

Chapter 3

FUTURE LAND USE

Chapter 3 Contents

Future Land Use

This chapter outlines the desired future land use for West Baraboo and the surrounding planning area, including categories of land uses, development densities and design strategies consistent with the goals, objectives, and strategies of Chapter 2. This chapter includes the following sections:

- » Using the Future Land Use Map
- » Amending the Future Land Use Map
- » Interpreting Boundaries
- » Future Land Use Categories, Policies and Design Strategies

Future Land Use Guide

USING THE FUTURE LAND USE MAP

The Future Land Use Map (refer to Figure 3.1 and Appendix D) identifies categories of similar use, character and density. These categories, and associated policies, are described in the succeeding pages, including explanation of the Village's intent, zoning, design and development strategies for each.

This plan includes two Future Land Use Maps, one scaled to view the entire planning area and an additional map scaled to those areas within the Village limits at the time this plan was developed. Other than the difference in layout design both maps are identical and together are considered the Village's official Future Land Use Map.

This map and the corresponding text 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.

Where existing uses in this map differ from the current use, it is not the general intent of the Village to compel a change in zoning or a change in use. Except in rare instances when the Village may actively facilitate redevelopment of a priority site, the Village's use of this map will be only reactive, guiding response to proposals submitted by property owners and developers.

Statement of Intent & Typical Uses

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 legally set 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 classification.

Potentially Acceptable Zoning Districts:

The future land use classifications do identify those Village of West Baraboo Zoning Districts that currently "fit" 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 consistent with this plan. Areas subject to Village zoning districts include all lands located within the Village of West Baraboo Municipal Boundary. Areas outside the municipal boundary, but within the Village's extraterritorial plat review jurisdiction are subject to the Village's Subdivision and Platting Ordinance in addition to Sauk County and local Township zoning and land division regulations.

The list of potentially acceptable zoning districts includes an identification of "primary" and "secondary" zoning districts. These notations provide additional guidance to the Village and applicants regarding the relative mix of zoning intended within each future land use category.

Best Practice Design Strategies:

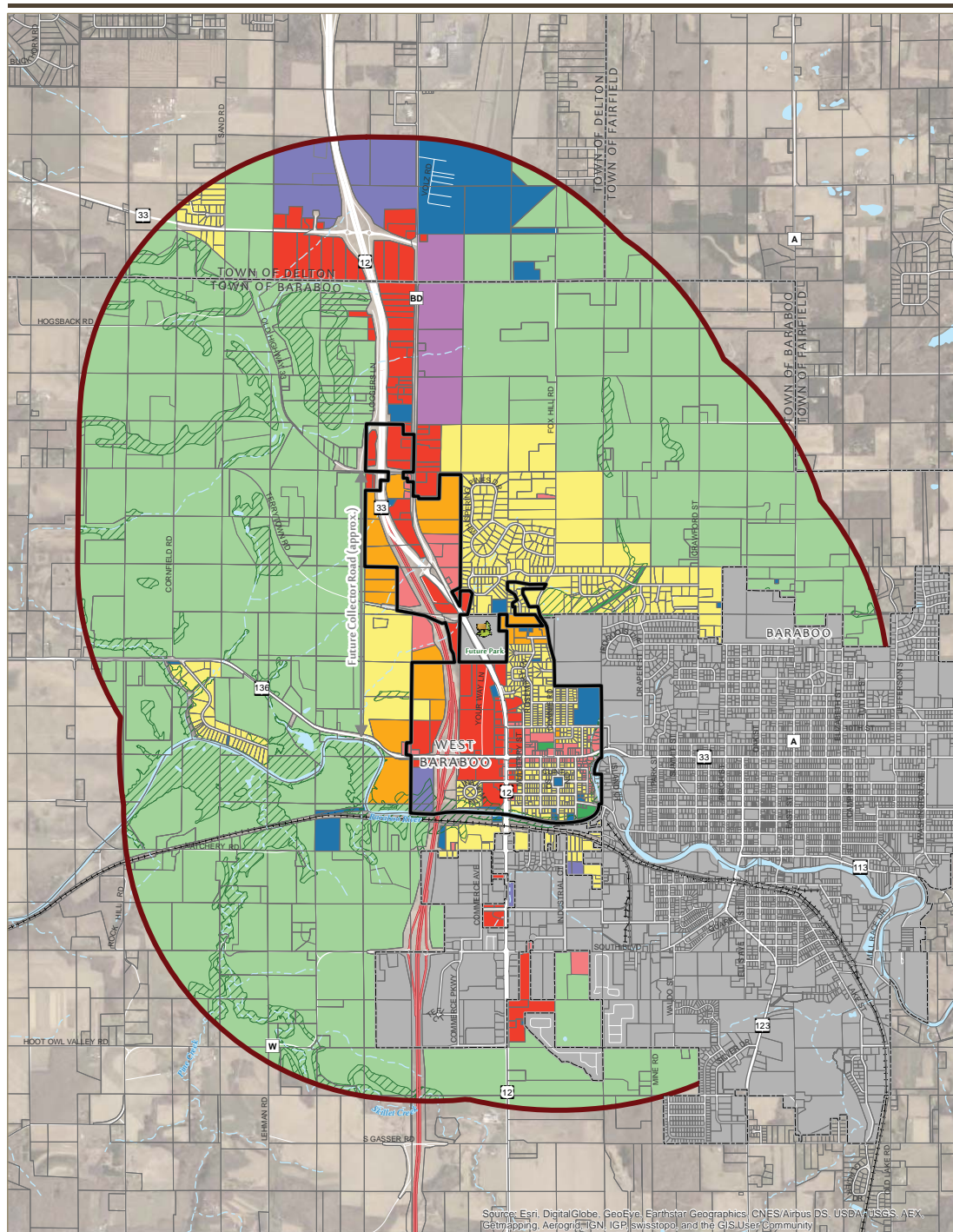
The Best Practice Design Strategies listed within each category are provided to help developers and Village officials make design decisions during the development process consistent with the intent of the future land use category. These strategies may be used to help determine whether to approve a rezoning, 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 associated typical uses 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, and ability to provide services to the site, and the phasing of development before an application is approved.

The nine categories designated on the Future Land Use Map are:

- RL** - Rural Lands
- MDR** - Medium Density Residential
- HDR** - High Density Residential
- NMU** - Neighborhood Mixed Use
- HC** - Highway Commercial
- MUB** - Mixed Use Business
- I** - Industrial
- GI** - Government and Institutional
- PRC** - Parks, Recreation & Conservancy
- NRP** - Natural Resource Protection

Figure 3.1 Future Land Use Map (Planning Area)



FUTURE LAND USE

VILLAGE OF WEST BARABOO
SAUK COUNTY, WISCONSIN

<ul style="list-style-type: none"> Planning Area Parcel Village of West Baraboo City of Baraboo Town Boundary 	<ul style="list-style-type: none"> Waterbody Railroad Future Highway 12 Bypass 	<p>Future Land Use</p> <ul style="list-style-type: none"> Rural Lands Medium Density Residential High Density Residential Neighborhood Mixed Use Highway Commercial Mixed Use Business Industrial Government and Institutional Parks, Recreation and Conservancy 	<ul style="list-style-type: none"> Natural Resource Protection
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MUNICIPAL BOUNDARIES, PARCELS AND ROAD NAMES PROVIDED BY SAUK COUNTY. WATERBODIES, RIVERS AND STREAMS PROVIDED BY THE U.S. ARMY CORPS OF ENGINEERS. RAILROADS PROVIDED BY THE U.S. Census (2015). AERIAL IMAGERY PROVIDED BY ESRI.

MSA
PROFESSIONAL SERVICES

Future Land Use Guide

AMENDING THE FUTURE LAND USE MAP

It may from time to time be appropriate to consider amendments to the Future Land Use Map. See Chapter 4 for a description of the procedural steps for amending any aspect of this plan. The following criteria should be considered before amending the map.

Agricultural- The land does not have a history of productive farming activities or is not viable for long-term agricultural use. The land is too small to be economically used for agricultural purposes, or is inaccessible to the machinery needed to produce and harvest products.

Compatibility- The proposed 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 indicate approaches that will minimize incompatibilities between uses.

Natural Resources- The land does not include important natural features such as wetlands, floodplains, steep slopes, scenic vistas or significant woodlands, which will be adversely affected by the proposed development. The proposed building envelope is not located within the setback of Shoreland and Floodplain zones (or is raised above regional flood line). The proposed development will not result in undue water, air, light, or noise pollution. Petitioner may indicate approaches that will preserve or enhance the most important and sensitive natural features of the proposed site and mitigate impacts to surrounding properties.

Emergency Vehicle Access- 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.

Ability to Provide Services- 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, transportation system capacity, emergency services capacity (police, fire, EMS), parks and recreation, library services, and potentially water and/or sewer services, are adequate to serve the proposed use. Petitioners may also demonstrate how they will assist the Village 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 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 development is consistent with the general vision for the Village, and the other goals, objectives, and policies of this plan.

INTERPRETING BOUNDARIES

Where uncertainty exists as to the boundaries of future land use categories shown on the Future Land Use Map, the following rules will apply. If uncertainty still exists, the Village Board shall decide any inquires related to map boundaries.

1. Boundaries indicated as approximately following the center lines of streets, highways, or alleys will be construed to follow such center lines.
2. Boundaries indicated as approximately following platted lot lines or U.S. Public Land Survey lines will be construed as following such lot lines.
3. Boundaries indicated as approximately following municipal boundaries will be construed as following such boundaries.
4. Boundaries indicated as following railroad lines will be construed to be midway between the main tracks.
5. Boundaries indicated as following shorelines and floodplains, will be construed to follow such shorelines and floodplains, and in the event of change in the shorelines and floodplains, it will be construed as moving the mapped boundary.
6. Boundaries indicated as following the center lines of streams, rivers, canals, or other bodies of water will be construed to follow such center lines.
7. Boundaries indicated as parallel to extension of features indicated in the preceding above will be so construed. The scale of the map will determine distances not specifically indicated on the map.

Future Land Use Categories

RURAL LANDS (LOW DENSITY RESIDENTIAL)

Statement of Intent & Typical Uses

The Rural Lands (RL) category is intended to preserve land and rural character in areas deemed unlikely, inappropriate, or infeasible for non-agriculturally based development at the time this plan was developed. Typical uses in these areas include:

- Farming & Farmsteads
- Agricultural Based Businesses
- Bed and Breakfast Business
- Campgrounds
- Forestry Operations
- Small Scale Quarry Operations
- Open Spaces and Woodlands
- Limited low density residential non-farm developments on well and septic systems
- Utilities (e.g. substations)

The development of residential subdivisions is strongly discouraged in areas designated as Rural Lands. The preferred development density is one (1) dwelling unit per twenty (20) acres, or less of contiguous land under single ownership rounded to the nearest whole number. In limited cases, the use of conservation subdivisions or cluster developments may be permissible. The development of non-agriculturally based commercial and manufacturing uses is also strongly discouraged in RL areas.

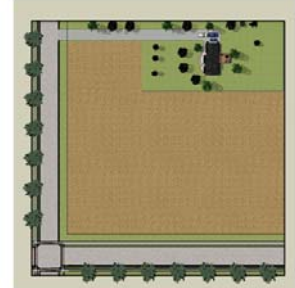
Development in RL areas should be limited in order to preserve rural vistas, open spaces, woodlands, and agricultural lands. In addition, limiting development in these areas serves to reduce urban sprawl and inefficient land development. Non-agriculturally based uses should be targeted for development within the Village where a full range of urban services can be provided and developments can occur at greater densities.

Those new developments which are deemed appropriate for approval in RL areas should be located in order to minimize the fragmentation of productive agricultural land and to minimize disruption to existing farm operations. New access points on to county and state highways should be avoided when possible, particularly those intended on serve only one property. New developments that would pose a threat to the efficient expansion of the Village should be prohibited.

BEST PRACTICE DESIGN STRATEGIES



Desirable Layout #1



Desirable Layout #2

Placing the property at the corner of the parcel (property) maximizes productive agricultural land.



Conservation development layout example: Emphasis on minimal roadways with a large amount of conserved land for public use and trails.

Potentially Acceptable Zoning Districts include:

- CO - Conservancy (primary)
- R-1 Single-Family Residential (secondary)**

**Note, at the time this plan was developed there were no areas within the Village's corporate limits identified as Rural Lands. Section 17.19 of the Village's Zoning Code requires "all property hereafter annexed to the Village shall be classified as R-1 Single-Family Residential until this classification is changed by amendment of this Ordinance." Therefore it is assumed that any areas identified as Rural Lands within this plan that would be annexed to the Village would be rezoned to R-1 Single-Family Residential at the time of annexation. Any proposed amendments to rezone these areas would likely first trigger a need to amend the Future Land Use Map to a different future land use category.

Future Land Use Categories

MEDIUM DENSITY RESIDENTIAL

Statement of Intent & Typical Uses

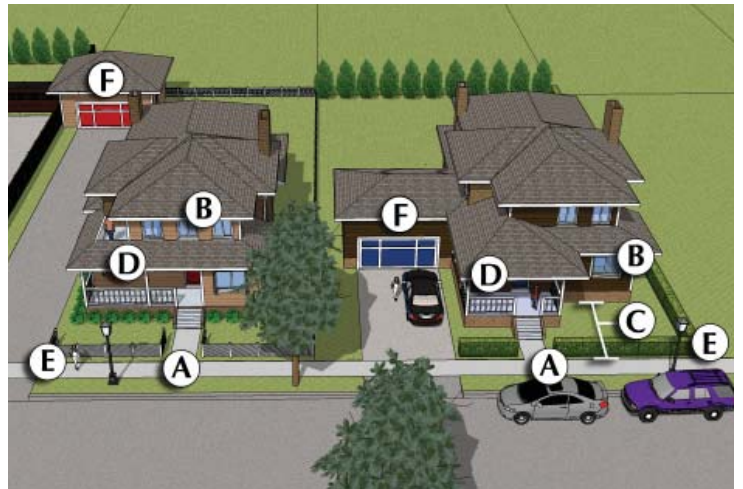
Medium Density Residential (MDR) areas are intended for primarily single-family housing with densities up to 9 (nine) units per acre. Areas classified as MDR will typically be predominately single-family detached units with the potential for some duplex, tri-plex, four-plex, and other lower density attached housing developments such as courtyard apartments, bungalow court apartments and townhouses (see representative image below). Though single-family housing is the predominant use in most neighborhoods, healthy, balanced neighborhoods may also include other uses that support the needs of residents, including:

- Senior Housing
- Parks and recreational facilities
- Small municipal and institutional facilities (e.g. well house)
- Community centers
- Places of worship
- Schools
- Day care centers
- Small pockets of High Density Residential (<20% of total new development areas*, typically located as a buffer to non-residential uses or along major roadways/intersection to a single-family housing subdivision)
- Small commercial uses that serves neighborhood needs (<10% of total new development areas*, typically located as a buffer to non-residential uses or along major roadways/intersections to a single-family housing subdivision).

Potentially Acceptable Zoning Districts include:

- R-1 Single-Family Residential (primary)
- R-2 Two-Family Residential (secondary)
- R-3 Multiple-Family Residential (secondary)
- SRO-1 & 2 Small Scale Retail and Office Transition

BEST PRACTICE DESIGN STRATEGIES



This graphic illustrates how a single-family homes can use varying techniques to create a relationship with the street (see text for technique descriptions)

- A. Building setbacks will vary according to building type and lot size but should generally not exceed 35 feet.*
- B. The mix of architectural themes or styles should generally be consistent within a neighborhood or development, but there should be variation in floor plan, facade design, and color choice to avoid monotony.*
- C. Utilize low fences, hedges or other landscaping to establish a layer of privacy behind a sidewalk if a sidewalk is present.*
- D. Incorporate covered front porch or at least a raised stoop, preferably covered.*
- E. Include sidewalks, especially along primary collector streets and pedestrian scaled /decorative lighting.*
- F. Consider garage location and scale to avoid a "garage-scape" street appearance. Garages should be setback from the front facade or turned 90 degrees.*



Source: Opticos Design Inc.

Future Land Use Categories

HIGH DENSITY RESIDENTIAL

Statement of Intent & Typical Uses

High Density Residential (HDR) areas are intended for housing with densities up to 18 units per acre. Areas classified as HDR will typically be predominately multi-family attached units (i.e. courtyard apartments up to mid-rise apartments) with the potential for some single-family attached, single-family detached, duplex, tri-plex, four plex, and other lower density housing developments. Though multi-family housing is the predominant use in most neighborhoods, healthy, balanced neighborhoods may also include other uses that support the needs of residents, including:

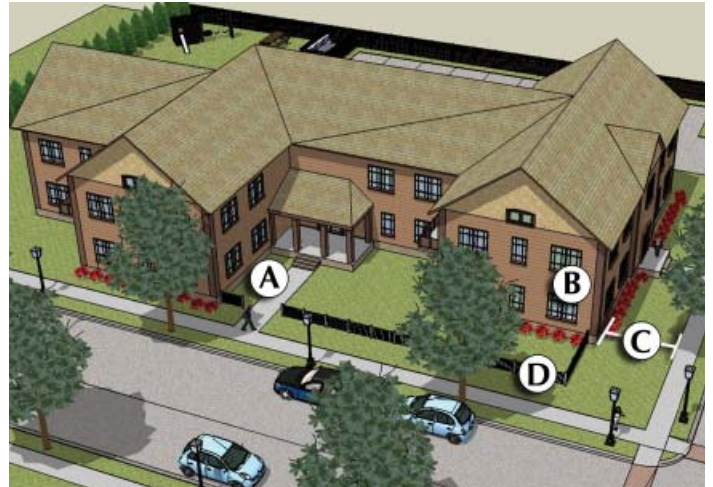
- Senior Housing
- Assisted Living Facilities
- Parks and recreational facilities
- Small municipal and institutional facilities (e.g. well house)
- Community centers
- Places of worship
- Schools
- Day care centers
- Small pockets of Medium Density Residential (<25% of total new development areas*)
- Small commercial uses that serves neighborhood needs (<20% of total new development areas*, typically located along major roadways/intersections to the development area).

Potentially Acceptable Zoning Districts include:

- R-1 Single-Family Residential (secondary)
- R-2 Two-Family Residential (secondary)
- R-3 Multiple-Family Residential (primary)
- SRO-1 Small Scale Retail and Office Transition (secondary)
- SRO-2 Small Scale Retail and Office (secondary)

**The Future Land Use Map identifies those undeveloped areas near the existing Village corporate limits by the primary type of development (i.e. future land use category) envisioned in these areas at the time this plan was adopted. The Village recognizes that detailed site planning to identifying precisely how larger unplatted parent parcels ("new development areas") may be subdivided, zoned and developed is outside of the scope of a comprehensive plan. Given this limitation, the Village's desire to provide developers site planning flexibility, and the desire to encourage compatible mixed use developments, the Village has identified the maximum percentage of secondary future land use categories that may be included in future site specific development proposals.*

BEST PRACTICE DESIGN STRATEGIES



This graphic illustrates how a multi-family building can use varying techniques to create a relationship with the street (see text for technique descriptions)

- A. The front door should face the street and there should be a clear route to the door from the street or sidewalk.*
- B. The mix of architectural themes or styles should generally be consistent within a neighborhood or development, but there should be variation in floor plan, facade design, and color choice to avoid monotony.*
- C. Building setbacks will vary according to building type and lot size but should generally not exceed 40 feet. When adjacent to lower density residential buildings, larger buildings should incorporate strategies to minimize the apparent size of the building, including flat roofs instead of pitched roofs, deeper setbacks for upper stories, and/ or variation in the depth of the setback along the building facade.*
- D. Utilize low fences, hedges or other landscaping to establish a layer of privacy behind the sidewalk.*

Future Land Use Categories

NEIGHBORHOOD MIXED USE

Statement of Intent & Typical Uses

The Neighborhood Mixed Use (NMU) areas are intended to provide a unique mix of small scale commercial, medium to higher density residential, public and related uses in a bicycle and pedestrian-friendly environment. Areas identified as NMU often serve as a buffer between Medium Density Residential developments and Highway Commercial or Industrial uses. The purpose of the NMU category is to provide flexibility in determining the most appropriate mix of complementary land uses in close proximity to one another. Example uses include:

- Attached Single-Family Residential
- Multi-Family Residential
- Senior Housing
- Assisted Living Facilities
- Mixed-Use Residential/Commercial
- Restaurants and Entertainment
- Small Scale Retail Sales and Service
- Professional Offices
- Civic and Institutional
- Park and Recreation

Neighborhood Mixed Use areas are intended to provide areas for both vertical mixed uses (i.e. buildings with multiple uses) or horizontal mixed uses (compatible uses adjacent to one another).

Residential land uses in NMU areas shall not exceed the density requirements for the High Density Residential classification. Most residential uses should occur as a second and third floor in buildings with ground floor retail or office uses. New detached single family residential uses are not allowed in these areas.

Big box retail uses are discouraged in these areas unless they are part of a highly integrated, well planned mixed-use development. Single story strip commercial developments are also discouraged in these areas. If either of these types of development are proposed high quality site and building design features/materials should be utilized to achieve the Village's intent for these areas. Outdoor storage of raw materials is highly discouraged in these areas and outdoor display of retail merchandise should be minimized. Uses that require large parking lots is highly discouraged in these areas.

Single story buildings are discouraged in these areas. Where single floor plan buildings are proposed exterior building facades should give the appearance of at least a 1.5 story building and include variations in building facade colors, materials, and depths to promote a higher standard of aesthetics. The use of gabled roofs to blend with residential buildings is also encouraged when new commercial developments are proposed near existing or planned residential areas. Outdoor areas for dining is encouraged.

This category is intended to foster mixed-use development areas that are characterized by quality architecture, signage, landscaping, and site design.

Potentially Acceptable Zoning Districts include:

- R-2 Two-Family Residential (secondary)
- R-3 Multiple-Family Residential (primary)
- SRO-1 Small Scale Retail and Office Transition (primary)
- SRO-2 Small Scale Retail and Office (primary)
- CO - Conservancy (secondary)

Future Land Use Categories

BEST PRACTICE DESIGN STRATEGIES



Incorporating generous amounts of landscaping, smaller scale building signage



First floor retail with second story office or residences with shallow setbacks to promote walkability



Single family home conversions to bed and breakfast inns provide a good transition between single family residential and non-residential uses



Monument sign with decorative wall and planter at pedestrian scale



Two story office with gabled roof to blend with residential development



Variation in commercial facade materials, colors, and setbacks



Incorporation of decorative stone and wood building materials. Pitched roofs and gables should be considered for all buildings adjacent to residential development



Home-to-office conversions are a good transition use and design as a buffer between single family residential



One and a half to two story neighborhood commercial

Future Land Use Categories

HIGHWAY COMMERCIAL

Statement of Intent & Typical Uses

Highway Commercial (HC) areas are intended for retail, service, and office uses that serve neighborhood, community and regional markets. Example uses include:

- Big Box retailers and shopping centers
- Offices
- Clinics and health care facilities,
- Hotels
- Restaurants and entertainment businesses
- Storage
- Gas Stations and convenience stores
- Automobile sales and services

The type and size of use will be determined by location and business characteristics (e.g. size, hours of operation, traffic impacts, etc.) For example, areas near major transportation routes or near highway interchange ramps are generally better suited for larger retail uses such as “big-box” commercial uses. These uses typically require larger building footprints and parking lots.

Those areas located along local streets or adjacent to residential neighborhoods are better suited for smaller commercial uses that serve neighborhood needs. These uses typically require smaller building footprints and parking lots and are less likely to have intensive truck and delivery needs.

Outdoor storage of raw materials is strongly discouraged. Outdoor areas for dining is encouraged.

Potentially Acceptable Zoning Districts include:

- SRO-1 Small Scale Retail and Office Transition (secondary)
- SRO-2 Small Scale Retail and Office (secondary)
- C - Commercial (primary)
- CO - Conservancy (secondary)

Best Practice Design Strategies:

- Refer to pages 3-12 and 3-13

MIXED USE BUSINESS

Statement of Intent & Typical Uses

Mixed Business (MUB) areas are intended for a wide range of retail, commercial, office, and light industrial uses. Most areas identified as MUB have yet to be developed. The purpose of the MUB category is to provide flexibility in determining the most appropriate mix of complementary land uses in close proximity to one another. Example uses include:

- Professional and corporate offices
- Business incubators
- Medical facilities
- Business supported uses - retail, daycare, health club, etc.
- Light Industrial High Tech uses
- Eco-Business Parks
- Retail sales and services that are compatible with office uses

Uses that require outside storage of equipment or raw materials, or have high semi-truck traffic, are generally not permitted in these areas and are better suited for areas identified as Industrial on the Future Land Use Map, unless the land area needed for outside storage is minimal and high quality screening is proposed to block views of these areas.

MUB developments are usually designed in a unified manner and feature both public and private landscaping, and common directory signage and/or entry features. to provide a higher aesthetic than typically found in Industrial areas.

Potentially Acceptable Zoning Districts include:

- SRO-1 Small Scale Retail and Office Transition (secondary)
- SRO-2 Small Scale Retail and Office (secondary)
- C - Commercial (primary)
- I - Industrial (primary)
- CO - Conservancy (secondary)

Best Practice Design Strategies:

- Refer to pages 3-12 and 3-13

Future Land Use Categories

INDUSTRIAL

Statement of Intent & Typical Uses

Industrial (I) areas are intended for business uses that typically require outside storage of raw materials, processing and assembly of materials, and warehousing of goods. Businesses typically require large single story clear span buildings and may have higher semi-truck traffic demands than uses typically found in MUB areas. Typical uses in these areas have one or more characteristics which do not make them conducive to being located adjacent to residential development, particularly if no or minimal on-site mitigation is provided.

- Manufacturing
- Parts assembly
- Packaging and bottling
- Warehousing
- Distribution Centers
- Wholesale trade
- Laboratories
- Mini-storage
- Animal hospitals, shelters, and kennels

Potentially Acceptable Zoning Districts include:

- I - Industrial (primary)
- CO - Conservancy (secondary)

Best Practice Design Strategies:

- Refer to pages 3-12 and 3-13

Future Land Use Categories

BEST PRACTICE DESIGN STRATEGIES



Rains gardens of all sizes can help collect, filter and infiltrate stormwater run off while attracting wildlife and enhancing site aesthetics



Permeable asphalt, provides an alternative to traditional, less permeable asphalt. On-site stormwater management methods should be used to protect local waterways



Parking should be separated from the building and the public sidewalk by landscaped buffer strips



The above concept illustrates shared parking between two developments connected by an access drive, and includes vegetative buffers along all pedestrian routes.



Parking lot landscape islands can also collect and filter stormwater runoff



Monument signs are encouraged in all settings instead of pole signs

Future Land Use Categories

BEST PRACTICE DESIGN STRATEGIES



All commercial buildings, and office spaces attached to industrial buildings, are encouraged to use large windows to enhance visual connections and interior lighting



Awnings and canopies are encouraged at entrances to enhance shelter and architectural character



Bringing a portion of the building close to the street is encouraged whenever possible. Awnings providing visual interest



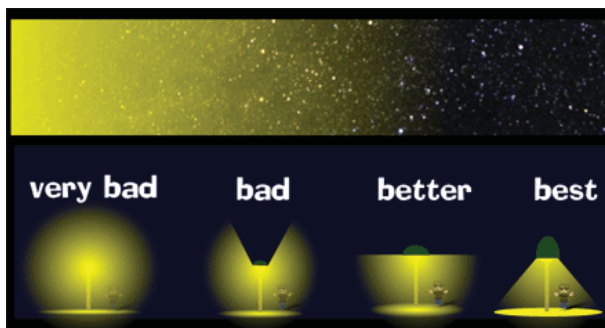
Storage and loading areas should be screened from view from adjacent lands, especially residential or natural areas



Service features such as garbage containers should be shielded from view in an enclosure compatible with the building architecture



Exterior lighting should use full cut-off fixtures that prevent light trespass and glare



Lighting design best practices for use in any of the future land use areas



Variations in facade depth and heights for industrial buildings to break up long monotonous walls

Future Land Use Categories

GOVERNMENT AND INSTITUTIONAL

Government & Institutional (GI) areas are intended for churches, schools, cemeteries, art and cultural facilities, local government facilities, 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.

Potentially Acceptable Zoning Districts include:

- The Village does not maintain a stand alone public and institutional zoning district. Such uses are typically considered as conditional uses in another zoning district.

PARKS, RECREATION AND CONSERVANCY

Parks, Recreation and Conservancy (PRC) areas are intended for active and passive recreation uses or preservation of natural areas, stormwater facilities, or drainage basins.

Areas identified as PRC should be preserved for passive and active recreational uses. Some stormwater management or other utility/institutional uses (e.g. water towers) maybe located within these areas.

Potentially Acceptable Zoning Districts include:

- CO Conservancy District (primary)
- As a conditional use in another zoning district

NATURAL RESOURCE PROTECTION

The Natural Resource Protection (NRP) overlay classification identifies sensitive lands that may be subject to development restrictions enforced by Village, County, State, or Federal agencies. Mapped NRP areas include lands that meet one or more of the following conditions:

- Water bodies and wetlands mapped as part of the WDNR Wetland Inventory, or
- 100-Year Floodplains based on FEMA maps
- Areas with slopes averaging 20% or more

Areas shown as NRP on the Village's 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 NRP areas are derived from third party sources and are generally considered sufficient for the intent of this planning document. 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 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; to prevent and control water pollution; to prevent erosion and sedimentation; to prevent property damage caused by flooding; to preserve areas of natural beauty; and to provide areas for outdoor recreation. A majority of the NRP represents areas that are

vital to the region's ecosystem and are key ingredients of the rural character and image of the West Baraboo community, and thus development in areas designated NRP shall be limited based on underlying local, county, state or federal environmental regulations.

This classification is intended to function as an overlay district, such that the underlying future land use classification (Rural Lands, Medium-Density Residential, Manufacturing, etc.) remains in place, but the overlay classification indicates the possibility of additional restrictions on development.

Landowners are advised that land within NRP areas may be restricted from building development, site grading, or vegetation clearing under the Village, County, State, or Federal regulations. The Village maintains that some sites may be suitable for development with proper site planning. Where building development is permissible additional building setbacks and buffer yards beyond the minimum requirements is encouraged.

Recreational uses, agricultural and silviculture operations are usually permitted in accordance with local, county, state, and federal laws. Best Management Practices are highly encouraged in these areas.