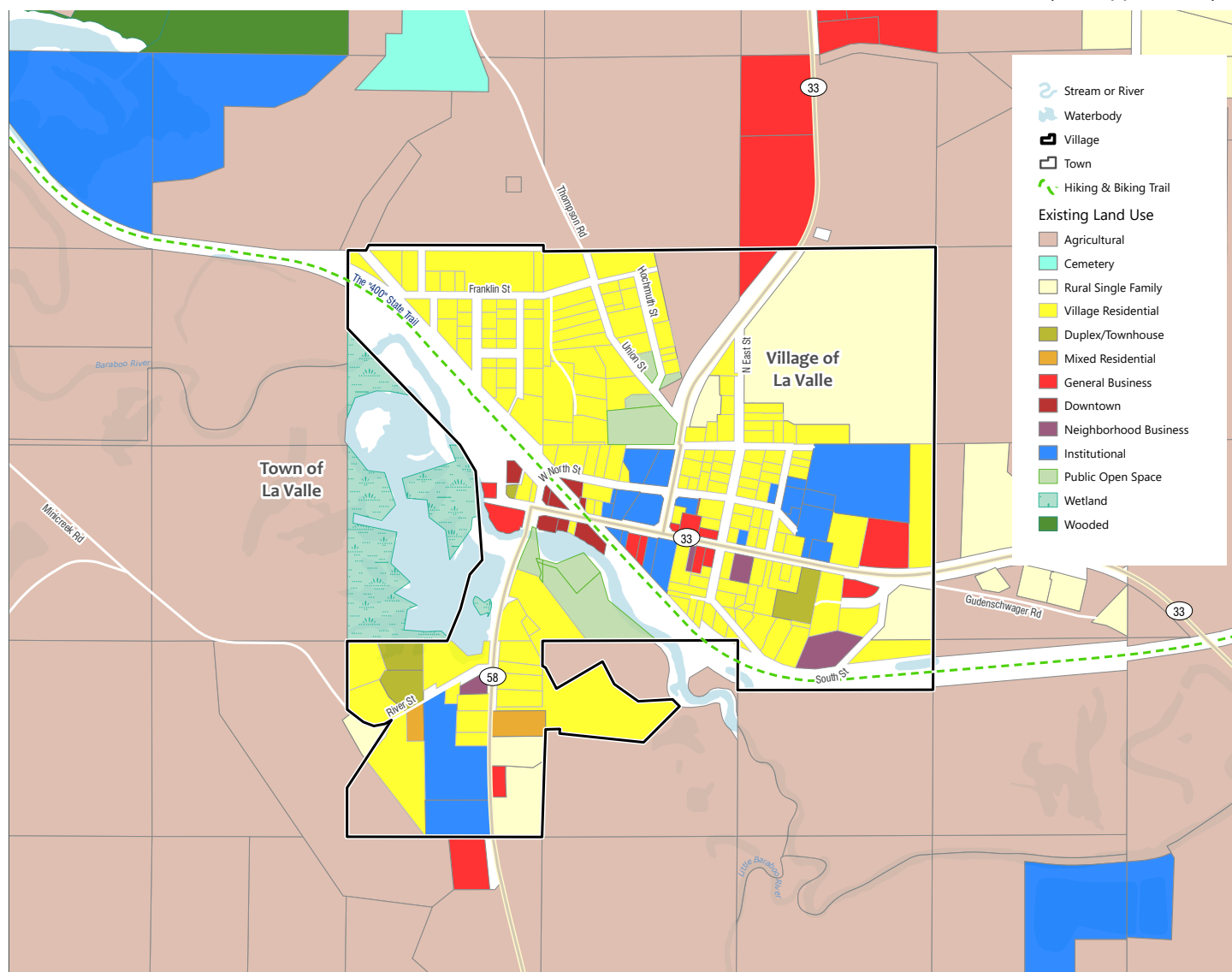
Areas shown on the Future Land Use Map do not constitute the limits of all wetlands, floodplains, or steep slopes that may be present within the Village's planning area. Mapped areas are derived from third party sources and are generally considered accurate enough to identify the possible presence and approximate location of those features. They are not a substitute for field or site level delineations that may be required by local, county, state, or federal agencies prior to development approval. The areas illustrated on the Future Land Use Map are not a substitute for official Shoreland-Wetland and Floodplain zoning maps.

The primary intent of these areas is to retain sensitive natural areas in either public or private ownership for the benefit of maintaining fish and wildlife habitat, preventing and controlling water pollution, preventing erosion and sedimentation, preventing property damage caused by flooding, preserving areas of natural beauty, and providing areas for outdoor recreation. A majority of the overlay represents areas that are vital to the region's ecosystem and are key ingredients of the character and image in La Valle. Thus, development in areas designated as such shall be limited based on underlying local, county, state or federal environmental regulations.

1. This classification is intended to function as an overlay district, such that the underlying future land use classification (e.g., General Commercial) remains in place, but the overlay classification indicates the possibility of additional restrictions on development.
2. Landowners and developers are advised that land within designated areas may be restricted from building development, site grading, or vegetation clearing under local, county, state, or federal regulations. Where building development is permissible additional building setbacks and buffer yards beyond the minimum requirements are encouraged.
3. Recreational uses, agricultural and silviculture operations may be permitted in accordance with local, county, state, and federal laws. Best Management Practices are highly encouraged in these areas.

2023 SNAPSHOT: LAND USE

EXISTING LAND USE MAP - PLANNING JURISDICTION (see Appendix D)



Key Statistics

43 - The **decrease** in population projected between 2020 and 2040, which equates to an 11.1% decrease over that time.

24% - The percentage of land developed as residential in the Village of La Valle. Single Family Residential accounts for 51.6% of all land use acres.

8.5% - The percent increase in single family home median value between 2011 and 2021 (exceeding the 1.88% average inflation rate over the same period)

0 - The undeveloped acres of land in the planning jurisdiction projected to be needed for development by 2040.

EXISTING LAND USE, 2023

Land Use	City Limits	
	Acres	Percent
Agriculture	11.0	4.2%
Downtown	1.9	0.7%
Duplex/Townhouse	4.5	1.7%
Civic & Institutional	23.2	8.9%
General Business	6.8	2.6%
Mixed Residential	2.1	0.8%
Neighborhood Business	2.8	1.1%
Parks & Open Space	9.2	3.5%
Right-of-Way	12.7	23.2%
Rural Single Family	41.6	16.0%
Village Residential	92.9	35.6
Water & Wetlands	4.3	1.7%
TOTALS	213.0	--

* The official area of the village is 260.8 acres. There is some discrepancy due to limitations within the available parcel layers in GIS.

What is the methodology in establishing the land use projections?

Residential land use projections were calculated by projecting forward the current acreages and average densities for residential uses.

Projections for commercial and industrial acreage assume that these land uses will grow at a similar rate and keep pace with land for residential use.

Actual needs and development outcomes may differ based on market conditions and local policy decisions.

PROJECTED LAND DEMAND

	2020 (current)	2025	2030	2035	2040	Total Change
Population	388	370	370	360	345	-43
Residential Uses (acres)	141.1	141.1	141.1	141.1	141.1	0.0
Commercial Uses (acres)	11.5	11.5	11.5	11.5	11.5	0.0
Industrial Uses (acres)	0	0	0	0	0	0

Key Findings

1. Residential is by far the largest land use category in terms of the number of acres.
2. The Baraboo River is a significant barrier to development, both in terms of physical geography and flooding. However, it is a key component to future tourism in the community.
3. There do not appear to be significant conflicts between land uses.
4. Due to the expected decline in population by 2040, there are no additional acres of developable land projected to be needed during the life of this plan. Significant increases in the projected population should trigger an amendment to this Comprehensive Plan.

The acreage of the areas shown as future residential, commercial, and industrial on the Future Land Use Map may differ from the projected acreage. Where and how much development will actually occur will depend on the market for the land uses and the developers and property owners that choose to respond to the market demand. This plan includes additional acreage for the three major land uses in the event of better-than-anticipated growth.

GUIDING DAILY DECISIONS

Responsibility for implementing this plan lies primarily with the Village Board of Trustees and staff.

Village Roles & Responsibilities

Village Trustees

The Village Board of Trustees sets priorities, controls budgets and tax rates, and typically has the final say on key aspects of public and private development projects. Each Trustee should know where to find this plan and should be familiar with the major goals described herein. The Board should expect and require that staff recommendations and actions both reference and remain consistent with this plan.

Land use and development recommendations are a core component of this plan, and the Village Board has a major role in guiding those decisions. Trustees must each have access to this plan and must be familiar with its content, especially the Land Use section. It is the responsibility of the Board to determine whether proposed projects are consistent with this plan, and to make decisions and recommendations that are consistent with this plan. In cases where actions that are inconsistent with this plan are believed to be in the best interest of the Village, the Board should seek public feedback before recommending amendments to the Plan.

Village Staff

Key Village staff have a significant influence on capital projects, operational initiatives, and regulatory decisions. It is imperative that individuals in key roles know about, support, and actively work to implement the various policies and actions in this plan. Specifically, the following people should consult and reference the Comprehensive Plan during goal-setting and budgeting processes, during planning for major public projects, and in the review of private development projects:

- » Village Clerk
- » Village Deputy Clerk
- » Public Works Staff

These key staff members should be familiar with and track the various goals, policies and actions laid out in this plan, and should reference that content as appropriate in communications with residents and elected and appointed officials. Other division heads should also be aware of the plan and the connections between the plan and Village projects. The purpose of this extra effort is to strengthen staff recommendations and reinforce the plan as a relevant tool integral to Village functions.

Education & Advocacy

Implementation of this plan also depends, to a great degree, on the actions and decisions of entities other than Village government. The Action Plan (see Appendix B) indicates a few responsible parties that the Village of La Valle does not control or direct.

It is necessary to persuade these entities to be active partners in the implementation of the goals, objectives, and strategies of this plan. The following Village activities can support this effort:

- » Share this plan with each organization, including a memo highlighting sections of the plan that anticipate collaboration between the Village and the organization.
- » Take the lead role in establishing collaboration with these organizations.
- » Know and communicate the intent of relevant objectives and strategies - partner organizations need to understand and buy in to the rationale before they will act.

Utilizing Existing Tools

Many of the strategies identified in this plan presume the use of existing Village ordinances and programs. The Village key implementation tools may include:

Operational Tools

- » Annual Budget Process
- » Capital Improvement Program

Regulatory Tools

- » Zoning & Subdivision of Land Ordinances
- » Site Plan Requirements
- » Building and Housing Codes
- » Official Map

Funding Tools

- » Tax Incremental Financing (TIF) Districts
- » State and Federal Grant Programs

GUIDING ANNUAL DECISIONS

Link to Annual Budget Process

The most important opportunity for this plan to influence the growth and improvement of the Village is through the annual budgeting and capital planning processes. These existing annual efforts determine what projects will and will not be pursued by the Village, and so it is very important to integrate this plan into those processes every year.

The compilation of actions at the end of this chapter is a resource to support decisions about how and where to invest the Village's limited resources. The Annual Update should draw from these actions. The Village Board should consider identifying those projects and commitments most likely to further the goals and objectives identified in this Plan.

APPENDIX A

VILLAGE OF LA VALLE

RESOLUTION NO. 2023-02

A RESOLUTION TO ESTABLISH PUBLIC PARTICIPATION PROCEDURES FOR COMPREHENSIVE PLAN UPDATE

WHEREAS, the Village of La Valle has decided to prepare a comprehensive plan under the authority of and procedures established by Section 66.1001(4), Wis Stats; and

WHEREAS, Section 66.1001(4)(a), Wis. Stats, requires that the governing body of the local governmental unit adopt written procedures designed to foster public participation at every stage of comprehensive plan preparation, and that such written procedures shall provide for wide distribution of draft plan materials, and a process for the governing body to respond to such comments; and

WHEREAS, the Village of La Valle believes that regular, meaningful public involvement in the comprehensive plan process is important to assure that the resulting plan meets the wishes and expectations of the public; and

WHEREAS, the attached Village of La Valle Comprehensive Plan Update Public Participation Plan includes written procedures to foster public participation, ensure wide distribution of draft plan material, provide opportunities for written comments on such materials, and provide mechanisms to respond to such comments.

NOW, THEREFORE, BE IT RESOLVED that the La Valle Village Board hereby adopts the written procedures included in the attached Village of La Valle Comprehensive Plan Update Public Participation Plan as its public participation procedures meeting the requirements of Section 66.1001(4)(a), Wis. Stats, for its current comprehensive planning efforts.

The above and foregoing Resolution was duly adopted by the Village Board of the Village of La Valle, Sauk County, Wisconsin at a regular meeting held on July 10, 2023 by a vote of 5 ayes and 0 nays, with 0 members not voting.

VILLAGE OF LA VALLE

Approved:

By: Rockie Sobeck
Rockie Sobeck, Village President

Attest: Deanna Copsey
Deanna Copsey, Village Clerk

APPROVED: June 10, 2023

POSTED: June 11, 2023

Village of La Valle 2043 Comprehensive Plan Update Public Participation Plan

The Village of La Valle's current Comprehensive Plan was adopted in 2004. State Statute 66.1001 requires municipalities to update their comprehensive plan every 10 years. The Village has developed the following public participation plan to inform and engage the public as part of the requirements of the Comprehensive Planning state statutes (Wis. Stat. 66.1001(4)a).

Public Participation Opportunities:

The Village will develop its Comprehensive Plan with opportunities for public participation including, but not limited, to the following activities:

1. Project Meetings:

- a. **Standing Committee Meetings** All meetings which involve agenda items related to the Comprehensive Plan update are anticipated to occur in open session and will be noticed according to Village's agenda posting practices.
 - I. **Revitalization Committee Meetings**. The Village has elected to utilize the Committee as the board overseeing the development of the Comprehensive Plan update with the Village's planning consultant, MSA Professional Services Inc. The Committee will have the responsibility for reviewing and recommending the draft Comprehensive Plan prepared by MSA. The planning process includes at least two (2) working meetings facilitated by the consultant.
 - II. **Village Board Meeting**. The planning process will include at least one (1) meeting attended by the consultant with the Village Board. The Village Board shall have the authority to adopt the new updated Comprehensive Plan and may hold a public hearing on the draft plan.
 - III. **Public Hearing**. At least one (1) public hearing will be held on the updated Comprehensive Plan prior to adoption by the Village Board as required under Wis. Stat. 66.1001(4)d.

2. Project Survey:

- a. **Community Survey**. The Village will provide a link to a question survey, which will be used to garner issues and opportunities input from the general public.

3. Digital Engagement:

- a. **Promotional Methods:**
 - I. **Village Website**. The Village will utilize its website to post draft plan materials, project and meeting notices, and meeting minutes as they become available.

Plan Adoption Procedures:

1. The Village Board shall, by majority vote, pass an ordinance to adopt the Comprehensive Plan (Wis. Stat. 66.1001(4)b).
2. Prior to adopting the Comprehensive Plan, the Village will hold at least one (1) Public Hearing on the plan. As stated in Wis. Stat. 66.1001(4)d, the hearing must be preceded by a Class 1 notice under ch.985. a minimum of 30 days prior to the hearing. Said notice shall contain at least the following information:
 - a. The date, time and place of the hearing.

- b. 66.1001(4)(d)2. A summary, which may include a map, of the proposed comprehensive plan or amendment to such a plan.
 - c. 66.1001(4)(d)3. The name of an individual employed by the local governmental unit who may provide additional information regarding the proposed ordinance.
 - d. 66.1001(4)(d)4. Information relating to where and when the proposed comprehensive plan or amendment to such a plan may be inspected before the hearing, and how a copy of the plan or amendment may be obtained.
3. At least 30 days before the public hearing is held the Villages shall provide written notice to all of the following, as stated in Wis. Stat. 66.1001(4)e:
- a. An operator who has obtained, or made application for, a permit that is described under s. 295.12(3)d, within the jurisdiction of the City.
 - b. A person who has registered a marketable nonmetallic mineral deposit under s. 295.20 within the jurisdiction of the City.
 - c. Any other property owner or leaseholder who has an interest in property pursuant to which the person may extract nonmetallic mineral resources, if the property owner or leaseholder requests in writing that the Village provide the property owner or leaseholder notice of the hearing.
 - d. Any person who has submitted a request to receive notice of any proposed ordinance that affects the allowable use of property owned by the person.
4. An electronic copy of the draft plan, or notification on how to view/download a copy of the plan online, will be disseminated to neighboring jurisdictions and appropriate governments, as stated in Wis. Stat. 66.1001 (4)b, providing 30 days for written comments. A copy of the Draft Plan will be sent to:
- a. The Clerk for the following local governmental units shall receive a copy of the plan:
 - Town of La Valle
 - Sauk County
 - b. La Valle Public Library
 - c. The Wisconsin Department of Administration – Division of Intergovernmental Relations
5. The Village Board, by a majority vote, shall enact the ordinance adopting the recommended plan (Wis. Stat. 66.1001(4)c). An electronic copy of the adopted plan and ordinance, or notification on how to view/download a copy of the plan online, will be disseminated to the above-mentioned governing bodies, as stated in Wis. Stat. 66.1001(4)b.

Ordinance No. 2023-01

An Ordinance to Update and Adopt the Comprehensive Plan of the Village of La Valle, Sauk County, Wisconsin.

The Village Board of the Village of La Valle, Sauk County, Wisconsin, do ordain as follows:

Section 1. Pursuant to section 62.23(2) and (3) of the Wisconsin Statutes, the Village of La Valle is authorized to prepare and adopt a comprehensive plan as defined in section 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes.

Section 2. Prior to beginning the process to update the Village's previously adopted 2004 Comprehensive Plan, the Village Board adopted written procedures designed to foster public participation in every stage of the preparation of a comprehensive plan as required by section 66.1001(4)(a) of the Wisconsin Statutes.

Section 3. The Village Board of the Village of La Valle assigned the Revitalization Committee to prepare an update to the Village's Comprehensive Plan.

Section 4. The Revitalization Committee has recommended the draft 2043 Comprehensive Plan for adoption by the Village Board.

Section 5. The Revitalization Committee of the Village of La Valle has adopted a resolution recommending to the Village Board adoption of the document entitled "Village of La Valle, WI, 2043 Comprehensive Plan," containing all the elements specified in section 66.1001(2) of the Wisconsin Statutes.

Section 6. The Village Board has held at least one public hearing on this ordinance, in compliance with the requirements of section 66.1001(4)(d) of the Wisconsin Statutes.

Section 7. The Comprehensive Plan may be used as the basis for, among other things, official mapping, local subdivision regulations, general zoning ordinances, shoreland/wetland zoning, and as a guide for approving or disapproving actions affecting growth, development, conservation, and recreation within the jurisdiction of the Village of La Valle and its extraterritorial plat review area.

Section 8. The Village Board of the Village of La Valle, WI, 2043 Comprehensive Plan," pursuant to section 66.1001(4)(c) of the Wisconsin Statutes.

Section 9. This ordinance shall take effect upon passage by a majority vote of the members-elect of the Village Board and publication in the Reedsburg Independent as required by law.

Adopted this 14th day of August, 2023

Village President:  Rockie Sobeck

(Approved, Vetoed): 5/0

Attest, Village Clerk:  Deanna Copsey

APPENDIX B

Agricultural, Natural, and Cultural Resources				
		1-5 years	5-10 years	10+ years
Preserve productive agricultural lands in balance with development of the Village.				
	Continue to protect prime, productive agricultural lands as long as possible for the local economy; promote locally grown goods through the summer weekly farmers market.	Ongoing		
	Strategically identify and pursue annexation-based development an on an as-needed or as-available basis.			x
Enhance connection to Baraboo River and natural spaces				
	Work with land management organizations (DNR, Extension, etc.) to enhance local recreation while mitigating flooding.	x		
	Encourage rain gardens and other small-scale infiltration and retention efforts.	x		

Utilities & Community Facilities				
		1-5 years	5-10 years	10+ years
The Village will maintain modern, affordable, and reliable public utilities that support current and future residents and businesses.				
	Coordinate with the City of Reedsburg if wastewater facility expansion allows surrounding communities to treat their waste water by connecting to their sewer facilities at Douglas Road, on Highway 58/33 north of the Village of La Valle.	Ongoing		
	Promote available incentives, energy audits, and appliance recycling offered through Focus on Energy, Alliant Energy, or other sources to assist individuals and businesses with energy efficiency and renewable energy measures.	Ongoing		
	Work with the Town of La Valle to share local utility resources.	Ongoing		
The Village of La Valle will have high quality community facilities and services for residents, businesses and visitors alike.				
	Locate new municipal wells in areas where there will be minimal impact on groundwater and groundwater recharge, including outside of capture zones for springs.	Ongoing		
	Utilize grants and low-interest loans when available to pay for maintenance and upgrades to public utilities and facilities	Ongoing		
	Develop and maintain a Capital Improvement Plan to help budget for expected capital expenses	Ongoing		

Intergovernmental Collaboration				
		1-5 years	5-10 years	10+ years
	Maintain strong relationships with the Town of La Valle, Sauk County, School District of Reedsburg, and State agencies.			
	Continue to include a representative from the Town of La Valle on the Revitalization Committee.	x		
	Consider annexation north of HWY 58/33.			x
	Regularly include all relevant jurisdictions in decision making about development opportunities that directly affect other government agencies. A working session should be scheduled no less than annually with the School District and Town.		Ongoing	
	Coordinate with all adjoining jurisdictions during outdoor recreation planning to seek complementary recreation investments where service areas overlap and work to avoid duplication of unique amenities.		Ongoing	

Economic Development				
		1-5 years	5-10 years	10+ years
The Village will redevelop Downtown for flood mitigation and revitalization.				
	Work with local and regional development- and business-oriented organizations to identify and market areas of opportunity, including open storefronts and open lots.	x		
	Encourage new business development within areas that are already easily serviced by the transportation network and existing utility lines.	x		
	Utilize public and private funding sources to implement the downtown-specific recommendations in the Flood Mitigation Study.	x		
The Village will attract, expand and diversify the local economy.				
	Collaborate with local business development groups to proactively communicate, discuss needs, and receive feedback from area businesses. Use these conversations to continually refine services and resource referrals.	x		
	Create and maintain an inventory of available sites for development and redevelopment, updated on a biannual basis.	x		
	Coordinate with business development groups to provide annually updated community data that can be used in marketing toward targeting businesses that provide living-wage employment opportunity.	Ongoing		

Housing				
		1-5 years	5-10 years	10+ years
The Village will have a mix of housing types and price-points that provide suitable housing for everyone.				
	Work closely with new owner of the former school building to create and market new rental housing.	x		
	Revise the Zoning Ordinance to allow for more flexibility in housing choice and development.	x		
	Create a subdivision code that helps ensure the orderly development of future housing.	x		
	Pursue Community Development Block Grant Funding (CDBG) for housing initiatives.		x	

Transportation				
		1-5 years	5-10 years	10+ years
Support a full range of safe, efficient, and connected transportation options.				
	Minimize parking regulations that reduce available space for development and recreation.	x		
	Collaborate with the Wisconsin DOT regarding highway safety issues in the village.	x		
	Create and maintain a Capital Improvement Plan to plan and budget for planned capital expenses such as roadway and sidewalk repair.	x		
	Collaborate with responsible jurisdictions to ensure roadway improvements (including County and State highways) have multi-modal aspects integrated into planning and development, or appropriate alternatives developed.	Ongoing		

Land Use				
		1-5 years	5-10 years	10+ years
New development within the Village's jurisdiction will support the efficient use of public services and infrastructure.				
	Update the Zoning Ordinance to allow for the development of a variety of housing types.	x		
	Update the Zoning Map to reflect changes to the location of Downtown La Valle after completing any changes in land ownership with the Wisconsin DNR.	x		
	Utilize the recommendations from the 2022 Flood Mitigation Study in redeveloping the Riverfront and the Downtown areas.	x		
The Village will establish balanced neighborhoods throughout the community.				
	Update the Zoning Ordinance to strengthen standards for commercial areas, multi-unit residential, and other key corridors.	x		
	Encourage bike parking spaces in new developments. Suggested design guidelines are offered by the Association of Pedestrian and Bicycle Professionals (APBP) at www.apbp.org .	x		
	Consider adopting and enforcing property maintenance codes to maintain neighborhood quality and prevent blight. Maintenance codes can be enforced by a dedicated staff person, or by a designated staff person on a complaint basis.		x	



La Valle Community Survey

Kristin Runge, PhD
University of Wisconsin-Madison
Division of Extension
Community Development Institute &
Economic Development Administration University Center

Respondents

Age: Mean = 54 years; SD = 15.18
Gender: 43% male, 56% female
Tenure: Mean = 26 years; SD = 17.6 years

Employed: 51%
Retired: 36%
Other: 13%

Original Hometown: 32%
Adopted Hometown: 35%

Children under 18: 19%



Respondents

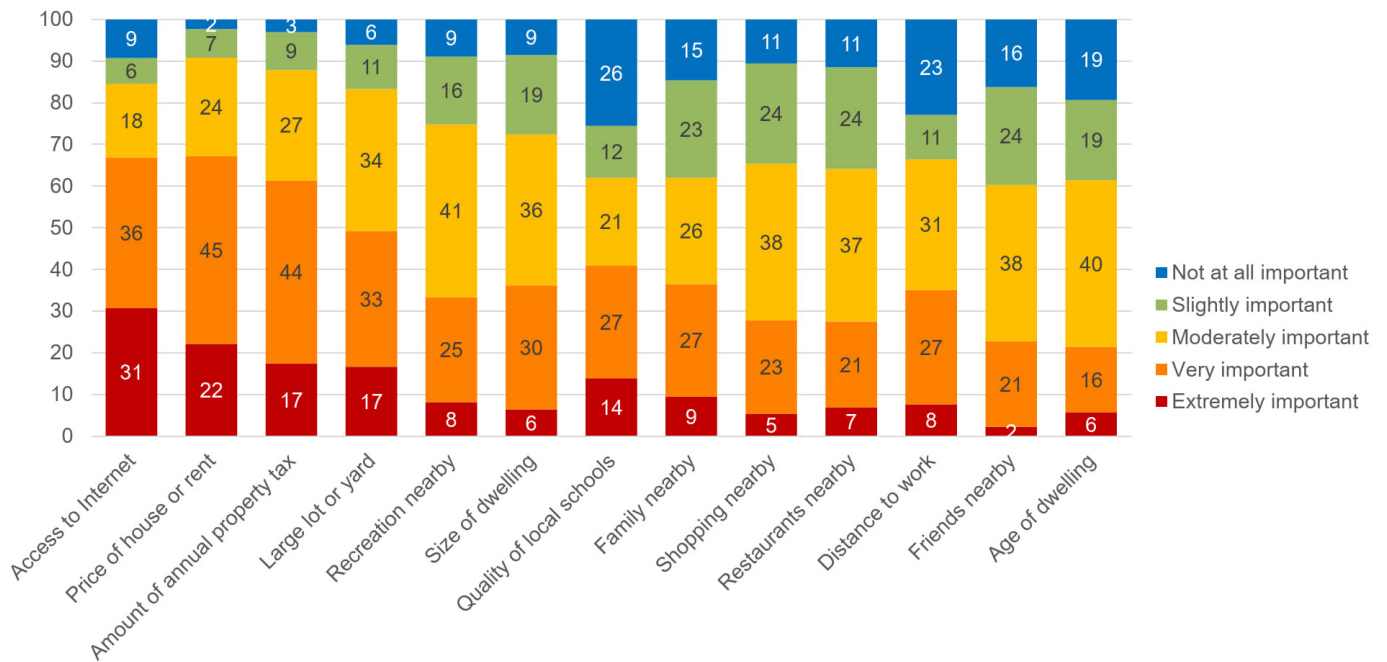
Resident of Village:	80
Resident of Town:	65
Resident of Surrounding Area:	50
Resident of Elsewhere:	15
<i>Total</i>	<i>210</i>



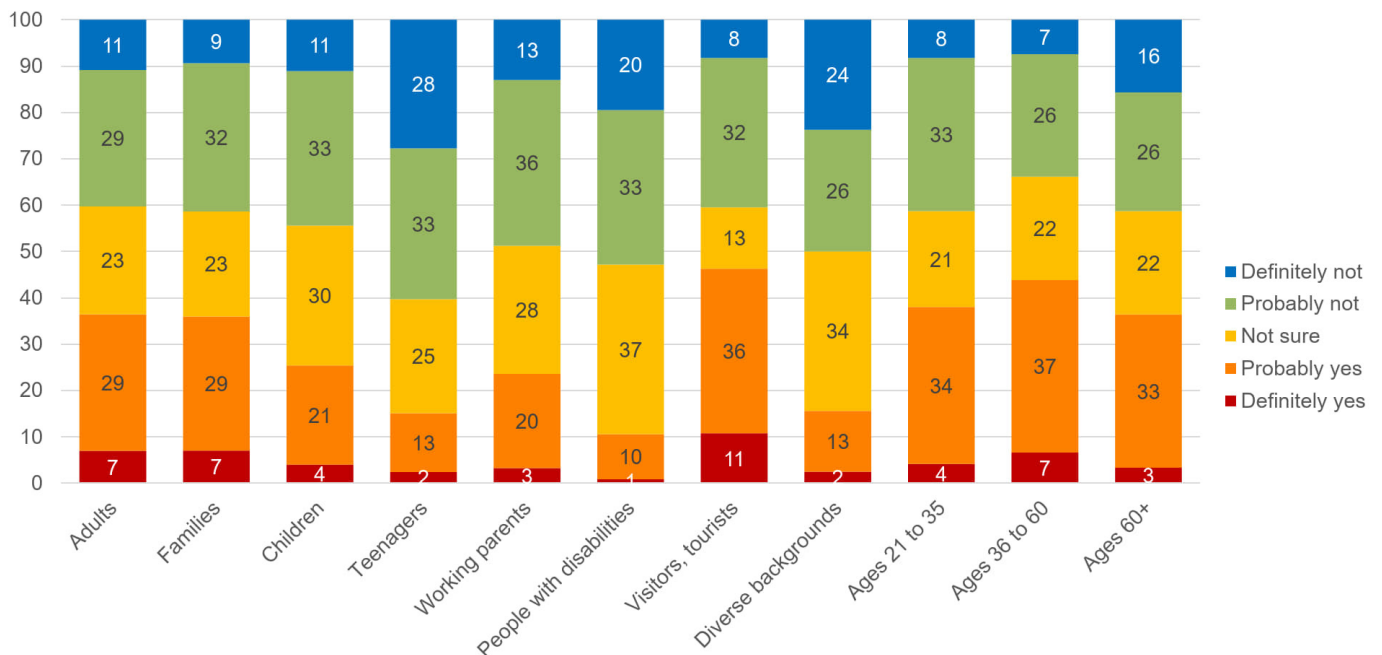
The following analysis is limited to residents of the Village of La Valle and Town of La Valle

APPENDIX C

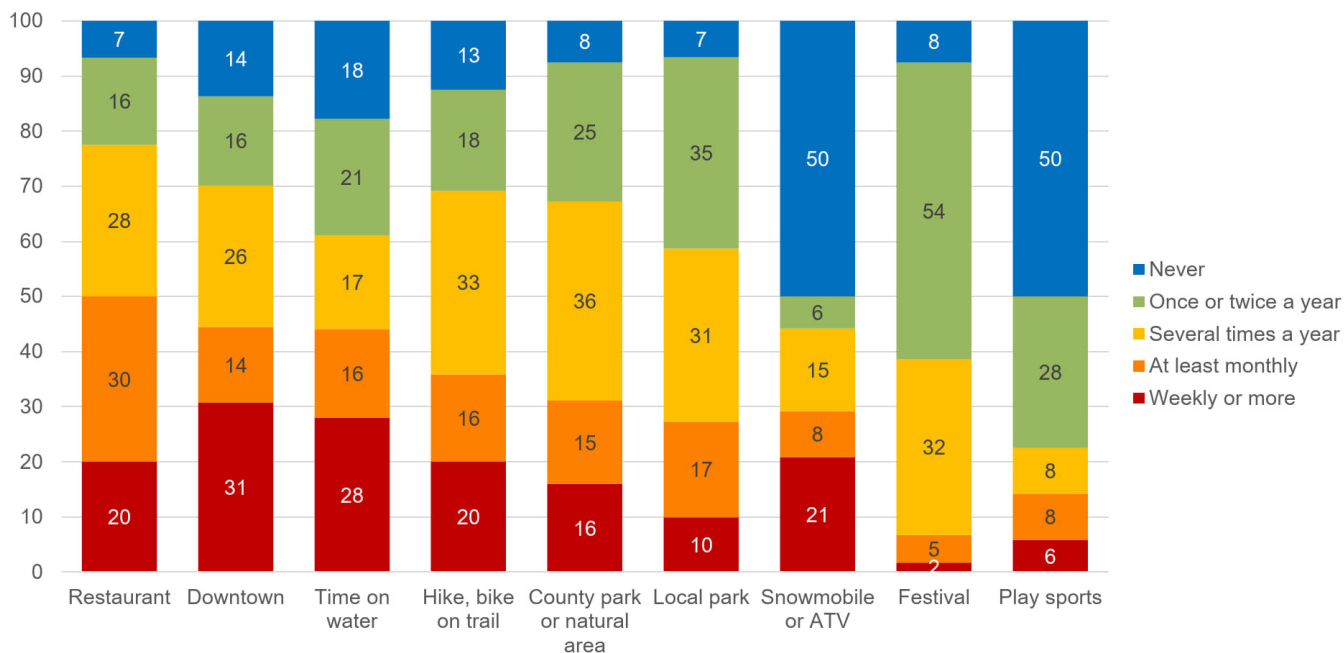
When deciding to live here, how important were the following?



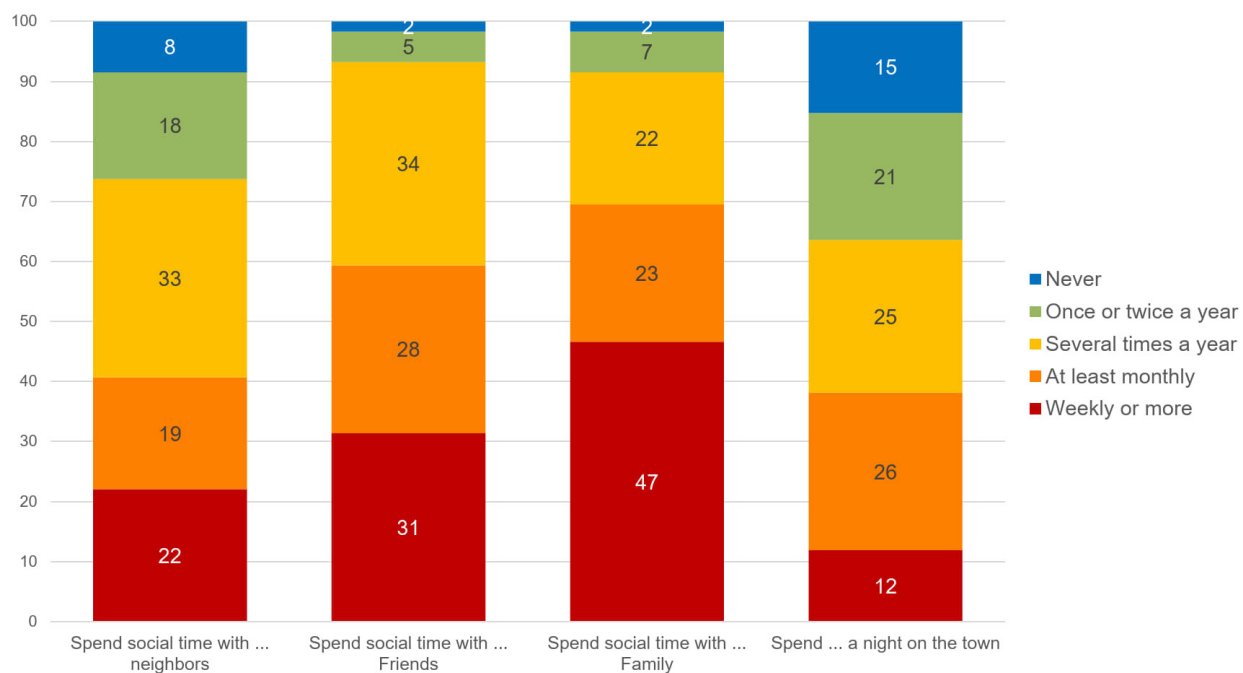
Does La Valle have enough activities or amenities to be attractive to the following types of people?



Weather permitting, how often do you do the following in La Valle?

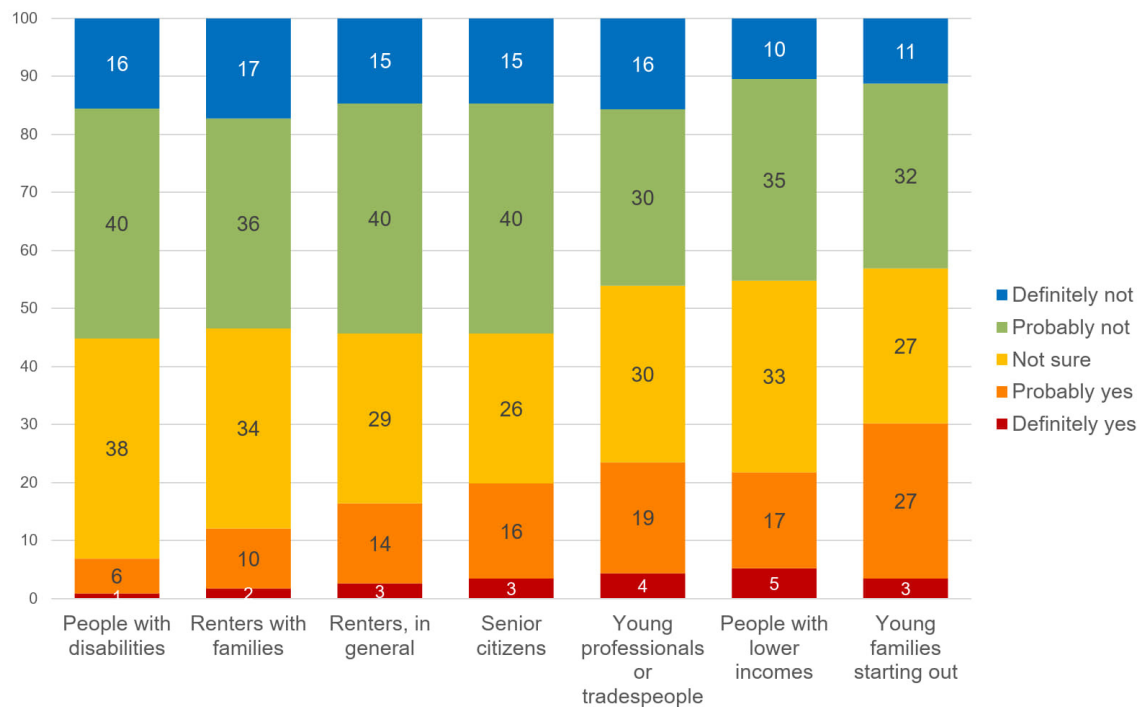


In a typical year, how often do you ...

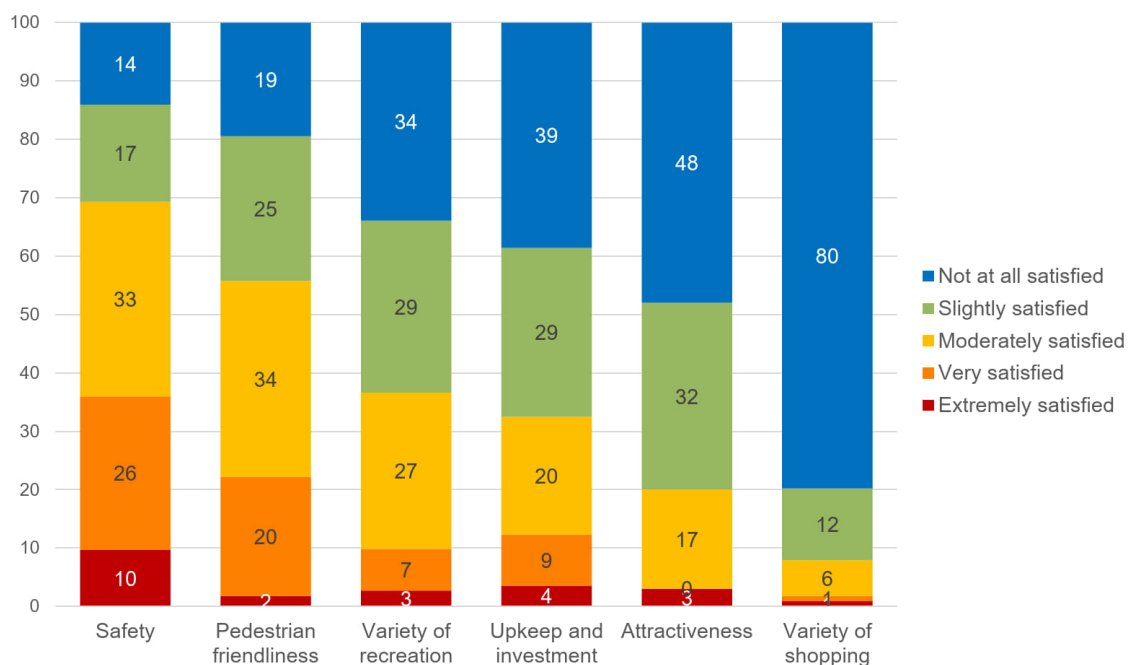


APPENDIX C

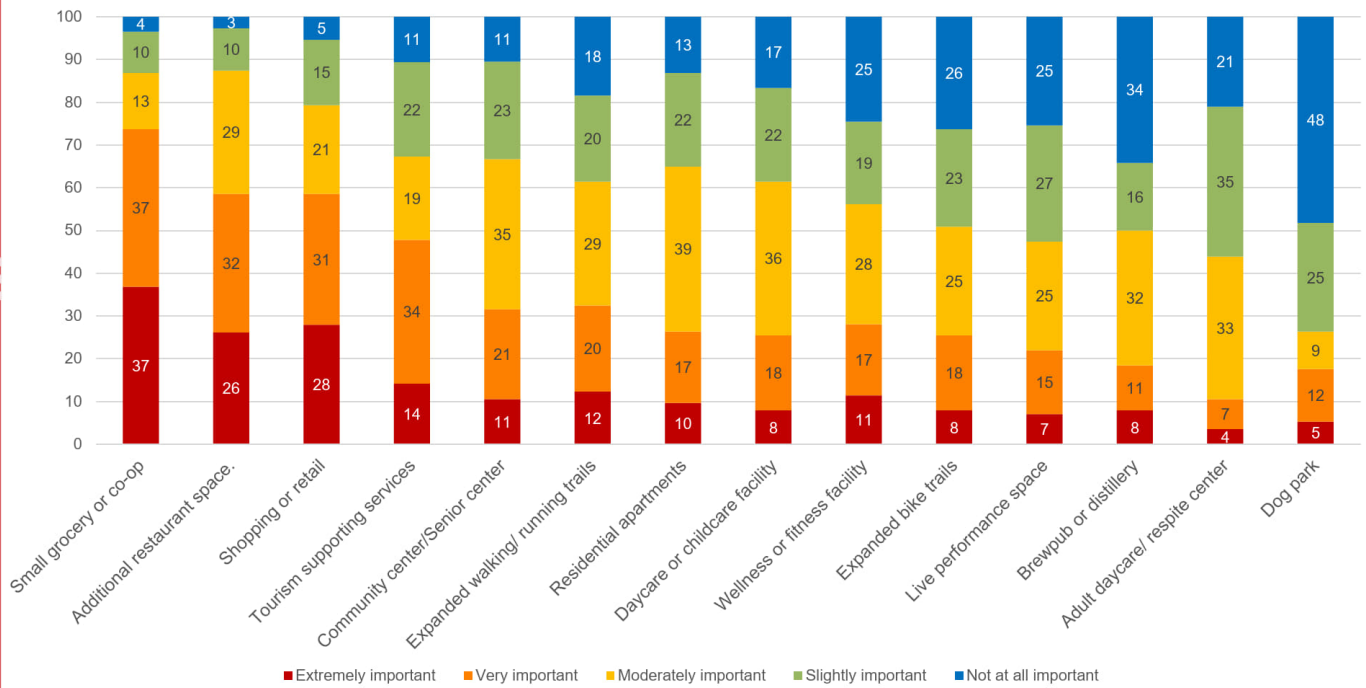
Are there a sufficient number of acceptable housing options for ...



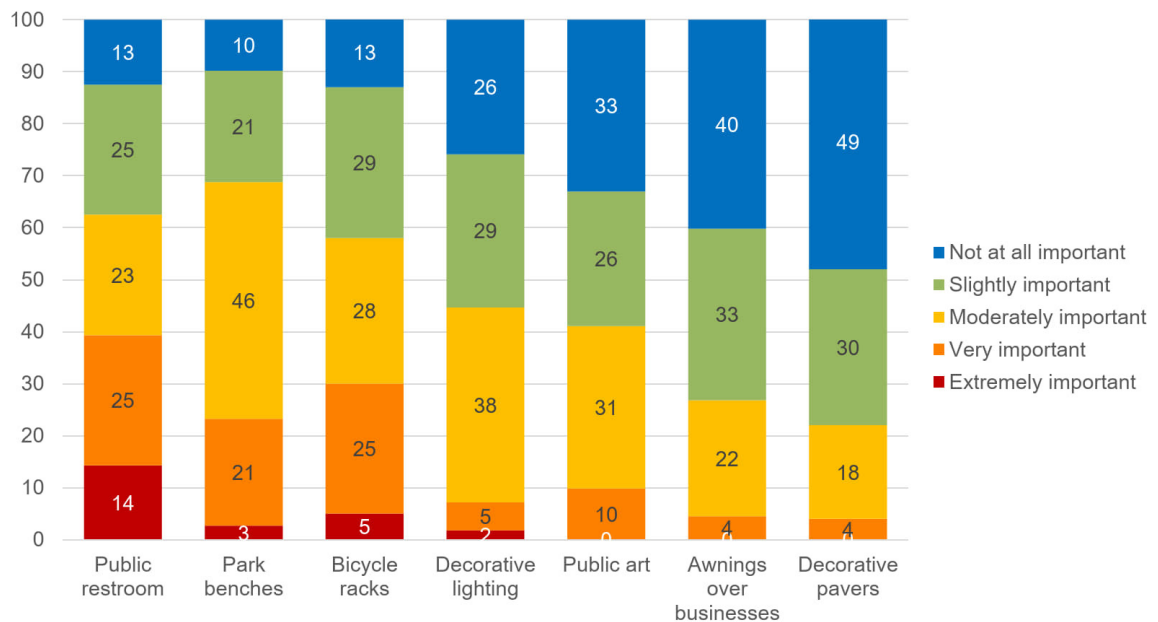
How satisfied are you with these aspects of downtown La Valle ...



How important is it that we include each of these in improvements?

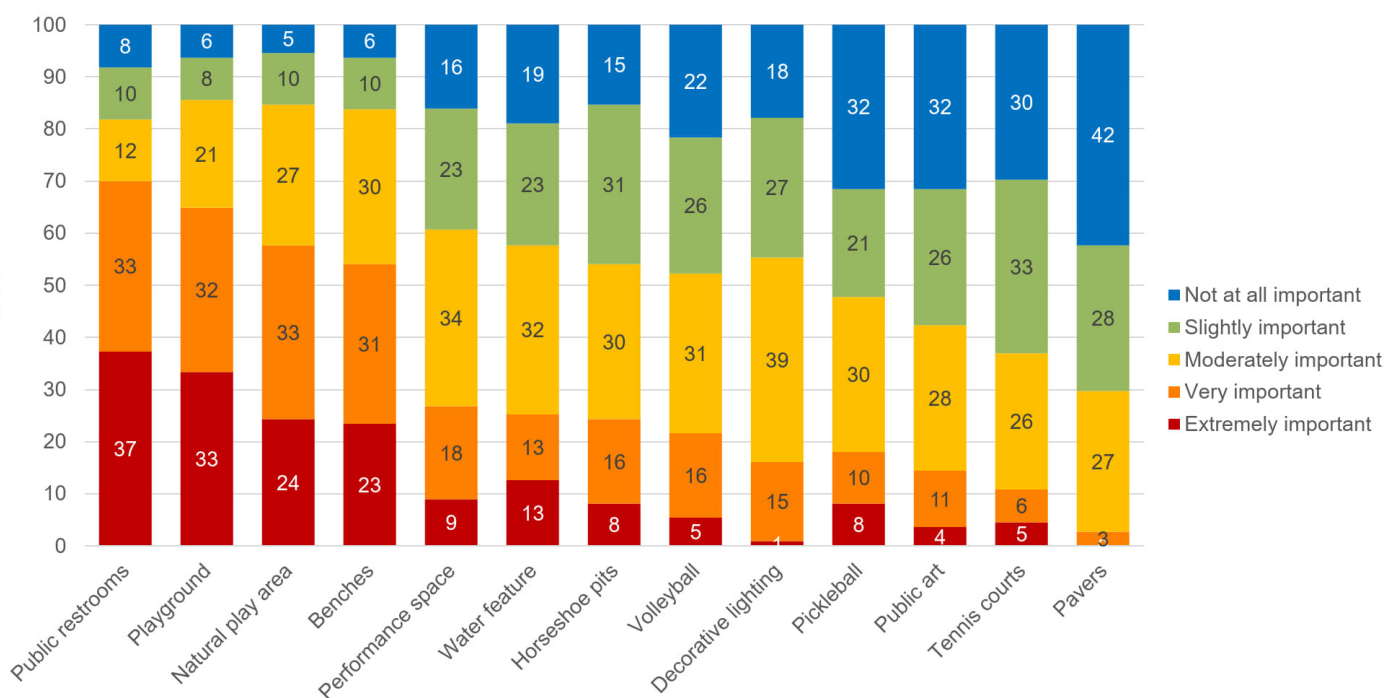


How important is it that we plan for these in improvements to downtown La Valle?



APPENDIX C

How important is it that we try to include these in a new park?



Questions?

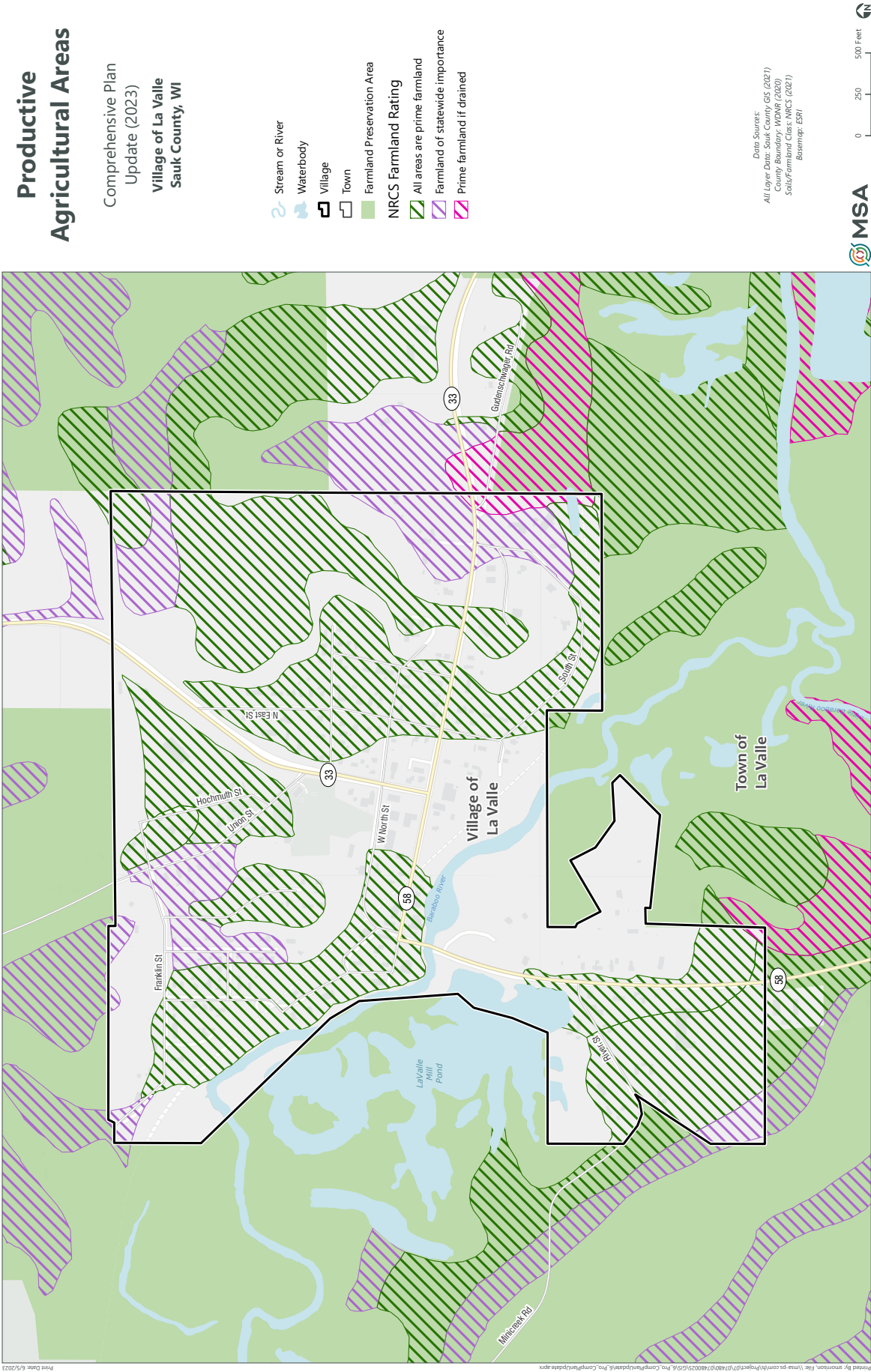
Kristin Runge, PhD

Kristin.runge@wisc.edu

Division of Extension

Community Development Institute &

Economic Development Administration University Center

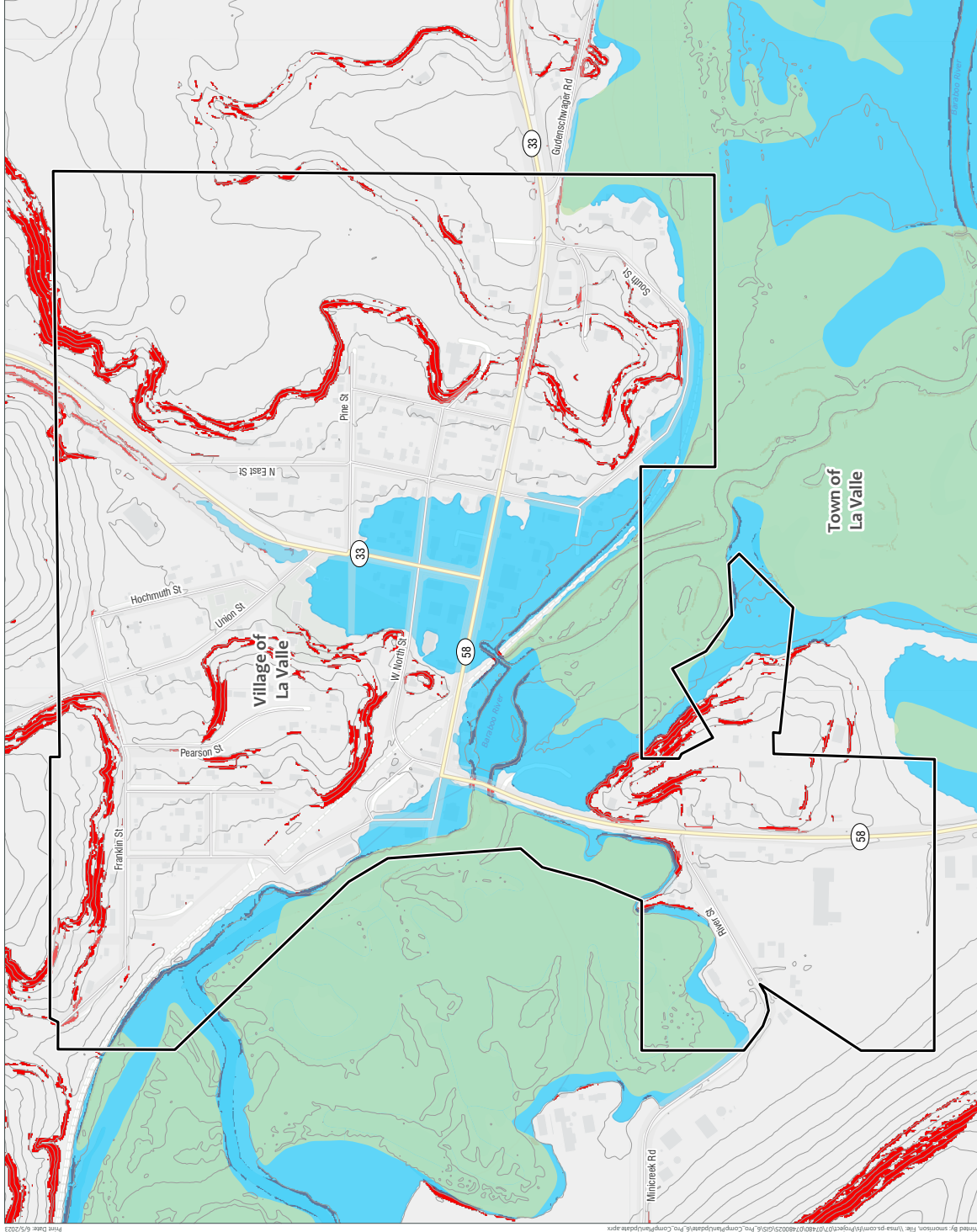


Development Limitations

Comprehensive Plan
Update (2023)
Village of La Valle
Sauk County, WI

- Ten Foot Contours
- Stream or River
- Waterbody
- ROW
- Village
- Town
- Wetland Areas (DNR)
- Slopes >20% (2011)
- Floodplain Hazard Zones

Data Sources:
All Layer Data: Sauk County GIS (2021)
Floodplains: FEMA
Wetlands and Wet Indicators: WDNR
Steep Slopes/Contours: LDAR (2011)
Base Map: ESRI

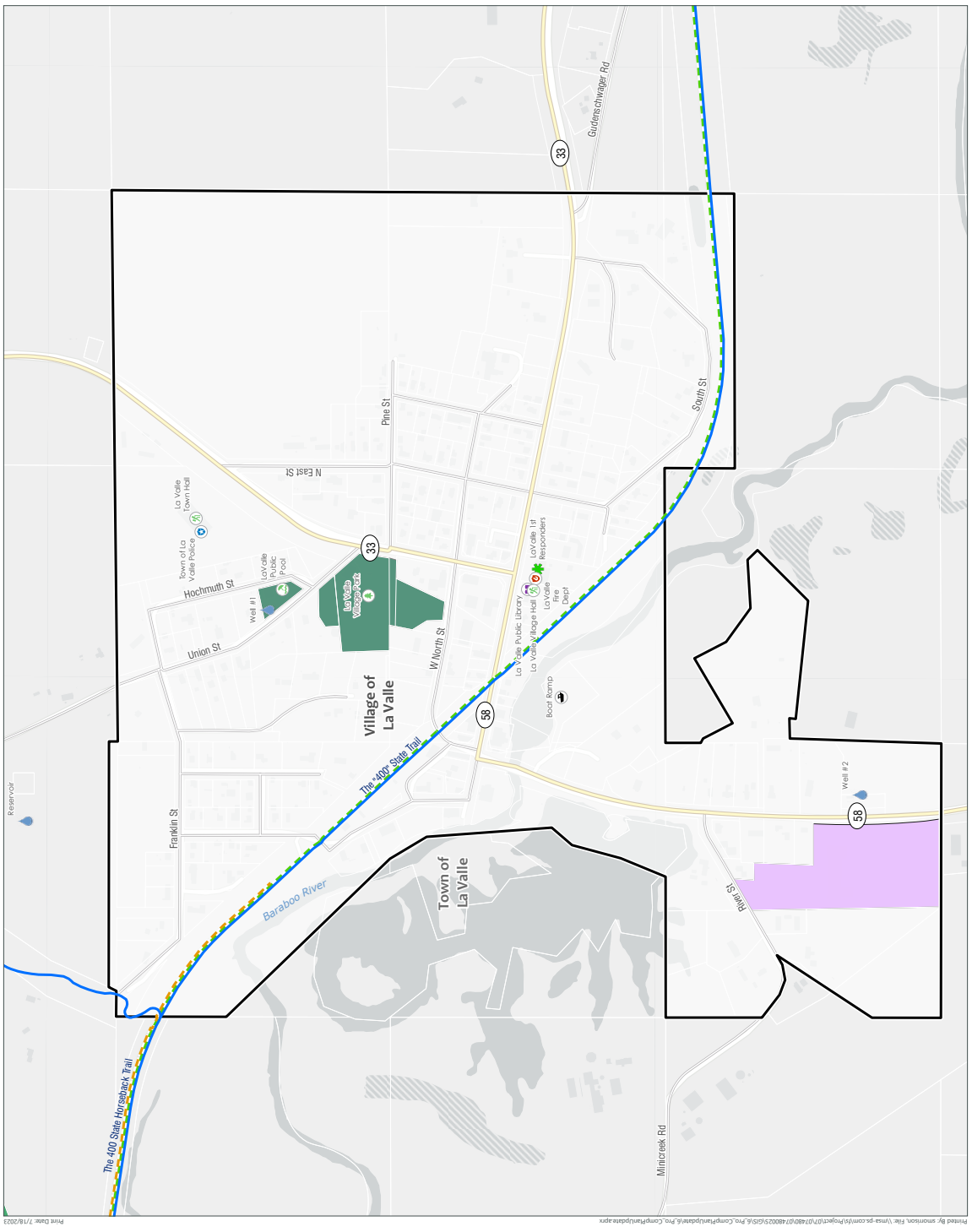


Community and Public Facilities Map

Comprehensive Plan
Update (2023)
Village of La Valle
Sauk County, WI

- Stream or River
- County Park
- Municipal Park
- School Grounds
- Parcel Boundary
- Village Boundary
- Town
- All Trails
- Hiking & Biking Trail
- Horseback Trail
- Snowmobile
- Points of Interest
- Ambulance Service
- Fire Station / EMS Station
- Law Enforcement
- Boat Ramp / Dock
- Library
- Park
- Public Pool
- Trailhead
- Water Supply and Treatment

Data Sources:
All Layer Data: Sauk County GIS (2021)
County Boundary: ESRI (2020)
Basemap: ESRI

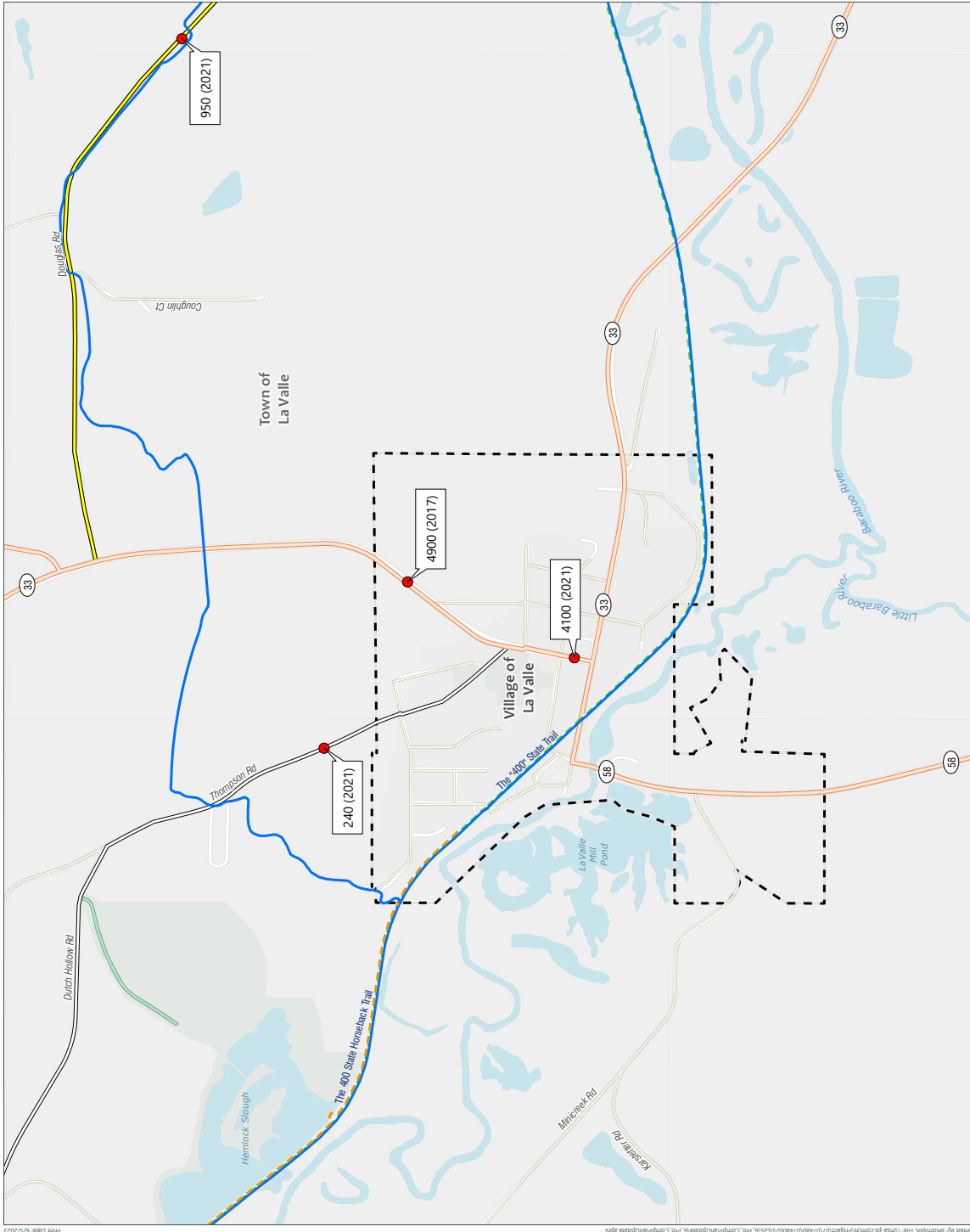


Transportation Map

Comprehensive Plan
Update (2023)
Village of La Valle
Sauk County, WI

- Traffic Count Sites
- Village Boundary
- Town
- Stream or River
- Waterbody
- All Trails
- Hiking & Biking Trail
- Horseback Trail
- Snowmobile
- Road Classification
- Minor Arterial
- Collector Major
- Collector Minor
- Local
- Recreation or Resource

Data Sources:
All Layer Data: Sauk County GIS (2021)
County Boundary: Wisconsin (2020)
Traffic Counts: WisDOT
Base Map: ESRI

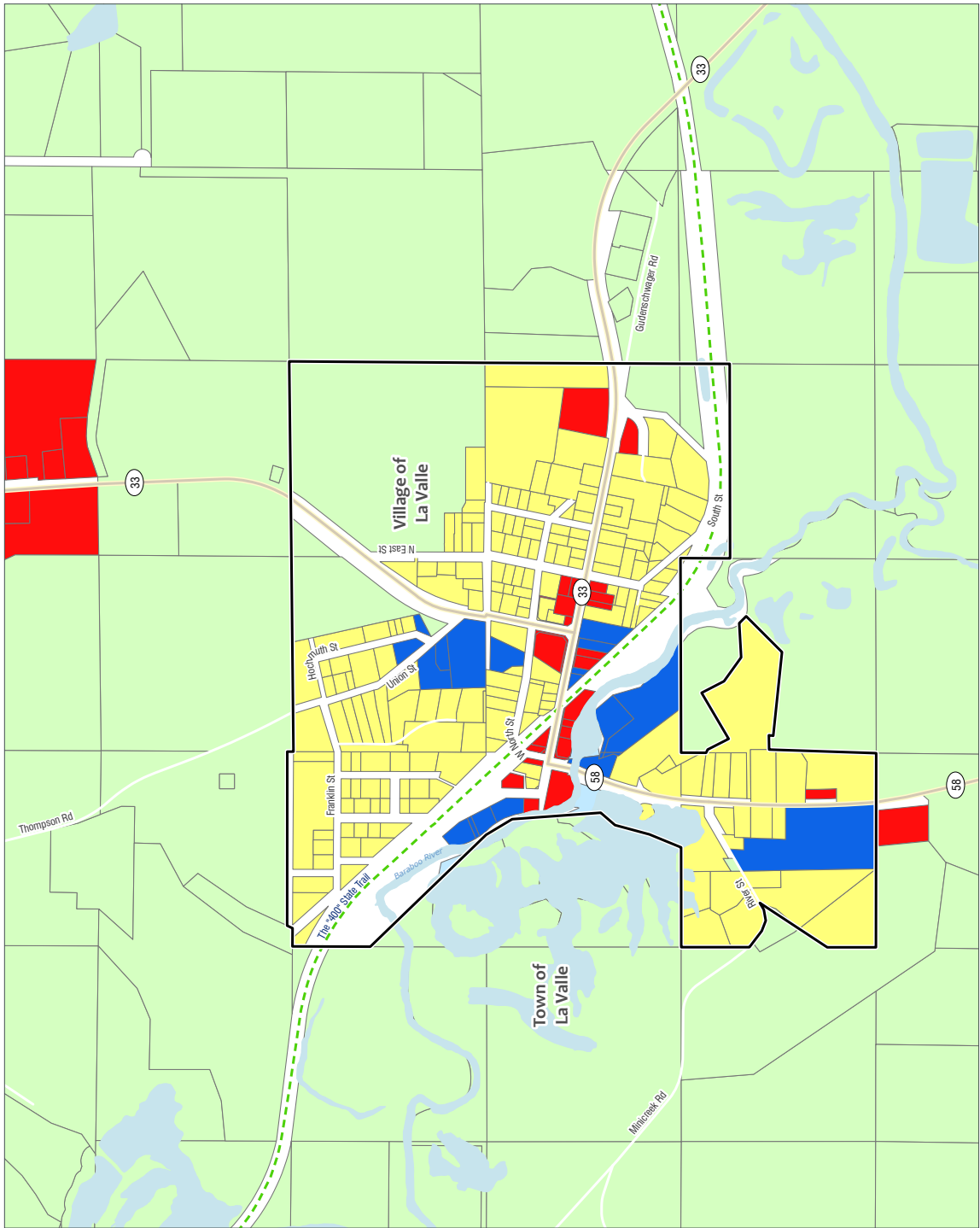


Existing Zoning

Comprehensive Plan
Update (2023)
Village of La Valle
Sauk County, WI

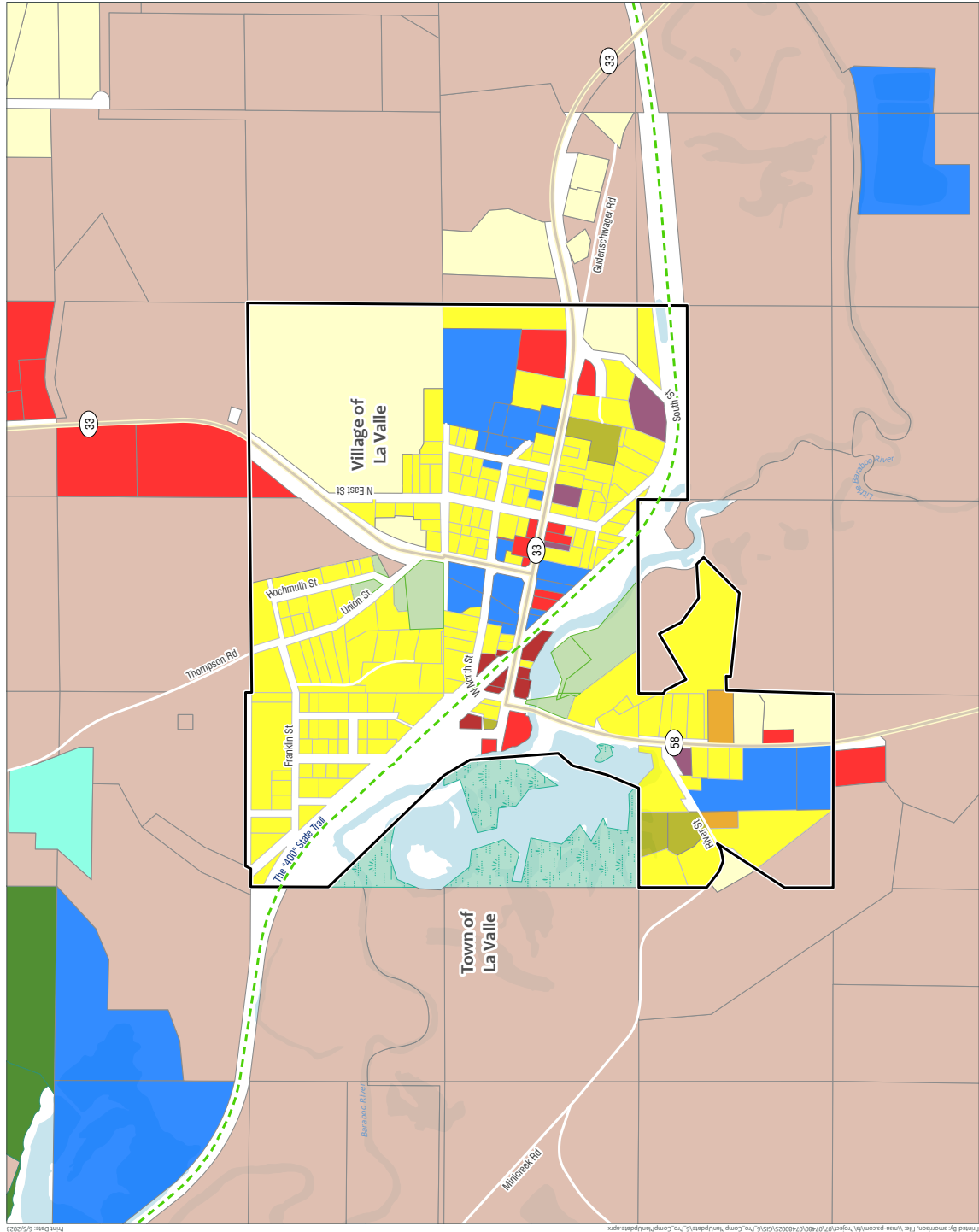
- Hiking & Biking Trail
- Village
- Town
- Stream or River
- Waterbody
- Existing Zoning (2004)
- Agricultural
- Commercial
- Public/Institutional
- Residential
- Water

Data Sources:
All Layer Data: Sauk County GIS (2021)
County Boundary: Wisconsin DNR (2020)
State Road Data: Wisconsin DNR (2021)
Base Map: ESRI



Existing Land Use

Comprehensive Plan
Update (2023)
Village of La Valle
Sauk County, WI

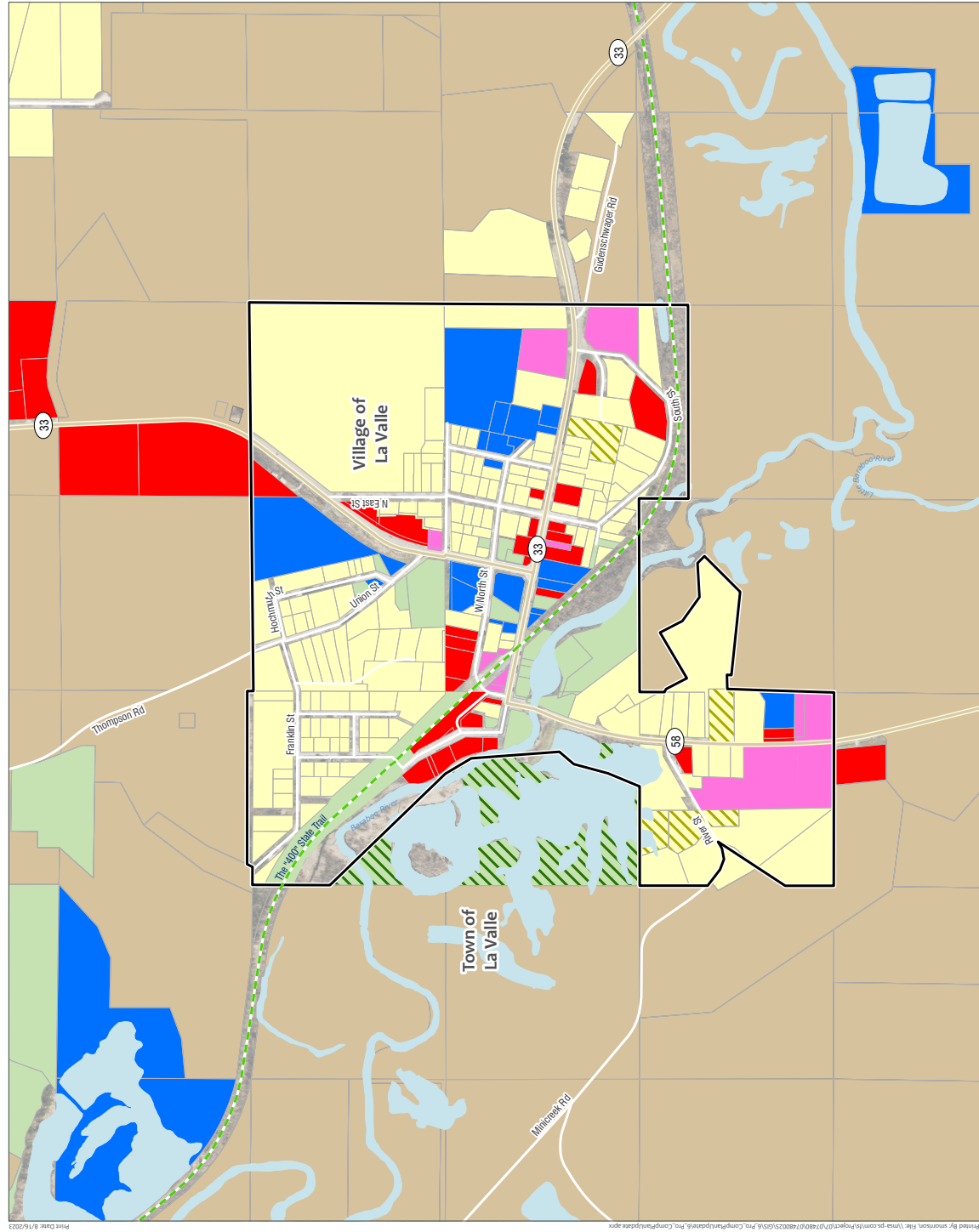


Future Land Use

Comprehensive Plan
Update (2023)
Village of La Valle
Sauk County, WI

- Stream or River
- Waterbody
- Village
- Town
- Hiking & Biking Trail
- Future Land Use
 - Neighborhood Residential
 - Neighborhood Residential - High Density Overlay
 - General Commercial
 - Mixed Use
 - Civic and Institutional
 - Rural Lands
 - Parks/Open Space - Natural Resources Overlay
 - Parks/Open Space

Data Sources:
All Layer Data: Sauk County GIS (2021)
County Boundary: Wisconsin (2020)
Soil: National Soil Data Inventory (2021)
Base Map: ESRI



La Valle

Potential Relocation
Design Charrette
Downtown

Village of La Valle
Sauk County, WI

- 10-ft Contour
- 2-ft Contour
- La Valle
- Parcel
- Purchased Properties
- FEMA Flood Zones
- 100-yr floodplain
- 500-yr floodplain
- 100-year Event
- Inundation from Unnamed Tributary

2019 Floods
Purchased Sauk County (2022)
Municipal Boundary, Sauk County (2022)



Proposed Land Swap Map
A. Downtown Business Relocation
B. Natural Area & Interpretive Walk
C. Natural Area & Composites