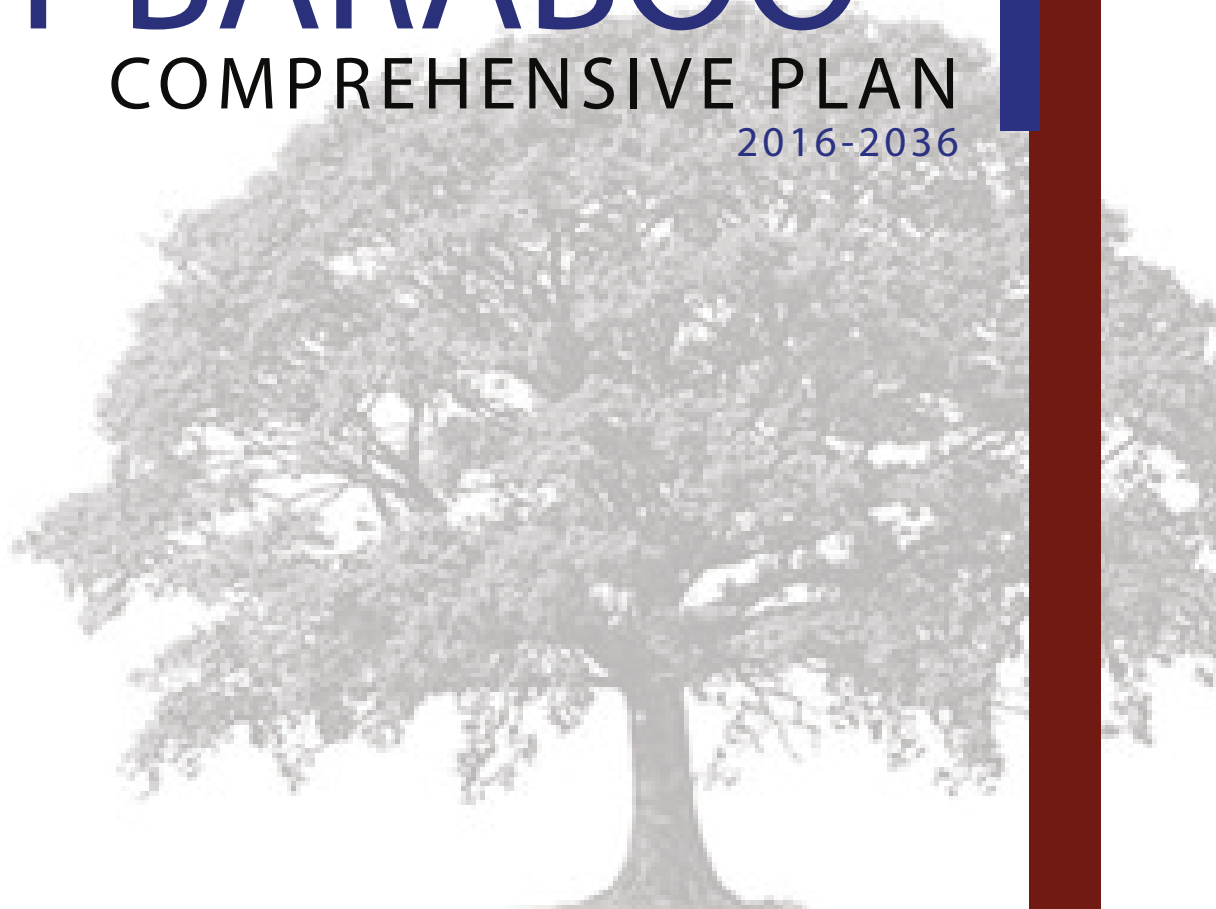


VILLAGE OF WEST BARABOO

COMPREHENSIVE PLAN

2016-2036



MSA

PROFESSIONAL SERVICES

ACKNOWLEDGEMENTS

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Project #: 82055



Insert Village Adoption Ordinance

Insert Planning Commission Resolution

Contents

Chapter 1: Introduction

Chapter 1 discusses the role of the plan, the Wisconsin Smart Planning Act, the planning area boundaries and regional context, and West Baraboo's previous planning efforts.

Chapter 2: Goals, Objectives & Strategies

Chapter 2 presents a vision for the future of the community and describes the goals, objectives and strategies to achieve the vision.

Chapter 3: Future Land Use Plan

Chapter 3 describes the future land use plan, map, and policies for the Village.

Chapter 4: Implementation

Chapter 4 outlines how the vision of the plan is implemented in everyday decisions and annual goal-setting and budgeting and how the plan should be amended when necessary.

Appendix A: Public Participation Plan

A copy of the public participation plan approved by the Village Board prior to the start of the study to guide the planning process.

Appendix B: Community Survey

A summary of the responses from the on-line community survey completed as part of the planning process.

Appendix C: Community Indicators Report

A compilation of data and maps that describes the existing conditions, trends and projections for the Village of West Baraboo and surrounding region.

Appendix D: Maps

Appendix D includes a set of existing conditions maps and future land use maps within the Village and its 1.5-mile extraterritorial plat review area.

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Chapter 1

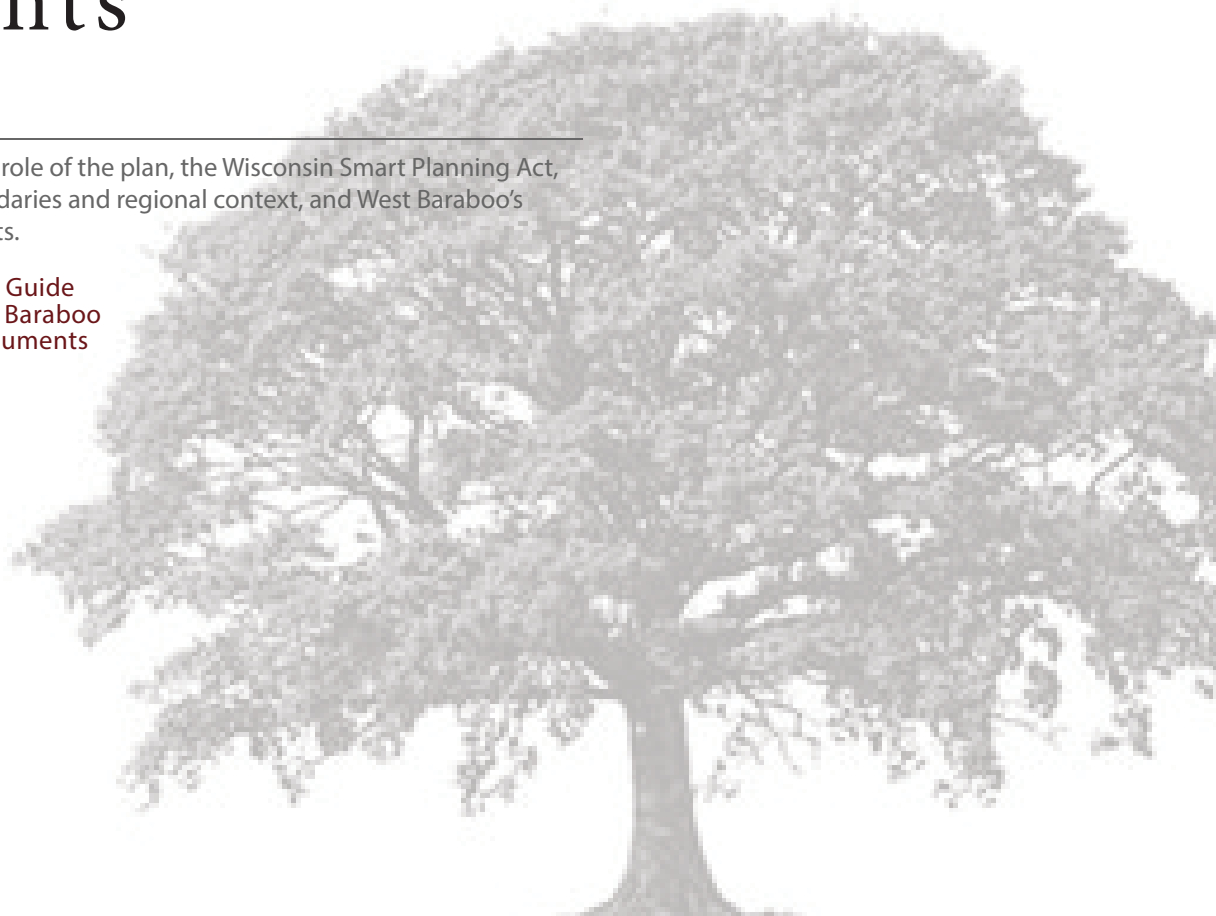
INTRODUCTION

Chapter 1 Contents

Introduction

Chapter 1 discusses the role of the plan, the Wisconsin Smart Planning Act, the planning area boundaries and regional context, and West Baraboo's previous planning efforts.

- » The Plan as a Living Guide
- » A Snapshot of West Baraboo
- » Other Planning Documents



Introduction

1 Why Plan? The purpose of this plan is to establish a shared vision for West Baraboo to guide future actions and decisions. This guidance provides predictability and consistency over time and encourages investment in an uncertain future.

2 Plan Maintenance. This document serves as a “living” guide for growth and change for the Village of West Baraboo. The plan represents the Village’s best effort to address current issues and anticipate future needs, but can and should be amended as conditions warrant reconsideration of policies in the plan. The process of amending the comprehensive plan should not be onerous, but should act as cause for reconsidering the long term vision for the community. The plan’s value will be dependent upon frequent use and occasional updates.

3 Organization. The organization of this plan is based both on the planning process and the guidance provided by the Wisconsin Smart Growth Legislation. The plan is divided into four chapters plus several important appendices.

THE PLAN AS A LIVING GUIDE

This chapter provides the foundation for the Comprehensive Plan, outlining why we plan, the planning process, Wisconsin Smart Growth Law and the planning area. Chapter 1 also provides background on the community, including key community indicators, and a summary of existing plans relevant to this study.

WISCONSIN SMART GROWTH PLANNING

Wisconsin’s “Smart Growth” planning law [§66.1001 Wis. Stats.] was adopted in October of 1999. The law requires that, after January 1, 2010, if a local government unit enacts or amends any of the following ordinances, the ordinance must be consistent with that local governmental unit’s comprehensive plan:

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

The Wisconsin Smart Growth Law does not mandate how communities should grow, rather it requires that communities and state agencies consider Smart Planning Principles when planning for the future and provides guidance concerning important elements local plans should include.

COMPREHENSIVE PLANNING GUIDANCE

The Wisconsin Smart Growth Law outlines nine elements that must be included in a community’s comprehensive plan:

1. Issues and opportunities
2. Housing
3. Transportation
4. Utilities & community facilities
5. Agricultural, natural & cultural resources
6. Economic development
7. Intergovernmental cooperation
8. Land Use
9. Implementation

The Village of West Baraboo has chosen to slightly modify the terminology used throughout this plan from that used in the state statute.

- Transportation has been modified to Mobility & Transportation
- Economic Development has been modified to Economic Prosperity
- Utilities and Community Facilities has been modified to Community Facilities & Services

- Intergovernmental Cooperation has been modified to Collaboration & Partnerships
- Cultural Resources has been modified to Community Character

While the Village has chosen to deviate slightly from the terminology used in the State Statute, the prescribed requirements from §66.1001 are still addressed in their entirety throughout this plan. The final 10 elements of this plan are:

1. Demographics
2. Housing
3. Mobility & Transportation
4. Economic Prosperity
5. Agricultural & Natural Resources
6. Community Facilities & services
7. Community Character
8. Collaboration & Partnerships
9. Land Use
10. Implementation

2004 Plan Update

This plan is an update of the Village’s previous 2004 Comprehensive Plan. Per State Statute §66.1001, a Comprehensive Plan must be updated every 10 years. Although this plan replaces the previous plan many of the core goals, objectives, and land use strategies have been carried forward in this document. As such, this plan could be considered a second generation plan.

Planning Process

The Village of West Baraboo engaged MSA Professional Services, Inc. to assist in updating its Comprehensive Plan, complying with Wisconsin’s “Smart Growth” requirements, §66.1001. Per the Statute, the Comprehensive Plan must be updated every 10 years.

As required by §66.1001, every community must adopt a public participation plan at the beginning of the planning process. The purpose of the plan is to define the procedures for public involvement during every stage of the planning process (See Appendix A for the complete Public Participation Plan).

This plan was drafted through a series of working meetings with the Village Plan Commission whereby individual chapters of this plan were drafted and discussed. In addition, to these workshops the Village also completed an on-line community survey to gather citizen input on a variety of planning topics. A public hearing was also held prior to the final adoption of the plan by the Village Board.

Key components of the planning process schedule are described in the right side bar.

PROJECT SCHEDULE

March, 2016

- *Public Participation Plan Adopted*
- *Planning Commission Kick-off Meeting*

April, 2016

- *Review draft Community Indicators Report*
- *Review draft survey*

May, 2016

- *Review survey responses*
- *Review draft Goals, Objectives & Policies Part I*

June, 2016

- *Review draft Goals, Objectives & Policies Part II*

July, 2016

- *Review draft Future Land Use Plan*

August, 2016

- *Review draft Chapter 1*
- *Review draft Implementation Plan*

September, 2016

- *Review complete draft of 2016-2036 Comprehensive Plan*

October, 2016

- *Public Hearing*
- *Plan Commission Resolution*
- *Village Board Plan Adoption*

A SNAPSHOT OF WEST BARABOO

PLANNING AREA

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 planning area includes all lands within the current municipal limits and within the Village's 1.5 mile extraterritorial plat review jurisdiction, excluding areas within the City of Baraboo.

Given the proximity of the City of Baraboo and the Village their individual statutory plat review jurisdictions overlap. Through an informal agreement the two communities have outlined areas within which their plat review jurisdictions apply. For the Village of West Baraboo those areas lie north of the Baraboo River and west, northwest of the City of Baraboo (refer to Figure 1.2). Even though the Village defers some of its extraterritorial plat review jurisdiction to the City of Baraboo, the Village still maintains a planning interest in all lands within its 1.5 mile plat review jurisdiction.

The Village is approximately 775 acres (1.2 square miles) while the planning area is approximately 8,321 acres (13.0 square miles).

REGIONAL CONTEXT

The Village is located in the south-central portion of the State of Wisconsin, within Sauk County. It is approximately 50 miles north/northwest of the City of Madison and 10 miles south of the Wisconsin Dells/Lake Delton area, which is known as the Waterpark Capital of the World.



The Baraboo River defines the southern limits of the Village. The Baraboo River is a tributary of the Wisconsin River and is 70 miles long.

To the south and east of the Village limits lies the City of Baraboo, the county seat of Sauk County. Just beyond the southern limits of the Village's planning area lies the Baraboo Range. The Baraboo Range is a syncline located in Columbia and Sauk Counties, Wisconsin. It consists of highly eroded Precambrian metamorphic rock. It is about 25 miles long and varies from 5 to 10 miles in width.

The Village is surrounded on the west and north by the Town of Baraboo. In addition, a portion of the Town of Delton lies within the Village's extraterritorial plat review jurisdiction.

The Baraboo River, nearby Wisconsin River, Baraboo Range, Devil's Lake State Park, Mirror Lake State Park, and numerous waterparks combine to make the West Baraboo region a destination for outdoor recreation.

Major transportation facilities serving the Village include US 12, WIS 33, and WIS 136. USH 12 connects the Village to I-90/94 six miles to the north and to the City of Madison 50 miles to the south.

US 12 - BARABOO BYPASS

In 2011, the Wisconsin Department of Transportation (WisDOT) completed construction of the north section of the planned US 12 Baraboo Bypass. The project involved construction of a four lane freeway from I-90/94 to Terrytown Road, including new interchanges at Fern Dell Road, North Reedsburg Road, and at WIS 33 West.

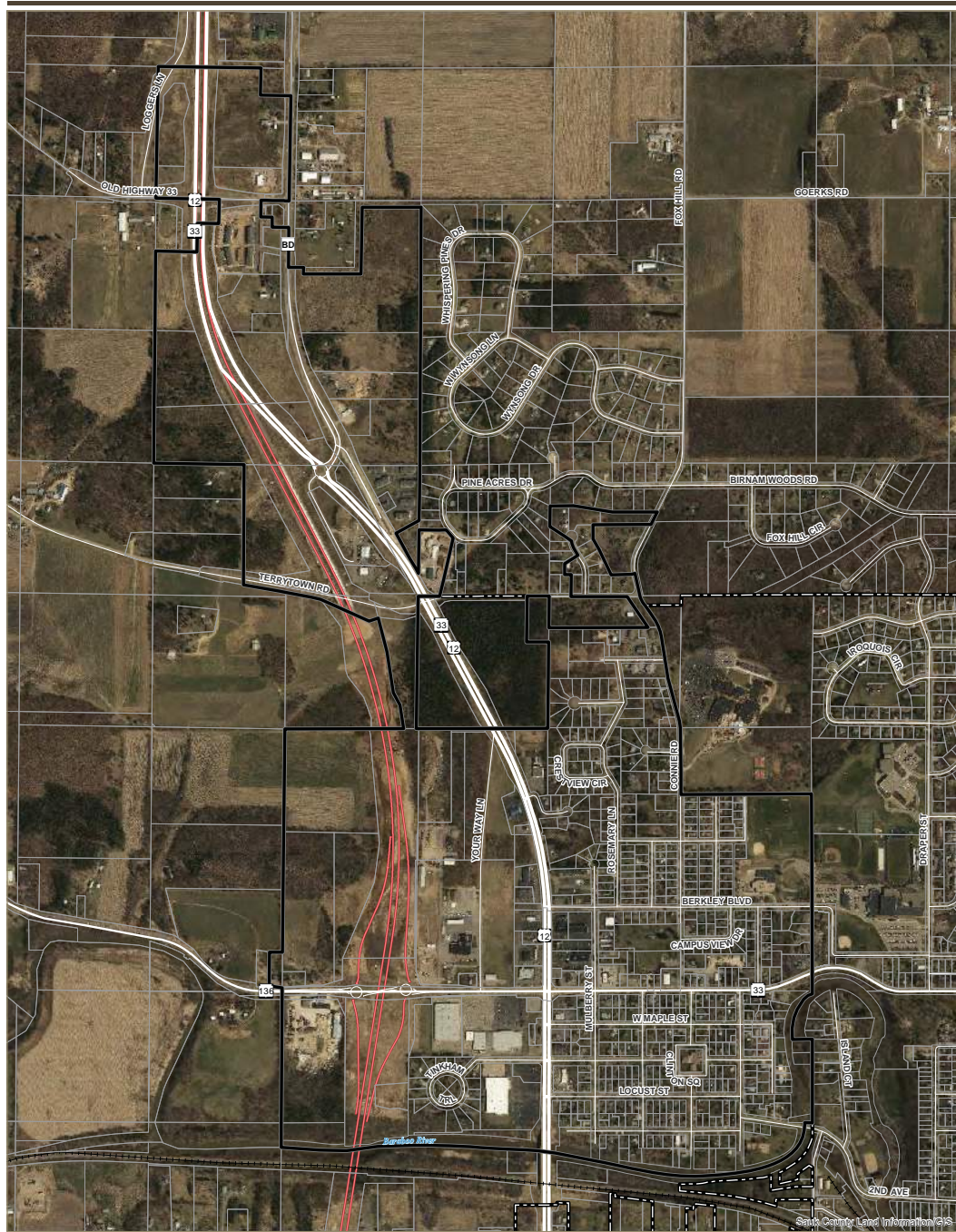
Construction of the southern segment of the bypass from Terrytown Road to Ski Hi Road was under construction while this plan was developed. This segment will extend the four lane freeway and add new interchanges at WIS 136 and CTH W.

When the project is completed the existing US 12 will become CTH BD. Completion of the freeway is anticipated to have a significant impact on traffic patterns and land use development in the greater West Baraboo area. Construction of the bypass is anticipated to be completed in 2017. All of the maps in Appendix D include the location of the planned bypass.

WEST BARABOO'S HISTORY

West Baraboo was originally named the Village of Lyons and was first settled in the early 1840's. Its name was eventually changed and the Village of West Baraboo was incorporated in 1956 with a population of approximately 600.

Figure 1.1 West Baraboo



CORPORATE LIMITS MAP

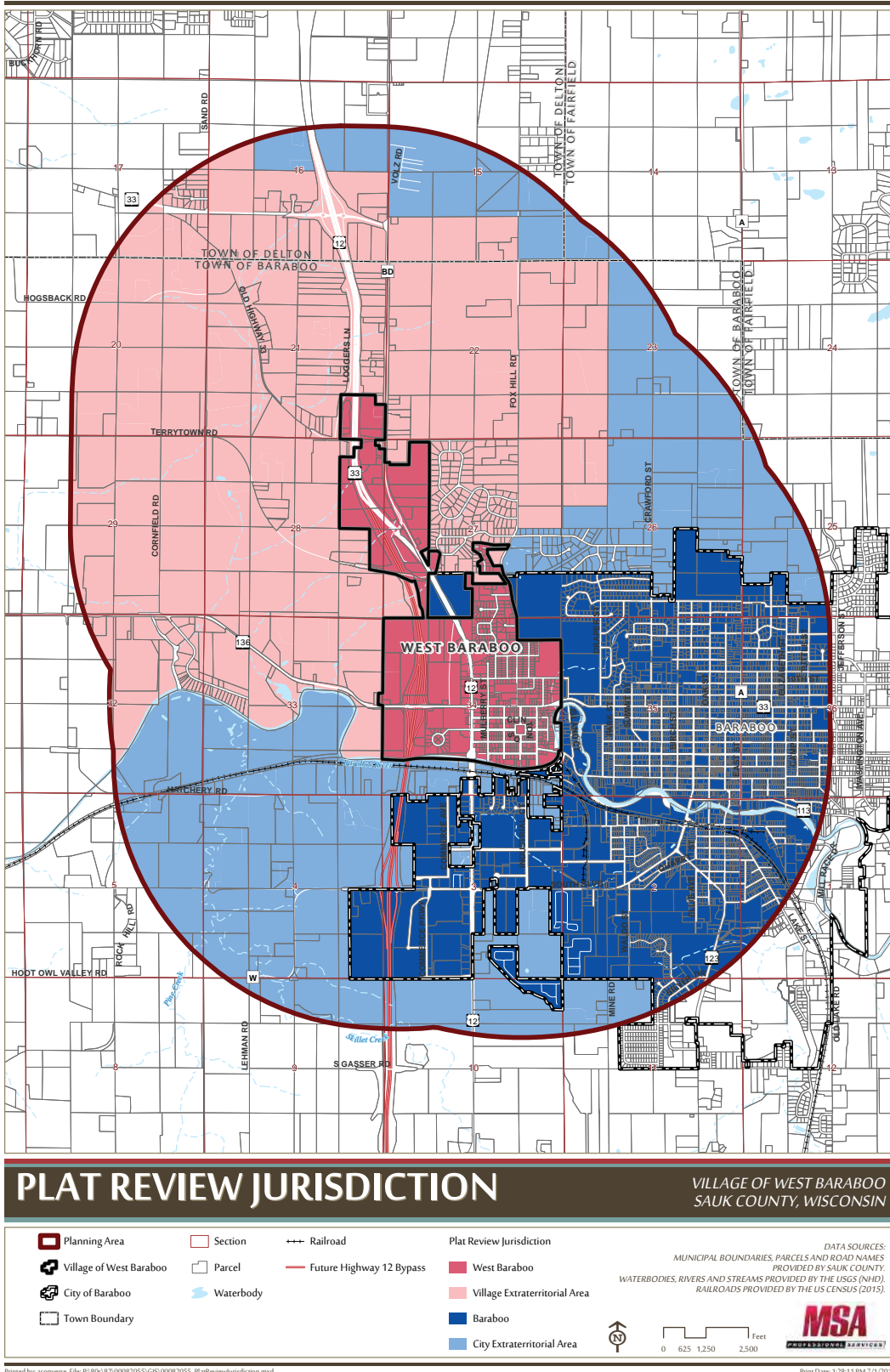
VILLAGE OF WEST BARABOO
SAUK COUNTY, WISCONSIN

-  Village of West Baraboo
-  City of Baraboo
-  Parcel
-  Railroad
-  Future Highway 12 Bypass

DATA SOURCES:
MUNICIPAL BOUNDARIES, PARCELS AND ROAD NAMES
PROVIDED BY SAUK COUNTY.
WATERBODIES, RIVERS AND STREAMS PROVIDED BY THE USGS (NHFD).
RAILROADS PROVIDED BY THE US CENSUS (2013).
AERIAL IMAGERY PROVIDED BY SAUK COUNTY (2015).



Figure 1.2 West Baraboo Planning and Plat Review Area



KEY COMMUNITY INDICATORS

The 2015 estimated population for the Village is 1,450; roughly 1,208 persons per square mile. From 2000 through 2010, the population in the Village of West Baraboo increased by 13%. This surpassed the growth rate for the City of Baraboo (12%), Sauk County (12%) and the State (6%).

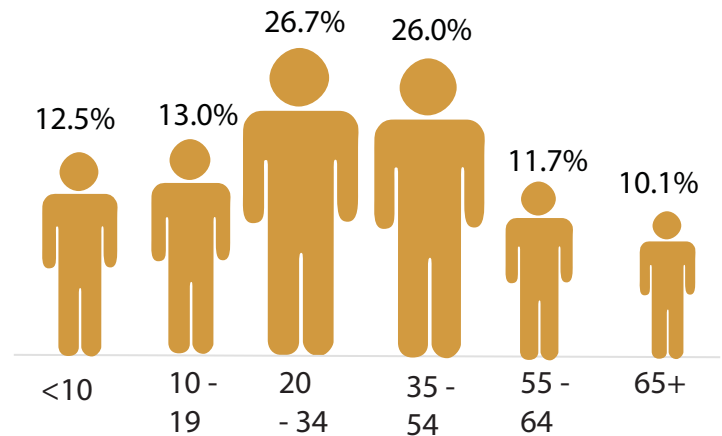
Based on Wisconsin Department of Administration (WIDOA) data, the Village's 2040 population is projected to be 1,765 which is an increase of 25% from 2010. This exceeds the City of Baraboo (20%), Town of Baraboo (2%) and the State's (14%) projected growth rates, but falls behind the growth rates projected for Sauk County (26%) and the Town of Delton (39%).

In 2010, the median age in the Village was 44.3, which is higher than the median age for the Town of Delton (42.5), City of Baraboo (38.2) and Sauk County (39.1). The Village of West Baraboo has a slightly lower proportion of "senior citizens" (i.e. 65 and over) as compared to the Town of Delton, City of Baraboo and Sauk County. In the future, the number of those 65 and older is expected to increase as baby boomers age.

Additional community indicators are summarized in Appendix C.

Age Profile, 2010

Source 2010 Census



Population Trends & Projections

Source: U.S. Census Bureau & WI DOA Projections

	Village of West Baraboo	Town of Delton	Town of Baraboo	City of Baraboo	Sauk County	Wisconsin
1980	846	1,426	1,545	8,081	43,469	4,705,642
1990	1,021	1,599	1,503	9,203	46,975	4,891,769
2000	1,248	2,024	1,828	10,711	55,225	5,363,675
2010	1,414	2,391	1,672	12,048	61,976	5,686,986
2015	1,450	2,495	1,700	12,250	63,750	5,783,015
2020	1,545	2,725	1,760	12,980	68,075	6,005,080
2025	1,640	2,940	1,815	13,660	72,175	6,203,850
2030	1,715	3,130	1,850	14,230	75,660	6,375,910
2035	1,750	3,250	1,835	14,440	77,265	6,476,270
2040	1,765	3,320	1,800	14,450	77,815	6,491,635

OTHER PLANNING DOCUMENTS

A number of existing Village, neighboring community and regional plans were reviewed and pertinent information helped to shape this plan.

VILLAGE PLANS & STUDIES

- Village of West Baraboo Comprehensive Plan, 2004
- Village of West Baraboo Zoning Map, 2013
- Village of West Baraboo Comprehensive Outdoor Recreation Plan, 2014
- Tax Increment Finance District #2 Project Plan

NEIGHBORING COMMUNITY PLANS & STUDIES

- City of Baraboo Comprehensive Plan, 2005
- City of Baraboo Riverfront Redevelopment Area Plan, 2005
- Town of Baraboo Comprehensive Plan, 2005
- Town of Delton Comprehensive Plan, 2009
- Baraboo Retail Market Analysis, 2011
- City of Baraboo Downtown and Riverfront Plan, 2011
- City of Baraboo Comprehensive Outdoor Recreation Plan, 2012
- Baraboo Economic Development Commission Planning Process, 2014

REGIONAL PLANS & STUDIES

- Highway 12 Corridor Growth Management Plan, 2003
- Sauk County Tourist Entertainment Corridor Design Guidelines, 2004
- A Comprehensive Plan for Organizations, Businesses, and Government in Sauk County, 2009
- Sauk County Snowmobile Map, 2012
- Sauk County Farmland Preservation Plan, 2013
- Sauk County Comprehensive Outdoor Recreation Plan, 2014
- Wisconsin Bicycle Map (Sauk County), 2015
- Grow Baraboo: An Economic Development Workplan for the Baraboo Area, 2015
- Phase I: Baraboo River Corridor Plan, 2016

FUTURE LAND USE RELATED TO THE US HIGHWAY 12 CORRIDOR

US 12 Corridor Growth Management Plan (2003)

The US 12 Growth Management Plan proposes the Highway 12 Corridor (north of West Baraboo) as a Tourist Entertainment Corridor, though it recommends preserving open space and woodland character in northern West Baraboo to provide transition to and separation from the Corridor. See Figure 1.3 for the approximate location of the Corridor.

In total the map identifies six types of corridors throughout the region, these corridors include employment center, mixed use (shopping with residential), tourist entertainment, neighborhoods (mixed residential, neighborhood shopping and schools, parks, shopping & churches), outdoor experience and agriculture & rural. West Baraboo is part of the following corridors:

- **Employment Center:** maintain the Baraboo Area's status as a regional center for jobs. The improved access provided by Highway 12 will create opportunities for capitalizing on the growing niche for high-tech companies in the Madison area.
- **Mixed Use:** facilitate mixed used, mixed density development projects, particularly along the existing Highway 12. Removal of through-traffic from existing Highway 12 will result in the relocation of some auto-oriented businesses and allow for increased density without traffic congestion.
- **Neighborhood:** promote smaller single-family lots to preserve land and create walkable neighborhoods. Adopt standards and provide land for high-quality multi-family housing.
- **Agricultural & Rural:** preserve lands west of Highway 12 for long-term agricultural use.

The plan also recommends using the Baraboo sewer service area as a 20-year urban growth boundary with housing densities in rural areas not to exceed one house for every 35 acres owned. The plan recognizes that communities do not operate in a vacuum and therefore suggests that the City of Baraboo, Village of West Baraboo and Towns of Baraboo, Fairfield and Greenfield should all negotiate and implement a binding intergovernmental agreement on future growth, urban and rural development, services and annexation.

Figure 1.3 Highway 12 Long Range Growth Concept Plan

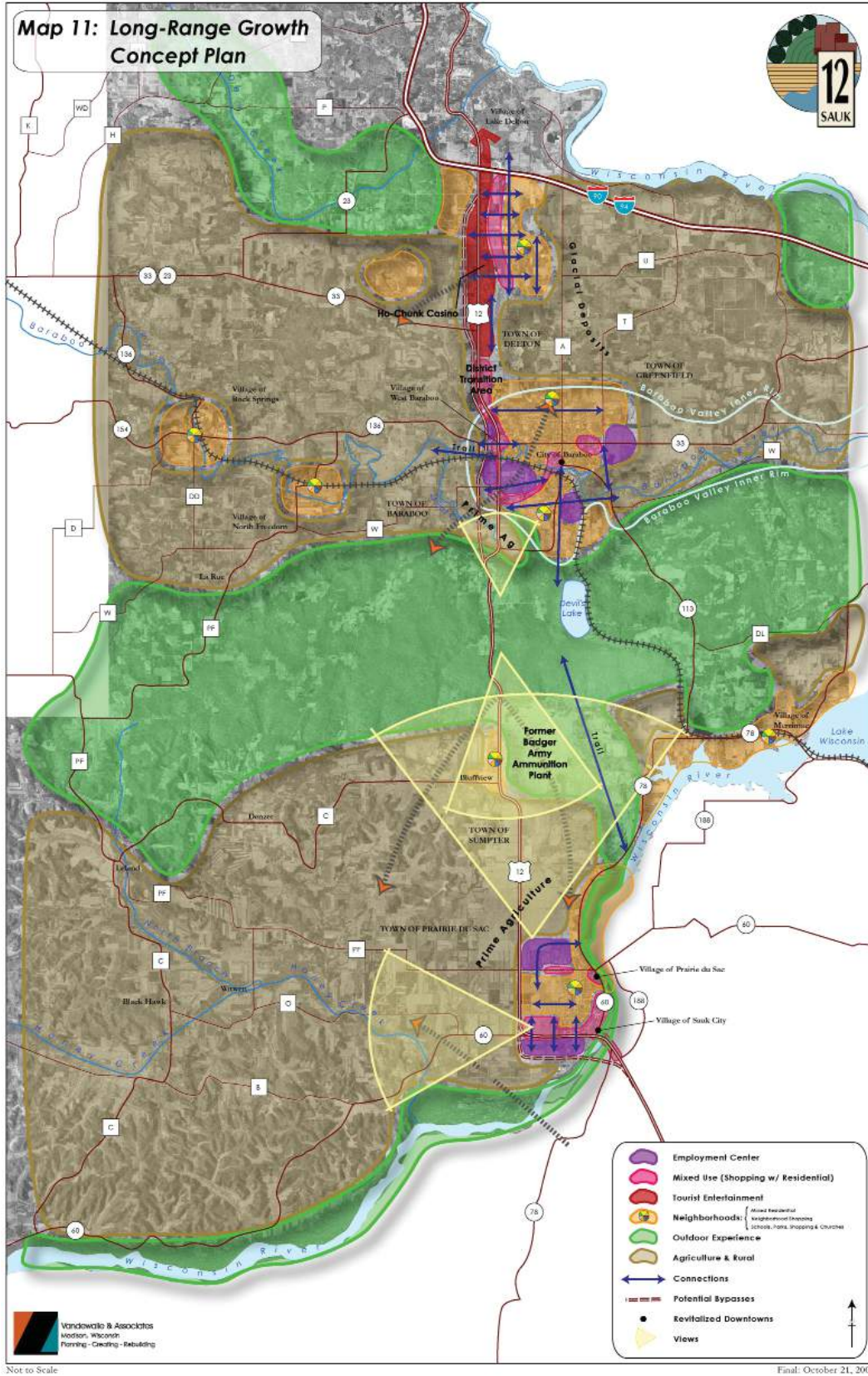
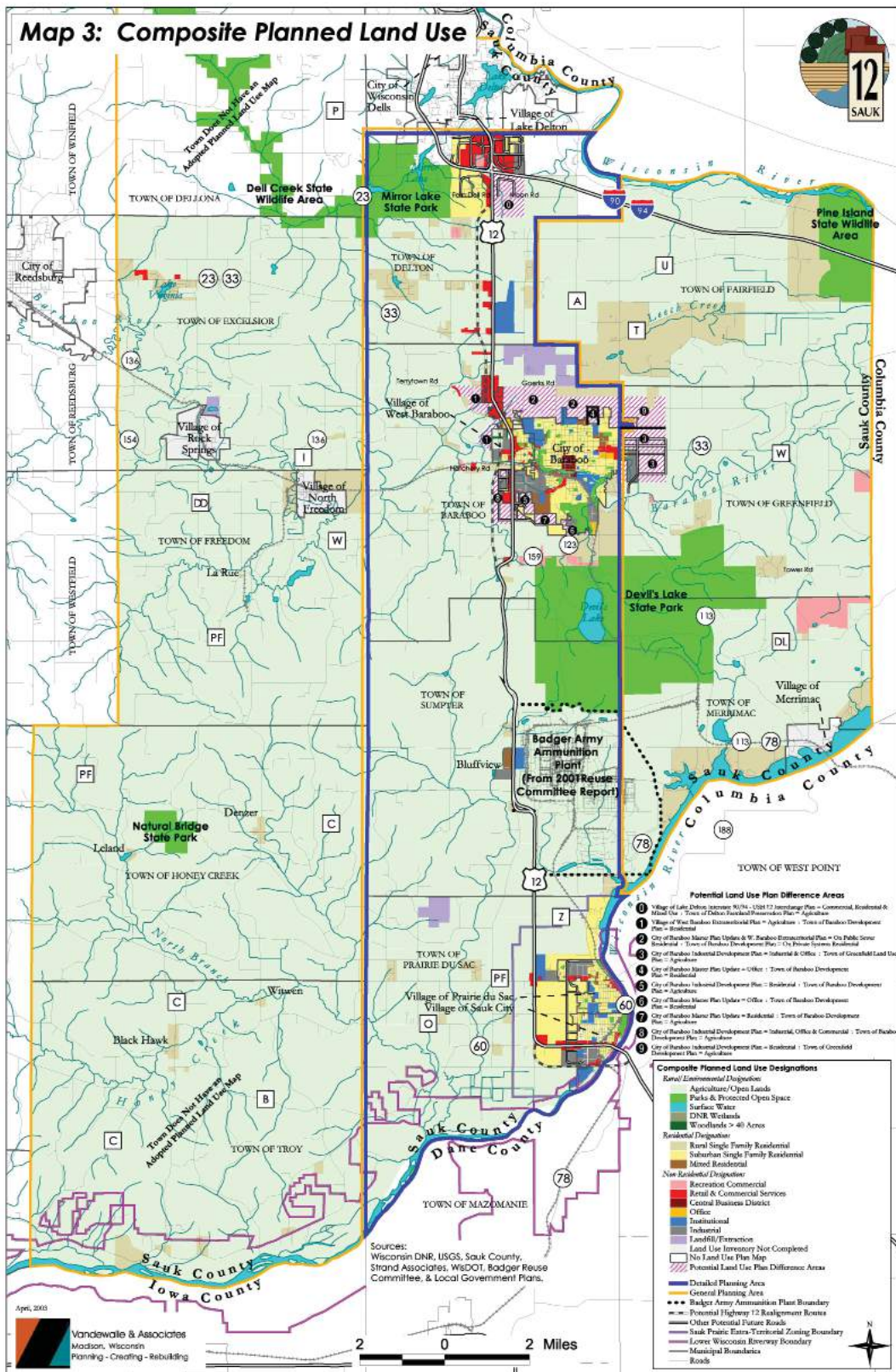


Figure 1.4 Highway 12 Planned Land Use



Large commercial uses should be directed to infill and redevelopment sites and as a second priority to “greenfield” sites along Highway 12 north of the westerly extension of Mine Road. See Figure 1.4 for Planned Land Use.

Town of Baraboo Comprehensive Plan (2005)

The Town of Baraboo Comprehensive Plan references and supports the land use and growth recommendations from the Highway 12 Growth Management Plan. The Town has also adopted the design guidelines from the Sauk County Tourist Entertainment Corridor and recommends that the guidelines be consistently applied. The plan recommends allowing recreational-commercial and traditional commercial development along the Highway 12 corridor when it is compatible with existing, adjacent commercial operations in compliance with the Highway 12 corridor design guidelines. Conventional “strip” commercial development is discouraged along Highway 12. Developers are encouraged to provide shared driveways and access points, service roads, and parking lots that promote internal circulation within and between adjacent properties.

City of Baraboo Comprehensive Plan (2005)

The City of Baraboo Comprehensive Plan also supports the Highway 12 Growth Management Plan by suggesting Baraboo promotes the implementation of the Tourist Entertainment Corridor Design Guidelines along Highway 12 north of the City’s forest land. The plan also recommends working with the Village of West Baraboo to develop design guidelines for non-residential development along Highway 12. More specifically the plan recommends

avoiding additional commercial strip development on the northern portion of Highway 12. See Figure 1.5 for Planned Land Use.

The plan also discusses Highway 12 as the most important entranceway into the community. Since there is no comprehensive standard for development types and intensities along the roadway, the plan recommends that the City, Village of West Baraboo or the Town of Baraboo all address how the entryways should look and relate to the larger community, how private development should be designed and how individual projects should relate to each other and surrounding parcels to create a visually pleasing, efficient and lasting development pattern. The City, Village and Town should strive to protect and improve the entryway experience through improved building and site design, extensive landscaping, signage and controlled access for commercial development. The restriction of future billboard development along the corridor is seen as paramount to preserving the character and appearance of the Highway 12 entryway.

Town of Delton Comprehensive Plan (2009)

The Town of Delton references the Tourist Entertainment Corridor District recommended in the Highway 12 Growth Management Plan. The Corridor is envisioned as a high quality commercial development with a “forest and rivers” theme. Tourist entertainment corridor businesses are located on the existing Highway 12 alignment, not the realigned highway. The corridor is planned for mixed commercial/residential uses which serve tourists and workforce residents. The plan also

references the Model Highway Design Overlay District (HCDO) from the USH 12 Corridor Growth Management Plan. The purpose of this overlay district is to maintain and enhance the aesthetic appeal, character, scenic beauty, natural landscape, dark sky, traffic safety, and orderly development along and visible from Highway 12. See Future Land Use Map in Figure 1.6.

Sauk County Comprehensive Plan (2009)

One of the goals in the Sauk County Comprehensive Plan is to fully realize the environmental, social and economic benefits from the expansion of the Highway 12 corridor (Sauk City to Lake Delton). This is to be accomplished by promoting US Highway 12 as the “Gateway to Sauk County” (emphasizing the County’s natural beauty, agriculture, economy, communities and outdoor recreation). The plan also states regulations and programs should be developed for the orderly development of the existing Highway 12 corridor as well as the new Highway 12 bypass. Other ideas for how to fully realize the benefits of the Highway 12 expansion include forming a regional group to carry on discussion and promote regional assets as well as create an advisory board consisting of representatives from all units of government along the Highway 12 corridor using a third party facilitator with the objective of establishing mutually acceptable policies along the corridor.

Grow Baraboo: An Economic Development Workplan for the Baraboo Area (2015)

The Grow Baraboo Plan suggests creating a West Entrance Corridor Redevelopment Plan. The plan would assess the Highway 12-Highway

33 intersection and environs for opportunities to improve functionality and aesthetic appeal. It would also develop strategies to connect traffic on the Highway 12 bypass with the businesses located at this intersection. The plan also cites the Baraboo Retail Market Analysis (2011) which recommends developing a retail niche or cluster (possibly national retail and hospitality) along the Highway 12 Corridor.

Figure 1.5 City of Baraboo Planned Land Use

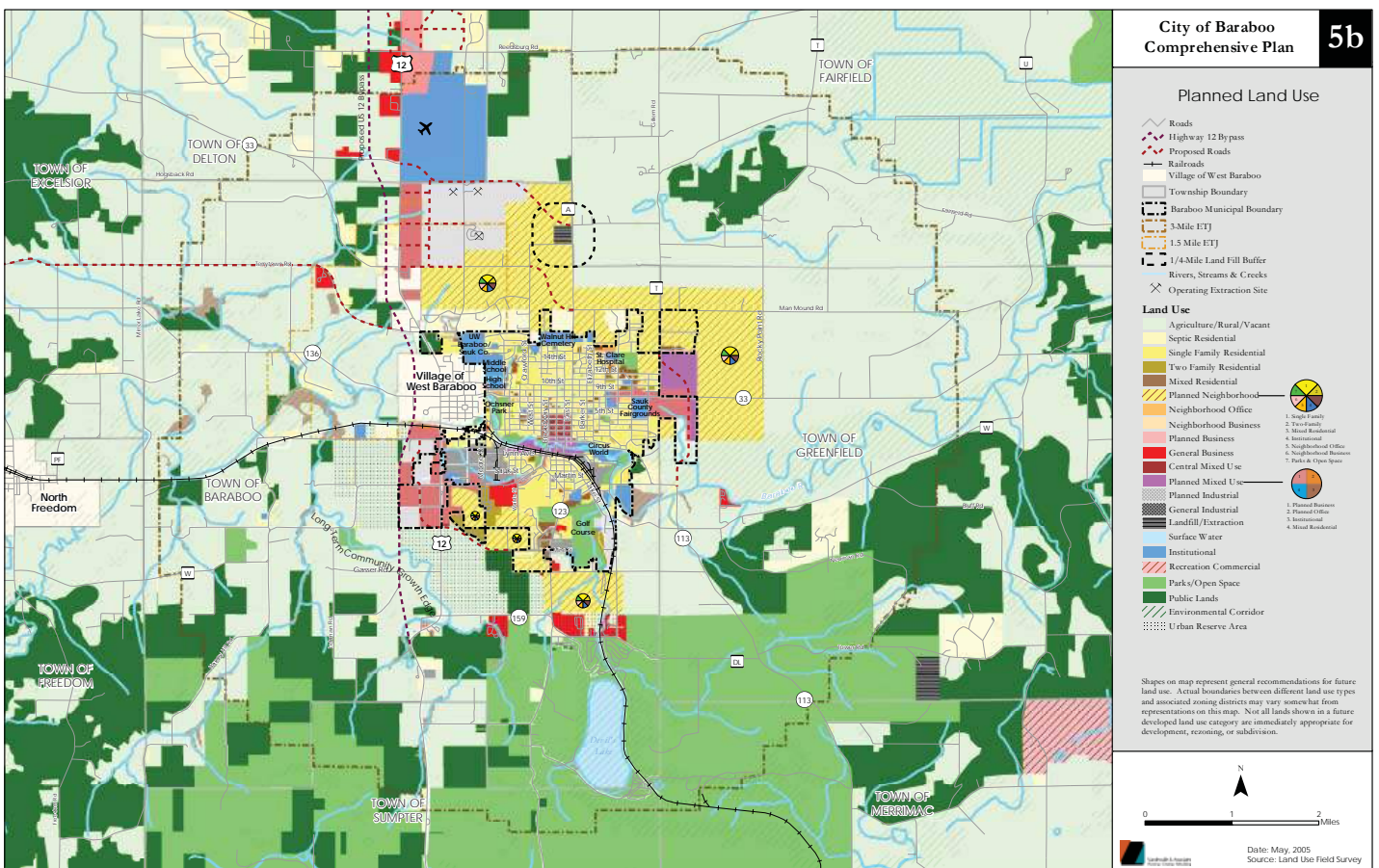
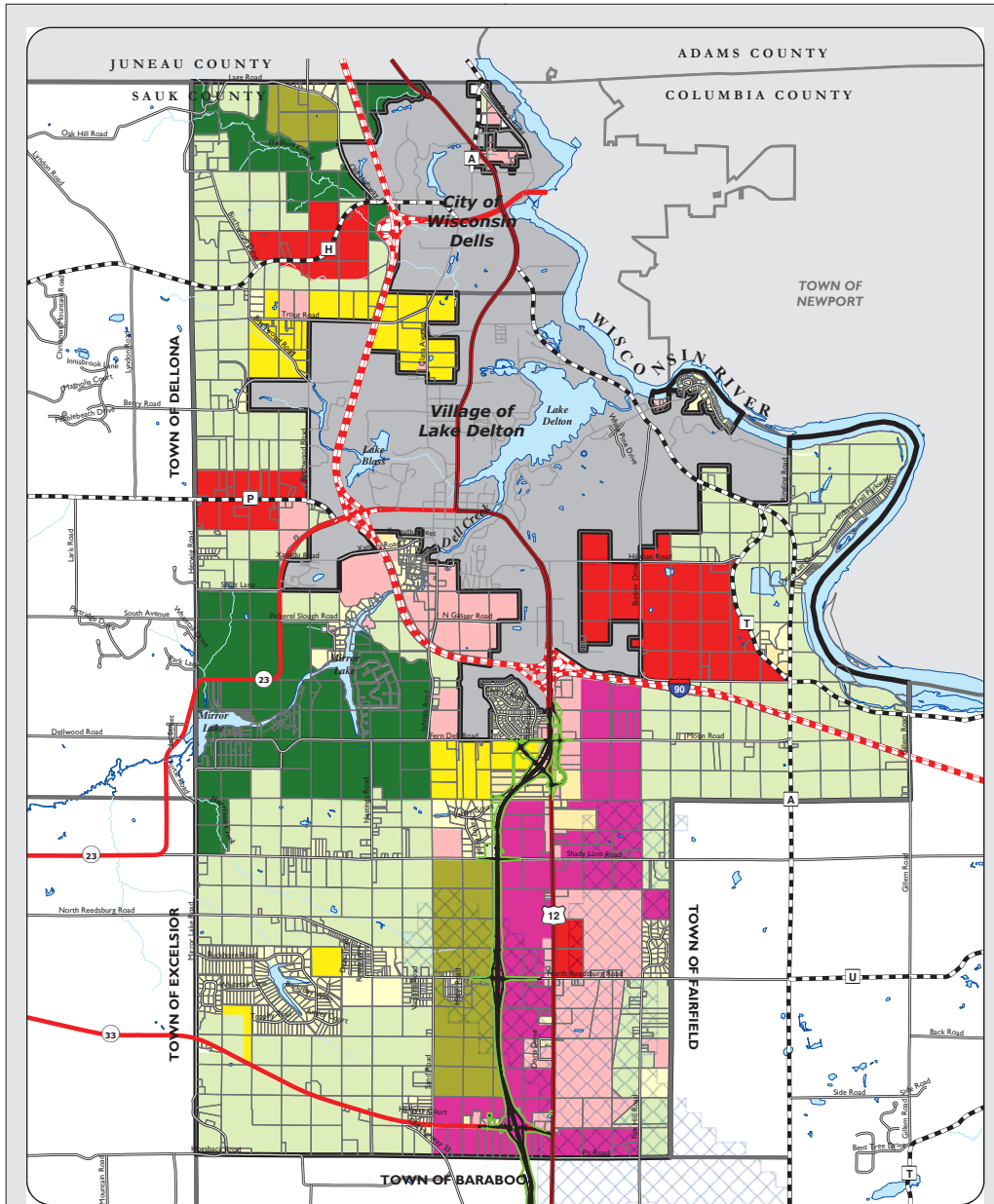


Figure 1.6 Town of Delton Future Land Use



Future Land Use Map

Legend

Future Land Use

- Agricultural
- Single Family Residential
- Future Residential (Primary)
- Future Residential (Secondary)
- Commercial
- Future Commercial (Secondary)
- Future Mixed Use (Primary)
- Light Industrial
- Mineral Reservation
- Public Use
- Airport Immediate Height Limitation

Transportation

- Interstate Highway
- United States Highway
- State Highway
- County Highway
- Town Road
- Municipal Street
- Recreation Trail
- Future Highway 12 ROW
- Future Highway 12 Alignment

Boundaries

- Parcel Boundary
- Town of Delton
- Town Boundary
- County Boundary
- River/Stream

Miles
0 0.4 0.8



*Town of Delton
Comprehensive Plan*

*Map
11-7*



Source:
Base information including
parcels, waterways
and roadways produced
by the Sauk County Mapping
Department.

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