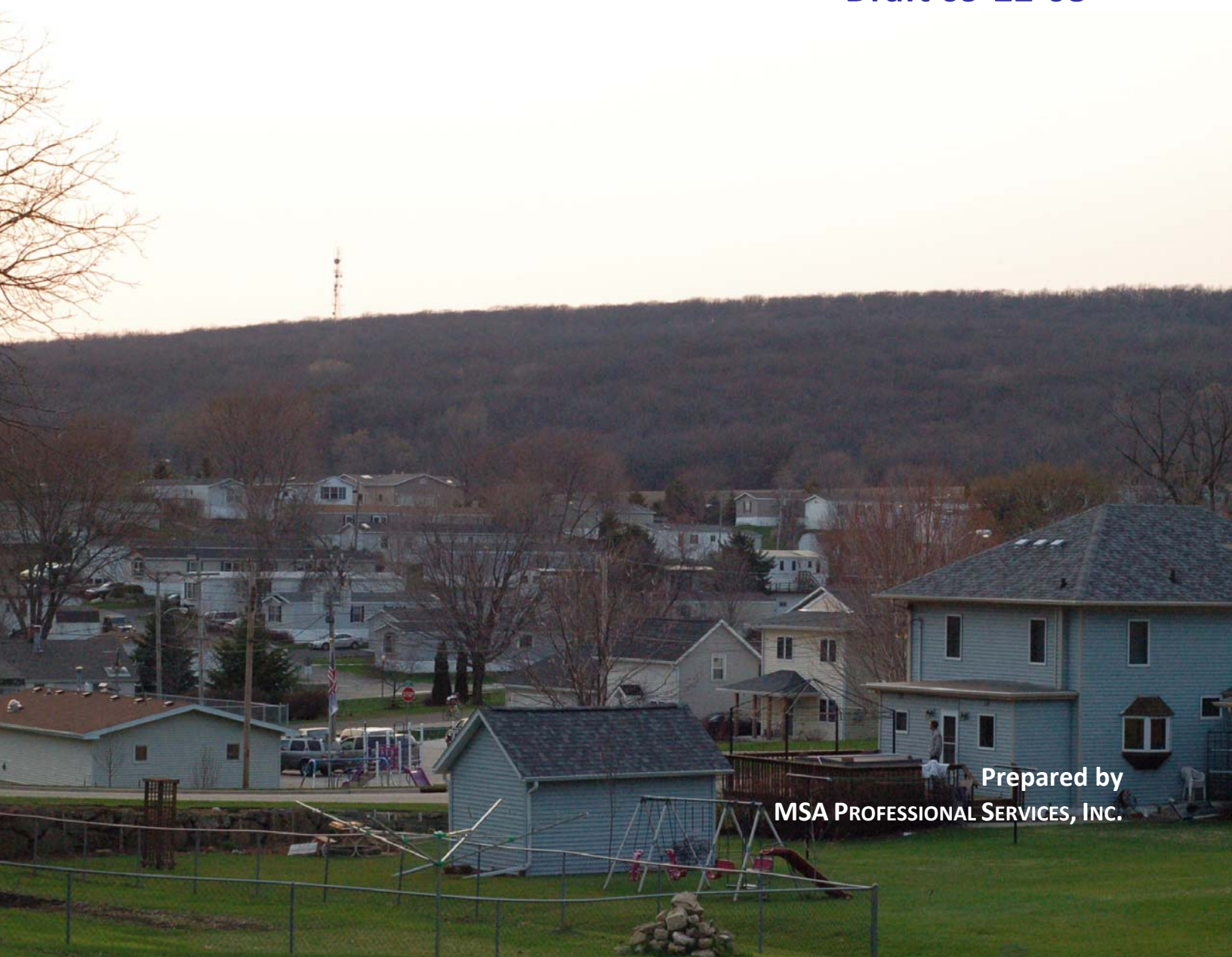


VILLAGE OF BLUE MOUNDS
DANE COUNTY
WISCONSIN

COMPREHENSIVE PLAN
2008-2030

Draft 09-22-08



Prepared by
MSA PROFESSIONAL SERVICES, INC.

Insert Adoption Ordinance

Plan Amendments

The following lists the dates and page numbers of any amendments to this comprehensive plan since its original adoption.

AMENDMENT DATE

PAGE #

VILLAGE OF BLUE MOUNDS BOARD

Terry Baumeister Chairperson
Mary Miller Supervisor
Pluma Cool Supervisor
Audra Anderson Supervisor
Chris Rosborough Supervisor

Village of Blue Mounds Plan Commission

Terry Baumeister Chairperson
Chris Rosborough Commission Member
Curt Winter Commission Member
Donna Sefton Commission Member
David Lorenz Commission Member



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EXECUTIVE SUMMARY

This Plan is a guidebook for managing change and development in and around the Village of Blue Mounds. The Plan provides the most current available statistics, documents the important issues of concern identified by Village residents, and sets forth goals, objectives, policies, and actions to be pursued by the Village in the coming years. Land use guidance is provided throughout the Village and in an area extending 1.5 miles from the current Village limits (See Map 1: Planning Area). The Plan covers topics mandated by Wisconsin State Statute 66.1001, but the content of the Plan reflects local concerns. This Plan looks forward to the year 2030, but it should be reviewed annually and fully updated every ten years.

This Plan replaces the Village's 1996 Land Use Plan, though that plan was consulted in the development of the vision, goals and policies for this Plan. As required by statute, copies of this adopted plan were distributed to the Towns of Blue Mounds and Brigham, Dane County, Iowa County, the Barneveld and Mount Horeb Public Libraries, the Dane County Regional Plan Commission, and the Wisconsin Department of Administration.

Residents were consulted in the development of this plan through public meetings near the beginning and end of the planning process and a formal public hearing held prior to adoption. All Plan Commission working sessions were also open to public attendance and comment. Several key themes emerged from this input:

- ❖ Maintain and preserve the Village of Blue Mounds' "small-town" character.
- ❖ Protect sensitive natural resources within and around the Village of Blue Mounds.
- ❖ New growth should occur within the Urban Service Area and focus on developing housing for all cycles of life.

The remaining portion of this Plan is organized into five chapters:

- **Chapter 1: Introduction** – describes the Wisconsin's Comprehensive Planning requirements and the planning process used to complete this Plan.
- **Chapter 2: Vision, Goals, Objectives, & Policies** – describes the community vision, goals, objectives, and policies for each element of the comprehensive plan.
- **Chapter 3: Future Land Use** – a summary of the future land use plan for the Village of Blue Mounds.
- **Chapter 4: Implementation** – a compilation of actions to be completed in a stated sequence to implement the goals, objectives, & policies contained in Chapter 2 & 3.
- **Chapter 5: Existing Conditions** – summarizes background information as required for the nine planning elements to be included in comprehensive plans (as per Wisconsin Statute 66.1001). This information provides a basis for creating goals, objectives, policies, maps, and actions guiding future development in the Village of Blue Mounds.

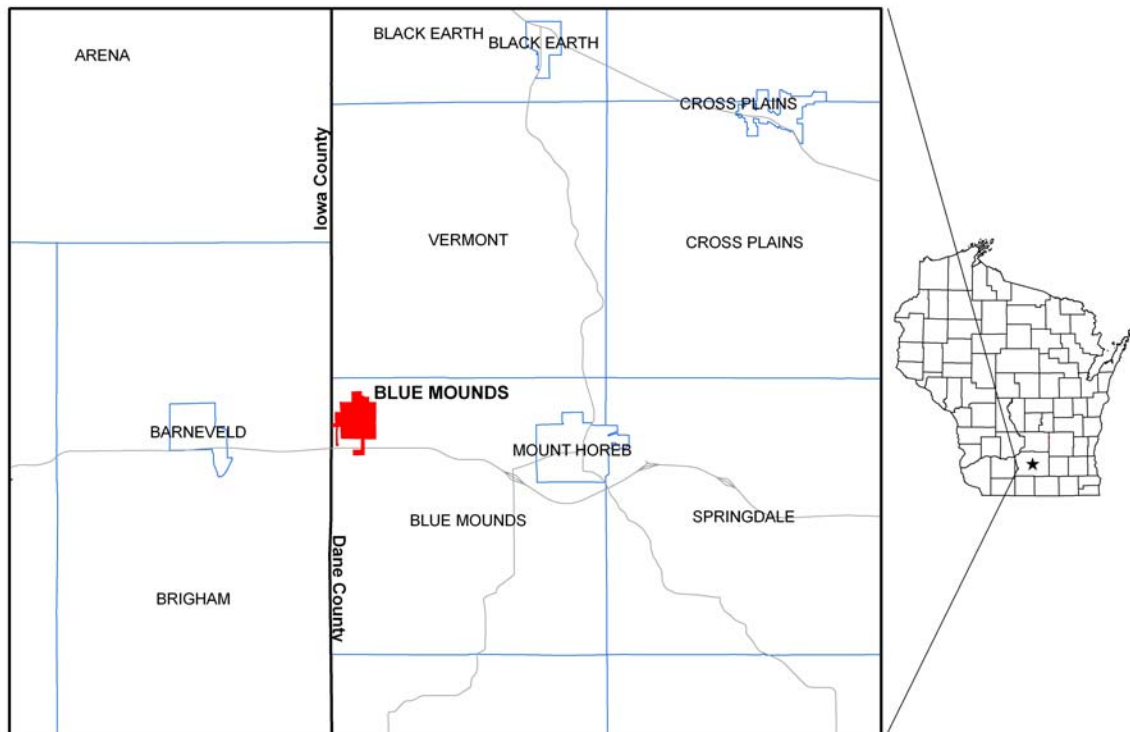
CHAPTER 1 – INTRODUCTION

1.1 REGIONAL CONTEXT

The Village of Blue Mounds is located in south-central Wisconsin (Dane County), 30 miles west of Madison, WI. The Village is in the northwest corner of the Town of Blue Mounds, adjacent to the Town of Brigham in Iowa County and near the Town of Vermont, also in Dane County. The Village is approximately 697 acres in size (1.1 sq.mi.). The 2006 population for the Village was 752 (684 persons per sq.mi.).

Dane County was established in 1839, and is bordered on the west by Iowa County, on the south by Green and Rock County, on the east by Jefferson County, and on the north by Columbia and Sauk County. The total area is approximately 769,280 acres, or 1,202 square miles. The population in 2005 was 458,106 (381 persons per sq.mi.). Thirty-four towns, nineteen villages, and eight cities are included in the County. Madison (pop. 224,810) is the state capital, county seat, and the largest city in the region. Sun Prairie (pop. 25,730), Fitchburg (pop. 23,240), and Middleton are next largest cities in the County.

Figure 1.1: Regional Context



1.2 WISCONSIN COMPREHENSIVE PLANNING LAW

Wisconsin's "Smart Growth" planning law [s. 66.1001 Wis. Stats.] was adopted in October of 1999. The law requires that, beginning January 1, 2010, the following activities must be consistent with a comprehensive plan:

- Official mapping established or amended under s. 62.23 (6)
- Local subdivision regulations under s. 236.45 or 236.46

- County zoning ordinances enacted or amended under s. 62.23 (7)
- Town, village, or city zoning ordinances enacted or amended under s. 60.61, 60.62, 60.23 (7)
- Zoning of shorelands or wetlands in shorelands under s. 59.692, 61.351 or 62.231

The Law Defines a Comprehensive Plan as containing nine required elements:

- | | |
|-------------------------------------|---|
| 1. Issues and opportunities | 5. Agricultural, Natural & Cultural Resources |
| 2. Housing | 6. Economic Development |
| 3. Transportation | 7. Intergovernmental Cooperation |
| 4. Utilities & Community Facilities | 8. Land Use |
| | 9. Implementation |

The Comprehensive Planning Law in Wisconsin requires public participation at every stage of the comprehensive planning process. “Public participation” is defined as adopting and implementing written procedures for public participation that include but are not limited to broad notice provisions, the opportunity for the public and impacted jurisdictions to review and comment on draft plans, and the holding of a public hearing prior to plan adoption.

The Comprehensive Planning Law standardizes the procedure for adopting a comprehensive plan. The plan commission must submit a recommendation on the comprehensive plan to the local elected governing body. The local governing body may then adopt and enact the plan by ordinance.

In addition to ensuring that local residents and businesses have the opportunity to review and comment on the plan, the Comprehensive Planning Law requires that copies of the adopted comprehensive plans be sent to adjacent communities, the Wisconsin Department of Administration, the regional planning commission & public library serving the area, and all other area jurisdictions located entirely or partially within the boundaries of the community.

The Role of a Comprehensive Plan for the Village of Blue Mounds

This planning document is intended to be a “living” guide for the future overall development of the Village of Blue Mounds. It serves the following purposes:

- The plan provides an update to the Village’s existing 1996 Land Use Plan in line with the requirements of the Wisconsin Comprehensive Planning legislation.
- It acts as a benchmark to measure change and progress, providing a record of current strengths, weaknesses, opportunities and threats to quality of life.
- It clearly defines areas appropriate for development, redevelopment, and preservation.
- It identifies opportunities to update and strengthen the Village of Blue Mounds’ land use implementation tools.
- It can be used as supporting documentation for Village of Blue Mounds policies and regulations and can be used to strengthen grant funding applications.
- It is a primary document to be used by the Plan Commission and the Village Board to evaluate development proposals within and near the Village of Blue Mounds.

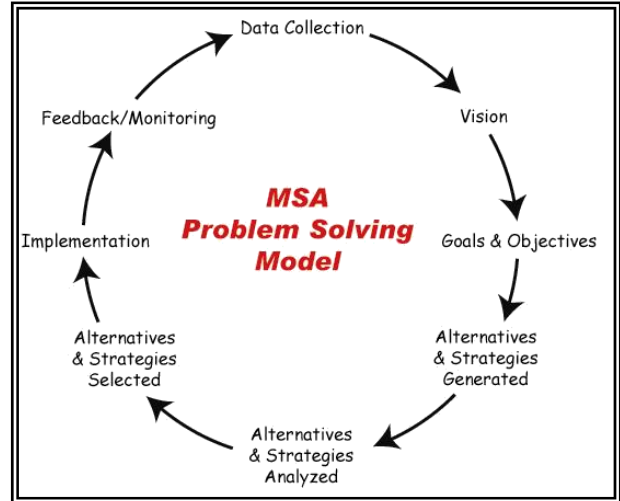
The most important function the plan will serve is as a resource manual assisting in the evaluation of land use related requests and the provision of design recommendations for various types of development. It establishes a standard for all land use decisions in the Village of Blue Mounds. Communities who consistently make land use decisions based on their comprehensive plan reduce

their exposure to legal action, increase their opportunities to save money and improve the quality and compatibility of new development.

1.3 PLANNING PROCESS

In late 2007, the Village of Blue Mounds engaged MSA Professional Services, Inc. to assist in completion of a Comprehensive Plan complying with Wisconsin’s “Smart Growth” requirements, State Statute 66.1001. The Village last completed a land use plan in 1996; however, that plan did not comply with State Statute 66.1001. The focus of this planning process was to update the Village’s existing 1996 Comprehensive Plan in line with the requirements of State Statute 66.1001. Although this Plan will replace the Village’s 1996 Land Use Plan, much of the information from that plan was used in the development of the vision, goals and policies for this plan.

Figure 1.2: MSA Problem Solving Model



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

- Two public meetings to allow the public to voice their ideas, opinions, and concerns in the development of the plan. Notice of public meetings was published and posted in accordance with Village procedures and State law.
- Five Plan Commission working sessions to review project material and to make policy recommendations. All Plan Commission working sessions were open to public attendance and comment.

1.4 SELECTION OF THE 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 potential 1-1/2 mile extraterritorial jurisdiction (ETJ). (See Map 1: Planning Area).

1.5 COMMUNITY ASSETS & LIABILITIES ANALYSIS

A Community Assets and Liabilities exercise was conducted at a public meeting on February 26, 2008 to gather initial data from Village residents on their opinions of the their Village. Once listed, participants were then asked to ‘vote’ for the issues they considered to be “most important”. The assets and liabilities of the Village of Blue Mounds are listed in Table 1.1, organized by plan element. The number of “votes” received by each asset or liability is also listed (in parentheses).

Table 1.1: Community Assets & Liabilities

Element	Assets	Liabilities
Housing	<ul style="list-style-type: none"> Affordable homes (1) Display of pride in maintenance and cleaning Balance of housing types Unique views 	<ul style="list-style-type: none"> Affordable single family homes (condominiums, small lots and small homes) in short supply (2) Apartments in short supply (1) Shallow groundwater and bedrock
Transportation	<ul style="list-style-type: none"> Highways 18 and 151 (4) Well-plowed roads (1) Scenic country roads (1) Village streets have been reconstructed The creation of new streets in new subdivisions 	<ul style="list-style-type: none"> No limited access exit at 18/151 (4) County Highway F in poor condition (3) Children and seniors have few transportation options (1) Village streets need repair (1) Lack of public transportation Cost of commuting long distances
Utilities and Community Facilities	<ul style="list-style-type: none"> U.S Cellular tower provides good reception (2) Good quality drinking water (1) Better access to telecommunications than areas to the west Quantity and quality of park system Sewer (10 yr plant) – room to grow 	<ul style="list-style-type: none"> Need land for public works (3) Water costs (2) Village hall old and small (1) No youth/senior meeting facilities (1) No historical society home No water or sewers across Highway 18
Agricultural, Natural and Cultural Resources	<ul style="list-style-type: none"> Natural environmental setting (3) The character of the park system (3) Brigham Park views (2) Trail system (1) Small town setting (1) Surrounding parks minimize growth 	<ul style="list-style-type: none"> No facilities to host events or organizations (5) History underutilized (2) No library
Economic Development	<ul style="list-style-type: none"> Great area for year round tourism (5) Cottage industries (artist, candle, yoga, hair salon) (3) 4-5 new businesses (2) New business in industrial park (1) Cost and good access for business (1) Advancement society (community, activity, organizers) (1) 	<ul style="list-style-type: none"> Taxes are too high (7) Lack of community awareness (1) Need a good restaurant (no smoking, breakfast, lunch and dinner) (1) Perceived distance from Madison More jobs are needed for youth Community concerns that growth equates to more services and higher taxes Community expectation for better services
Intergovernmental Cooperation	<ul style="list-style-type: none"> DOT has generally been easy to work with Helpful with public works (DNR) Local building inspector local decision maker Village Board easy to work with (worked well to get Industrial Park) Good cooperation with Town Fire Protection 	<ul style="list-style-type: none"> Little support from Dane County Little communication with Dane County Lack of school board representative
Land Use	<ul style="list-style-type: none"> Parks (2) Changed ordinances to deal with non-conforming uses 	<ul style="list-style-type: none"> Downtown mixed use too “patchwork” and aesthetic concerns (1) Downtown lacks flow or theme More definition and character downtown Two different commercial areas

CHAPTER 2 – VISION, GOALS, OBJECTIVES, & POLICIES

In the spring of 2008, MSA held a meeting with the Village Plan Commission to discuss assets and liabilities and help develop a vision statement for the community. A vision statement identifies where an organization (the Village of Blue Mounds) intends to be in the future and how to meet the future needs of its stakeholders: citizens. The vision statement incorporates a shared understanding of the nature and purpose of the organization and uses this understanding to move towards a greater purpose together. The vision statement is written in present tense and describes an ideal future condition.

The Village of Blue Mounds is ...

A vibrant community with small town charm noted for the landscape and parks that surround it. The local economy is thriving due to the growth of the industrial park and new restaurants and retail shops. Retail and service establishments are succeeding by meeting the needs of local residents, industrial park workers, and tourists, including visitors to Blue Mounds State Park, Cave of the Mounds, and Military Ridge State Trail users.

The Village manages growth at a reasonable pace and new development incorporates safe biking and walking routes. Village growth has not damaged the local environment or the scenic vistas that are so important to the character of the area.

The Village maintains strong public infrastructure and local leaders continue to work with the Town of Blue Mounds, Iowa County, and Dane County to manage development and the delivery of services for the betterment of the region.

General Goals

This chapter contains goals specific to the required elements of a comprehensive plan. The following three goals are more general in nature, and along with the vision statement, are intended to guide the actions of the Village of Blue Mounds. The essence of these goals is reflected throughout the entire plan. If there is a question regarding a decision that is not clearly conveyed in the details of this comprehensive plan, then the decision should be based on the intent of the vision statement and the general goals.

- **Protect and improve the health, safety, and welfare of residents in the Village of Blue Mounds.**
- **Preserve and enhance the quality of life for the residents of the Village of Blue Mounds.**
- **Protect and reinforce the community character of the Village of Blue Mounds.**

Each element of the comprehensive plan contains goals, objectives, and policies established during the planning process based on the information contained in Chapter 5, Existing Conditions. This section defines goals, objectives, and policies as follows:

Goal: A goal is a long-term target that states what the community wants to accomplish. The statement is written in general terms and offers a desired condition.

Objective: An objective is a statement that identifies a course of action to achieve a goal. They are more specific than goals and are usually attainable through planning and implementation activities.

Policy: A policy is a specific course of action or rule of conduct that should be followed in order to achieve the goals and objectives of the plan. Policies are written as actions that can be implemented, or as specific rules to be followed by decision-makers. Policies that direct action using the words “shall” or “will” are intended to be mandatory aspects of the implementation of the Village of Blue Mounds Comprehensive Plan. Those policies using the words “should,” “encourage,” “discourage,” or “may” are advisory and intended to serve as a guide.

2.1 HOUSING

Issues Identified During the Planning Process:

- Affordable single family homes (condominiums, small lots and small homes) are in short supply
- Apartments are in short supply
- Shallow groundwater and bedrock limits the use of basements

Goal 1: Provide for the residential needs of all Village residents to meet existing and forecasted housing demands, and attract new residents.

Objectives:

1. Plan for a range of housing that meets the needs of area residents of various income levels, ages, lifestyles, and health status.

Policies:

1. Include affordable housing in any future discussions with developers regarding new residential growth or redevelopment. Explore opportunities to provide incentives for developers and homebuilders that create high quality housing that are affordable for first-time buyers, low to moderate-income households, and elderly residents on fixed incomes.
2. Encourage development and/or redevelopment of properties for residential uses to meet the needs of area seniors. Include senior housing in any future discussions with developers regarding new residential developments.
3. Encourage the location of senior housing and special needs housing inside of the Village where full urban services necessary to support these types of facilities are available.

Traditional Neighborhood Design (TND) is a planning concept that calls for neighborhoods to be designed in the format of small, early 20th century Villages. Those traditional formats were characterized by one-family and two-family homes on small lots, narrow front yards with front porches and gardens, detached garages in the backyard, walkable “Main Street” commercial areas with shops lining the sidewalk, and public parks, town greens, or Village squares.

TND is intended to provide an alternative to bland subdivisions and suburban sprawl. Most contemporary development is characterized by an orientation to the automobile, separation of land uses, and low intensities. In contrast, TND calls for compact, pedestrian-oriented neighborhoods with a mix of commercial and residential uses, a variety of housing types, and public places where people have opportunities to socialize and engage in civic life.

Conservation Subdivisions are an alternative approach to the conventional lot-by-lot division of land, which spreads development evenly throughout a parcel with little regard to impacts on the natural and cultural features of the area. Residential lots are grouped or “clustered” on only a portion of a parcel of land while the remainder of the site is permanently preserved as open space.

Goal 2: Maintain housing properties, types and densities that reinforce the traditional character of the Village and the surrounding rural area.

Objectives:

1. Support traditional neighborhood development in most areas of the Village and conservation subdivision development in areas adjacent to environmentally sensitive lands.
2. Support development that preserves the scenic vistas that are so important to the character of the area.
3. Ensure that residential development is built and maintained according to levels deemed safe by industry standards.

Policies:

1. The Village encourages the integration of varied housing types and lot sizes within the Village. This includes a blend of single-family, two-family, small-scale multi-family (3 to 9 unit), or senior housing choices within the community.
2. The Village will allow multi-family developments where streets and sidewalks can handle increased traffic; where there are adequate parks, open spaces, shopping, and civic facilities existing or planned nearby; and where the utility system can accommodate the use. The Village prefers that multi-family uses be dispersed in smaller projects throughout the Village, rather than larger projects in isolated areas.
3. The Village encourages the maintenance of existing manufactured housing stock, but discourages any expansions or new construction of manufactured home parks, as the Village currently has a disproportionate amount of this housing type.
4. In the downtown area the Village encourages creative mixed-use developments that include residential units above small businesses, providing unique housing options for young professionals, empty nesters, and others.
5. The Village will maintain a comprehensive building code that requires inspection of new structures and repair of unsafe and unsanitary housing conditions. The use of energy-efficient materials or designs is strongly encouraged, including LEED certification. New buildings should use quality, long-lasting materials and should be designed with sensitivity to the style and character of surrounding development.

Leadership in Energy and Environmental Design (LEED) is a rating system developed by the U.S. Builders Association that provides a suite of standards for environmentally sustainable construction.

6. The Village will support programs that maintain or rehabilitate the Village's existing housing stock. Voluntary efforts by private homeowners to maintain, rehabilitate, update or otherwise make improvements to their homes are strongly encouraged. The outdoor accumulation of "junk" materials is prohibited.

"Junk" – Any worn out or discarded materials including but not necessarily limited to scrap metal, inoperable motor vehicles and parts, construction material, household wastes, including garbage and discarded appliances.

2.2 TRANSPORTATION

Issues Identified During the Planning Process:

- No limited-access exit at 18/151
- Children and seniors have few transportation options
- Village streets need repair
- Lack of public transportation
- Cost of commuting is high due to distance from Madison-area jobs

Goal 1: Provide for a safe, efficient, multi-modal, and well-maintained transportation network for all residents, businesses, and emergency vehicles.

Objectives:

1. Maintain the Village's transportation network at a level of service acceptable to Village residents and businesses.
2. Promote sustainable land use planning that reduces reliance on motorized modes of transportation and that encourages healthy modes of transportation, including walking and bicycling.
3. Manage access & design of the transportation network in order to effectively maintain the safe and functional integrity of Village transportation facilities.
4. Coordinate major transportation projects with land development, neighboring communities, and WisDOT.

Policies:

1. Transportation Design – The Village encourages connections between developments through the use of grid-like street patterns and the avoidance of cul-de-sacs, wherever feasible. New roads are strongly discouraged near environmentally sensitive areas. The Village will consider the use of traffic-calming devices and designs to provide a safe & fluid street network.
2. Transportation Alternatives for Disabled & Elderly Residents – The Village will collaborate with the Dane County Department of Human Services to continue to provide transportation services for disabled & elderly residents. Private transportation providers that serve this sector of the population are also encouraged.
3. Pedestrian & Bicycle Planning – New development is required to provide safe walking and biking routes in public easements of rights of way. Lightly traveled local streets may accommodate walkers and bikers safely, but collector or arterial streets should usually include separate off-road facilities. Bicycle and pedestrian ways shall be designed to connect to adjacent developments, schools, parks, shopping areas, and existing or planned pedestrian or bicycle facilities, including the Military Ridge State Trail. The Village will collaborate with Dane County and WIDNR to connect Village parks and trails with regional recreational facilities via separate trails or marked routes on existing roads.
4. Protection of Village Streets – The Village encourages traffic patterns that keep a majority of traffic on arterial and collector streets. Roads shall be built to Village standards and shall be

consistent with their functional classification. Weight restrictions and truck routes may be designated to protect some local roads.

5. Village Street Maintenance – The Village will strive to maintain an average PASER rating of 7 for all Village Roads (considering budgetary constraints), and establish and prioritize future road projects based on the applicable PASER scores, ADT data, and safety concerns.

<p>“PASER” – Pavement Surface Evaluation & Rating. The WisDOT recommends municipalities maintain an average rating of “7” for all roads.</p>
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6. Coordination of Improvements to County and State Highways – The Village will stay apprised of the WisDOT and Dane County’s efforts to maintain and improve State and County roads within and near the Village, and will coordinate improvements to local roads whenever feasible.
7. Joint Planning of Roads that Cross Jurisdictions – The Village will work with the Town of Blue Mounds, and the Town of Brigham to plan, construct and maintain those roadways that affect both jurisdictions, including cost sharing where appropriate. The Village will consider intergovernmental agreements that define the responsibilities of the Village, developers and adjacent municipalities regarding any required improvements to shared roads and the funding of such improvements.

2.3 AGRICULTURAL, NATURAL, & CULTURAL RESOURCES

Issues Identified During the Planning Process:

- No community facilities to host events or organizations
- Local history is underutilized
- No library

Goal 1: Reinforce the rural character of the Village and surrounding landscape by encouraging the preservation of productive farmland, sensitive environmental areas, wildlife habitat, rural vistas, and local cultural resources.

Objectives:

1. Protect agricultural resource areas in the Village’s Extraterritorial Jurisdiction, until such time as annexation occurs.
2. Minimize fragmentation of productive agricultural cropland, forests, and natural areas surrounding developed areas of the Village.
3. Minimize the potential impact on natural resources, environmental corridors, water resources, and wildlife habitat when evaluating potential residential, commercial, industrial, and intensive agricultural uses.
4. Minimize the potential impact on local historical features when evaluating new developments.

Policies:

1. The Village will discourage the development of areas that have been historically productive for farming or contain prime soils, especially where alternative locations for development are available that do not impinge on agricultural use.

Map 3 illustrates the location of prime farmlands in and surrounding the Village of Blue Mounds according to the Dane County Soil Survey. There are three categories of prime farmland that are mapped: 1) soils identified by the NRCS as prime farmland soils; 2) soils identified by the NRCS as prime farmland soils when drained; and 3) soils identified by the NRCS as farmland of statewide importance.

2. The Village will not allow development in areas that have documented threatened and endangered species, or have severe limitations due to steep slopes, poor soils, or sensitive environmental areas such as wetlands, floodplains, and streams in order to protect the benefits and functions they provide. The Village will require that these natural features be depicted on all site plans, preliminary plats, and certified survey maps in order to facilitate their preservation.

3. The Village will support programs to prevent the spread of exotic species and to restore natural areas to their native state, including efforts to reduce non-point and point source pollution into local waterways.

Map 4 provides the locations of development limitations (wetlands, floodplains, & steep slopes) within the Plan area.

4. The Village will collaborate with Dane County and the WIDNR to link Blue Mounds' Downtown and park facilities to regional trails and parks, with particular emphasis on connections to the Military Ridge State Trail.

5. The Village encourages maintenance and rehabilitation of historic areas and buildings. Ensure that any known cemeteries, human burials or archaeological sites are protected from encroachment by roads or other development activities. Construction activities on a development site shall cease when unidentifiable archaeological artifacts are uncovered during either land preparation or construction. The developer shall notify the Village of such potential discovery.

6. The Village supports community events and programs that celebrate the history and culture of the Village.

Goal 2: Reduce the potential for land use conflicts between farm and non-farm uses on the periphery of the Village.

Objectives:

1. Encourage existing and expanding farm or forestry operations to follow "Best Management Practices."

Policies:

1. All existing, expanding, or new farming or forestry operations are encouraged to incorporate the most current "Best Management Practices" (BMPs) or "Generally Accepted Agricultural and Management Practices" (GAAMPS) as identified by but not limited to the following agencies:

- a. Dane County
- b. University of Wisconsin Extension
- c. Wisconsin Department of Agriculture, Trade and Consumer Protection
- d. Wisconsin Department of Natural Resources
- e. National Resource Conservation Service

2.4 UTILITIES & COMMUNITY FACILITIES

Issues Identified During the Planning Process:

- Need land for public works facilities
- Public water costs are high
- Village hall is old and small
- No youth/senior meeting facilities
- No historical society home
- No water or sewers across Highway 18

Goal 1: Ensure the provision of reliable, efficient, and well-planned utilities & community facilities to adequately serve existing and planned development.

Objectives:

1. Ensure that public and private community facilities and utilities are constructed and maintained according to professional and governmental standards (including handicap accessibility) and do not detract from the character of the Village.
2. Phase new development in a manner consistent with public facility and service capacity and community expectations.
3. Evaluate annually the condition of public facilities and equipment to ensure that they continue to meet Village needs and to budget repair and replacement costs as uniformly as possible
4. Monitor satisfaction with local emergency services, and other utility or community services, and seek adjustments as necessary to maintain adequate service levels.

Policies:

1. Utility Services - Development permits will not be issued unless there is adequate provision for necessary public facilities to serve such developments. The Village discourages “leap-frog” development that would require premature extension of services to areas that cannot be efficiently and sequentially served.
2. Sanitary Sewer – The adequacy and capacity of the sanitary sewer system will be monitored to ensure that it continues to meet the needs of all Village users. The village will plan for sanitary sewer facilities on a system basis, rather than as a series of individual projects and will require that developers locate and size utilities with enough capacity Village to serve future extensions. If utilities must be oversized to serve an area that is not within the current development, development agreements should be used to recapture the additional costs to the initial developer. In areas not served by municipal sewer, the Village of Blue Mounds requires adherence to the Wisconsin Sanitary Code & Dane County Sanitary Code.

3. Water Supply - The quality and quantity of water from the Village wells will be monitored to ensure that it continues to meet the needs of users. The Village encourages water conservation practices by all users and will consider local programs to provide education and/or incentives to reduce potable water use.
4. Stormwater Management – The Village will work with Dane County and the WiDNR to minimize stormwater quality and quantity impacts from development. Natural drainage patterns, including existing drainage corridors, streams, floodplains, and wetlands, will be preserved and protected whenever possible. Developers will be responsible for erosion control and stormwater quality and quantity control both during and after site preparation and construction activities.
5. Solid Waste & Recycling – The Village will review annually levels of service provided by the contracted solid waste disposal services and meet with them to address any concerns raised by residents or local businesses. Citizens will be encouraged to participate in Dane County’s Recycling drop-off program, as well as the Clean Sweep program for the disposal of hazardous materials.
6. Parks – The Village will maintain an adequate amount of park and open space land, located throughout the community, to ensure all neighborhoods have access to recreational facilities, and maintain the use of these facilities for community gatherings and recreation. All proposed residential developments will be required to dedicate land, or pay a fee in lieu thereof, for public park recreation, and open space acquisition and development.
7. Power Plants, Transmission Lines, and Telecommunication Facilities – The Village will support energy conservation measures and cleaner forms of energy that reduce the Village’s dependence on non-renewable energy. The Village will actively participate in the planning and siting of any major transmission lines, facilities, natural gas lines, wind towers, or telecommunication towers. If such facilities are proposed, they should be located in an area safely away from existing residential uses and should respect environmentally sensitive areas. Underground placement and co-location (or corridor sharing) of new utilities is encouraged.
8. Cemeteries – The Village will collaborate with local churches regarding the need for cemetery expansion or additional cemeteries.
9. Special Needs Facilities – The Village will work with Dane County and adjacent municipalities to maintain and improve access to special needs facilities (i.e. health care, childcare) for area residents, and will actively participate in the planning and siting of any new special needs facility. Upgrades for handicap accessibility will be considered for all public facilities (including parks) whenever changes are made to those facilities.
10. Emergency Services – The Village will work with the Blue Mounds Police Department, Mount Horeb Fire Department and EMS, and the Dane County Sheriffs Department to maintain adequate provision of emergency services (i.e. fire, police, EMS) for Village residents and businesses, and will review service provision levels with the appropriate agencies annually.
11. Schools – The Village will collaborate with the Mt. Horeb Area School District and the Madison Area Technical College to provide high quality educational facilities and opportunities for Village

National Recreation and Park Association recommendation that most residents should be within a ten minute walk or 1/3 mile from a public park or open space area and communities should maintain an average of 12 acres of park and recreational land per 1,000 residents.

residents. The Village will actively participate in the planning and siting of any new school facility.

12. Libraries – The Village will work with the Mount Horeb Public Library to maintain and improve access to public library facilities for Village residents.
13. Other Government Facilities – The Village will consider energy efficiency and environmental responsibility when upgrading government facilities or equipment.

2.5 ECONOMIC DEVELOPMENT

Issues Identified During the Planning Process:

- Taxes are too high
- Need a good restaurant (no smoking, breakfast, lunch and dinner)
- Perceived distance from Madison – people don't want to live "so far away"
- More jobs are needed for youth
- Local perception that growth equates to more services and higher taxes
- Community expectation for better services, on par with larger cities

Goal 1: Attract and retain businesses that strengthen and diversify the local economy.

Objectives:

1. Seek local & regional businesses that strengthen and diversify the economic base, expand and enhance the tax base, improve wage and salary levels, and utilize the resident labor force.
2. Develop a long-term strategy to promote sustainable economic growth.

Policies:

1. The Village will promote tourism, light manufacturing, and small-scale neighborhood commerce and office use as the major economic development types in the Village.
2. The Village encourages public-private partnerships as a way to promote investment in the Village and to spur downtown revitalization.
3. The Village will collaborate with neighboring municipalities, Dane County, and local economic development organizations to develop a long-term area strategy to promote sustainable economic development, with a special emphasis on promoting existing businesses, vacant land or commercial buildings. The Village will support programs that provide area businesses and entrepreneurs with technical or financial assistance.
4. The Village supports the development of agricultural and forestry-related businesses within the Planning Area that provide opportunities for area farmers and entrepreneurs to diversify and add value to local products.
5. The Village strongly encourages commercial development within the TIF district (TID #1).

Goal 2: Reduce the potential for land use conflicts between business and non-business uses.

Objectives:

1. Determine the most appropriate locations for future business development, while preserving sensitive environmental areas.
2. Maintain design guidelines for businesses to address landscaping, aesthetics, lighting, noise, parking, and access. (Refer to 2.8 Community Design Principles)
3. Maintain standards and limitations for home occupations and home based businesses in residential areas to minimize noise, traffic, and other disturbances.

Policies:

1. The Village will promote a strong downtown business district while allowing for limited commercial development at the edge of the Village as part of new traditional neighborhood developments or planned commercial nodes. The Village will discourage unplanned, incremental strip commercial development along major community corridors.
2. The Village will encourage brownfield or infill development or expansion of existing business and industry parks in the Village before considering creating new business or industry parks. The Village will support the work of property owners and agencies to clean up contaminated areas.
3. Large-scale industrial and commercial businesses (those that generate large volumes of traffic or wastewater, or have a high water demand) will be directed to locations within or adjacent to the Blue Mounds' industrial park, or where a full range of utilities, services, roads, and other infrastructure is available to adequately support such developments.
4. New commercial buildings will be encouraged to utilize high-quality, long-lasting materials and should be designed with sensitivity to local design context. The use of energy-efficient design and materials are highly encouraged, including LEED certification.
5. The Village will prohibit home-based businesses in residential subdivisions that would cause safety, public health, or land use conflicts with adjacent residential uses due to such things as increased noise, traffic, and lighting.

Home occupations refer to income-earning activities by a homeowner or resident that do not attract customers or employees to the home and do not alter the residential character of the home or neighborhood.

Home-based businesses are small businesses that have the physical appearance of a business but are located on the same parcel of land as the residence. Home-based businesses may attract a limited number of customers or employees to the residential site. Examples include veterinary practices, animal boarding, hair styling, or woodworking businesses.

2.6 INTERGOVERNMENTAL COOPERATION

Issues Identified During the Planning Process:

- Little support from or communication with Dane County
- Lack of school board representative

Goal 1: Maintain mutually beneficial relationships with neighboring municipalities, Dane County, State & Federal agencies, and the schools serving Blue Mounds residents.

Objectives:

1. Coordinate with Dane County, the Town of Blue Mounds, Iowa County, and the Town of Brigham to jointly plan boundary areas and coordinate their long-term growth plans with the Village Comprehensive Plan.
2. Coordinate Village planning efforts with the Mount Horeb Area School District as necessary to allow the district to properly plan for facility needs.
3. Identify existing and potential conflicts with Dane County and adjacent municipalities and establish procedures to address them.

Policies:

1. The Village will encourage efficient and compatible land use pattern that minimizes conflicts between land uses across municipal boundaries and preserves farming and natural resources in mutually agreed areas.
2. The Village will utilize the Extraterritorial Land Division authority to ensure that development in the Village's Extraterritorial Jurisdiction is coordinated with the Village's Comprehensive Plan.
3. Prior to the adoption of the Village Comprehensive Plan, and for subsequent updates, the Village will request comments from Mount Horeb Area School District officials, Dane County, the Town of Blue Mounds, Iowa County, and the Town of Brigham.
4. The Village will request that School District officials keep the Village apprised of any plans for new facilities that could either be located in the Village or near enough to the Village's jurisdiction that Village streets could be affected. The Village will continue to promote shared use of community and recreational facilities.
5. The Village will actively participate, review, monitor, and comment on pending plans from Dane County, Iowa County, the Town of Blue Mounds, the Town of Brigham, and State or Federal agencies on land use or planning activities that would affect the Village.
6. The Village will continue to work with neighboring municipalities to identify opportunities for shared services, equipment, or other cooperative planning efforts where practical and mutually beneficial.

2.7 LAND USE

Issues Identified During the Planning Process:

- Downtown mix of uses and structures is too "patchwork" and some existing development is aesthetically unappealing
- Downtown lacks cohesion or theme – a more consistent character is desired
- There are two different commercial areas

Note: the following goals, objectives and policies provide general guidance for all land use decisions made by the Village. Policies defining the preferred use of specific parcels are provided in Chapter 3 – Future Land Use.

Goal 1: Ensure that a desirable balance and distribution of land uses is achieved which reinforces the Village’s unique community character & sense of place.

Objectives:

1. Maintain a comprehensive future land use plan and map that coordinates housing, economic development, recreation, and the preservation of farmland, open space and natural resources within and surrounding the Village.
2. Preserve the Village’s ability to continue to grow in an orderly approach.

Policies:

1. The Village will support traditional neighborhood development in most areas of the Village and conservation subdivision development in areas adjacent to environmentally sensitive areas.
2. The integration of varied housing types and lot sizes is strongly encouraged. This includes a blend of single-family, two-family, multi-family, or senior housing choices within new development areas.
3. The Village supports mixed-use development projects in the downtown area that integrate non-residential and residential uses into high-quality, cohesive places.
4. Uses that generate significant traffic, light, noise, or odor will not be permitted within residential neighborhoods and will be allowed adjacent to such neighborhoods only with sufficient buffering techniques to minimize any negative impact on the residential use
5. The Village will strongly encourage the rehabilitation, redevelopment, and infill development of older areas in and near the downtown in a manner that reinforces community character.
6. The Village will coordinate development policies for rural areas within the Planning Area with the Dane County 2005 Land and Water Management Plan.
7. The Village will require the reservation of rights of way for future streets, pedestrian and bicycle paths, bridges, utilities, rail lines, transit facilities and other transportation-related features whenever property is developed or redevelopment

Goal 2: Balance land use regulations and individual property rights with community interests.

Objectives:

1. Provide flexibility in development options/tools to create win-win outcomes between landowner desires and community interests.
2. Maintain policies for considering revisions to the Future Land Use Map if and when requested by eligible petitioners.

3. Maintain polices for interpreting future land use boundaries.

Policies:

1. Planned Unit Development: A subdivider may elect to apply for approval of a plat employing a planned unit development (PUD) design.
2. Conservation Subdivision Development: A subdivider may elect to apply for approval of a plat employing a conservation subdivision design.
3. Amending the Future Land Use Map¹: A property owner may petition for a change to the Future Land Use Map. The Village will consider petitions based on the following criteria:

A *Planned Unit Development (PUD)* refers to a parcel of land planned as a single unit, rather than as an aggregate of individual lots, with design flexibility from traditional siting regulations. Within a PUD, variations of densities, setbacks, streets widths, and other requirements are allowed. The variety of development that is possible using PUDs creates opportunities for creativity and innovation within developments. Since there is some latitude in the design of PUDs, the approval process provides opportunities for cooperative planning between the developer, reviewing boards, and other interested parties.

- a. Agricultural Criteria: 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.
- b. Compatibility Criteria: The proposed change will not cause any conflicts with neighboring land uses. A petitioner may indicate approaches that will minimize incompatibilities between uses.
- c. Natural Resources Criteria: The land does not include important natural features such as wetlands, floodplains, steep slopes, or significant woodlands, which will be adversely affected by the proposed development. The proposed building envelope is not located within the setback of Shoreland & Floodplain zones (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.
- d. Emergency Vehicle Access Criteria: 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.
- e. Ability to Provide Services Criteria: Provision of public facilities and services will not place an unreasonable burden on the ability of the Village to provide and fund those facilities and services. Petitioners may demonstrate to the Village that the current level of services in the Village, 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.

¹ Petitions to change future land use classifications may only be submitted by landowners (or their agents) within the Planning Area, by Village Officials, or by officials from adjacent municipalities.

- f. Public Need Criteria: There is a clear public need for the proposed change or unanticipated circumstances has resulted in a need for the change.
4. Interpreting Boundaries²: Where uncertainty exists as to the boundaries of districts shown on the Future Land Use Map, the following rules shall apply:
 - a. Boundaries indicated as approximately following the centerlines of streets, highways, or alleys shall be construed to follow such centerlines.
 - b. Boundaries indicated as approximately following platted lot lines or U.S. Public Land Survey lines shall be construed as following such lot lines.
 - c. Boundaries indicated as approximately following municipal boundaries shall be construed as following such boundaries.
 - d. Boundaries indicated as following railroad lines shall be construed to be midway between the main tracks.
 - e. Boundaries indicated as following shorelines and floodplains, shall be construed to follow such shorelines and floodplains, and in the event of change in the shorelines and floodplains, it shall be construed as moving the mapped boundary.
 - f. Boundaries indicated as following the centerlines of streams, rivers, canals, or other bodies of water shall be construed to follow such centerlines.
 - g. Boundaries indicated as parallel to extension of features indicated in the preceding above shall be so construed. The scale of the map shall determine distances not specifically indicated on the Future Land Use Map.

2.8 COMMUNITY DESIGN PRINCIPLES

Goal 1: Promote high quality site and building designs within the community to uphold property values and reinforce the character of the Village.

Objectives:

1. Establish site and building design guidelines for all new development which reinforce traditional neighborhood design.

² With respect to the accuracy of this and other maps included in this document, a disclaimer is necessary. The Village of Blue Mounds and MSA Professional Services have prepared and reviewed maps herein. It has been mutually understood that these maps were accurate for planning purposes and that they will continue to be used to make planning and zoning decisions. Due to scale limitations or potential data errors, it is recognized that disputes may arise concerning areas delineated on the maps. If a landowner or any other party alleges error or misrepresentation of map delineations, he or she must submit proof from recognized professionals that such is the case. The Village Board will consider such submission and will adjust the boundaries when approving a land use change if appropriate.

Policies:

1. Environmentally Sensitive Areas: Avoid fragmentation and isolation of remaining natural areas and corridors. Lots and buildings shall be configured to retain large tracts of undeveloped land. Developers shall strive to connect undeveloped lands with existing undeveloped areas to maintain environmental corridors. No buildings shall be allowed in areas with slopes greater than 20% and building development shall be severely limited in areas designated as wetlands, floodplains, and areas with slopes between 12-20%. To the extent possible, developers shall preserve existing woodlands and mature trees during and after development.

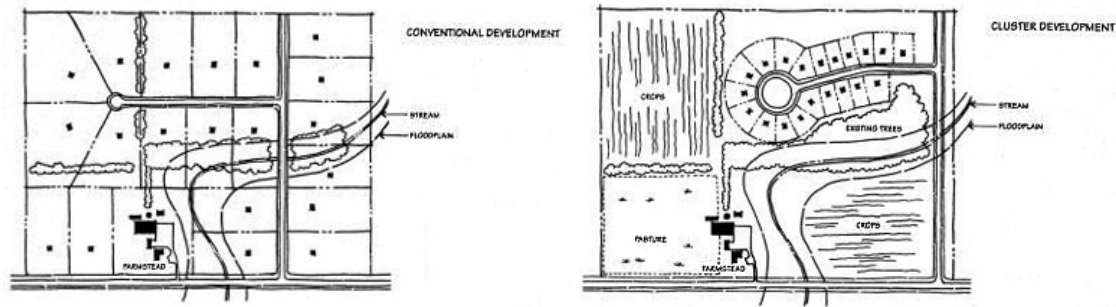
a. Conservation Subdivisions:

Development proposed in areas containing environmentally sensitive areas is encouraged to use conservation subdivision design principles, such as:

- Hiding development from main roads to the extent possible through natural topography, vegetation (e.g. tree lines, wooded edges), landscaped bufferyards, and setbacks.
- Provide vegetative buffers between building sites, wetlands, and streams beyond minimum setback standards.
- Preserve mature trees, stone rows, fence lines, and tree lines.
- Arrange lots so that houses are not placed on exposed hilltops or ridgelines.
- Design streets and lot layouts to blend with natural land contours.
- Create pedestrian trails through common open space areas.
- Restore the quality and continuity of degraded environmental areas within the subdivision, such as streams and wetlands.
- Encourage stormwater management treatment systems that focus on Best Management Practices (BMPs).

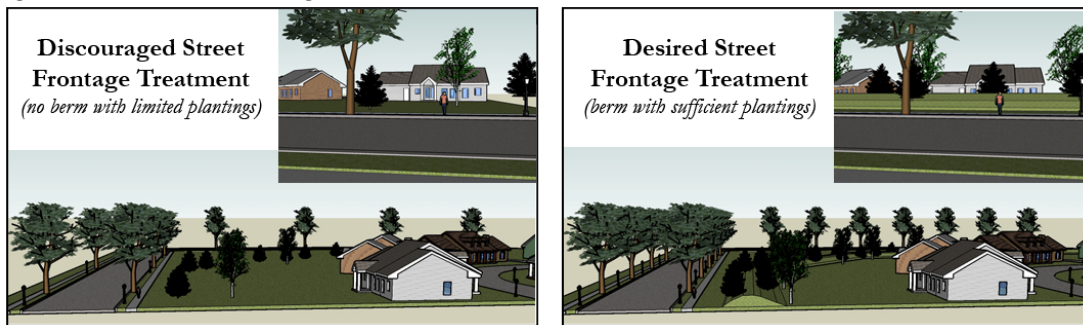
Conservation Subdivisions are an alternative approach to the conventional lot-by-lot division of land in rural areas, which spreads development evenly throughout a parcel with little regard to impacts on the natural and cultural features of the area. Conservation Subdivisions allow for an adjustment in the location of residential dwelling units on a parcel of land so long as the total number of dwelling units does not exceed the number of units otherwise permitted in the zoning district or comprehensive plan. This clustering of the dwellings into a small area is made possible by reducing the individual lot sizes. The dwelling units are grouped or “clustered” on only a portion of a parcel of land. The remainder of the site is permanently preserved as open space or farmland held in common or private ownership.

Figure 2.2: Conventional vs. Conservation Subdivision Design



2. **Compatibility with Neighboring Uses:** Potential land use conflicts with existing uses (including agriculture, commercial, industrial, or highway transportation uses) shall be mitigated through buffering, landscaping berms, and lot/building location on the original parcel.

Figure 2.3: Residential Screening



3. **Transportation Facilities:** Transportation facilities for new developments shall be constructed according to local ordinances and shall allow for safe ingress and egress of vehicles. Most lots shall take access from interior local streets to minimize the impacts to collector streets. Future connectivity to surrounding properties shall be provided whenever land is divided.

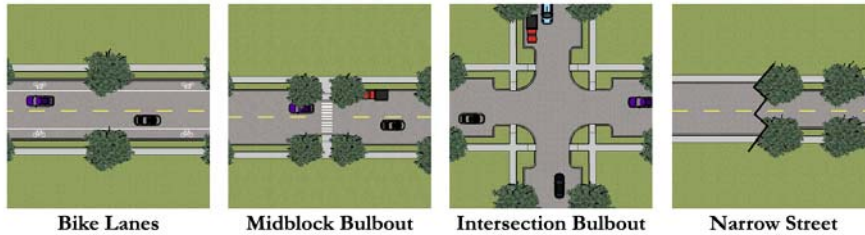
Figure 2.4: Traditional v. Cul-de-Sac Street Design



- a. **Street Design:** Streets should be designed to the minimum width that will reasonably satisfy safety and maintenance needs. Local streets should not be as wide as collector streets, or “micro-freeways,” which encourages higher travel speeds. Streets should be laid out in a manner that takes advantage of the natural topography and aligns with existing facilities. The use of traditional or modified grid-like street patterns, as opposed to multiple cul-de-sacs and dead end roads, is strongly encouraged.
- b. **Traffic-Calming Devices:** Traffic-calming devices and designs are encouraged. Specific measures may include: curb extensions/intersection bump outs, roundabouts, teardrop islands, speed bumps and speed tables, median & refuge islands, or turning circles.

- c. Pedestrian and Bicycle Improvements: are strongly encouraged, especially in areas near existing facilities. Specific measures include sidewalks, on-street bike lanes, bicycle route markers, off-street trails, and tweetens (mid-block foot paths). Some local streets may be safe for walking and biking without the need for sidewalks; however, collector or arterial streets should feature sidewalks for walking and off-street bike paths or marked bike lanes for biking. Bicycle and pedestrian ways shall be designed to connect to adjacent developments, schools, parks, shopping areas, and existing or planned pedestrian or bicycle facilities.

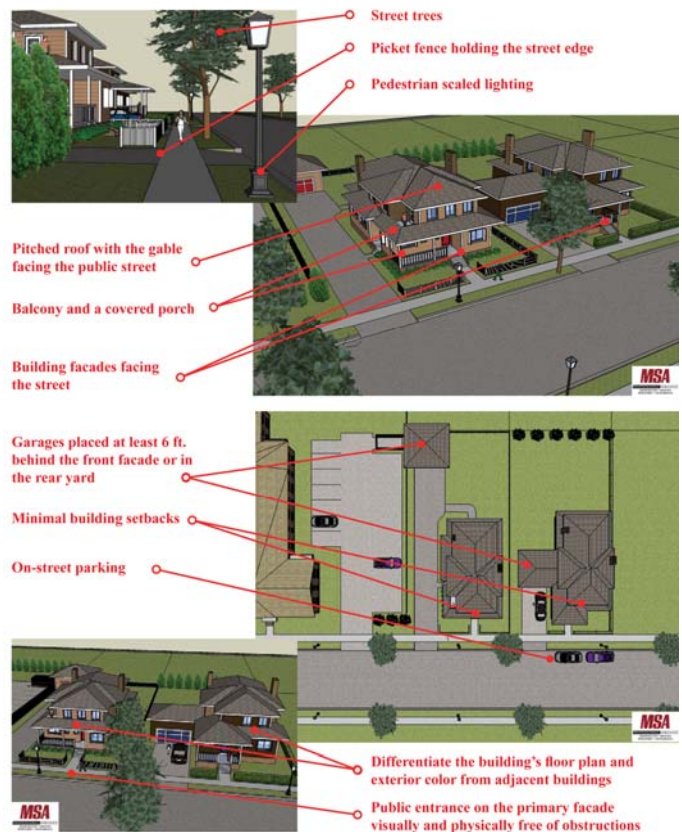
Figure 2.5: Alternative Transportation Designs



- 4. Single-Family Design Guidelines: The Village encourages traditional neighborhood design, including the elements listed below and illustrated in Figure 2.6.

Figure 2.6: Desired Single-Family Development

- a. Relationship to the Street: Design the building such that the primary building façade is orientated towards the street. Place the building within close proximity to the sidewalk (usually within twenty feet of the public right-of-way, or as close as applicable zoning allows), or incorporate a garden wall and/or a fence line (picket, wrought iron, etc.) that can maintain the existing street wall. A gable facing the street is strongly encouraged.
- b. Architectural Character: Incorporate elements that provides visual interest and human scale and that relate to the surrounding neighborhood context and the Village’s overall character.
- c. Building Materials: Use high-quality, long-lasting exterior finish materials such as kiln-fired brick, stucco, and wood. All exposed sides of the building should have similar materials as used on the front façade.



- d. Building Projections: Provide balconies, covered porches, and bay windows, especially on facades facing public streets.
 - e. Garages: Place the garage at least 6 feet behind the primary façade and front door of the home or in the rear yard to avoid a “garage-scape” street appearance.
 - f. Landscaping: Provide generous landscaping, with an emphasis on native plant species, especially along street frontages.
 - g. Lighting: Exterior lights should be full-cut-off fixtures that are directed to the ground to minimize glare and light pollution.
 - h. Neighborhood Diversity: Vary the lot sizes, building heights, building exterior colors, and housing floor plans within any given street block.
5. Multi-Family Design Guidelines: Multi-family housing is a necessary building type that provides housing options for the elderly, young adults, Village employees, etc. However many developments incorporating multi-family housing receive resistance. In some instances this can be contributed to poorly and cheaply designed buildings. In order to mitigate this opposition, it is recommended that the Village enact design guidelines for multi-family housing that is planned, expanded, or significantly renovated (50% or more of the current assessed improvement value). The general guidelines listed below and the diagram on the subsequent page will provide assistance in guiding future multi-family development:

Figure 2.7: Multi-Family Design Guidelines

- a. Relationship to the Street: Design the building such that the primary building façade is orientated towards the street. Provide a public entrance on the primary building façade that is visually and functionally free of obstruction. Place the building within close proximity to the sidewalk (usually within twenty feet of the street’s right-of-way), or incorporate a garden wall and/or a fence line (picket, wrought iron, etc.) that can maintain the existing street wall.
- b. Architectural Character: Design the building using architectural elements that provides visual interest and human scale that relates to the surrounding neighborhood context and the Village’s overall

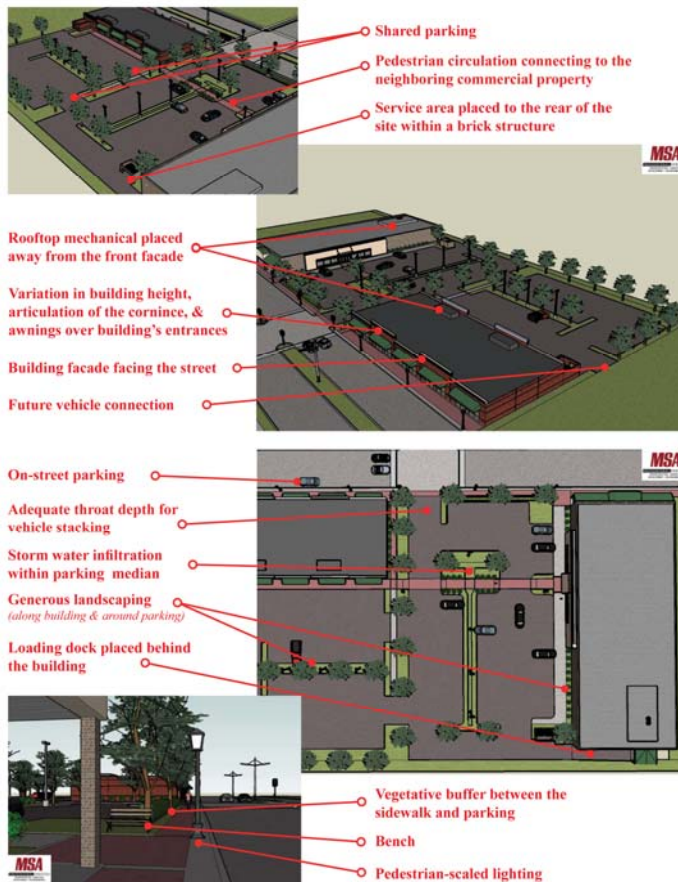


character. This can be accomplished by using, but is not limited to, the following techniques: expression of structural bays, variation in materials, variation in building plane, articulation of the roofline or cornice, use of vertically-proportioned windows, pitched roof with the gable(s) facing the street, etc.

- c. Building Materials: Use high-quality, long-lasting exterior finish materials such as kiln-fired brick, stucco, wood, and fiber cement siding. All exposed sides of the building should have similar or complementary materials as used on the front façade.
 - d. Building Projections: Provide balconies, covered porches, and bay windows, especially on facades facing public streets.
 - e. Parking and Buffering: Fit the parking below the building or place surface parking behind the building. Provide landscaping of sufficient size to screen out unsightly parking areas from the street and neighboring properties. Insert landscape islands in parking lots with more than eighteen consecutive stalls.
 - f. Service Areas: Trash containers, recycling containers, street-level mechanical, and rooftop mechanical should be located or screened so that they are not visible from a public street. Screening should be compatible with building architecture and other site features.
 - g. Common Open Space: Provide gardens, grass areas, and play areas to serve the needs of the residents. The use of contiguous back yards to create a larger network of open space is encouraged.
 - i. Landscaping: Provide generous landscaping, with an emphasis on native plant species, especially along street frontages.
 - j. Lighting: Exterior lights should be full-cut-off fixtures that are directed to the ground to minimize glare and light pollution.
6. Commercial and Industrial Design Guidelines: Commercial and industrial uses provide the Village with economic stability and provides goods, services, and jobs for its residents. However, the buildings designed for these uses are often not adaptable for another use after the initial user leaves. To prevent vacant, unusable buildings the Village will consider enacting design guidelines for commercial and industrial uses that are planned, expanded, or significantly renovated (50% or more of the current assessed improvement value). To ensure high-quality and long-lasting projects the following guidelines and illustration (Figure 2.10) will provide assistance in guiding future business development:

- a. Relationship to the Street: Design the building such that the primary building façade is orientated towards the street. Provide a public entrance on the primary building façade that is visually and functionally free of obstruction. Provide significant areas of clear glass along street façades, especially in areas with sidewalks and pedestrian traffic, to activate the street.

Figure 2.8: Business Design Guidelines



- b. Architectural Character: Design the building using architectural elements that provides visual interest and human scale that relates to the surrounding neighborhood context and the Village's overall character. This can be accomplished by using, but is not limited to, the following techniques: expression of structural bays, variation in materials, variation in building plane, articulation of the roofline or cornice, use of vertically-proportioned windows, pitched roof with the gable(s) facing the street, etc.

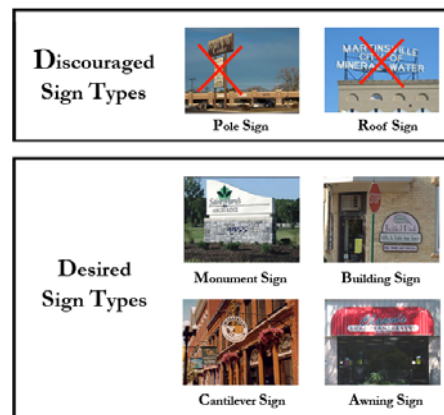
- c. Building Materials: Use high-quality, long-lasting exterior finish materials such as kiln-fired brick, stucco, and wood. All exposed sides of the building should have similar or complementary materials as used on the front façade.

- d. Building Projections: Canopies, awnings, and/or gable-roof projections should be provided along facades that give access to the building.

- e. Signage: Use pedestrian-scaled sign types: building-mounted, window, projecting, monument, and awning. Signs should not be excessive in height or square footage.

- f. Parking: Fit the parking below the building or place it on the side/back of the building, wherever feasible. Provide shared parking and access between properties to minimize the number of curb cuts. Provide vegetative buffers between pedestrian circulation routes and vehicular parking/circulation. Access drive lanes should have adequate throat depths to allow for proper vehicle

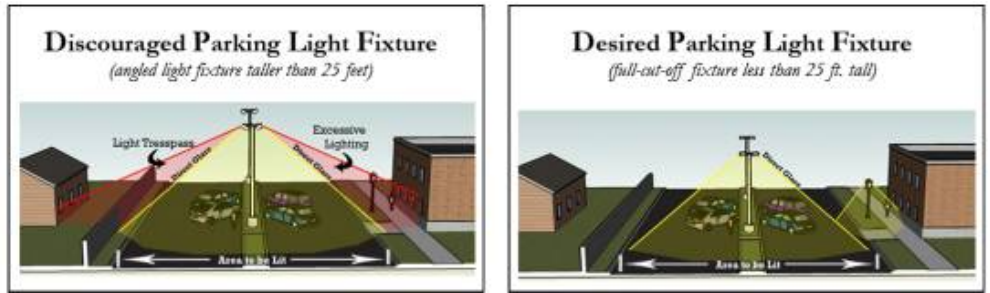
Figure 2.9: Desired Sign Types



stacking.

- g. **Landscaping:** Provide generous landscaping, with an emphasis on native plant species. Landscaping should be placed along street frontages, between incompatible land uses, along parking areas, and in islands of larger parking lots.
- h. **Stormwater:** Use rain gardens and bio-retention basins on-site (i.e. in parking islands) in order to filter pollutants and infiltrate runoff, wherever feasible.
- i. **Lighting:** Exterior lights should be full-cut-off fixtures that are directed towards the ground to minimize glare and light pollution.

Figure 2.10: Desired Outdoor Lighting



- j. **Service Areas:** Trash and recycling containers/dumpsters, street-level mechanical, rooftop mechanical, outdoor storage, and loading docks should be located or screened so that they are not visible from a public street. Screening should be compatible with building architecture and other site featu

CHAPTER 3 – FUTURE LAND USE

3.1 FUTURE LAND USE SUMMARY

The following chapter summarizes the future land use plan for the Village of Blue Mounds and covers all of the information required under SS66.1001. The information is intended to provide a written explanation of the Village of Blue Mounds Future Land Use Map (See Appendix E), which depicts the Village of Blue Mounds desired pattern of land use and establishes the Village’s vision and intent for the future through their descriptions and related objectives and policies (Chapter 2). The future land use plan identifies areas of similar character, use, and density. These land use areas are not zoning districts, as they do not legally set performance criteria for land uses (i.e. setbacks, height restrictions, etc.).

The Village does not assume that all areas depicted on the Future Land Use Map will develop during the next 20 years. Instead, the Future Land Use Map depicts those areas that are the most logical development areas based on the goals and policies of this plan, overall development trends, environmental constraints, proximity to existing development, and the ability to provide services. The Village does not support the rezoning or development of all the lands identified on the maps immediately following adoption of this Plan. Other factors, such as the ability to provide services and the phasing of development, will have to be considered.

3.1.1 Future Land Use Plan

The proposed pattern of land use is depicted in Map 6 & 6a (See Appendix E). The Future Land Use Plan, in conjunction with the other chapters of this plan (in particular Chapter 2), should be used by Village staff and officials to guide recommendations and decisions on rezoning and other development requests.

3.2 RESIDENTIAL LAND USE CATEGORIES

3.2.1 Low-Density Residential

This land use category is intended for existing and planned neighborhoods primarily of single-family homes with the potential for some two-family detached housing. Two-family residences are most appropriate adjacent to more intensive uses, including commercial or multi-family residential development. These neighborhoods shall be served by municipal sanitary sewer and water systems. Currently this land use category includes most of the existing residential development within the Village north and east of downtown area. Municipal and institutional land uses (parks, schools, churches, and stormwater facilities) may be built within this district area. The preferred density range is 2-4 units per acre. The overall character of these areas includes 20-30 foot setbacks, 1.5 to 2.5 story buildings, and front-/rear-loaded garages.

Appropriate Zoning Districts

The most appropriate zoning for single-family residences is the Village’s R-1 and R-1C districts and for two-family residences the R-2 district. It is recommended that the R-1 district be amended to reduce the minimum lot size and width.

Policies

1. Future development shall be served by the Village’s sewer and water systems and comply with the erosion and stormwater management requirements of the Village’s subdivision ordinance.
2. Promote the use of contiguous building site development that is adjacent to existing public infrastructure (sanitary sewer, municipal water, etc.).
3. Promote new development that complements and reinforces the existing neighborhoods and development, maintaining the existing single-family character.
4. Encourage park and open space areas within the neighborhood that is sized and located to provide convenient access for all of the neighborhood residents, create terminal views and high visibility.
5. Protect natural areas, including wetlands, wildlife habitats, woodland, open space and groundwater resources.

3.2.2 Medium-Density Residential

Located primarily along the western edge of the Village, this land use category allows for residential development at a density between 4-8 units per acre. Currently this area includes only manufactured homes, but two-family residences and small multi-family developments with no more than 8 units will be permitted. The development of new manufactured homes is strongly discouraged, as the Village currently has a disproportionate amount of this housing type. This type of development shall be served by municipal sanitary sewer and water systems. Municipal and institutional land use (parks, schools, churches, and stormwater facilities) may be built within this district area. The overall character of these areas includes 30-40 foot setbacks, 1.5 to 3 story buildings, and side-facing garages or rear-facing garages/parking areas.

Appropriate Zoning Districts

The most appropriate zoning for the two-family residences is the Village’s R-2 district, for the multi-family buildings the R-3 district and for the manufactured homes the R-4 district.

Policies

1. Discourage new manufactured homes within this land use area.
2. Promote new development that complements and reinforces the existing neighborhoods and development.
3. Encourage park and open space areas within the neighborhood that is sized and located to provide convenient access for all of the neighborhood residents, create terminal views and high visibility.
4. Protect natural areas, including wetlands, wildlife habitats, woodland, open space and groundwater resources.
5. Refer to Community Design Principles (Section 2.8).

3.2.3 Village Center

Located within the downtown area, primarily on Division Street, Main Street, and South Street, this land use category is intended for pedestrian-oriented commercial, office, entertainment, institutional, and residential uses in a “traditional downtown setting” with on-street parking and minimal building setbacks. This area shall remain as the Village’s focal point and activity center. Businesses that are encouraged for this area are small, convenient-type commercial businesses (i.e. small grocery or specialty food shop, laundromat, hairdresser/barber, jewelers, hardware store, small professional/business offices) which reinforce the Center’s “small-town” character. Several parcels within this area are under utilized or are in disrepair and are candidates for redevelopment.

The Village should actively promote the rehabilitation or redevelopment of these parcels for commercial, civic, or mixed uses.

Appropriate Zoning Districts

Currently the Village does not have a zoning district that allows for this future land use category. The most consistent zoning district is C-1; however, it does not allow for buildings to be close to the street or allow residences above ground-floor commercial. The Village should consider adopting a stand alone downtown zoning district to implement this future land use category.

Policies

1. The Village Center shall maintain its small-town character, directing larger business and uses requiring extensive parking to areas along the US-18 and CTH ID.
2. Promote new development that complements and reinforces the existing neighborhoods and development. Place emphasis on creating an integrated neighborhood business street, rather than separated, individual business sites.
3. Provide high levels of pedestrian amenities, including street trees, street furniture, and specialty lighting.
4. Pursue infill and redevelopment opportunities.

3.3 NON-RESIDENTIAL LAND USE CATEGORIES

3.3.1 Community Business

This land use category is intended for community-scaled office and retail that need large tracts of land unavailable within the small-scale Village Center. Community Businesses may include bowling alleys, supermarkets, furniture stores, banks, larger professional/business offices and similar commercial uses. It is located primarily along CTH ID where there is good access and visibility. This development shall be served by municipal sanitary sewer and water systems.

Appropriate Zoning Districts

The Village’s C-2 zoning district is most appropriate for areas within this future land use category.

Policies

1. Discourage new “strip” retail development or long linear corridors of purely commercial growth (refer to community design principles for mitigating effects).
2. Promote new development that complements and reinforces the existing neighborhoods and development.
3. Adhere to established standards for highway access control, shared driveways and cross access.
4. Encourage uses that are most appropriate for the Village Center to develop or remain in the Village Center district.

3.3.2 Highway Business

This land use category includes large-scale commercial and office land uses, including national and regional retailers, which serve the greater Blue Mounds region. These developments have certain locational requirements and operational characteristic not suitable within Community Business or the Village Center. Highway Businesses may include hotels/motels, restaurants and drive-in establishments, gas stations, and other high-intensity uses. Developments to the north of US-18 will be served by municipal sanitary sewer and water systems, while developments to south of US-18

will be served by private well and on-site waste treatment (septic) systems, until such time as it becomes feasible to extend municipal utilities.

Appropriate Zoning Districts

The Village’s C-3 or PUD-1 zoning districts are most appropriate for this future land use category. It is recommended that the C-3 district be amended to prohibit roof signs and lower the maximum building height restriction.

Policies

1. Discourage “strip” retail development or long linear corridors of purely commercial growth (refer to Community Design Principles, Section 2.8, for design techniques).
2. Adhere to established standards for highway access control, shared driveways and cross access.
3. Discourage buildings and signage to reach heights that would deter from the “small town” character of the Village Center (current zoning allows for buildings to reach 75 feet in height with roof signs, which would be quite visible from the downtown area).

3.3.3 Industrial

This land use category is appropriate for indoor manufacturing, warehousing, distribution, office and outdoor storage usage. The intensity of office & industrial development is regulated by the Village’s zoning ordinance. There is one industrial park within the Village located just south of US 18 and west of CTH F. Lots within the industrial park are generally of a size to accommodate the demands of today’s industrial and office needs. The Village is unable to provide municipal sewer to the existing park, but this has not affected the park’s viability. Future growth of industrial land within the Village will be limited to areas south of the existing park.

Appropriate Zoning Districts

The Village’s M-1 zoning district is most appropriate for this future land use category.

Policies

1. Discourage commercial development in the areas planned for Industrial, encouraging such developments in areas mapped as “Highway Business” or “Community Business”.
2. Encourage design consistent with this plan’s Community Design Principles (Section 2.8).

3.3.4 Institutional

This land use category includes properties owned by the Village, the school district, and religious institutions. These uses are planned to remain at their present locations in and near the central parts of the Village to continue to conveniently serve residents. The Future Land Use Map designates areas for a new Village Hall on Village Circle.

Appropriate Zoning Districts

Institutional buildings are allowed as a conditional use in the Village’s residential zoning districts (R-1, R-1C, R-2, R-4, & R-4).

Policies

1. Institutional uses shall work with the surrounding neighborhood to discuss potential long-term expansions or new facilities and how these plans would impact the area. Land shall be pre-identified in order to minimize the potential for future land use conflicts.

2. When there is a need to expand or build a new public facility, consider providing space for multiple municipal departments (i.e. public works, fire, and police departments).

3.4 RURAL / ENVIRONMENTAL LAND USE CATEGORIES

3.4.1 Park & Open Space

This land use category includes property where active recreation is the primary activity and where there is typically no commercial or residential use. The Village, County, or State usually owns these properties. Some stormwater management or other utility/institutional uses (e.g., water towers) maybe located within these areas. No new parks have been identified, however it is the Village's expectation that any new residential subdivision provide active use open space adequate to meet the needs of those new residents.

Appropriate Zoning Districts

Parks & Open Space is allowed as a conditional use in the Village's residential zoning districts (R-1, R-1C, R-2, R-4, & R-4) and CO-1 conservation district.

Policies

1. Provide sufficient parkland and recreation facilities to meet the demand of Village of Blue Mound residents.
2. Evaluate the existing park impact ordinance and make any necessary updates in order to provide the necessary public park and recreational facilities for Village residents.
3. Design future neighborhoods with access to parks and open space areas via sidewalks, bike trails, mid-block footpaths.

3.4.2 Conservation³

This land use category includes areas of environmentally sensitive lands and natural resources requiring protection from disturbance and development. Mapped environmental corridors include all land that meets one or more of the following conditions:

1. Water bodies and wetlands mapped as part of the WIDNR Wetland Inventory, or
2. 100-Year Floodplains based on FEMA maps, or
3. Areas with steep slopes greater than 20%.

Appropriate Zoning Districts

The Village's CO-1 zoning district is most appropriate for areas within this future land use category.

Policies

1. Continue to work with local and state agencies to protect sensitive natural areas.
2. Prohibit buildings, roads or land disturbance associated with non-agricultural development within the conservation district.
3. Continue to allow existing agricultural uses within the conservation district area.

³ It should be noted that conservation delineations are shown only for local land use planning purposes and do not indicate any additional County, State or Federal regulations that would affect a landowner's ability to utilize the property for agricultural or development purposes.

3.4.3 Rural Preservation

This land use category is intended for lands within the Village’s extraterritorial jurisdiction that shall be preserved for farming, farmsteads, forestry, open space, farm family businesses, or other agricultural related businesses. The majority of these lands are undeveloped; however they may contain farmsteads or residential developments generally with a minimum lot size of 2 acres. Developments within this category are served by private wells and on-site waste treatment (septic) systems.

Appropriate Zoning Districts

This category is subject to either the Dane County or Iowa County zoning codes since it is outside the municipal boundary.

Policies

1. Discourage non-farm related commercial and industrial uses in areas planned for Rural Preservation, encouraging such developments in areas mapped as “Highway Business”, “Community Business” or “Industrial”.
2. Require protection of natural resources and water quality with new development, including assurance that concentrations of on-site waste treatment systems will not negatively affect groundwater quality.
3. Continue to refer to town plans adopted by the county board for detailed land use policies.
4. Encourage the use of conservation subdivision design, especially for parcels containing or bordering exceptional natural features.
5. The Village will consider participation in a Transfer of Development Rights program in the Planning Area if Dane County creates such a program.

3.5 AMENDING THE FUTURE LAND USE MAP

The Village of Blue Mounds recognizes that from time to time it may be necessary to amend the future land use map to account for changes in the current planning environment that were not anticipated. *See section 2.7 for future land use map amendment policies.*

3.6 INTERPRETING MAP BOUNDARIES

It may be necessary to interpret land use boundaries as depicted in the Future Land Use Map when evaluating potential land use changes. *See section 2.7 for policies guiding the interpretation of map boundaries.*

CHAPTER 4 – IMPLEMENTATION

4.1 IMPLEMENTATION SUMMARY

The implementation element is defined as a compilation of specific recommendations and actions to be completed in stated sequence to implement the goals, objectives, and policies contained within this plan. In addition, this chapter describes how each of the elements of the comprehensive plan will be integrated and made consistent with the other elements of the comprehensive plan, and includes a mechanism to measure the local governmental unit's progress toward achieving all aspects of the comprehensive plan. The element also includes a process for adopting and updating the Comprehensive Plan.

4.2 ACTIONS

This section of the Plan presents actions crafted to address issues raised by residents during the planning process and to expand on the goals, objectives, and policies described in Chapter 2. It should be noted that some of the actions may require considerable cooperation with others, including the citizens of Blue Mounds, local civic and business associations, neighboring municipalities, Dane County, Iowa County and State agencies. Each action is accompanied by a suggested timeline for completion. A consolidated list of actions appears on page 4-7.

Timelines:

Continual: This action does not require a specific task to be completed. It is enforced through continued conscious decision-making, existing ordinances, or by following the policies of this Plan, which is adopted by ordinance.

Short Term: This indicates that action should be taken in the next 5 years (highest priority).

Mid Term: This indicates that action should be taken in the next 10 years (medium priority).

Long Term: This indicates that action should be taken in the next 20 years (low priority).

4.2.1 Housing Actions

1. Establish an award program to recognize exceptional exterior building and landscaping improvements

Existing village ordinances regulate property maintenance, though they are seldom enforced because neighbors are often reluctant to file complaints. The Village will consider creation of a simple program that rewards excellent exterior improvements and maintenance each year. *(Mid Term)*

4.2.2 Transportation Actions

1. Schedule and budget for street maintenance with a Capital Improvement Plan, updated annually

Street repairs should be included in a 5-year Capital Improvement Plan (CIP). This plan should be updated each year as part of the annual budgeting process. *(Short Term, Continual)*

2. Promote Transit Service Alternatives

Collect information from Dane County programs and private vendors that offer alternative transportation options for Village residents, and make this information available at Village Hall and on the village website. *(Continual)*

4.2.3 Agriculture, Natural, & Cultural Resource Actions

- 1. Promote local history and culture by providing space for a local historical archive as part of any new Community Center. *(Short Term)***

4.2.4 Utilities & Community Facilities Actions

1. Conduct a Park and Recreation Facilities Needs Assessment Study

The Village currently has sufficient park land to meet local recreation needs, but improvements to those lands may be warranted, especially as additional development is proposed. Wisconsin Statute 236.45, as amended in 2008, allows the Village to require the dedication of park land or payment of a fee in lieu of land, but it also requires that the cost to the developer have a rational relationship to the need resulting from the development. A Park and Recreation Facility Needs Assessment Study will best enable the Village to plan future park improvements and will provide a defensible rationale for any fees charged to new development. *(Short Term)*

2. Conduct a Long Range Facilities Needs Study

Conduct a long-range facilities study to assess the need for new or expanded Village facilities, including: administrative, emergency, library, and senior facilities. *(Mid Term)*

3. Create and Maintain a Capital Improvement Plan

Adopt a Capital Improvement Plan (CIP) to provide a strategic framework for making prioritized short-term investments in the community's infrastructure, such as sewer, road, water, and park improvements. The CIP should establish a 5-year schedule identifying projects and costs for each year. The CIP should be updated annually for the next 5-year period *(Short term, Continual)*

4.2.5 Economic Development Actions

1. Prepare a Downtown Revitalization Plan with assistance from the Dane County BUILD Program

Dane County offers 80% grant funding assistance for planning studies that promote Better Urban Infill Development (BUILD). The Village will seek such assistance to study the downtown area in greater detail. This study should define identify specific redevelopment opportunities, provide concepts for the use and design of new development, and offer specific implementation strategies. *(Short Term)*

4.2.6 Intergovernmental Cooperation Actions

1. Coordinate Growth Plans with the Town of Blue Mounds and Dane County.

Prior to the adoption of this Plan, and for subsequent updates, request comments from the officials from the Town of Blue Mounds and Dane County. *(Continual)*

2. Coordinate the development of new residential neighborhoods and locations of schools with the Mount Horeb Area School District.

The Future Land Use Plan supports the creation of new residential neighborhoods and population growth. Planning for these new neighborhoods should include discussion with officials from the Mount Horeb Area School District concerning the need to provide or update school facilities to support these developments. Prior to the adoption of this Plan, and for subsequent updates, the Village will request comments from the Mount Horeb Area School District officials. *(Continual)*

4.2.7 Land Use Actions

This plan provides guidance for land use and zoning changes. Beginning January 1, 2010, zoning changes and land division decisions must be consistent with the Comprehensive Plan. This Plan provides a number of policies and actions which support Traditional Neighborhood Design and Conservation Subdivision design. The Village should review all existing ordinances for consistency with the policies of this Plan, including zoning, land division, subdivision, site, building, and landscaping regulations.

- 1. Review and consider amendments to the Village Zoning Ordinance (Chapter 16) to establish consistency with this plan, including consideration of recommendations in Chapter 3 – Future Land Use. *(Short Term)***
- 2. Amend the Village Zoning ordinance to create a Village Center zoning district that preserves the character of the downtown area and allows new development with build residences above ground-level commercial businesses. *(Mid Term)***
- 3. Review and consider amendments to the Village Subdivision Ordinance (Chapter 15) for consistency with this plan, especially parkland dedication procedures and conservation subdivision options. *(Short Term)***
- 4. Establish and adopt design guidelines or standards to regulate the character of new development.**

The Village's small-town character will be threatened as new development occurs, including that development envisioned in this plan. To protect this character the Village will consider the adoption of one or more zoning overlay districts to guide the design of new development. The Community Design Principle established in this plan (Section 2.8) should form the basis of such standards. *(Mid Term)*

4.3 PLAN ADOPTION

In order to adopt this Plan it must be recommended for approval by the Village Plan Commission. One copy of the Plan adopted by the Plan Commission for recommendation to the Village Board is required to be sent to: (a) Every governmental body that is located in whole or in part within the boundaries of the Village, including any school district, sanitary district, or other special district, (b) the clerk of every city, village, and county that is adjacent to the Village, (c) the Department of Administration, (d) the regional planning commission in which the Village is located, (e) the public library that serves the area in which the Village is located. The Village will also send one copy of the plan, per written request, to any operator who has applied for or obtained a nonmetallic reclamation permit, a person who has registered a marketable nonmetallic mineral deposit, or any

other property owner or leaseholder that has an interest in property allowing the extraction of nonmetallic mineral resources. (Refer to Section 66.1001(4)(b), Stats.)

After the Commission adopts the Plan by resolution, the Village Board must adopt the Plan by ordinance. Prior to adopting the Plan, the Village Board will hold at least one public hearing to discuss the recommended plan (SS 66.1001 (4)(d)). At least 30 days prior to the hearing a Class 1 notice will be published that contains, at a minimum, the following:

- The date, time and location of the hearing,
- A summary of the proposed plan or plan amendment,
- The local government staff who may be contacted for additional information,
- Where to inspect and how to obtain a copy of the proposal before the hearing.

Prior to adopting the Plan, the Village Board will provide an opportunity for written comments by the public and respond to such comments through review and discussion at a Village Board meeting.

The Village Board, by a majority vote, shall enact the ordinance adopting the recommended plan (Section 66.1001(4)(c), Stats.). The adopted plan and ordinance shall be distributed to the aforementioned parties in Section 66.1001(4)(b), Stats. The plan shall contain all nine elements identified in Section 66.1001(2), Stats. If the Village Board asks the Planning Commission to revise the recommended plan, it is not mandatory that these revisions be sent to the distribution list. However, in the spirit of public participation and intergovernmental cooperation, revisions that constitute a substantial change to the recommended plan may be sent to the distribution list.

4.4 CONSISTENCY AMONG PLAN ELEMENTS

Once formally adopted, the Plan becomes a tool for communicating the community's land use policy and for coordinating legislative decisions. Per the requirements of Wisconsin's Comprehensive Planning Law, beginning on January 1, 2010 if the Village of Blue Mounds engages in any of the actions listed below, those actions shall be consistent with its comprehensive plan:

- Official mapping established or amended under s. 62.23 (6)
- Local subdivision regulations under s. 236.45 or 236.46
- County zoning ordinances enacted or amended under s. 62.23 (7)
- Village or city zoning ordinances enacted or amended under s. 60.61, 60.62, 60.23 (7)
- Zoning of shorelands or wetlands in shorelands under s. 59.692, 61.351 or 62.231

An action shall be deemed consistent if:

1. It furthers, or at least does not interfere with, the goals, objectives, and policies of this plan,
2. It is compatible with the proposed future land uses and densities/intensities contained in this plan,
3. It carries out, as applicable, any specific proposals for community facilities, including transportation facilities, other specific public actions, or actions proposed by nonprofit and for-profit organizations that are contained in the plan.

The State of Wisconsin planning legislation requires that the implementation element describe how each of the nine-elements will be integrated and made consistent with the other elements of the plan. Prior to adoption of the plan the Village of Blue Mounds reviewed, updated, and completed all elements of this plan together, and no inconsistencies were found.

Inconsistencies with the 2007 Dane County Comprehensive Plan

No inconsistencies were found. In developing this Plan, the Village of Blue Mounds strived to maintain consistency among development policies for areas in which planning authority overlaps with Dane County. This Plan maintains the same Urban Service Area boundary as the County's 2007 Plan, and for all areas outside of the municipal boundary, maintains the same agricultural preservation and environmental corridor policies. The policies of this Plan encourage continued cooperation with Dane County.

Inconsistencies with the Town of Blue Mounds' Planning and Zoning

Currently the Town of Blue Mounds does not have a Comprehensive Plan. The Town's land use and zoning are regulated by Dane County. The policies of this Plan encourage continued cooperation with Town of Blue Mounds and Dane County.

4.5 PLAN MONITORING, AMENDING & UPDATING

To monitor consistency with the Comprehensive Plan the Village shall regularly revisit this plan to review its content prior to any important decisions, especially those that will affect land use. Members of the Village Board, Plan Commission and any other decision-making body should periodically review the plan and identify areas that need to be amended. Special attention should be paid to the actions identified in this plan, and to the timetable for their completion. Completed actions should be celebrated and removed, while those actions not yet carried out should be given new deadlines and assigned to specific individuals, boards or committees for completion per the new schedule.

Although this Plan has described policies and actions for future implementation, it is impossible to predict the exact future conditions in the Village. Amendments may be appropriate in years following the adoption of the Plan, particularly if emerging issues or trends render aspects of the plan irrelevant or inappropriate. An amendment may also be needed to accommodate a unique proposal not previously considered; however, amendments should be carefully considered and should not become the standard response to proposals that do not fit the plan. Frequent amendments to meet individual development proposals should be avoided or the Plan loses integrity and becomes meaningless.

Amendments are any changes to plan text or maps and are defined as either being minor or major. Minor amendments are defined as changes to plan text or maps that are not associated with a development proposal. Major amendments are defined as changes to plan text or maps that are associated with a development proposal. In order to provide economies of scale, minor amendment requests should be collected throughout the year and addressed at a specified annual joint meeting of the Plan Commission & Village Board (recommended for January to review requests of the previous year). Major amendments requests (i.e. Future Land Use amendments) can be aligned with the development review process (i.e. zoning or subdivision meetings). The processes are essentially the same (plan commission recommendation, public hearing, governing body takes final action) except for some differences in notice requirements. Using the more stringent notice requirements of the State comprehensive law can satisfy both processes.

Whether reviewing the request for a minor or major amendment, it is important to ensure that the change does not trigger the need to alter something else in the Plan. The proposed amendment should be evaluated based on its merits and whether it is consistent, or would cause inconsistencies, with the other elements of the Plan.

Action: Hold one annual joint meeting between the Village Board and Plan Commission to:

- **Review the Village’s progress in implementing the actions of the Plan,**
- **Establish new deadlines and responsibilities for new or unfinished actions,**
- **Identify any minor or major plan amendments that are needed or have been requested for review.**

Frequent requests for minor or major amendments to the comprehensive plan should signal the need for a plan update. Unlike an amendment, the plan update is a major re-write of the plan document and supporting maps. Per the requirements of State comprehensive planning law, this Plan needs to be updated at least once every ten years. Updates could be coordinated with the release of new demographic and economic data (as with new census), or the release of updated mapping layers (such as FEMA Flood Maps), as the assumptions of the previous plan might be reconsidered in light of the new information.

Action: Update this Comprehensive Plan at least once every ten years per the requirements of the State comprehensive planning law.

To follow State comprehensive planning law, the Village shall use the same process to amend or update the plan as it originally followed when it was initially adopted (regardless of how minor the amendment or change is). Proposed amendments should be channeled through the local Plan Commission for recommendation, with final action occurring at the Village Board, including proper public notices and hearings. For most amendments, the Village does not need to circulate the entire plan to the aforementioned parties in Section 66.1001(4)(b), only the portion that is being amended. All the governmental entities to whom this amendment is submitted will have already received the full version of the plan when it was originally adopted. For the purpose of record keeping, Page ii of this Plan contains an area to list any amendments made to this plan after its original adoption.

4.6 SEVERABILITY

If any provision of this Comprehensive Plan shall be found to be invalid or unconstitutional, or if the application of this Comprehensive Plan to any person or circumstances is found to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the other provisions or applications of this Comprehensive Plan, which can be given effect without the invalid or unconstitutional provision or application.

Chapter 4 Implementation

Table 4.1: Action Plan

ACTION	Timeframe	Responsible Party
Housing: Establish an award program to recognize exceptional exterior building and landscaping improvements	Mid Term	Plan Commission, Village Board
Transportation 1: Schedule and budget for street maintenance with a Capital Improvement Plan, updated annually	Short term, Annual	Village Board
Transportation 2: Promote Transit Service Alternatives	Short Term, Continuous	Village Clerk
Ag, Nat., Cult. Resources: Promote local history and culture by providing space for a local historical archive as part of any new Community Center.	Short Term	Village Board
Utilities & Community Facilities 1: Conduct a Park and Recreation Facilities Needs Assessment Study	Short Term	Park & Rec, Village Board
Utilities & Community Facilities 2: Conduct a Long Range Facilities Needs Study	Mid Term	Village Board
Utilities & Community Facilities 3: Create and Maintain a Capital Improvement Plan	Short Term, Annual	Village Board
Economic Development: Prepare a Downtown Revitalization Plan with assistance from the Dane County BUILD Program	Short Term	Economic Development, Village Board
Intergovernmental Cooperation 1: Coordinate Growth Plans with the Town of Blue Mounds and Dane County	As Needed	Plan Commission, Village Board
Intergovernmental Cooperation 2: Coordinate the development of new residential neighborhoods & locations of schools w/ the Mount Horeb Area School District	As Needed	Plan Commission, Village Board
Land Use 1: Review and consider amendments to the Village Zoning Ordinance (Chapter 16) to establish consistency with this plan, including consideration of recommendations in Chapter 3 – Future Land Use.	Short Term	Plan Commission, Village Board
Land Use 2: Amend the Village Zoning ordinance to create a Village Center zoning district that preserves the character of the downtown area and allows new development with build residences above ground-level commercial businesses	Mid Term	Plan Commission, Village Board
Land Use 3: Review and consider amendments to the Village Subdivision Ordinance (Chapter 15) for consistency with this plan, especially parkland dedication procedures and conservation subdivision options	Short Term	Plan Commission, Village Board
Land Use 4: Establish and adopt design guidelines or standards to regulate the character of new development	Mid Term	Plan Commission, Village Board
Plan Amendment 1: Action: Hold one annual joint meeting between the Village Board and Plan Commission to review plan progress and amendment needs	Annual	Plan Commission, Village Board
Plan Amendment 2: Update this Comprehensive Plan at least once every ten years per the requirements of the State comprehensive planning law	Mid Term	Plan Commission, Village Board

CHAPTER 5 – EXISTING CONDITIONS

The following chapter summarizes background information as required for the nine planning elements to be included in comprehensive plans (as per Wisconsin Statute 66.1001). The information is compiled at the County and municipal level to the extent that such data is available or can be synthesized from standard data sources. Much of the data comes from secondary sources, consisting primarily of the U.S. Census. Caution should be given as a majority of the data that the US Census collects is from a sample of the total population; and therefore, are subject to both sampling errors (deviations from the true population) and non-sampling errors (human and processing errors).

5.1 ISSUES & OPPORTUNITIES

This element provides a baseline assessment of the Village of Blue Mounds past, current, and projected population statistics and covers all of the information required under SS66.1001. This information provides a basis for creating goals, objectives, policies, maps, and actions to guide the future development in the Village of Blue Mounds.

5.1.1 Population Statistics & Projections

The following displays the population statistics and projections that were prepared as part of the requirements of the Comprehensive Planning legislation. Other demographic data and statistics, such as employment and housing characteristics, are in their corresponding chapters.

Table 5.1: Population & Age Distribution

Population	Village of Blue Mounds Number	Village of Blue Mounds Percent	Dane Co. Number	Dane Co. Percent	Wisconsin Number	Wisconsin Percent
Total Population (1970)	261	100.0%	290,272	100.0%	4,417,821	100.0%
Total Population (1980)	387	100.0%	323,545	100.0%	4,705,642	100.0%
Total Population (1990)	446	100.0%	367,085	100.0%	4,891,769	100.0%
Total Population (2000)	708	100.0%	426,526	100.0%	5,363,675	100.0%
Total Population (2005)*	781	100.0%	455,927	100.0%	5,580,757	100.0%
SEX AND AGE (2000)						
Male	351	49.6%	211,020	49.5%	2,649,041	49.4%
Female	357	50.4%	215,506	50.5%	2,714,634	50.6%
Under 5 years	82	11.6%	25,818	6.1%	342,340	6.4%
5 to 9 years	49	6.9%	26,693	6.3%	379,484	7.1%
10 to 14 years	50	7.1%	27,733	6.5%	403,074	7.5%
15 to 19 years	30	4.2%	32,912	7.7%	407,195	7.6%
20 to 24 years	17	2.4%	43,986	10.3%	357,292	6.7%
25 to 34 years	129	18.2%	68,386	16.0%	706,168	13.2%
35 to 44 years	149	21.0%	70,108	16.4%	875,522	16.3%
45 to 54 years	110	15.5%	60,220	14.1%	732,306	13.7%
55 to 59 years	20	2.8%	18,225	4.3%	252,742	4.7%
60 to 64 years	13	1.8%	12,576	2.9%	204,999	3.8%
65 to 74 years	41	5.8%	20,211	4.7%	355,307	6.6%
75 to 84 years	14	2.0%	14,255	3.3%	251,621	4.7%
85 years and over	4	0.6%	5,403	1.3%	95,625	1.8%
Median Age (2000)	39.3		33.2		36.0	

Source: US Census, *WIDOA Estimate

From year 1970 to 2000, the population for the Village of Blue Mounds increased by 171%, which was much faster than the 47% growth rate experienced by Dane County. Between 2000 and 2005, population in the Village increased by 10%, compared to 7% growth in Dane County. The median population for Wisconsin villages in year 2005 was 714. On average Wisconsin villages grew in population by 47% from year 1970 to 2000 and by 3.8% from year 2000 to 2005.

Based on 2000 census data, the highest age group in the Village is those 35 to 44 years old (21%). This is also the highest percentage age cohort for Dane County and the State. The median age is 39.3, which is higher than the County and State median age. Approximately 10.2% of the population is near or over retirement age (60+), which is less than that for the County (12.3%) and the State (16.9%). It is also important to note that 11.6% of the population is under 5 years of age, nearly double that for the County (6.1%) and the State (6.4%).

Population projections allow a community to anticipate and plan for future growth needs. In year 2004, the Wisconsin Department of Administration released population projections to year 2025 for every municipality in Wisconsin, and projections to year 2030 for counties. The WIDOA projected the Village of Blue Mounds population will grow to 1,039 by year 2025, about 0.19% of the Dane County total for that year. The WIDOA projects the population in Dane County will increase to 579,976 by year 2030. In order to derive municipal population projections for 2030, MSA held constant the WIDOA county total and the 2025 proportion of countywide population. This resulted in a 2030 population projection of 1,086, an increase of 53.4% since year 2000. The WIDOA projects the population in Dane County will increase by 36% over this horizon. However, it should be noted that the WIDOA projection methodology tends to rely heavily on past population trends. The WIDOA states that...

“Local geophysical conditions, environmental concerns, current comprehensive land use plans, existing zoning restrictions, taxation, and other policies influence business and residential location. These and other similar factors can govern the course of local development and have a profound effect on future population change were not taken into consideration in the development of these projections.”

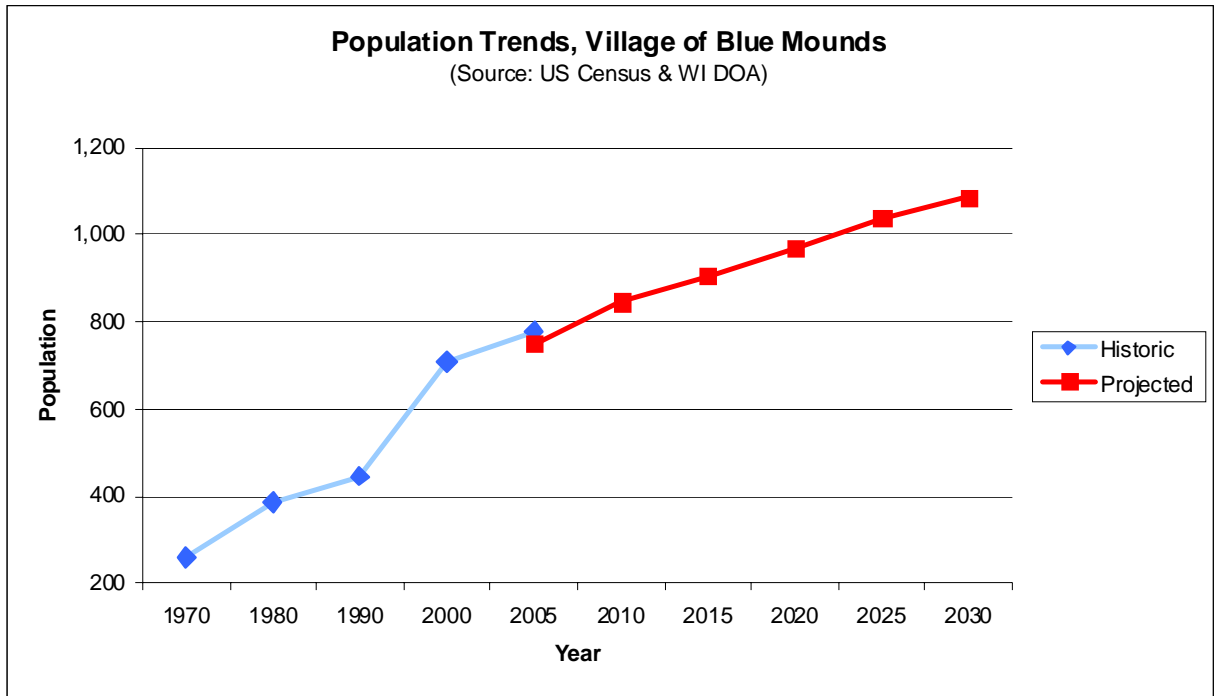
Caution should be given, as both MSA and WIDOA figures do not account for changes in local land use regulations, which could affect population growth.

Table 5.2: Population Projections

Population	Village of Blue Mounds	Town of Blue Mounds	Town of Brigham	Dane County	Wisconsin
Total Population (1970)	261	675	844	290,272	4,417,821
Total Population (1980)	387	637	821	323,545	4,705,642
Total Population (1990)	446	667	692	367,085	4,891,769
Total Population (2000)	708	842	908	426,526	5,363,675
Total Population (2005)*	781	907	966	455,927	5,580,757
WIDOA Projection					
Total Population (2005)	750	875	960	458,297	5,563,896
Total Population (2010)	846	962	1,025	480,573	5,751,470
Total Population (2015)	907	1,012	1,084	503,017	5,931,386
Total Population (2020)	970	1,067	1,142	527,534	6,110,878
Total Population (2025)	1,039	1,127	1,200	554,848	6,274,867
Total Population (2030)**	1,086	1,178	1,228	579,976	6,415,923
Percent Growth (2000-2030)	53.4%	39.9%	35.2%	36.0%	19.6%

Source: US Census, Projection WIDOA, *2005 WIDOA Estimate, **2030 MSA Projection for municipalities

Figure 5.1: Population Trends



5.2 HOUSING

This element provides a baseline assessment of the Village of Blue Mounds current housing stock and covers all of the information required under SS66.1001. Information includes: past and projected number of households, age & structural characteristics, occupancy & tenure characteristics, and value & affordability characteristics. This information provides a basis for creating goals, objectives, policies, maps, and actions to guide the future development and maintenance of housing in the Village of Blue Mounds.

5.2.1 Households & Housing Units: Past, Present, and Future

In year 2000, there were 289 households in the Village of Blue Mounds, an increase of 228% since 1970. During the same period, total households increased by 96% and 57%, respectively, for all of Dane County and the State. The median number of households for Wisconsin villages in year 2000 was 279. The higher increase in households (228%) vs. population (171%), from year 1970 to 2000, can be attributed to the decrease in the average size of households. Since 1970, the number of persons per household has been decreasing in Wisconsin. In Blue Mounds, the number of persons per household has decreased from 3.0 to 2.4, a trend that can be attributed to smaller family sizes and increases in life expectancy.

Table 5.3: Households & Housing Units

Housing	Village of Blue Mounds	Town of Blue Mounds	Town of Brigham	Dane County	Wisconsin
Total Households (1970)	88	183	204	88,564	1,328,804
Total Households (1980)	149	206	245	120,601	1,652,261
Total Households (1990)	169	229	233	142,786	1,822,118
Total Households (2000)	289	291	335	173,484	2,084,544
People per Household (1970)	3.0	3.7	4.1	3.3	3.3
People per Household (1980)	2.6	3.1	3.4	2.7	2.8
People per Household (1990)	2.6	2.9	3.0	2.6	2.7
People per Household (2000)	2.4	2.9	2.7	2.5	2.6
Housing Units (1970)	Not Available	Not Available	Not Available	92,442	1,482,322
Housing Units (1980)	155	223	260	126,275	1,863,857
Housing Units (1990)	176	234	257	147,851	2,055,774
Housing Units (2000)	297	300	375	180,398	2,321,144

*Total Households include any unit that is **occupied**.

Housing units are all those available, including occupied **and vacant units or seasonal units.

Housing projections allow a community to begin to anticipate future land use needs. The household projections were derived using a preliminary report from the Wisconsin Department of Administration (2004). The WIDOA projected the Village of Blue Mounds total households will reach 441 by year 2025, comprising 0.19% of the Dane County total. The WIDOA projected there will be 243,098 households in Dane County by year 2030, but has not yet published population and household projections at the municipal level.

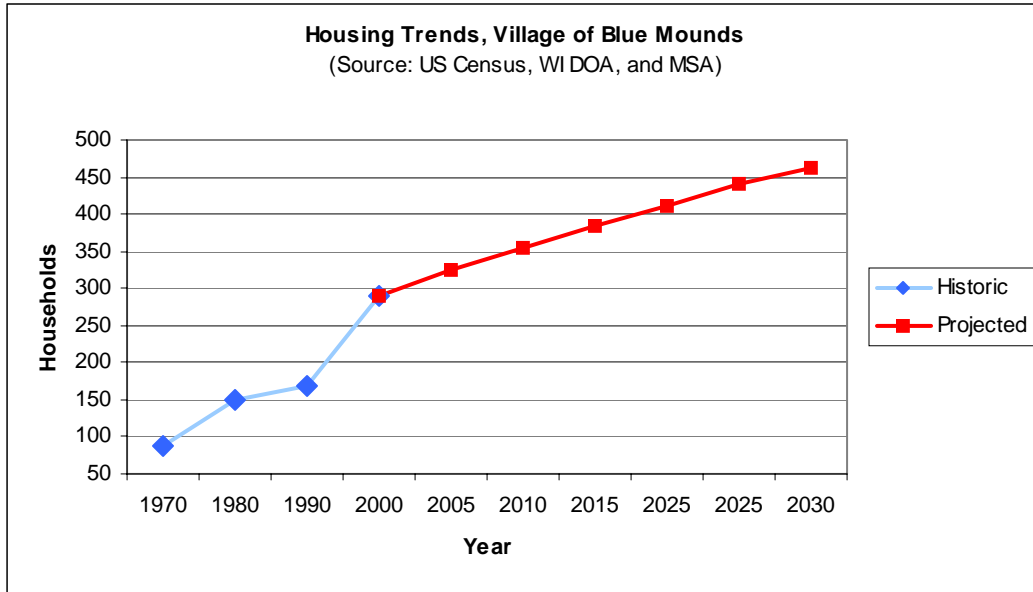
MSA utilized WIDOA projections to derive 2030 household projections for municipalities in three steps. Since household size is projected to continue to decline in the future, the first step was to project the 2030 household size based on WIDOA trends. For the Village of Blue Mounds, there are expected to be 2.36 people per household in year 2030. Next, the projected 2030 population was divided by the 2030 household size. Finally, an adjustment factor was used to ensure that the total number of households for all Dane County municipalities added up to the WIDOA county total of 243,098. The 2030 projected number of households in the Village is 461, a 59.5% increase from 2000 to 2030. The WIDOA and MSA household figures are derived from their population projections; therefore, they have the same limitations. Data in Table 5.4 indicates that housing growth in the Village of Blue Mounds will be faster than neighboring towns, Dane County, and the State overall.

Table 5.4: Projected Households

Household Projections	Village of Blue Mounds	Town of Blue Mounds	Town of Brigham	Dane County	Wisconsin
Total Households (2000)	289	291	335	173,484	2,084,544
Total Households (2005)	324	318	360	187,768	2,190,210
Total Households (2010)	355	342	391	200,334	2,303,238
Total Households (2015)	383	362	422	211,077	2,406,798
Total Households (2020)	412	383	451	222,178	2,506,932
Total Households (2025)	441	405	479	233,110	2,592,462
Total Households (2030)*	461	424	495	243,098	2,667,688
Percent Growth (2000-2030)	59.5%	45.7%	47.8%	40.1%	28.0%

Source: US Census, Projection WIDOA, *MSA projection for municipalities

Figure 5.2: Housing Trends



5.2.2 Age & Structural Characteristics

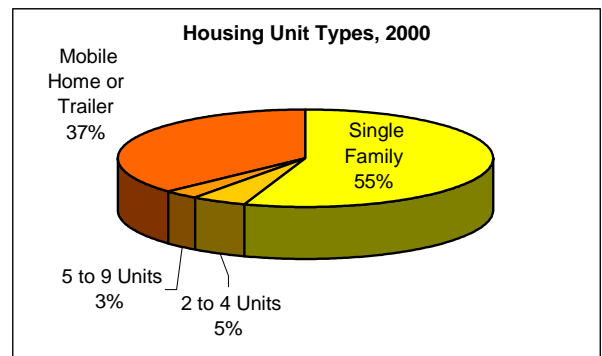
Table 5.5: Housing Age Characteristics

Year Structure Built	Percent
1939 or Earlier	15.5%
1940 to 1959	3.0%
1960 to 1969	2.0%
1970 to 1979	13.5%
1980 to 1989	11.5%
1990 to 1994	23.0%
1995 to 1998	28.3%
1999 to March 2000	3.3%
Total	100.0%

The age of a home is a simplistic measure for the likelihood of problems or repair needs. Older homes, even when well cared for, are generally less energy efficient than more recently-built homes and are more likely to have components now known to be unsafe, such as lead pipes, lead paint, and asbestos products. Of the Village of Blue Mounds’s 304 housing units in year 2000, 20% were built before 1970 and only 16% were built before 1940. The majority of housing units in the Village were built after 1990, and on the whole, units in the Village are newer than those across the County as a whole.

Beginning in 2005, Wisconsin State Statutes require all municipalities to adopt and enforce the requirements of the Uniform Dwelling Code (UDC) for one and two family dwellings. This requirement will ensure that new residential buildings are built to safe standards, which will lead to an improvement in the housing stock of communities. The UDC is administered by the Wisconsin Department of Commerce.

Figure 5.3: Housing Unit Types



As of the 2000 US Census, 55% of the Village of Blue Mounds’ housing units were single-family homes, 5% of the housing units were within buildings with 2-4 units, and 3% of the units were in multifamily residential buildings with 5-9 units. Mobile homes made up a significant 37% of the housing stock in 2000.

5.2.3 Occupancy & Tenure Characteristics

According to the 2000 Census, the Village of Blue Mounds had 297 occupied households. Of these, 83.2% were owner occupied at the time of the Census, an increase of over 10% since 1990. There were 8 vacant housing units for a total of 2.7%. Economists and urban planners consider a vacancy rate of 5% to be the ideal balance between the interests of a seller and buyer, or landlord and tenant.

Table 5.6: Housing Occupancy Characteristics

Occupancy	1990 Number	1990 Percent	2000 Number	2000 Percent
Owner Occupied Housing Units	170	72.6%	247	83.2%
Renter Occupied Housing Units	59	25.2%	42	14.1%
Vacant Housing Units	5	2.1%	8	2.7%
Homeowner Vacancy Rate	-	0.6	-	1.6
Rental Vacancy Rate	-	0	-	6.7

Source: US Census, Village of Blue Mounds

Of the housing units in year 2000, 65.8% had been lived in by the same householder for five or fewer years (1995-2000) and 85.2% for 10 or fewer years (1990-2000). Of the population five years and older, 40.9% have lived in the same house since 1995; 40.3% lived elsewhere in Dane County; 18.9% lived outside of Dane County, and 8.5% lived in a different state. This shows that households moving to the Village within the last five years (1995-2000) arrived more frequently from within the County than from outside of it.

Table 5.7: Housing Tenure & Residency

Year Head of Household Moved into Unit	Percent of Housing Units	Residence in 1995	Percent of Population 5 years and older
1969 or earlier	3.9%	Same House in 1995	40.9%
1970 to 1979	3.9%	Different House in US in 1995	59.1%
1980 to 1989	6.9%	Same County	40.3%
1990 to 1994	19.4%	Different County	18.9%
1995 to 2000	65.8%	Same State	10.4%
		Different State	8.5%

Source: US Census, Village of Blue Mounds

5.2.4 Value & Affordability Characteristics

In year 2000, the median value for a home in the Village of Blue Mounds was \$151,000, compared to \$146,900 for Dane County and \$112,200 for Wisconsin. The median value increased 185% from 1990, while that for the County and State increased 87% and 81% respectively. In contrast, median household income only increased 48% for Village households from year 1990 to 2000 (see Economic Development). Most homes, over 80%, ranged in value between \$100,000 and \$199,999. The median rent in the Village of Blue Mounds was \$590, compared to \$641 for Dane County and \$540 for Wisconsin.

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Table 5.8: Home Value and Rental Statistics

Value of Owner-Occupied Units	1990 Percent	2000 Percent	Gross Rent for Occupied Units	1990 Percent	2000 Percent
Less than \$50,000	43.4%	1.4%	Less than \$200	10.0%	11.9%
\$50,000 to \$99,999	52.8%	9.7%	\$200 to \$299	12.5%	11.9%
\$100,000 to \$149,999	3.8%	37.5%	\$300 to \$499	50.0%	14.3%
\$150,000 to \$199,999	0.0%	43.8%	\$500 to \$749	20.0%	40.5%
\$200,000 to \$299,999	0.0%	7.6%	\$750 to \$999	0.0%	0.0%
\$300,000 to \$499,999	0.0%	0.0%	\$1,000 to \$1,499	0.0%	16.7%
\$500,000 to \$999,999	0.0%	0.0%	\$1,500 or more	0.0%	0.0%
\$1,000,000 or more	0.0%	0.0%	No cash rent	7.5%	4.8%
Median Value	\$52,900	\$151,000	Median Rent	\$240	\$590

Source: US Census, Village of Blue Mounds

Table 5.9: Recent Home Sales, Dane County

Year	Number of Home Sales	Median Sale Price
2002	6,519	\$172,000
2003	6,704	\$183,100
2004	7,154	\$196,900
2005	7,503	\$208,700
2006	6,841	\$214,600
Average	6,944	\$195,060

Source: WI Realtors Association, Dane County

Table 5.9 displays the number of home sales and the median sale price for housing transactions in Dane County from year 2002 to 2006. During that time period, the median price of home sales has increased by 25%.

In the Village of Blue Mounds, affordable housing opportunities are often provided in mobile home parks or through the sale of older housing units located throughout the Village. According to the U.S. Department of Housing and Urban Development (HUD), housing is generally considered affordable when the owner or renter's monthly costs do not exceed 30% of their total gross monthly income. Among households that own their homes, over 26% exceeded the "affordable" threshold in year 2000. In year 2000, the median percentage of household income spent on owner occupied units with a mortgage was 23.8%, compared to 22.2% for the County. The median percentage of household income spend on rental units was 23.3, compared to 25.8 for the County. These figures are below the 30% threshold established by HUD, which indicates that housing is generally affordable to most Village residents.

Table 5.10: Home Costs Compared to Income

Selected Monthly Owner Costs as a Percentage of Household Income	Percent	Gross Rent as a Percentage of Household Income	Percent
Less than 15%	16.0%	Less than 15%	16.7%
15% to 19.9%	19.4%	15% to 19.9%	11.9%
20% to 24.9%	21.5%	20% to 24.9%	23.8%
25% to 29.9%	16.7%	25% to 29.9%	19.0%
30% to 34.9%	12.5%	30% to 34.9%	7.1%
35% or more	13.9%	35% or more	9.5%
Not computed	0.0%	Not computed	11.9%
Median (1990) with mortgage	21.4%	Median (1990)	20.7%
Median (2000) with mortgage	23.8%	Median (2000)	23.3%

Source: US Census, Village of Blue Mounds

5.3 TRANSPORTATION

This element provides a baseline assessment of the Village of Blue Mounds transportation facilities and covers all of the information required under SS66.1001. Information includes: commuting patterns, traffic counts, transit service, transportation facilities for the disabled, pedestrian & bicycle transportation, rail road service, aviation service, trucking, water transportation, maintenance & improvements, and state & regional transportation plans. This information provides a basis for creating goals, objectives, policies, maps, and actions to guide the future development and maintenance of transportation facilities in the Village of Blue Mounds.

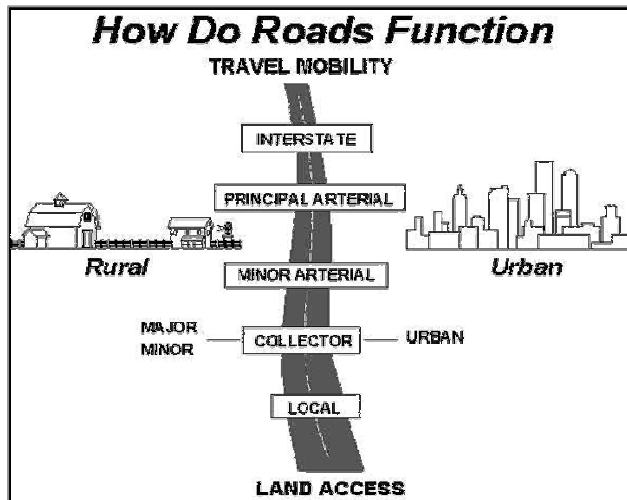
5.3.1 Existing Transportation Facilities

5.3.1.1 Highways & the Local Street Network

There are approximately 8 miles of roadway within Village limits, and 34 miles of roadway within the Planning Area as a whole. All federal, state, county, and local roads are classified into categories under the “Roadway Functional Classification System.” Functional classification is the process by which the nation's network of streets and highways are ranked according to the type of service they provide. It determines how travel is "channelized" within the roadway network by defining the part that any road or street should play in serving the flow of trips through a roadway network. In general, roadways with a higher functional classification should be designed with limited access and higher speed traffic. (Refer to the Village of Blue Mounds Transportation Facilities Map)

- **Arterials** –accommodate interstate and inter-regional trips with severe limitation on land access. Arterials are designed for high-speed traffic.
- **Collectors** – serve the dual function of providing for both traffic mobility and limited land access. The primary function is to collect traffic from local streets and convey it to arterial roadways. Collectors are designed for moderate speed traffic.
- **Local Roads** – provide direct access to residential, commercial, and industrial development. Local roads are designed for low speed traffic.

Figure 5.4: Functional Classifications



5.3.1.2 Commuting Pattern

Table 5.11 shows commuting choices for resident workers over age 16. Nearly 93% of local workers use automobiles to commute to work, and 10% report carpooling. About 4.5% of residents worked at home. The average commuter travels to work in about 29 minutes, which is higher than the overall State of Wisconsin mean travel time to work of 21 minutes. The higher commuting times may be due to the high percentage of residents who work in Madison, which is about 40 minutes away (see Table 5.12 and Figure 5.5).

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Table 5.11: Commuting Methods

Commuting Methods, Residents 16 Years or Older	Number	Percent
Car, Truck, Van (alone)	347	82.6%
Car, Truck, Van (carpooled)	43	10.2%
Public Transportation (including taxi)	0	0.0%
Walked	5	1.2%
Other Means	6	1.4%
Worked at Home	19	4.5%
Mean Travel Time to Work (minutes)	29.3	X
Total (Workers 16 Years or Over)	420	100.0%

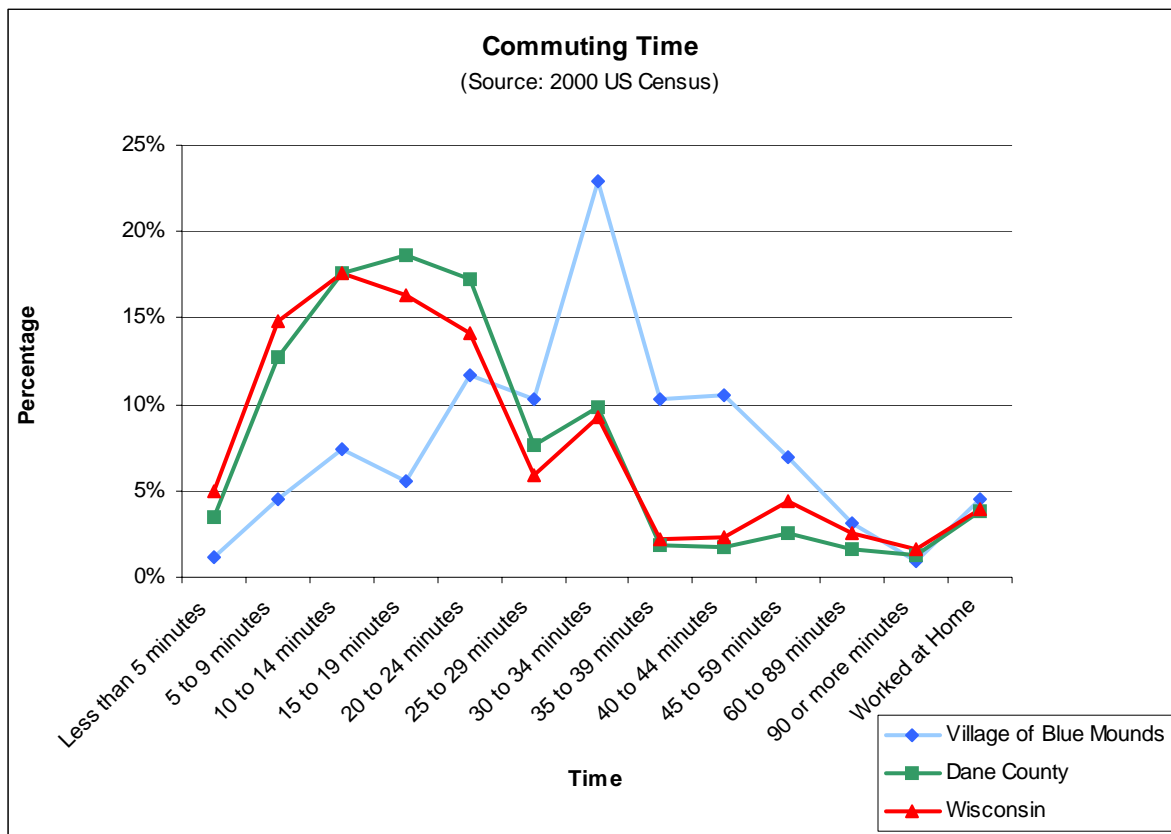
Source: US Census, Village of Blue Mounds

Table 5.12: Residents Place of Work

Place of Work, Residents 16 Years or Older	Village of Blue Mounds	Dane County
In County (within Village of Blue Mounds)	6.7%	94.6%
In County (outside Village of Blue Mounds)	86.0%	
Outside of County, but in WI	7.4%	4.9%
Outside of State	0.0%	0.6%
Total	100.0%	100.0%

Source: US Census

Figure 5.5: Commuting Time



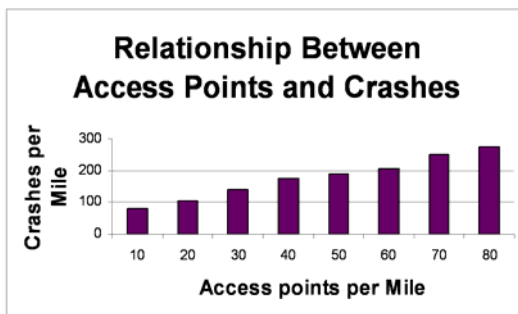
5.3.1.3 Traffic Counts

Annual Average Daily Traffic (AADT) counts are defined as the total volume of vehicle traffic in both directions of a highway or road for an average day. The AADT counts can offer indications of traffic circulation problems and trends and also provide justification for road construction and maintenance. WisDOT provides highway traffic volumes from selected roads and streets for all communities in the State once every three years. WisDOT calculates AADT by multiplying raw hourly traffic counts by seasonal, day-of-week, and axle adjustment factors. The Transportation Facilities Map (See Appendix B) displays AADT along CTH F, CTH ID, and Mounds Rd. in the Village of Blue Mounds for 2002. All of these primary Village streets are operating well below design capacity, which according to the Highway Capacity Manual (Second Edition) is 13,000 AADT for a two lane urban street.

5.3.1.4 Access Management & Safety

Studies show a strong correlation between: 1) an increase in crashes, 2) an increase in the number of access points per mile, and 3) the volume of traffic at each access point. Simply put, when there are more access points, carrying capacity is reduced and safety is compromised.

Figure 5.6: Relationship Between Access Points And Crashes



The authority of granting access rights to roadways is ordinarily assigned based upon the functional classification of the roads. Arterials should fall under state jurisdiction, collectors under county jurisdiction, and local roads should be a local responsibility. Through implementation of its adopted *Access Management System Plan*, the WisDOT plans for and controls the number and location of driveways and streets intersecting state highways. In general,

arterials should have the fewest access points since they are intended to move traffic through an area. Collectors and local roads should be permitted to have more access points since they function more to provide access to adjacent land.

It is estimated that a single-family home generates 9.5 trips per day. A trip is defined as a one-way journey from a production end (origin) to an attraction end (destination). On a local road, one new home may not make much difference, but 10 new homes on a road can have quite an impact on safety and mobility.

Table 5.13: Trip Generation Estimates

Land Use	Base Unit	Rates		
		AM Peak	ADT	ADT Range
Residential				
Single Family Home	per dwelling unit	.75	9.55	4.31-21.85
Apartment Building	per dwelling unit	.41	6.63	2.00-11.81
Condo/Town Home	per dwelling unit	.44	10.71	1.83-11.79
Retirement Community	per dwelling unit	.29	5.86	
Mobile Home Park	per dwelling unit	.43	4.81	2.29-10.42
Recreational Home	per dwelling unit	.30	3.16	3.00-3.24
Retail				
Shopping Center	per 1,000 GLA	1.03	42.92	12.5-270.8
Discount Club	per 1,000 GFA	.65	41.8	25.4-78.02
Restaurant				
(High-turnover)	per 1,000 GFA	9.27	130.34	73.5-246.0
Convenience Mart w/ Gas Pumps	per 1,000 GFA		845.60	578.52-1084.72
Convenience Market (24-hour)	per 1,000 GFA	65.3	737.99	330.0-1438.0
Specialty Retail	per 1,000 GFA	6.41	40.67	21.3-50.9

Office				
Business Park	per employee	.45	4.04	3.25-8.19
General Office Bldg	per employee	.48	3.32	1.59-7.28
R & D Center	per employee	.43	2.77	.96-10.63
Medical-Dental	per 1,000 GFA	3.6	36.13	23.16-50.51
Industrial				
Industrial Park	per employee	.43	3.34	1.24-8.8
Manufacturing	per employee	.39	2.10	.60-6.66
Warehousing	1,000 GFA	.55	3.89	1.47-15.71
Other				
Service Station	per pump	12.8	168.56	73.0-306.0
City Park	per acre	1.59	NA	NA
County Park	per acre	.52	2.28	17-53.4
State Park	per acre	.02	.61	.10-2.94
Movie Theatre	per movie screen	89.48	529.47	143.5-171.5
w/Matinee	Saturday (PM Peak)			
Day Care Center	per 1,000 GFA	13.5	79.26	57.17-126.07

Source: Institute of Transportation Engineers (ITE). Trip Generation.

5.3.2 Additional Modes of Transportation

5.3.2.1 Transit Service

Currently no bus service exists within the Village of Blue Mounds. The need for this service should be monitored and coordinated with Dane County. Greyhound Lines does make stops at two locations in the City of Madison. In addition, there is a Park – N – Ride lot located just south of US 18/151 near Mt. Horeb off of WIS 78.

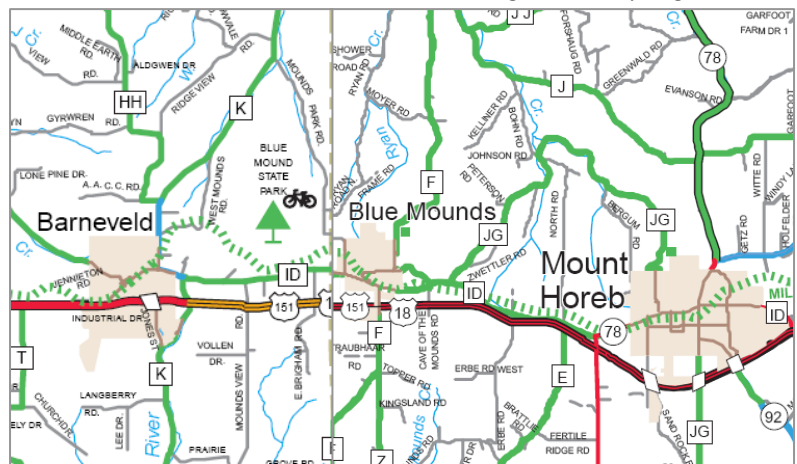
5.3.2.2 Transportation Facilities for the Elderly or Disabled

Dane County Department of Human Services provides individual and group transportation services which enable persons with disabilities and seniors to access their communities and needed services. The service uses voluntary drivers and has an approximate monthly ridership of 200 people. The Department of Human Services also offers van service once a week for grocery shopping. This service also uses voluntary drivers. Both services are available to Blue Mounds residents.

5.3.2.3 Pedestrian & Bicycle Transportation

Within the Village, walkers and bikers currently use existing roadways and sidewalks, although sidewalks are not available in some portions of the Village. The WisDOT maintains a map of bicycling conditions for each county, which have been recently updated using 2004 traffic data. Figure 5.7 displays the portion of the map for the Planning Area. Green routes indicate roadways considered to be in

Figure 5.7: Bicycling Conditions

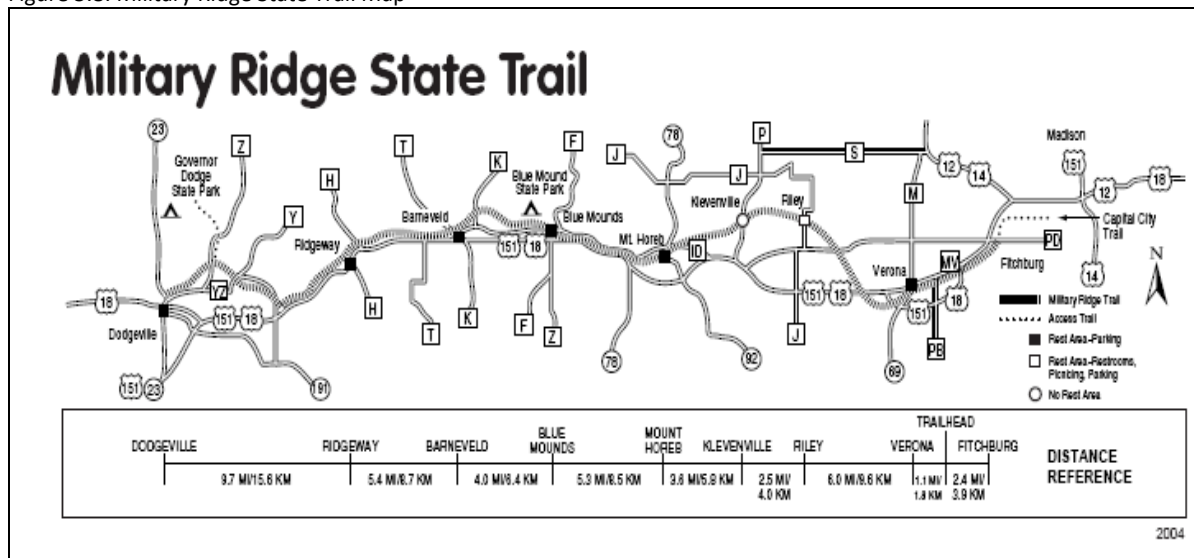


the best condition for biking, blue routes indicate moderate conditions for biking, and red routes indicate undesirable conditions. See the following link for more detail: <http://www.dot.wisconsin.gov/travel/bike-foot/countymaps.htm>

The 40-mile Military Ridge Trail is an off-road multiuse trail connecting the Village with the region as a whole (Figure 5.8). The Dane County 2006-2011 Parks and Open Space Plan includes several actions pertaining to improving the connections from the Military Ridge Trail to County and State Parks in the area.

The *Wisconsin Bicycle Facility Design Handbook*, available online, provides information to assist local jurisdictions in implementing bicycle-related improvements. It provides information that can help to determine if paved shoulders are necessary. In addition, the WisDOT has developed the *Bicycle Transportation Plan 2020* and the *Pedestrian Plan 2020*. These plans are intended to help both communities and individuals in developing bicycle and pedestrian friendly facilities.

Figure 5.8: Military Ridge State Trail Map



5.3.2.4 Rail Road Service

Wisconsin’s rail facilities are comprised of four major (Class 1) railroads, three regional railroads, and four local railroads. Freight railroads provide key transportation services to manufacturers and other industrial firms. Over the last ten years, the amount of Wisconsin track-miles owned by railroads has declined, due in large part to the consolidation of railroad operators and the subsequent elimination of duplicate routes. A recent commodity forecast predicts growth in state freight rail tonnage of 51% by the year 2020. No freight rail lines pass through the Village at this time, and the closest is a Wisconsin & Southern Railroad Company line running from east to west through Black Earth.

Figure 5.9: Proposed Midwest Regional Rail System



*Indiana DOT is evaluating additional passenger rail service to South Bend and to Louisville.
 **In Missouri, current restrictions limit train speeds to 79 mph.

Amtrak operates two passenger trains in Wisconsin: the long-distance Empire Builder operating from Chicago to Seattle and Portland, with six Wisconsin stops; and the Hiawatha Service that carries about 470,000 people each year on seven daily round-trips in the Chicago-Milwaukee corridor. The WisDOT has been studying ways in which passenger rail could be expanded. WisDOT, along with Amtrak and eight other state DOTs, is currently evaluating the Midwest Regional Rail System (MWRRS), a proposed 3,000-mile Chicago based passenger rail network. The MWRRS would provide frequent

train trips between Chicago, Milwaukee, Madison, La Crosse, Eau Claire, St. Paul, Milwaukee, and Green Bay. Modern trains operating at peak speeds of up to 110-mph could produce travel times competitive with driving or flying. The nearest station for Blue Mounds residents would likely be in Madison. (Source: WisDOT Rail Issues and Opportunities Report, 2004)

5.3.2.5 Aviation Service

As of January 2000, the State Airport System is comprised of 95 publicly owned, public use airports and five privately owned, public use airports. In its *State Airport System Plan 2020*, the WisDOT does not forecast any additional airports will be constructed by year 2020. The Federal Aviation Administration (FAA) classifies airports into four categories: 1) Air Carrier/Cargo, 2) Transport/Corporate, 3) General Utility, 4) Basic Utility. Dane County International Airport, located in Madison, is the closest passenger airport for the Blue Mounds community.

5.3.2.6 Trucking

According to a 2006 publication “Freight Facts and Figures,” trucking accounted for 82% of the total domestic U.S. freight moved in year 2002 and 95% of the total value. Projections for the freight shipping industry for the year 2035 predict a 98% increase in the volume of freight moved by truck and a 168% increase in the value of truck freight shipments. Freight is trucked through the Village of Blue Mounds Plan Area using US 18/151.

5.3.2.7 Water Transportation

The Village of Blue Mounds does not have its own access to water transportation but is just over 100 miles from port access to Lake Michigan in Milwaukee.

5.3.3 Maintenance & Improvements

The responsibility for maintaining and improving roads should ordinarily be assigned based upon the functional classification of the roads. Arterials should fall under state jurisdiction, collectors under county jurisdiction, and local roads should be a local responsibility.

The WisDOT has developed the *State Highway Plan 2020*, a 21-year strategic plan which considers the highways system's current condition, analyzes future uses, assesses financial constraints and outlines strategies to address Wisconsin's preservation, traffic movement, and safety needs. The plan is updated every six years (*Six Year Improvement Plan*) to reflect changing transportation technologies, travel demand, and economic conditions in Wisconsin.

The WisDOT *Six Year Improvement Plan (2006-2011)* for Dane County lists two projects located in the Planning Area. The westbound lanes of US 18 were scheduled for pavement improvement from Dodgeville to Madison Rd. in 2006, and the facility from Dodgeville to Mt Horeb is scheduled for resurfacing between 2009 and 2011.

5.3.3.1 Pavement Surface Evaluation & Rating

Every two years, municipalities and counties are required to provide WisDOT with a pavement rating for the physical condition of each roadway under their jurisdiction. The rating system is intended to assist the Village in planning for roadway improvements and to better allocate its financial resources for these improvements. During the inventory, roadways in the Village are evaluated and rated in terms of their surface condition, drainage, and road crown. Paved roads are rated from 1 to 10 (to being the best), and gravel roads are rated from 1 to 5 (5 being the best).

5.3.4 State & Regional Transportation Plans

A number of resources were consulted while completing this comprehensive plan. Most of these resources were WisDOT plans resulting from Translink 21, Wisconsin's multi-modal plan for the 21st Century. Currently the WisDOT is in the process of replacing Translink 21 with a new plan called Connections 2030. Similar to Translink 21, Connections 2030 will address all forms of transportation. However, unlike Translink 21, Connections 2030 will be a policy-based plan instead of a needs based plan. The policies will be tied to "tiers" of potential financing levels. One set of policy recommendations will focus on priorities that can be accomplished under current funding levels. Another will identify policy priorities that can be achieved if funding levels increase or decrease.

Figure 5.10: Transportation Plans & Resources

- WisDOT Rail Issues and Opportunities Report, 2004
- WisDOT 5-Year Airport Improvement Program, 2007-2011
- FAA, National Plan of Integrated Airport Systems (NPIAS) Five Year Plan, 2007-2011
- WisDOT Translink 21
- WisDOT State Highway Plan 2020
- WisDOT 6-Year Highway Improvement Plan
- WisDOT State Transit Plan 2020
- WisDOT Access Management Plan 2020
- WisDOT State Airport System Plan 2020
- WisDOT State Rail Plan 2020
- WisDOT Bicycle Transportation Plan 2020
- WisDOT Pedestrian Plan 2020

5.4 AGRICULTURAL, NATURAL & CULTURAL RESOURCES

This element provides a baseline assessment of the Village of Blue Mounds agricultural, natural, & cultural resources and covers all of the information required under SS66.1001. Information

includes: productive agricultural areas, a natural resource inventory, and a cultural resource inventory. This information provides a basis for creating goals, objectives, policies, maps, and actions to guide the future development and maintenance of agricultural, natural, & cultural resources in the Village of Blue Mounds.

5.4.1 Agricultural Resource Inventory

The following section details some of the important agricultural resources in the Planning Area and Dane County. The information comes from a variety of resources including the U.S. Census, U.S. Census of Agriculture, and the Dane and Iowa County Land & Water Conservation Departments. Several other relevant plans exist and should be consulted for additional information:

- Dane County Land and Water Resource Management Plan, 2003
- Iowa County Land and Water Resource Management Plan, 2007
- Soil Survey of Dane County, 1978

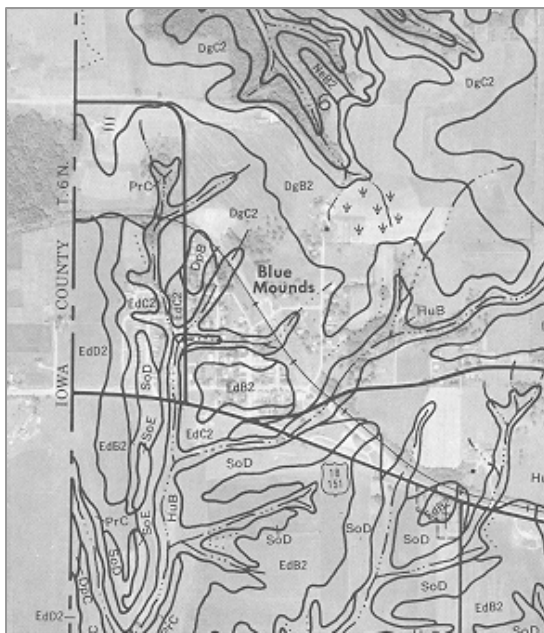
5.4.1.1 Geology and Topography

The surface features of Planning Area are characteristic of the “Driftless Area” of South-eastern Wisconsin. Unlike much of Wisconsin, the Driftless area is characterized by hills and valleys amid surrounding plains. The term “Driftless Area” is given to this region because it is devoid of drift or the accumulated rock and soil left by retreating glaciers. A pronounced topographic feature of the Planning Area is Blue Mound State Park. It covers an area of 1,153 acres and attains the highest elevation in southern Wisconsin, an elevation of 1,276 feet. (Source: Dane County Land and Water Resource Management Plan)

5.4.1.2 Soils

Soils of the Planning Area are described in the Soil Survey of Dane County. The Planning Area is located in the Driftless Area. Figure 5.11 provides a general soils map of the Planning Area.

Figure 5.11: General Soils of the Planning Area



Steep slopes, high levels of drainage and shallow soil depth to bedrock are the primary soil properties that affect use and management of soils in the Planning Area. Soils in the Planning Area are characterized as silt loam, categorized into by five main types:

- Derinda silt Loam (DgB2, DgC2): Moderately well drained shallow soils, approximately 20 to 40 inches to the paralithic bedrock
- Edmund Silt Loam (EdB2, EdC2, EdD2): Well drained shallow soils, approximately 12 to 20 inches to lithic bedrock
- Huntsville Silt Loam (HuB): Well drained, more than 80 inches to bedrock
- Port Byron Silt Loam (PrC): Moderately well drained, more than 80 inches to bedrock
- Sogn Silt Loam (SoD, SoE): Somewhat excessively drained, more than 80 inches to bedrock

The Village of Blue Mounds Productive Agricultural Soils Map depicts the location of prime farmland in the Planning Area. The “prime farmland” designation indicates Class I or II soils, and some Class III soils. These class designations refer to the quality of soils for growing crops and are based on Natural Resource Conservation Service (NRCS) classifications. It should be noted that not all prime farm soils are used for farming; some have been developed with residential or other uses, it is also possible to have a productive farm on soils that are not designated as “prime.” The “prime farmland” designation simply indicates that these soils are generally good for productive farming.

5.4.1.3 Farming Trends

Most farming data is not collected at the township level. However, assumptions can be made based on data collected at the County level. Table 5.14 and Figure 5.12 provide information on the number and size of farms in Dane County from 1987 to 2002. The total number of farms in Dane County has decreased by 11.3% between the years of 1987-2002, and the total farm acreage has decreased by 9.6%.

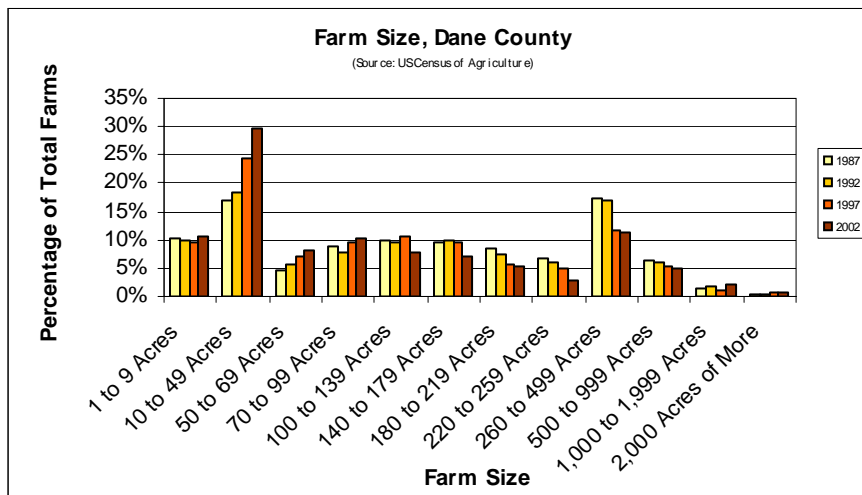
The Agricultural Census defines a farm as any place from which \$1,000 or more of agricultural products were produced, and sold, during a year. Today many “farms” or “farmettes” qualify under this definition but few are actually the traditional farms that people think of, 80 plus acres with crops, cattle or dairy cows. These farmettes are typically less than 40 acres, serve niche markets, and produce modest agricultural goods or revenue. Figure 5.12 illustrates how the number of 10-49 acre farms has risen since 1987. This increase in small farms is understandable in Dane County, where there are many farmers markets and other direct purchasing arrangements, providing opportunities for small-scale farmers to connect directly with local eaters.

Table 5.14: Farms and Land in Farms, Dane County 1987-2002

Farms and Land in Farms	1987	1992	1997	2002	Percent Change 1987-2002
Number of Farms	2,595	2,639	3,179	2,887	11.3%
Land in Farms (acres)	569,937	538,582	559,476	515,475	-9.6%
Average Size of Farms (acres)	200	204	176	179	-10.5%
Market Value of Land and Buildings					
Average per Farm	\$232,454	\$280,434	\$337,942	\$580,806	149.9%
Average per Acre	\$1,166	\$1,367	\$1,901	\$3,264	179.9%

Source: US Census of Agriculture, Dane County

Figure 5.12: Farm Size 1987-2002, Dane County



On the opposite end, the number of large farms (over 1,000) has also increased slightly since 1987. This has occurred due to older traditional farms having to continually expand in order to stay afloat in the agricultural economy. As shown in the graph above, the number of farms with 100 – 1000 acres has decreased steadily from 1987-2002. These mid-sized farms tend to be decreasing in number across the state as well, and the same trends can be expected for the Planning Area. Regardless of size, all farms are important to the local agricultural economy as a whole.

Table 5.15 displays the number of farms by NAICS (North American Industrial Classification System) for Dane County and Wisconsin, as reported for the 2002 Census of Agriculture. The largest percentage of farms in Dane County is in the Sugarcane, hay, and all other category. The percentage of farms by category is fairly consistent with the percentages for the State, as the number of Dane County farms is within 6-7% of the number of Wisconsin farms in each category.

Table 5.15: Number of Farms by NAICS

Types of Farms by NAICS	Dane County		Wisconsin	
	Number of Farms 2002	Percentage of Farms 2002	Number of Farms 2002	Percentage of Farms 2002
Oilseed and grain (1111)	664	23.0%	12,542	16.3%
Vegetable and melon (1112)	40	1.4%	1,317	1.7%
Fruit and tree nut (1113)	43	1.5%	1,027	1.3%
Greenhouse, nursery, and floriculture	90	3.1%	2,284	3.0%
Tobacco (11191)	92	3.2%	188	0.2%
Cotton (11192)	0	0.0%	0	0.0%
Sugarcane, hay, and all other (11193, 11211)	780	27.0%	20,943	27.2%
Beef cattle ranching (11211)	182	6.3%	9,852	12.8%
Cattle feedlots (11212)	168	5.8%	3,749	4.9%
Dairy cattle and milk production (11212)	409	14.2%	16,096	20.9%
Hog and pig (1122)	25	0.9%	759	1.0%
Poultry and egg production (1123)	31	1.1%	910	1.2%
Sheep and goat (1124)	46	1.6%	1,117	1.4%
Animal aquaculture and other animal	317	11.0%	6,347	8.2%
Total	2,887	100.0%	77,131	100.0%

Source: US Census of Agriculture

5.4.2 Natural Resource Inventory

The following section details some of the important natural resources in the Planning Area and Dane County. The information comes from a variety of resources including the Wisconsin Department of Natural Resources and the Dane County Land & Water Conservation Department. Information on local and regional parks is further explored in the Utilities and Community Facilities Element. Several other relevant plans exist and should be consulted for additional information:

- Dane County Land and Water Resource Management Plan, 2003
- Wisconsin DNR Legacy Report, 2002

The *Dane County Land and Water Resource Management Plan* identifies goals, objectives and actions to implement through year 2008, through partnerships with agencies, landowners, watershed groups, and citizens. Six overall goals were identified and are listed below:

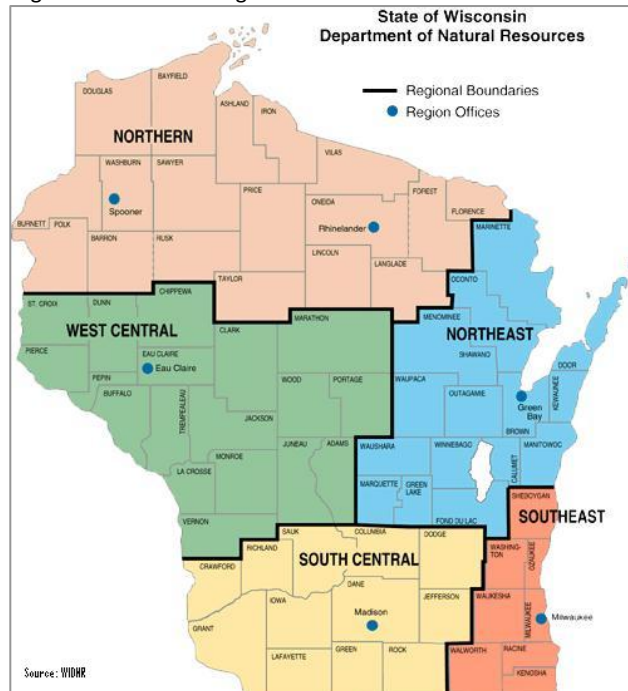
- 1) Maintain agricultural lands for long-term production
- 2) Manage crop nutrients in an economic and environmentally sound manner
- 3) Protect and enhance in-stream, riparian, wetland, and upland habitat
- 4) Protect and improve the quality of groundwater in Dane County

- 5) Implement all applicable stormwater programs along with the existing Erosion Control and Stormwater Management Ordinance (Ch. 14 Dane County Code of Ordinances)
- 6) Partner with and involve citizens on soil and water conservation initiatives in rural and urban areas

Dane County is located within the South Central Region of the WIDNR. The Central and Regional Offices are located in Madison and Fitchburg, with another nearby Service Center in Dodgeville, and nearby facilities in Blue Mounds State Park and Governor Dodge State Park.

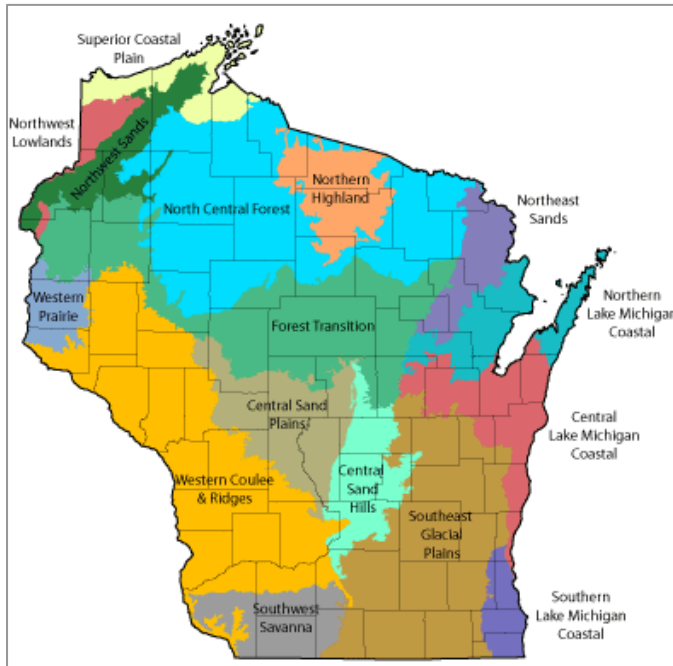
In an effort to put potential future conservation needs into context, the Natural Resources Board directed the Department of Natural Resources (DNR) to identify places critical to meet Wisconsin's conservation and outdoor recreation needs over the next 50 years. In 2002, after a three-year period of public input, the WIDNR completed the Legacy Report. The final report identifies 229 Legacy Places and 8 Statewide Needs and Resources. The Report identifies nine criteria that were used in order to identifying the types or characteristics of places critical to meeting Wisconsin's conservation and outdoor recreation needs. The nine criteria were:

Figure 5.13: WIDNR Regions



1. **Protect the Pearls** (protect the last remaining high quality and unique natural areas).
2. **Protect Functioning Ecosystems in Each Part of the State** (protect representative, functional natural landscapes that help keep common species common).
3. **Maintain Accessibility and Usability of Public Lands** (protect land close to where people live and establish buffers that ensure these lands remain useable and enjoyable).
4. **Think Big** (protect large blocks of land).
5. **Ensure Abundant Recreation Opportunities** (provide a wide range of outdoor recreation opportunities).
6. **Connect the Dots** (link public and private conservation lands through a network of corridors).
7. **Protect Water Resources** (protect undeveloped or lightly developed shorelands, protect water quality and quantity, and protect wetlands).
8. **Promote Partnerships** (leverage state money and effort through partnerships with other agencies and organizations).
9. **Diversify Protection Strategies** (where feasible, utilize options other than outright purchase to accomplish conservation and recreation goals).

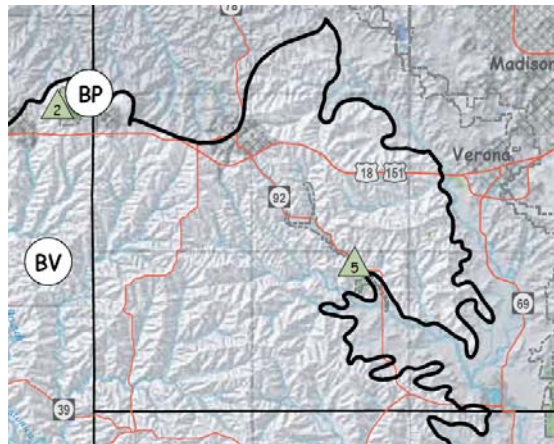
Figure 5.14: WIDNR Ecological Landscapes



The 229 Legacy Places range in size and their relative conservation and recreation strengths. They also vary in the amount of formal protection that has been initiated and how much potentially remains. The Legacy Places are organized in the report by 16 ecological landscapes, shown in Figure 5.14 (ecological landscapes are based on soil, topography, vegetation, and other attributes). The southern portion of the Village of Blue Mounds Plan Area is located in the Southwest Savanna ecological landscape, and the northern portion is located in the Western Coulee and Ridges ecological landscape. There are eleven Legacy Places identified in Dane County. Two of the Legacy Places are near the Planning Area: Blanchardville Prairie and Savanna

(BV) and Blue Mounds State Park (BP). Lying south of Blue Mounds, the Blanchardville Prairie and Savanna area contains many high quality prairie remnants, some large prairie pastures, and many fields enrolled in the Conservation Reserve Program, all imbedded in a large, open agricultural setting. Based on the quality and uniqueness of existing grasslands, this area has been recognized by the DNR to have the best opportunity to restore functioning grassland ecosystems. Blue Mound State Park lies on the northern boundary of the Planning Area. It contains some oak woodland and grassland areas and is heavily used for hiking, biking, cross country skiing, picnicking, camping, and nature study. Refer to the report for specific information. (Source: WIDNR Legacy Report).

Figure 5.15: Blue Mound State Park



5.4.2.1 Groundwater

Groundwater is the only source of drinking water in the Planning Area. It is a critical resource, not only because it is used by residents as their source of water, but also because rivers, streams, and other surface water depends on it for recharge. Groundwater contamination is most likely to occur where fractured bedrock is near ground surface, or where only a thin layer of soil separates the ground surface from the water table. According to the WIDNR Susceptibility to Groundwater Contamination Map (not pictured), the Planning

Area generally ranks medium to high for susceptibility to groundwater contamination. Susceptibility to groundwater contamination is determined based on five physical resource characteristics: Bedrock Depth, Bedrock Type, Soil Characteristics, Superficial Deposits, Water Table Depth.

Groundwater can be contaminated through both point and non-point source pollution (NPS). The Environmental Protection Agency defines NPS as:

“Pollution which occurs when rainfall, snowmelt, or irrigation runs over land or through the ground, picks up pollutants, and deposits them into rivers, lakes, and coastal waters or introduces them into ground water.” And point source pollution as: “Sources of pollution that can be traced back to a single point, such as a municipal or industrial wastewater treatment plant discharge pipe.”

According to the EPA, NPS pollution remains the Nation’s largest source of water quality problems and is the main reason why 40% of waterways are not clean enough to meet basic uses such as fishing or swimming. The most common NPS pollutants are sediment (erosion, construction) and nutrients (farming, lawn care). Areas that are most susceptible to contaminating groundwater by NPS pollution include:

- An area within 250ft of a private well or 1000ft of a municipal well
- An area within the Shoreland Zone (300ft from streams, 1000ft from rivers and lakes)
- An area within a delineated wetland or floodplain
- An area where the soil depth to groundwater or bedrock is less than 2 feet

5.4.2.2 Stream Corridors

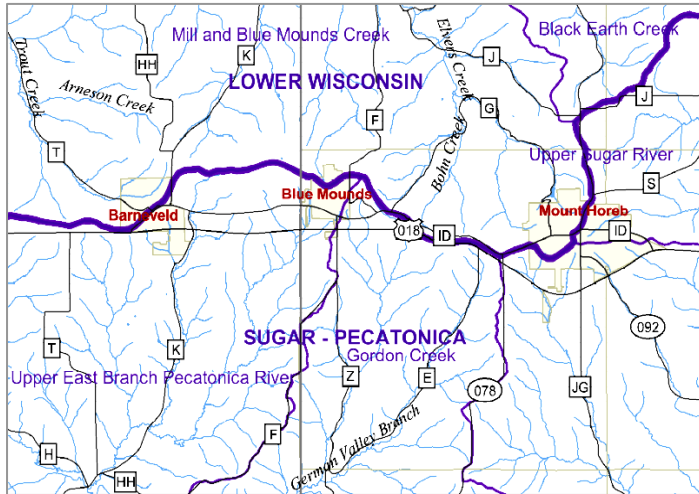
Wisconsin is divided into three major River Basins each identified by the primary waterbody into which the basin drains (Figure 5.16). All of Dane County is located within the Mississippi River Basin. The three basins are further subdivided into 24 Water Management Units (Figure 5.16). The Plan Area is located within the Lower Wisconsin and Sugar-Pecatonica WMUs. Each WMU is further subdivided into one or more of Wisconsin’s 334 Watersheds. A watershed can be defined as an interconnected area of land draining from surrounding ridge tops to a common point such as a lake or stream confluence with a neighboring watershed. The Planning Area is located within the Upper East Branch Pecatonica River Watershed (Sugar-Pecatonica WMU), the Gordon Creek Watershed (Sugar-Pecatonica WMU) and the Mill and Blue Mounds Creek Watershed (Lower Wisconsin WMU (Figure 5.16). The Department of Natural Resources ranks watersheds for nonpoint source problems as a means of identifying high priority areas under the state’s Nonpoint Source Pollution Abatement Program. While little data exists for nonpoint source pollution in the subject watersheds, those streams for which data is available are ranked as a high priority. (Source: Dane County Land and Water Resource Management Plan).

Figure 5.16: WIDNR River Basins & Water Management Units



Most of the Planning Area is located within the Upper East Branch Pecatonica River Watershed (Sugar-Pecatonica WMU). Water quality in the Sugar-Pecatonica River basin is generally fair to good. The 1988 Sugar-Pecatonica basin plan noted that 14 of 16 streams in the watershed had excess sedimentation and habitat degradation due to polluted runoff. The primary water quality problems are the result of nonpoint sources of pollution, (particularly from agricultural operations and urban runoff) excessive populations of rough fish and hydrologic modifications such as dams, stream straightening, and ditching, draining or other alterations of wetlands. There is, however, little monitoring data to assess the extent and severity of the problem.

Figure 5.17: WIDNR Water Management Unit & Watersheds



5.4.2.3 Surface Water

Surface water resources, consisting of rivers and streams together with associated floodplains, form an integral element of the natural resource base of the Planning Area. Surface water resources influence the physical development of an area, provide recreational opportunities, and enhance the aesthetic quality of the area. Rivers and streams constitute focal points of water related recreational activities; provide an

attractive setting for properly planned residential development; and, when viewed in context of the total landscape, greatly enhance the aesthetic quality of the environment. Rivers and streams are susceptible to degradation through improper rural and urban land use development and management. Water quality can be degraded by excessive pollutant loads, including nutrient loads, that result from malfunctioning and improperly located onsite sewage disposal systems; urban runoff; runoff from construction sites; and careless agricultural practices. The water quality of streams and ground water may also be adversely affected by the excessive development of river areas combined with the filling of peripheral wetlands (which if left in a natural state serve to entrap and remove plant nutrients occurring in runoff, thus reducing the rate of nutrient enrichment of surface waters that results in weed and algae growth).

Perennial streams are defined as watercourses that maintain, at a minimum, a small continuous flow throughout the year except under unusual drought conditions. The perennial streams in the Village of Blue Mounds are shown on the Development Limitations Map. Perennial streams in the Planning Area include Williams Barneveld Creek, Gordon Creek, Ryan Creek, Bohn Creek and Blue Mounds Creek.

Gordon Creek rises near the village of Blue Mounds and flows south to the East Branch Pecatonica River near Blanchardville. It is a Class II trout stream for 11 miles of its length. Sources of polluted runoff are the primary water quality and habitat problems for Gordon Creek, including intense grazing, exposed and eroding banks, and runoff from cultivated fields and barnyards. (Source: WDNR)

Williams Barneveld Creek is a small spring fed tributary to the East Branch Pecatonica River is a Class II trout stream. Water quality along the stream is good, but sediment is a problem. (Source: WDNR)

Ryan Creek is a Class II trout stream. The stream meets up with Elvers Creek in Dane County to form the East Branch of Blue Mounds Creek. The creek is affected by hydrologic modification, including the ditching of the stream to drain a nearby wetland. In addition, cattle access to the stream has created significant erosion problems and has affected in-stream habitat. The stream has been ranked as a high priority for nonpoint source pollution would benefit from a nonpoint source pollution reduction project. (Source: Lower Wisconsin State of the Basin Report)

Blue Mounds Creek is a tributary to the Wisconsin River as is fed by surface water runoff and groundwater. The stream has a large volume of flow and is considered to have some potential for sport fishing, especially near its confluence with the Wisconsin River. The stream experiences

problems with nonpoint source pollution. A rare aquatic species has been found in the creek in past surveys. (Source: Lower Wisconsin State of the Basin Report)

Bohn Creek is a spring fed tributary to Elvers Creek. The lower two miles are a Class II trout stream. The stream has good water quality. The creek has fair water quality. The biggest problem facing the stream is nonpoint sources of pollution and a lack of suitable stream bottom as a result of in-stream sedimentation. (Source: Lower Wisconsin State of the Basin Report)

Outstanding & Exceptional Waters

Wisconsin has classified many of the State's highest quality waters as Outstanding Resource Waters (ORWs) or Exceptional Resource Waters (ERWs). Waters designated as ORW or ERW are surface waters that provide outstanding recreational opportunities, support valuable fisheries, have unique hydrologic or geologic features, have unique environmental settings, and are not significantly impacted by human activities. The primary difference between the two is that ORW's typically do not have any direct point sources (e.g., industrial or municipal sewage treatment plant, etc.) discharging pollutants directly to the water. An ORW or ERW designation does not include water quality criteria like a use designation. Instead, it is a label that identifies waters the State has identified that warrant additional protection from the effects of pollution. These designations are intended to meet federal Clean Water Act obligations requiring Wisconsin to adopt an "antidegradation" policy that is designed to prevent any lowering of water quality. Ryan Creek, Bohn Creek and the reach of Gordon Creek in Dane County are both considered ERWs. (Source: WIDNR)

Impaired Waters

Section 303(d) of the federal Clean Water Act requires states to develop a list of impaired waters, commonly referred to as the "303(d) list." This list identifies waters that are not meeting water quality standards, including both water quality criteria for specific substances or the designated uses, and is used as the basis for development of Total Maximum Daily Loads (TMDLs). States are required to submit a list of impaired waters to EPA for approval every two years. These waters are listed within Wisconsin's 303(d) Waterbody Program and are managed by the WDNR's Bureau of Watershed Management. No streams within the planning area are included in this list.

5.4.2.4 Floodplains

Floods are the nations and Wisconsin's most common natural disaster and therefore require sound land use plans to minimize their effects. Benefits of floodplain management are the reduction and filtration of sediments into area surface waters, storage of floodwaters during regional storms, habitat for fish and wildlife, and reductions in direct and indirect costs due to floods.

Direct Costs:

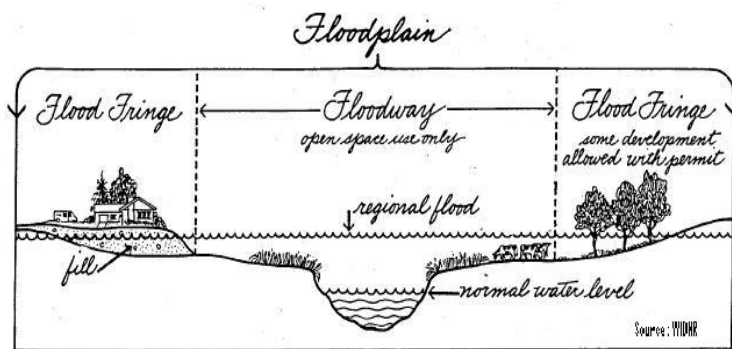
- Rescue and Relief Efforts
- Clean-up Operations
- Rebuilding Public Utilities & Facilities
- Rebuilding Uninsured Homes and Businesses
- Temporary Housing Costs for Flood Victims

Indirect Costs:

- Business Interruptions (lost wages, sales, production)
- Construction & Operation of Flood Control Structures
- Cost of Loans for Reconstructing Damaged Facilities
- Declining Tax Base in Flood Blight Areas
- Subsidies for Flood Insurance

The Development Limitations Map displays the floodplain areas in the Planning Area. These floodplains encompass an area of about 16.6 acres (0.2% of the Planning Area). The Federal Emergency Management Agency (FEMA) designates floodplain areas. A flood is defined as a general and temporary condition of partial or complete inundation of normally dry land areas. The area inundated during a flood event is called the floodplain. The floodplain includes the floodway, the floodfringe, and other flood-affected areas. The floodway is the channel of a river and the adjoining land needed to carry the 100-year flood discharge. Because the floodway is characterized by rapidly moving and treacherous water, development is severely restricted in a floodway. The floodfringe, which is landward of the floodway, stores excess floodwater until it can be infiltrated or discharged back into the channel. During a regional flood event, also known as the 100-year, one-percent, or base flood, the entire floodplain or Special Flood Hazard Area (SFHA) is inundated to a height called the regional flood elevation (RFE). (Source: WIDNR Floodplain & Shoreland Zoning Guidebook)

Figure 5.18: Diagram of a Floodplain



Floodplain areas generally contain important elements of the natural resource base such as woodlands, wetlands, and wildlife habitat; therefore, they constitute prime locations necessary for park, recreation, and open space areas. Every effort should be made to discourage incompatible urban development of floodplains and to encourage compatible park,

recreation, and open space uses.

Floodplain zoning applies to counties, cities and villages. Section 87.30, Wis. Stats., requires that each county, village and city shall zone, by ordinance, all lands subject to flooding. Chapter NR 116, Wis. Admin. Code requires all communities to adopt reasonable and effective floodplain zoning ordinances within their respective jurisdictions to regulate all floodplains where serious flood damage may occur within one year after hydraulic and engineering data adequate to formulate the ordinance becomes available. Refer to the Village of Blue Mounds Floodplain Ordinance. (Source: WIDNR Floodplain & Shoreland Zoning Guidebook)

5.4.2.5 Wetlands

Wetlands are areas in which water is at, near, or above the land surface and which are characterized by both hydric soils and by the hydrophytic plants such as sedges, cattails, and other vegetation that grow in an aquatic or very wet environment. Wetlands generally occur in low-lying areas and near the bottom of slopes, particularly along lakeshores and stream banks, and on large land areas that are poorly drained. Under certain conditions wetlands may also occur in upland areas. Wetlands accomplish important natural functions, including:

- Stabilization of lake levels and stream flows,
- Entrapment and storage of plant nutrients in runoff (thus reducing the rate of nutrient enrichment of surface waters and associated weed and algae growth),
- Contribution to the atmospheric oxygen and water supplies,
- Reduction in storm water runoff (by providing areas for floodwater impoundment and storage),

- Protection of shorelines from erosion,
- Entrapment of soil particles suspended in storm water runoff (reducing stream sedimentation),
- Provision of groundwater recharge and discharge areas,
- Provision of habitat for a wide variety of plants and animals, and
- Provision of educational and recreational activities.

The Wisconsin Wetland Inventory (WWI) was completed in 1985. Pre-European settlement wetland figures estimate the state had about 10 million acres of wetlands. Based on aerial photography from 1978-79, the WWI shows approximately 5.3 million acres of wetlands remaining in the state representing a loss of about 50% of original wetland acreage. This figure does not include wetlands less than 2 or 5 acres in size (minimum mapping unit varies by county); and because the original WWI utilized aerial photographs taken in the summer, some wetlands were missed. In addition, wetlands that were farmed as of the date of photography used and then later abandoned due to wet conditions were not captured as part of the WWI.

As is the case statewide and nationally, Dane County has experienced a decline in the number and quality of wetlands. The 1986 DNR wetlands inventory map for Dane County shows 51,418 acres of wetlands (6.7% of the total county land area). The WIDNR recommends that wetlands within the Pecatonica River Watershed (the Planning Area's main watershed) should be protected because there are fewer acres of wetlands in this region. The Development Limitation Map displays the wetland areas in the Planning Area. These wetlands encompass an area of about 12.3 acres (0.15% of the Planning Area). Public acquisition of higher quality wetlands and strict enforcement of shoreland-wetland zoning ordinances might help protect these areas (Source: WIDNR).

Wetlands are not conducive to residential, commercial, and industrial development. Generally, these limitations are due to the erosive character, high compressibility and instability, low bearing capacity, and high shrink-swell potential of wetland soils, as well as the associated high water table. If ignored in land use planning and development, those limitations may result in flooding, wet basements, unstable foundations, failing pavement, and excessive infiltration of clear water into sanitary sewers. In addition, there are significant onsite preparation and maintenance costs associated with the development of wetland soils, particularly as related to roads, foundations, and public utilities. Recognizing the important natural functions of wetlands, continued efforts should be made to protect these areas by discouraging costly, both in monetary and environmental terms, wetland draining, filling, and urbanization. The Wisconsin DNR and the US Army Corp of Engineers require mitigation when natural wetland sites are destroyed.

5.4.2.6 Threatened or Endangered Species

While the conservation of plants, animals and their habitat should be considered for all species, this is particularly important for rare or declining species. The presence of one or more rare species and natural communities in an area can be an indication of an area's ecological importance and should prompt attention to conservation and restoration needs. Protection of such species is a valuable and vital component of sustaining biodiversity.

Both the state and federal governments prepare their own separate lists of such plant and animal species but do so working in cooperation with one another. The WI-DNR's Endangered Resources Bureau monitors endangered, threatened, and special concern species and maintains the state's Natural Heritage Inventory (NHI) database. The NHI maintains data on the locations and status of rare species in Wisconsin and these data are exempt from the open records law due to their sensitive nature. According to the Wisconsin Endangered Species Law it is illegal to:

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1. Take, transport, possess, process or sell any wild animal that is included on the Wisconsin Endangered and Threatened Species List;
2. Process or sell any wild plant that is a listed species;
3. Cut, root up, sever, injure, destroy, remove, transport or carry away a listed plant on public lands or lands a person does not own, lease, or have the permission of the landowner.

There are exemptions to the plant protection on public lands for forestry, agriculture and utility activities. In some cases, a person can conduct the above activities if permitted under a Department permit (i.e. “Scientific Take” Permit or an “Incidental Take” Permit).

Table 5.16 list those elements contained in the NHI inventory for the Village & Town of Blue Mounds. These elements represent “known” occurrence and additional rare species and their habitat may occur in other locations but are not recorded within the NHI database. For a full list of elements known to occur in Dane County & Wisconsin visit the WIDNR’s Endangered Resources Bureau.

- Endangered Species - one whose continued existence is in jeopardy and may become extinct.
- Threatened Species - one that is likely, within the foreseeable future, to become endangered.
- Special Concern Species - one about which some problem of abundance or distribution is suspected but not proven.

Table 5.16: Natural Heritage Inventory

Group	Scientific Name	Common Name	State Status	Date Listed
Plant	<i>Lespedeza leptostachya</i>	Prairie Bush-clover	END / LT	1860
Plant	<i>Phegopteris hexagonoptera</i>	Broad Beech Fern	SC	1901
Dragonfly	<i>Archilestes grandis</i>	Great Spreadwing	SC / N	1983
Plant	<i>Carex prasina</i>	Drooping Sedge	THR	1993
Plant	<i>Jeffersonia diphylla</i>	Twinleaf	SC	2006
Community	Southern mesic forest	Southern mesic forest	NA	1987
Community	Southern dry-mesic forest	Southern dry-mesic forest	NA	1970
Community	Southern mesic forest	Southern mesic forest	NA	1977
Plant	<i>Gentiana alba</i>	Yellow Gentian	THR	1999
Leafhopper	<i>Aflexia rubranura</i>	Red-tailed Prairie Leafhopper	END	2005
Plant	<i>Pediomelum esculentum</i>	Prairie Turnip	SC	1992
Plant	<i>Asclepias purpurascens</i>	Purple Milkweed	END	1947
Plant	<i>Cacalia tuberosa</i>	Prairie Indian Plantain	THR	2000
Plant	<i>Onosmodium molle</i>	Marbleseed	SC	1995
Plant	<i>Pediomelum esculentum</i>	Prairie Turnip	SC	1995
Bird	<i>Vireo bellii</i>	Bell's Vireo	THR	2004
Leafhopper	<i>Aflexia rubranura</i>	Red-tailed Prairie Leafhopper	END	2005
Leafhopper	<i>Laevicephalus vannus</i>	A Leafhopper	SC / N	1999
Plant	<i>Pediomelum esculentum</i>	Prairie Turnip	SC	1999
Bird	<i>Bartramia longicauda</i>	Upland Sandpiper	SC / M	2004
Community	Dry Prairie	Dry Prairie	NA	1992
Leafhopper	<i>Prairiana cinerea</i>	A Leafhopper	SC / N	1996
Leafhopper	<i>Aflexia rubranura</i>	Red-tailed Prairie Leafhopper	END	2000
Bird	<i>Spiza americana</i>	Dickcissel	SC / M	2003

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Leafhopper	Amplicephalus kansiensis	A Leafhopper	SC / N	1997
Plant	Pediomelum esculentum	Prairie Turnip	SC	1986
Snake	Pituophis catenifer	Bullsnake	SC / P	1992
Mammal	Reithrodontomys megalotis	Western Harvest Mouse	SC / N	1996
Bird	Ammodramus henslowii	Henslow's Sparrow	THR	2004
Leafhopper	Aflexia rubranura	Red-tailed Prairie Leafhopper	END	1999
Plant	Cirsium hillii	Hill's Thistle	THR	1995

NOTE: END = Endangered; THR = Threatened; SC = Special Concern; NA = Not applicable, SC/N = Regularly occurring, usually migratory and typically non-breeding species for which no significant or effective habitat conservation measures can be taken in Wisconsin, SC/H = Of historical occurrence in Wisconsin, perhaps having not been verified in the past 20 years, and suspected to be still extant. Naturally, an element would become SH without such a 20-year delay if the only known occurrence were destroyed or if it had been extensively and unsuccessfully looked for.*

The Federal Endangered Species Act (1973) also protects animals and plants that are considered endangered or threatened at a national level. The law prohibits the direct killing, taking, or other activities that may be detrimental to the species, including habitat modification or degradation, for all federally listed animals and designated critical habitat. Federally listed plants are also protected but only on federal lands.

5.4.2.7 Forests & Woodlands

Under good management forests, or woodlands, can serve a variety of beneficial functions. In addition to contributing to clean air and water and regulating surface water runoff, the woodlands contribute to the maintenance of a diversity of plant and animal life in association with human life. Unfortunately, woodlands, which require a century or more to develop, can be destroyed through mismanagement in a comparatively short time. The destruction of woodlands, particularly on hillsides, can contribute to storm water runoff, the siltation of lakes and streams, and the destruction of wildlife habitat. Woodlands can and should be maintained for their total values; for scenery, wildlife habitat, open space, education, recreation, and air and water quality protection.

Existing Land Use Map displays those lands that are wooded in the Planning Area. Approximately 2,390 acres (28.5%) are forested, a majority which are located to the north of the Village.

5.4.2.8 Environmentally Sensitive Areas & Wildlife Habitat

Taken together, surface waters, wetlands, floodplains, woodlands, steep slopes, and parks represent environmentally sensitive areas that deserve special consideration in local planning. Individually all of these resources are important areas, or “rooms,” of natural resource activity. They become even more functional when they can be linked together by environmental corridors, or “hallways.” Wildlife, plants, and water all depend on the ability to move freely within the environment from room to room. Future planning should maintain and promote contiguous environmental corridors in order to maintain the quantity and quality of the natural ecosystem.



The WIDNR maintains other significant environmental areas through its State Natural Areas (SNA) program. State Natural Areas protect outstanding examples of Wisconsin's native landscape of natural communities, significant geological formations and archeological sites. Wisconsin's **552** State Natural Areas are valuable for research and educational use, the preservation of genetic and biological diversity, and for providing benchmarks for determining the impact of use on managed lands. They also provide some of the last refuges for rare plants and animals. In fact, more than 90% of the plants and 75% of the animals on

Wisconsin's list of endangered and threatened species are protected on SNAs. Site protection is accomplished by several means, including land acquisition from willing sellers, donations, conservation easements, and cooperative agreements. Areas owned by other government agencies, educational institutions, and private conservation organizations are brought into the natural area system by formal agreements between the DNR and the landowner. The SNA Program owes much of its success to agreements with partners like The Nature Conservancy, USDA Forest Service, local Wisconsin land trusts, and county governments. (Source: WIDNR)

There are two SNA's near the Planning Area and 14 total within Dane County. The two SNA's near the Planning Area include Number 405 Barneveld Prairie Conservancy (675 acres) and Number 551 Pleasant Valley Conservancy (143 acres). Most SNA's are open to the public; however, these sites usually have limited parking and signage. Visit the WIDNR Bureau of Endangered Resources for more information each location.

5.4.2.9 Metallic & Non-Metallic Mineral Resources

Mineral resources are divided into two categories, metallic and non-metallic resources. Metallic resources include lead and zinc. Nonmetallic resources include sand, gravel, and limestone. In June of 2001, all Wisconsin counties were obliged to adopt an ordinance for nonmetallic mine reclamation. (Refer to Dane County Department of Zoning) The purpose of the ordinance is to achieve acceptable final site reclamation to an approved post-mining land use in compliance with uniform reclamation standards. Uniform reclamation standards address environmental protection measures including topsoil salvage and storage, surface and groundwater protection, and concurrent reclamation to minimize acreage exposed to wind and water erosion. After reclamation many quarries become possible sites for small lakes or landfills. Identification of quarry operations is necessary in order to minimize nuisance complaints by neighboring uses and to identify areas that may have additional transportation needs related to trucking.

5.4.3 Cultural Resource Inventory

The following section details some of the important cultural resources in the Village of Blue Mounds and Dane County. Cultural resources, programs, and special events are very effective methods of bringing people of a community together to celebrate their cultural history. Not only do these special events build community spirit, but they can also be important to the local economy. Unfortunately, there are many threats to the cultural resources of a community. Whether it is development pressure, rehabilitation and maintenance costs, or simply the effects of time, it is often difficult to preserve the cultural resources in a community. Future planning within the community should minimize the effects on important cultural resources in order to preserve the character of the community.

Blue Mounds is named because of the two blue hills that are the highest hills in the southern Wisconsin region. The hills look blue from certain distances away. Local cultural attractions in and around the Planning Area include Little Norway, a living museum devoted to the region's Norwegian influences; Blue Mound State Park, listed as a National Natural Landmark; and the historic Fort Blue Mounds Site.

The first known European settler in the area was Ebenezer Brigham, 1826. In 1828, Brigham struck what has since been called the Brigham lead, and hundreds of thousands of pounds of lead ore would be eventually mined from the area. Three-fourths of the population at the time was Norwegians, who are an industrious people and good citizens; the others are Germans, Irish, English and Americans.

In 1832, the Blue Mounds fort was erected (about a half mile south of what is now USH 151), for the protection of the miners and inhabitants of the surrounding country during the Black Hawk War. In earlier times, and before the day of railroads in Wisconsin, the Blue Mounds road was one of the chief thoroughfares of the territory. The natural dividing ridge, which extends from near Madison almost due west to the Mississippi river, and separates the waters running northerly to the Wisconsin from those running in the opposite direction, finding their way to the Mississippi south of the Wisconsin boundary, was established as a military road from Fort Winnebago (now Portage) to Fort Crawford (now Prairie du Chien). This was probably the first wagon road maintained within the limits of Wisconsin. At the date of the organization of the town, it was the stage route from Lake Michigan to the Mississippi river. The four-horse coaches of the United States mail, with nine passengers inside and more on top, passed each way daily. Blue Mounds was created a political town by an act passed at the last session of the territorial legislature, approved March 11, 1848, the same year that Wisconsin became a state. (Source: Adapted from Madison, Dane County and Surrounding Towns, Ward & Isham) For more information on the local history of Blue Mounds, contact the Blue Mounds Area Historical Society at <http://www.madison.com/communities/bmahs>.

5.4.3.1 Historical Resources

Wisconsin Historical Markers identify, commemorate and honor the important people, places, and events that have contributed to the state's heritage. The WI Historical Society's Division of Historic Preservation administers the Historical Markers program. There is only one registered historical marker in the Planning Area:

- Brigham Park - 1 mi. NE of Blue Mounds, Hwy F, Dane County

The Architecture and History Inventory (AHI) is a collection of information on historic buildings, structures, sites, objects, and historic districts throughout Wisconsin. The AHI is comprised of written text and photographs of each property, which document the property's architecture and history. Most properties became part of the Inventory as a result of a systematic architectural and historical survey beginning in 1970s. Caution should be used as the list is not comprehensive and much of the information is dated, as some properties may be altered or no longer exist. Due to funding cutbacks, the Historical Society has not been able to properly maintain the database. In addition, many of the properties in the inventory are privately owned and are not open to the public. Inclusion of a property conveys no special status, rights or benefits to the owners. There are 17 AHI records listed for the Village of Blue Mounds. Contact the State Historical Society for information on each record.

The Archaeological Site Inventory (ASI) is a collection of archaeological sites, mounds, unmarked cemeteries, marked cemeteries, and cultural sites throughout Wisconsin. Similar to the AHI, the ASI is not a comprehensive or complete list; it only includes sites reported to the Historical Society and some listed sites may be altered or no longer exist. The Historical Society estimates that less than 1% of the archaeological sites in the state have been identified. Wisconsin law protects Native American burial mounds, unmarked burials, and all marked and unmarked cemeteries from intentional disturbance. Contact the State Historical Society for information on each record.

Some resources are deemed so significant that they are listed as part of the State and National Register of Historic Places. The National Register is the official national list of historic properties in American worthy of preservation, maintained by the National Park Service. The State Register is Wisconsin's official listing of state properties determined to be significant to Wisconsin's heritage and is maintained by the Wisconsin Historical Society Division of Historic Preservation. Both listings include sites, buildings, structures, objects, and districts that are significant in national, state, or locally history.

Table 5.17: State Register of Historic Places, Village of Blue Mounds

Reference #	Historic Name	Municipality	Location
1001044	Fort Blue Mounds	Town of Blue Mounds	Address Restricted
98000169	Little Norway	Town of Blue Mounds	3576 CTH JG
93000808	Carden Rockshelter	Town of Brigham	Address Restricted
92001025	DNR #2 Rockshelter	Town of Brigham	Address Restricted
92001026	DNR #3 Rockshelter	Town of Brigham	Address Restricted
90002156	DNR #4 Rockshelter	Town of Brigham	Address Restricted
92000592	DNR # 5 Archeological Site	Town of Brigham	Address Restricted
90002157	Hole-in-the-wall #1 Cave	Town of Brigham	Address Restricted
95000761	Rainbow Cave	Town of Brigham	Address Restricted
1000299	Thomas Stone Barn	Town of Brigham	7777 State Rd. 18-151

Source: WI Historical Society National Register of Historic Places

The establishment of a historical preservation ordinance and commission is one of the most proactive methods a community can take to preserve cultural resources. A historical preservation ordinance typically contains criteria for the designation of historic structures, districts, or places, and procedures for the nomination process. The ordinance further regulates the construction, alteration and demolition of a designated historic site or structure. A community with a historic preservation ordinance may apply for Certified Local Government (CLG) status, with the Wisconsin State Historical Society. Once a community is certified, they become eligible for:

- Matching sub-grants from the federal Historic Preservation Fund,
- Use of Wisconsin Historic Building Code,
- Reviewing National Register of Historic Places nominations allocated to the state.

Currently, the Village of Blue Mounds is not a CLG community, although several exist in Dane and Iowa Counties.

5.5 UTILITIES & COMMUNITY FACILITIES

This element provides a baseline assessment of the Village of Blue Mounds utilities & community facilities and covers all of the information required under 5566.1001. Information includes: forecasted utilities & community facilities needs, and existing utilities & community facility conditions. This information provides a basis for creating goals, objectives, policies, maps, and actions to guide the future development and maintenance of utilities & community facilities in the Village of Blue Mounds.

5.5.1 Existing Utilities & Community Facilities Conditions

5.5.1.1 Sanitary Sewer System

The Village of Blue Mounds owns and operates an activated sludge wastewater treatment facility (WWTF) that was constructed in 1997. Historically, the facility has been operated responsibly and is well maintained. As a result, treated effluent discharged from the facility complies with the limitation set forth in the WPDES Permit issued by the WDNR. Following treatment, the effluent is discharged to Williams-Barneveld Creek.

The average wastewater flow to the WWTF is approximately 35,000 gallons per day (gpd). The facility is presently operating at 35% of its average daily design flow of 101,000 gpd. The average per capita wastewater flow for the Village is 45 gpd. The WIDOA population projections were combined with the average current per capita wastewater flow to estimate the wastewater treatment capacity needed for the year 2030. If the current per capita wastewater flow of 45 gallons is assumed to continue into the future, then the 2030 residential wastewater flow is estimated to be 48,870 gpd. This is well below the design capacity of the treatment plant. Not with standing general maintenance, infiltration & inflow of clean water, the treatment facility should be able to accommodate the future population projections. This assumes that the Village does not add any businesses that produce large volumes of wastewater.

Outside of the Village limits, the Dane County Sanitary Ordinance regulates the location, design, construction, alteration, and maintenance of all private waste disposal systems in the county.

5.5.1.2 Storm Water Management

Storm water management involves providing controlled release rates of runoff to receiving systems, typically through detention and/or retention facilities. A storm water management system can be very simple – a series of natural drainage ways – or a complex system of culverts, pipes, and drains. Either way, the purpose of the system is to store and channel water to specific areas, diminishing the impact of non-point source pollution. The Village of Blue Mounds operates various stormwater ponds as well as a street sweeper.

The Village of Blue Mounds maintains an Erosion, Sediment, and Water Runoff Control Ordinance. The ordinance applies to land disturbing and land developing activities on lands within the boundaries and jurisdiction of the Village of Blue Mounds and, those connected with subdivisions of land within the Village’s Extraterritorial Area, as defined in section 236.02(12), Wisconsin Statutes.

5.5.1.3 Water Supply

The Blue Mounds Municipal Water Utility was organized in 1977 and operates a public potable water supply system that serves virtually all of the residential and commercial development within the community. The Village’s water system consists of two operating wells, a 210-foot tall 165,000-gallon steel standpipe, approximately 4.78 miles of water main, and 72 fire hydrants. Water mains range in size from 4 to 12 inches. The system serves a total of 342 customers including 321 residential, 15 commercial customers and 6 public authorities.

In year 2006, the average water usage was approximately 48,233 gpd, with a one day high of 171,000 gpd. The total design capacity of the two pumps serving the Village water system is 871,200 gpd. Assuming no future water intensive industrial development, the water system capacity appears more than satisfactory to accommodate the existing and future development needs of the community.

Table 5.18: Water Well Statistics

Well	Location	Depth (ft)	Well Diameter (in)	Yield Per Day (g)	Currently in Service	Year Installed
1	11011 Brigham Ave.	865	12	288,000	Yes	1978
3	3050 Mounds Rd.	750	18	583,200	Yes	2002

Source: WI Pubic Service Commission, 2006 Annual Report

Homes outside of the Village limits rely on private wells for water needs. Wells are safe, dependable sources of water if sited wisely and built correctly. Wisconsin has had well regulations since 1936. NR 812 (formerly NR 112), Wisconsin's Administrative Code for Well Construction and Pump Installation, is administered by the DNR. The Well Code is based on the premise that if a well and water system is properly located, constructed, installed, and maintained, the well should provide safe water continuously without a need for treatment. Refer to the WI DNR and the Dane County Department of Planning and Development for more information on water quality and well regulations outside of Village limits.

5.5.1.4 Solid Waste Disposal & Recycling Facilities

Solid waste and recycling services are contracted through a private vendor.

5.5.1.5 Parks, Open Spaces & Recreational Resources

Parks and recreational resources are important components of a community's public facilities. These resources provide residents with areas to exercise, socialize, enjoy wildlife viewing or provide opportunities for environmental education for adults and children. Increasingly, parks and recreational resources can contribute to a community's local economy through eco-tourism. In addition, these resources are important for wildlife habitat and movement. Taken together, it is clear that the protection, enhancement, and creation of parks and recreational resources are important to the quality of life and character of a community.

Four public parks are maintained by the Village of Blue Mounds: A softball field with playground area, a shelter house with restrooms, the Village Hall park which includes a playground area and tennis court, and Smokey Mountain park which includes a playground.

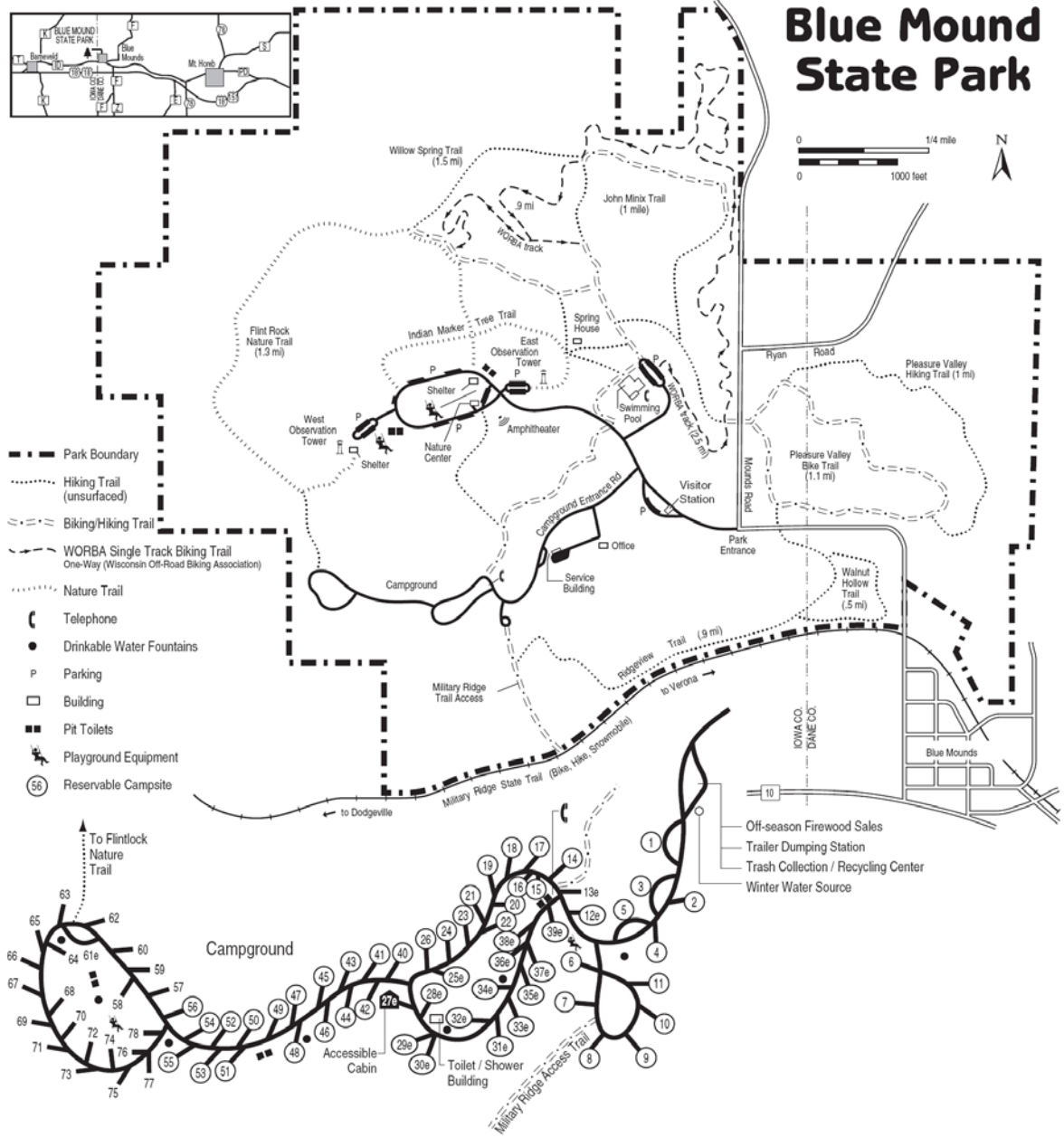
In addition, Village residents have access to outstanding recreational opportunities owned and managed by the Wisconsin Department of Natural Resources. Blue Mound State Park, right at the Village doorstep, has nearly 1,200 acres of outdoor recreational opportunities, including mountain biking, cross-country skiing, camping, swimming, hiking, and the tallest hill in southern Wisconsin. The 40-mile Military Ridge Trail runs through the Village, connecting residents to areas as far west as Dodgeville and Governor Dodge State Park, and east to the City of Fitchburg and the Capital City Trail. In addition to these state facilities, Dane County maintains nearby Brigham Park, a 112-acre facility just northeast of the Village on CTH F. The park has a group camping area, two shelters, a picnic area, play equipment, and a nature trail.

The National Recreation and Park Association recommends six to twelve total acres of parks or recreation space per 1,000 people within a community. Not including state and county facilities, the Village of Blue Mounds has approximately 46.3 acres of parkland. Based on the year 2005 population estimate, the Village's level of service was 59.2 acres of parkland per 1000 residents. The Village of Blue Mounds has more than adequate parkland to accommodate the WIDOA 2030 projected population of 1,086 residents. With 1,086 residents, existing parkland would generate a level of service of 42.6 acres per 1000 residents.

The 2006-2011 Dane County Parks and Open Space Plan (DCPOSP) established goals, policies, and priorities for the enhancement of a countywide system of recreational parks and natural resource areas. Two specific areas of interest lie within the Plan Area. First, for Brigham Park, recommendations included the preparation of a master plan to focus on improved signage, the creation of a multiuse trails to connect to Blue Mound State Park, a bicycle trail connector to the Military Ridge Trail, and possible expansion of park boundaries. The acquisition of land to expand Brigham County Park to the Military Ridge Trail was listed among three high priorities of land

acquisition in the next five years. Second, for the Pleasure Valley Natural Resource Area, which lies north and west of Brigham County Park, the DCPOSP recommends exploring recreational trails, and considering the possibility of acquiring land in the area to manage as forest. It is important to note that all park acquisitions by Dane County are between a willing seller and a willing buyer.

Figure 5.19: Blue Mound State Park

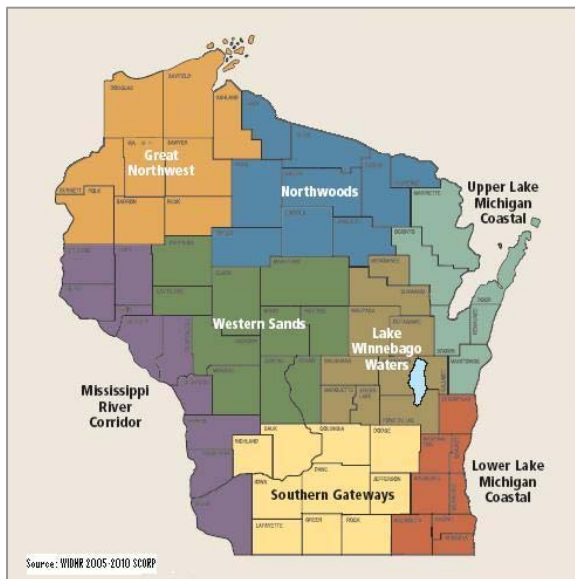


The 2005-2010 Wisconsin Statewide Comprehensive Outdoor Recreation Plan (SCORP) provides information on statewide and regional recreation, including recreation supply and demand, participation rates and trends, and recreation goals and actions. Since passage of the Federal Land and Water Conservation Fund (LWCF) Act of 1965, preparation of a statewide outdoor recreation plan has been required for states to be eligible for LWCF acquisition and development assistance. The LWCF is administered by the WIDNR and provides grants for outdoor recreation projects by both state and local governments. The following are a few highlights of the plan:

- Walking for Pleasure is rated as the activity with the most participation.
- Backpacking, Downhill Skiing, Golf, Hunting, Mountain Biking, Snowmobile, and Team Sports are decreasing in demand.
- ATVing, Bird watching, Canoeing, Gardening, Geocaching, Paintball Games, Road Biking, RV Camping, Hiking, Water Parks, Wildlife Viewing, and Photography are increasing in demand.
- The Warren Knowles-Gaylord Nelson Stewardship Program (Stewardship 2000) provides \$60 million annually through FY 2010 for outdoor recreation purposes.

The Wisconsin SCORP divides the state into eight planning regions based on geographic size, demographic trends, tourism influences, and environmental types. Together these influences shape each region’s recreational profile, describing which activities are popular, which facilities need further development, and which issues are hindering outdoor recreation. Dane County is a part of the *Southern Gateways Region* (Columbia, Dane, Dodge, Green, Iowa, Jefferson, Richland, Rock, and Sauk Counties). The most common issues and needs for the region identified by the plan include:

Figure 5.20: WIDNR SCORP Regions



Issues:

- Budget constraints on programs
- Increased competition for natural resources
- Increasing ATV usage and associated impacts
- Increasing multiple-use recreation conflicts
- Lack of maintenance
- Lack of park and recreation staff
- Overcrowding
- Poor water quality
- Protecting silent sport areas

Needs:

- More ATV usage opportunities
- More biking trails
- More camping opportunities
- More canoeing opportunities
- More cross-country skiing opportunities
- More hiking trails
- More horse trails

5.5.3.6 Telecommunication Facilities

Digital cable television, high-speed internet and telephone service are all provided by MHTC in Mount Horeb. In addition, US Cellular provides telephone service and Charter Milwaukee provides cable service to the Village. One cell tower, located on the standpipe roof, provides cell phone coverage to the Village.

5.5.3.7 Power Plants & Transmission Lines

Madison Gas and Electric and Alliant Energy provide utility service for the Village. Facilities for these providers are located in Madison and Verona respectively.

5.5.3.8 Cemeteries

There is one cemetery located within the Village. West Blue Mounds Cemetery is located at the intersection of County Highway F and County Highway Id.

5.5.3.9 Health Care Facilities

There are no hospitals located in the Village of Blue Mounds. Nearby facilities, include St Mary's Hospital, Meriter Hospital, the University Hospital (Madison), the Upland Hills Health Hospital (Dodgeville) and Sauk City Hospital. In addition, University of Wisconsin provides a health clinic in Mount Horeb and Dean Health provides a health clinic in Barteville.

Assisted living facilities are also located in close proximity to the Village. The Inglehaven Community and Girlie's Manor are both located in Mount Horeb, while Sienna Crest is located in Dodgeville.

5.5.3.10 Child Care Facilities

Under Wisconsin law, no person may for compensation provide care and supervision for 4 or more children under the age of 7 for less than 24 hours a day unless that person obtains a license to operate a child care center from the Department of Health and Family Services. There are two different categories of state licensed childcare; they depend upon the number of children in care. Licensed Family Child Care Centers provide care for up to eight children. This care is usually in the provider's home, but it is not required to be located in a residence. Licensed Group Child Care Centers provide for nine or more children.

There are no known licensed childcare facilities in the Village of Blue Mounds. The twelve facilities in nearby Mt. Horeb have a total capacity for over 340 children, and likely serve some Village of Blue Mounds residents due to their location en route to employers in the Madison area. The Village of Blue Mounds does not initiate the development or expansion of childcare facilities, although the Village Zoning code lists "family day care homes" among permitted uses in residential districts.

5.5.3.11 Police & Emergency Services

Police services are provided by the Village of Blue Mounds Police Department and Dane County Sheriff's Office provides backup. The Police Department employs one full-time and three part-time officers and has 2 police squad vehicles (2000 and 2005 models) both in good condition. Fire and emergency services are provided by the Mount Horeb Fire Department and the Mount Horeb EMS. The Mount Horeb EMS operates two ambulances. Both facilities are in good condition.

5.5.3.12 Libraries

The Village of Blue Mounds has no library of its own, but residents have access to both the Mt. Horeb Public Library and the Barneveld Public Library. Mount Horeb Public Library has over 43,000 books. In 2006, the library had a circulation of over 204,000 items and served 6,238 clients (1,726

from outside Mt. Horeb). With 16,000 sq. ft. of space, the library has many services including children's programs, 16 computers with Internet service, and audiovisual materials. The Barneveld Public Library has 9,247 books. In 2006, the library had a circulation of approximately 13,000 items and served 1,587 clients (861 from outside Barneveld). In addition, the library has adult and children's programs and 2 computers with Internet service.

Dane County is part of the South Central Library System. In 1971, the Wisconsin State Legislature passed a law creating seventeen Library Systems in Wisconsin in order to provide free and equitable access to public libraries for all residents in Wisconsin even if their community has no library. The library systems also serve to take on projects too costly or complex for individual community libraries. The funding for the Public Library Systems comes from a set percentage of the budgets of all the public libraries in Wisconsin. The South Central Library System is headquartered in Madison and serves 52 member libraries in Columbia, Dane, Green, and Sauk Counties. For more information, visit the Library's website, <http://www.scls.org>.

5.5.3.13 Schools

The Village of Blue Mounds is served by the Mount Horeb Area School District. The District operates two elementary schools (a primary center and an intermediate school), a middle school, and a high school, serving a total of 2,156 students in 2007, or an average of 166 students per grade level. The district currently employs approximately 340 staff, including 14 administrative staff and 24 building and grounds staff. All schools in the district and the administrative office are located in the Village of Mt. Horeb, approximately five miles east of the Village of Blue Mounds.

Since 2001, enrollment has increased by approximately 9%. The district is currently proposing plans to build a new primary center and renovate the middle and high schools. There is some consideration for an elementary school within the Village of Blue Mounds, as well as representation on the school board; however presently there are no set plans for either. See the Mt. Horeb Area School District web site for more details (<http://www.mhasd.k12.wi.us/>).

Dane County is served by the Madison Area Technical College (MATC), which is headquartered in Madison. MATC as a system offers 126 programs of study leading to various degrees and certificates. The nearest four-year universities are Edgewood College and University of Wisconsin-Madison, which have numerous degree programs and other educational opportunities.

5.5.3.14 Other Government Facilities

The Village owns the Blue Mounds Public Works Building and the Village Hall, located 11011 Brigham Avenue. The Village Hall is used for Village administration and for official Village meetings. The current Village Hall is in fair condition, and land has been set aside for a new Village Hall facility.

5.6 ECONOMIC DEVELOPMENT

This element provides a baseline assessment of the Village of Blue Mounds economic development and covers all of the information required under SS66.1001. Information includes: labor market statistics, economic base statistics, new businesses desired, strength & weaknesses for economic development, analysis of business & industry parks, and environmentally contaminated sites. This information provides a basis for creating goals, objectives, policies, maps, and actions to guide the future economic development activities in the Village of Blue Mounds.

5.6.1 Economic Development Existing Conditions

5.6.1.1 Labor Market

Table 5.19 details the employment status of workers in the Village of Blue Mounds as compared to Dane County and the State. At the time of the 1990 U.S. Decennial Census unemployment for the Village was considerably higher than for Dane County and the State. By year 2000, the unemployment rate for the Village had decreased by over four percentage points, and was lower than that of the County and State. Unemployment rates for small villages are only collected during the U.S. Decennial Census; therefore, 2007 data was not available.

Table 5.19: Employment Status of Civilians 16 Years or Older

Employment Status, Civilians 16 Years or Older	Village of Blue Mounds	Dane County	Wisconsin
In Labor Force (1990)	252	215,245	2,598,898
Unemployment Rate	6.7%	3.2%	4.3%
In Labor Force (2000)	439	256,180	2,996,091
Unemployment Rate	2.5%	3.8%	3.4%
In Labor Force (2007)	Not Available	294,488	3,062,932
Unemployment Rate	Not Available	3.2%	4.7%

Source: US Census and WI Department of Workforce Development

Table 5.20 indicates the percentage of workers by class for the Village of Blue Mounds, Dane County and the State, in year 2000. Similar to Dane County as a whole, the Village of Blue Mounds has a considerably higher percentage of residents employed in government jobs than the statewide average.

Table 5.20: Class of Worker

Class of Worker	Village of Blue Mounds	Dane County	Wisconsin
Private Wage & Salary	74.8%	71.0%	81.1%
Government Worker	18.2%	23.5%	12.5%
Self-Employed	7.0%	5.3%	6.1%
Unpaid Family Worker	0.0%	0.2%	0.3%
Total	100%	100%	100%

Source: US Census

Table 5.21 and Figure 5.21 describe the workforce by occupation within the Village, County and State in year 2000. Occupation refers to what job a person holds. The highest percentage of occupations of employed Blue Mounds residents is in the Sales and Office category, followed closely by the Management, Professional, and Related category. These categories also rank highest for Dane County and the state as a whole.

Table 5.21: Employment by Occupation

Employment by Occupation, Civilians 16 Years & Older	Village of Blue Mounds Number	Village of Blue Mounds Percent	Dane County Number	Dane County Percent	Wisconsin Number	Wisconsin Percent
Prod, Trans & Mat. Moving	38	8.9%	24,770	10.1%	540,930	19.8%
Const, Extraction & Maint.	83	19.4%	16,409	6.7%	237,086	8.7%
Farm, Fishing & Forestry	3	0.7%	891	0.4%	25,725	0.9%
Sales & Office	128	29.9%	65,285	26.5%	690,360	25.2%
Services	58	13.6%	31,362	12.7%	383,619	14.0%
Mgmt, Prof & Related	118	27.6%	107,347	43.6%	857,205	31.3%
Total	428	100%	246,064	100%	2,734,925	100%

Source: US Census

Figure 5.21: Employment by Occupation

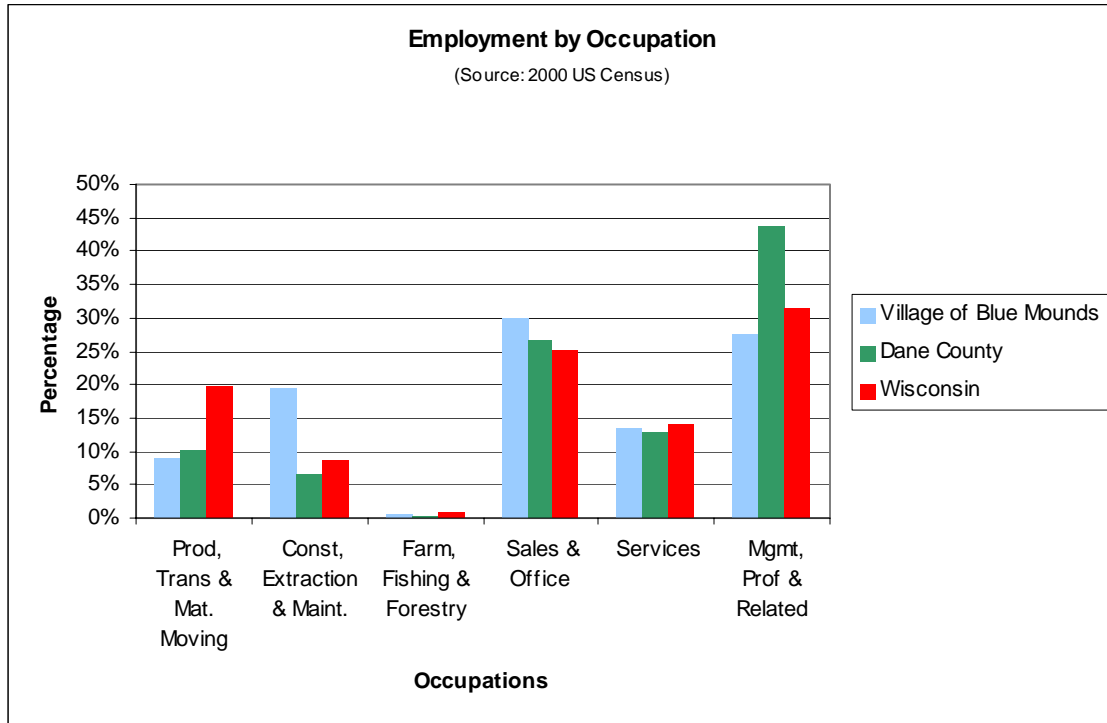


Table 5.22 and Figure 5.22 show the earnings for workers within the Village, County and State, in years 1989 & 1999. Earning figures are reported in three forms: per capita income (total income divided by total population), median family income (based on units of occupancy with at least two related individuals), and median household income (based on every unit of occupancy with one or more individuals). For all three-income indicators, the Village of Blue Mounds ranks slightly higher than average for the State, although it ranks lower than Dane County for both median family income and median household income. Percent growth of household and family income between 1989 and 1999 was in line with Dane County and the State.

Between 1989 and 1999, the percentage of individuals living below poverty status decreased significantly from 11% to 4%, while the County and State experienced a lesser decrease.

Table 5.22: Income

Income	Village of Blue Mounds 1989	Village of Blue Mounds 1999	Percent Change 89-99	Dane County 1989	Dane County 1999	Percent Change 89-99	Wisconsin 1989	Wisconsin 1999	Percent Change 89-99
Per Capita Income	\$11,647	\$25,895	122.3%	\$15,542	\$24,985	60.8%	\$13,276	\$21,271	60.2%
Median Family Income	\$33,750	\$52,895	56.7%	\$41,529	\$62,964	51.6%	\$35,082	\$52,911	50.8%
Median Household Income	\$30,781	\$45,568	48.0%	\$32,703	\$49,223	50.5%	\$29,442	\$43,791	48.7%
Individuals Below Poverty	11.0%	4.0%	-7.0%	10.5%	9.4%	-1.1%	10.4%	8.7%	-1.7%

Source: US Census

1. The Census Bureau uses a set of money income thresholds that vary by family size and composition to detect who is poor. If the total income for a family or unrelated individual falls below the relevant poverty threshold, then the family or unrelated individual is classified as being "below the poverty level."

Figure 5.22: Income, Year 1999

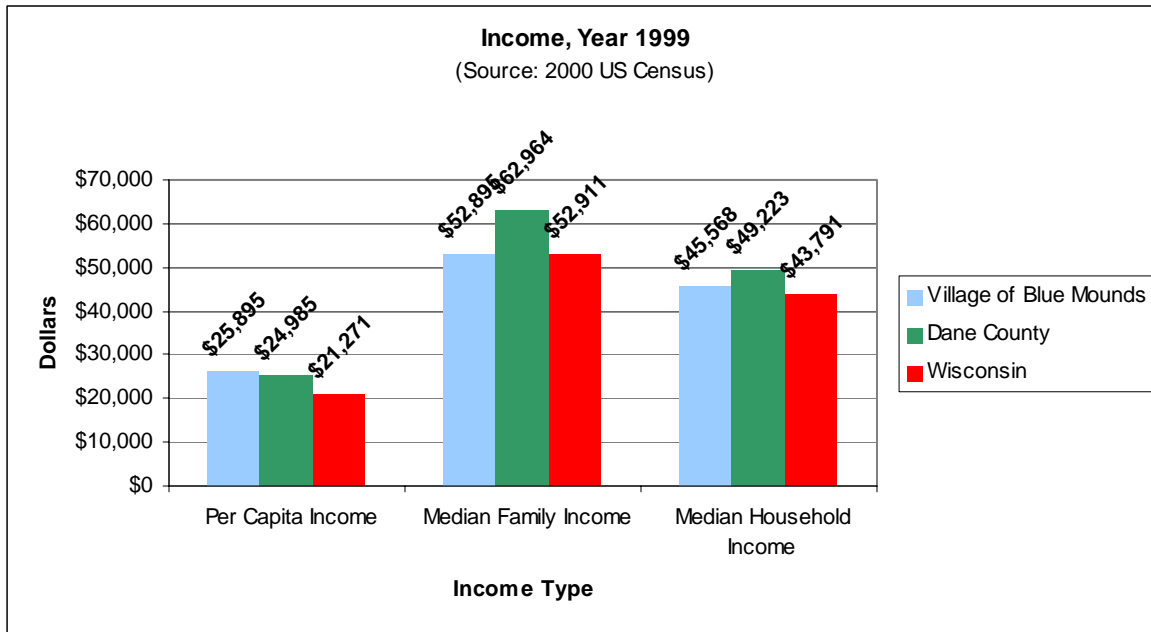


Table 5.23 details the educational attainment of Village of Blue Mounds, Dane County, and State residents 25 years and older according to the 1990 & 2000 U.S. Census. In year 2000, 88% of Village of Blue Mounds residents 25 years or older had at least a high school diploma. This figure is slightly higher than the statewide average (79%), and slightly lower than that for Dane County (92%). However, the Villages lags behind both the County and State in residents with bachelors and graduate/professional degrees.

Table 5.23: Educational Attainment, Persons 25 Years & Over

Educational Attainment Person 25 Years and Over	Village of Blue Mounds 1990	Village of Blue Mounds 2000	Dane County 1990	Dane County 2000	Wisconsin 1990	Wisconsin 2000
Less than 9th Grade	18.9%	3.9%	4.8%	2.9%	9.5%	5.4%
9th to 12th No Diploma	17.6%	8.1%	6.9%	4.9%	11.9%	9.6%
HS Grad	49.4%	36.1%	28.3%	22.3%	37.1%	34.6%
Some College	9.9%	21.0%	19.1%	20.3%	16.7%	20.6%
Associate Degree	11.6%	13.7%	9.9%	8.9%	7.1%	7.5%
Bachelor's Degree	7.3%	12.7%	21.7%	24.8%	12.1%	15.3%
Graduate/Prof. Degree	4.3%	4.4%	14.1%	15.8%	5.6%	7.2%
Percent High School Grad or Higher	69.3%	88.0%	88.9%	92.2%	78.6%	85.2%

Source: US Census

5.6.1.2 Economic Base

Table 5.24 lists the top 25 employers in Dane County as reported by the Wisconsin Department of Workforce Development, in year 2005. The University of Wisconsin is the largest employer for Dane County, and the greater Madison area is home to hundreds of major employers. It is not surprising that no Blue Mounds businesses currently employ enough people to crack the top 25 list, but the largest employers in the Village are:

- *Lacto Pro*

Table 5.24: Top 25 Employers in Dane County

Rank	Employer	Industry Type	Number of Employees
1	University of Wisconsin	Colleges, Universities, and Professional Schools	1000+
2	Madison Metropolitan School District	Elementary & Secondary Schools	1000+
3	American Family Mutual Insurance Co	Direct Property & Casualty Insurers	1000+
4	Wisconsin Dept of Health & Family	Human Resource, Public Health, General Govt.	1000+
5	UW Hospitals & Clinics	General Medical & Surgical Hospitals	1000+
6	Department of Corrections	Correctional Institutions	1000+
7	City of Madison	Municipal Government	1000+
8	WPS	Direct Health & Medical Insurance Carriers	1000+
9	UW Health	Offices of Physicians	1000+
10	UW Hospitals & Clinics	General Medical & Surgical Hospitals	1000+
11	SSM Health Care of Wisconsin, Inc.	General Medical & Surgical Hospitals	1000+
12	Epic	Software Publishers	1000+
13	Meriter Hospital Inc.	General Medical & Surgical Hospitals	1000+
14	Dean Medical Center	Offices of Physicians	1000+
15	Dane County	Executive & Legislative Offices, Combined	1000+
16	Madison Area Technical College	Junior Colleges	1000+
17	Walgreens	General Warehousing & Storage, Drug Stores	1000+
18	CUNA Mutual	Direct Life Insurance Carriers	1000+
19	Kraft Food North America	Meat Processed from Carcasses	1000+
20	WI Dept of Transportation	Regulation & Admin of Transportation Programs	1000+
21	Veterans Administration Hospital	General Medical & Surgical Hospitals	1000+
22	Covance, Inc.	Testing Laboratories	1000+
23	UW Extension	Professional & Mgmt Development Tracking	1000+
24	Copps	Supermarkets & Other Grocery Stores	1000+
25	Qualitemps Inc.	Temporary Health Services	1000+

Source: WI Department of Workforce Development, Dane County

Table 5.25 and Figure 5.23 describe the workforce by industry within the Village, County and State in year 2000. Whereas occupations refer to what job a person holds, industry refers to the type of work performed by a workers employer. Therefore, an industry usually employs workers of varying occupations. (i.e. a “wholesale trade” industry may have employees whose occupations include “management” and “sales”)

Historically, Wisconsin has had a high concentration of industries in agricultural and manufacturing sectors of the economy. Manufacturing has remained a leading employment sector compared to other industries within the State; however, State and National economic changes have led to a decrease in total manufacturing employment. It is expected that this trend will continue while employment in service, information, and health care industries will increase.

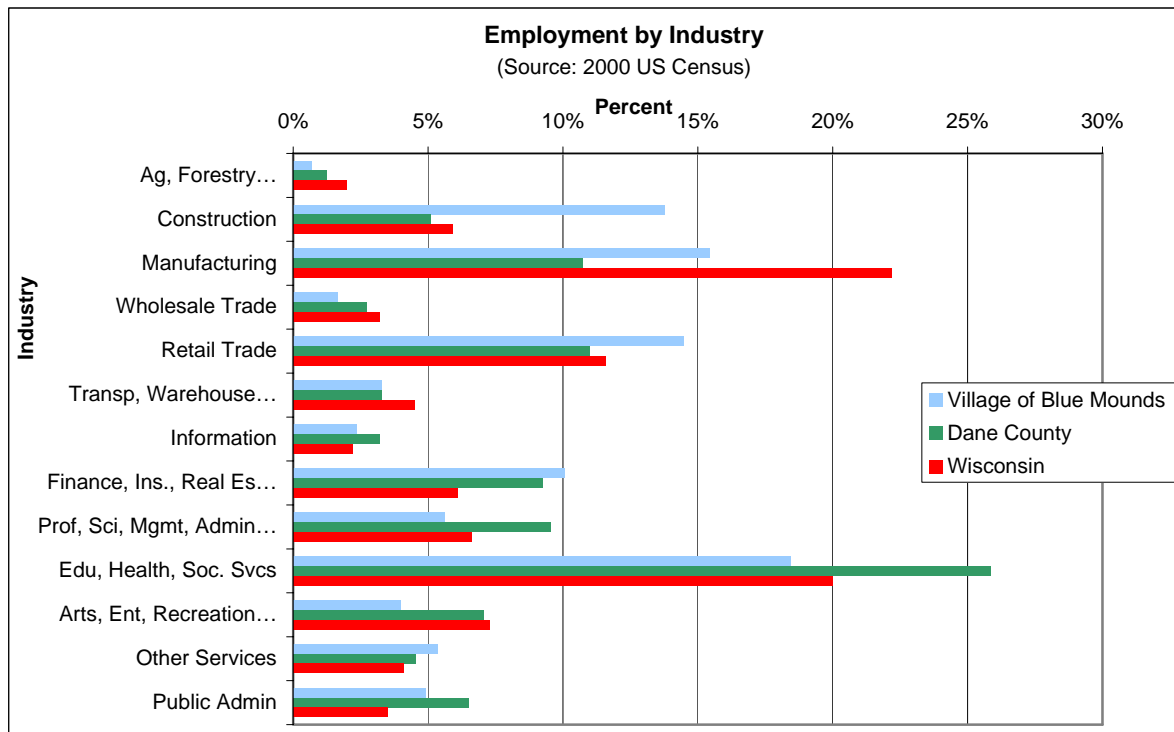
The highest percentage of employment by industry for Blue Mounds residents is in the Educational, Health, and Social Services category, which corresponds with the largest regional employers, the University of Wisconsin, the Madison Metropolitan School District, and several area hospitals. This category is also the highest industry of employment for Dane County, and is second highest for the State as a whole.

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Table 5.25: Employment by Industry

Employment by Industry, Civilians 16 Years & Older	Village of Blue Mounds Number	Village of Blue Mounds Percent	Dane County Number	Dane County Percent	Wisconsin Number	Wisconsin Percent
Ag, Forestry, Fishing, Hunting & Mining	3	0.7%	3,032	1.2%	75,418	2.0%
Construction	59	13.8%	12,540	5.1%	161,625	5.9%
Manufacturing	66	15.4%	26,418	10.7%	606,845	22.2%
Wholesale Trade	7	1.6%	6,680	2.7%	87,979	3.2%
Retail Trade	62	14.5%	27,010	11.0%	317,881	11.6%
Transp, Warehousing & Utilities	14	3.3%	8,063	3.3%	123,657	4.5%
Information	10	2.3%	7,925	3.2%	60,142	2.2%
Finance, Insurance, Real Estate, Rental & Leasing	43	10.0%	22,755	9.2%	168,060	6.1%
Prof, Scientific, Mgmt, Administrative & Waste Mgmt	24	5.6%	23,479	9.5%	179,503	6.6%
Educational, Health & Social Services	79	18.5%	63,639	25.9%	548,111	20.0%
Arts, Entertainment, Recreation, Accommodation & Food Services	17	4.0%	17,402	7.1%	198,528	7.3%
Other Services	23	5.4%	11,146	4.5%	111,028	4.1%
Public Administration	21	4.9%	15,975	6.5%	96,148	3.5%
Total	428	100%	246,064	100%	2,734,925	100%

Figure 5.23: Employment by Industry



Within each industry, the Wisconsin Department of Workforce Development collects statistics on the average wage of employees at the County and State levels. Table 5.26 details average employee wages for industries. In Dane County, employees working in the Information industry earn the highest average wage, while employees working in Leisure & Hospitality earn the lowest. The

average wage per industry in all categories, except Leisure & Hospitality, is higher for Dane County workers compared to State averages for the same industries. Statistics on wages by industry are not available for the Village of Blue Mounds.

Table 5.26: Wage by Industry

NAICS Code	Industries	Dane County Average Annual Wage 2006	Wisconsin Average Annual Wage 2006	Dane County as a Percentage of Wisconsin
21, 1133	Natural Resources & Mining	\$36,170	\$28,301	127.8%
23	Construction	\$48,917	\$44,682	109.5%
31-33	Manufacturing	\$48,750	\$45,952	106.1%
42, 44, 48, 22	Trade, Transportation, Utilities	\$33,084	\$31,935	103.6%
51	Information	\$57,309	\$45,704	125.4%
52-53	Financial Activities	\$51,919	\$48,859	106.3%
54-56	Professional & Business Services	\$45,646	\$42,612	107.1%
61-62	Educational & Health Services	\$44,722	\$38,492	116.2%
71-72	Leisure & Hospitality	\$12,912	\$13,058	98.9%
81	Other Services	\$28,907	\$21,228	136.2%
92	Public Administration	\$47,939	\$38,294	125.2%
99	Unclassified	\$34,944	\$31,518	110.9%
	All Industries	\$41,040	\$36,830	111.4%

Source: WI Department of Workforce Development

5.6.2 Employment Projections

The Wisconsin Department of Workforce Development collects data and projects occupation and industry growth for the State. Table 5.27 identifies which occupations are expected to experience the most growth over a ten-year period from year 2004 to 2014. According to the DWD, occupations in Healthcare Support, Healthcare Practitioners, and Computers are expected to have the highest growth rate. Occupations in Production, Office Administration, and Sales are expected to have the lowest growth rate.

Table 5.27: Fastest Growing Occupations 2004-2014

SOC Code	Occupational Title	WI Employment 2004	WI Employment 2014	Percent Change 2004-2014	2005 Average Annual Salary
29-1071	Physician Assistants	1,310	1,990	51.9%	NA
31-1011	Home Health Aides	13,730	20,790	51.4%	\$20,162
15-1081	Network Systems and Data Communication Analysts	4,220	6,240	47.9%	\$56,789
31-9092	Medical Assistants	5,890	8,640	46.7%	\$27,441
15-1031	Computer Software Engineers, Applications	7,960	11,610	45.9%	\$70,386
15-1032	Computer Software Engineers, Systems Software	2,740	3,890	42.0%	\$76,324
39-9021	Personal and Home Care Aides	21,260	29,460	38.6%	\$19,200
29-2021	Dental Hygienists	4,390	6,050	37.8%	\$54,203
31-9091	Dental Assistants	5,050	6,950	37.6%	\$28,602
29-2032	Diagnostic Medical Sonographers	840	1,140	35.7%	\$66,410
15-1072	Network and Computer systems Administrators	5,300	7,190	35.7%	\$56,246
29-2055	Surgical Technologists	2,120	2,860	34.9%	\$40,055

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15-1061	Database Administrators	1,550	2,090	34.8%	\$61,299
29-2071	Medical Records and Health Information Technicians	3,540	4,770	34.7%	\$28,976
29-1126	Respiratory Therapists	1,460	1,960	34.2%	\$47,309
29-1111	Registered Nurses	48,410	64,420	33.1%	\$55,060
31-2021	Physical Therapist Assistants	1,220	1,620	32.8%	\$38,342
29-2034	Radiologic Technologists and Technicians	4,130	5,440	31.7%	\$46,916
29-1124	Radiation Therapists	390	510	30.8%	\$65,931
45-2021	Animal Breeders	490	640	30.6%	\$37,339
29-9091	Athletic Trainers	460	600	30.4%	\$40,162
31-2022	Physical Therapists Aids	690	900	30.4%	\$23,632
13-1071	Employment, Recruitment, and Placement Specialists	3,520	4,590	30.4%	\$46,133
29-2031	Cardiovascular Technologists and Technicians	660	860	30.3%	\$42,569
19-1042	Medical Scientists, Except Epidemiologists	1700	2210	30.0%	\$51,920
29-1123	Physical Therapists Aids	3550	4610	29.9%	\$62,582
29-1122	Occupational Therapists	3,040	3,940	29.6%	\$52,248
13-2052	Personal Financial Advisors	3,350	4,340	29.6%	\$77,792
25-2011	Preschool Teachers, Except Special Education	8,540	11,060	29.5%	\$24,027
29-2056	Veterinary Technologists and Technicians	1,280	1,650	28.9%	\$27,233

Source: WI Department of Workforce Development

Table 5.28 identifies which industries are expected to experience the most growth over a ten-year period from year 2004 to 2014. According to the DWD, industries in Professional & Business Services, Educational & Health Services, and Construction categories are expected to have the highest growth rate. Industries in Natural Resources & Mining and Manufacturing categories are expected to have the lowest growth rate.

Since the DWD does not collect data on employment projections for the Village of Blue Mounds or Dane County, it is assumed that local trends will be consistent with statewide projections. It is important to note that unanticipated events may affect the accuracy of these projections.

Table 5.28: Fastest Growing Industries 2004-2014

NAICS Code	Industries	WI Employment 2004	WI Employment 2014	Percent Change 2004-2014
487	Scenic and Sightseeing Transportation	370	510	37.8%
621	Ambulatory Health Care Services	99,480	135,700	36.4%
624	Social Assistance	60,400	79,300	31.3%
518	Internet Service Providers	8,480	10,760	26.9%
493	Warehousing and Storage	11,060	14,030	26.9%
561	Administrative and Support Services	118,130	149,690	26.7%
562	Waste Management and Remediation Services	5,070	6,310	24.5%
485	Transit and Ground Passenger Transport	13,740	16,960	23.4%
623	Nursing and Residential Care Facilities	68,870	84,800	23.1%
622	Hospitals	108,570	133,200	22.7%
523	Securities, Commodity Contracts	9,210	11,210	21.7%

541	Professional, Scientific, and Technical Services	89,500	108,000	20.7%
454	Nonstore Retailers	22,950	27,630	20.4%
238	Specialty Trade Contractors	81,660	98,000	20.0%
531	Real Estate	18,360	21,420	16.7%
721	Accommodation	30,720	35,800	16.5%
236	Construction of Buildings	31,520	36,700	16.4%
722	Food Services and Drinking Places	185,410	215,000	16.0%
443	Electronics and Appliance Stores	8,580	9,890	15.3%
511	Publishing Industries	19,120	22,020	15.2%
237	Heavy and Civil Engineering Construction	13,560	15,600	15.0%
425	Wholesale Electronic Markets	5,520	6,350	15.0%
551	Management of Companies	39,830	45,800	15.0%
525	Funds, Trusts, & Other Financial Vehicles	1,170	1,340	14.5%
611	Educational Services	260,670	297,700	14.2%
453	Miscellaneous Store Retailers	17,330	19,790	14.2%
488	Support Activities for Transportation	4,540	5,170	13.9%
446	Health and Personal Care Stores	16,430	18,620	13.3%
423	Merchant Wholesalers, Durable Goods	64,210	72,490	12.9%
451	Sporting Goods, Hobby, Book, and Music Stores	12,960	14,610	12.7%

Source: WI Department of Workforce Development

5.6.3 Analysis of Business & Industry Parks

The Blue Mounds Industrial Park, located at the intersection of County Road F and Highway 18/151, opened in 2005 with 44 acres available. The Industrial Park currently houses 6 businesses and 1 lot (approximately 9 acres) remains available.

Table 5.29: Dane County Business & Industry Parks

Community	Total Acres	Available Acres	% Available
Belleville	50	5	9%
Blue Mounds	44	14	32%
Burke (Town)	199	76	38%
Cottage Grove	184	71	38%
Deerfield	140	13	9%
De Forest	782	409	52%
Fitchburg	655	68	10%
Madison	3,905	968	25%
Madison (Town)	72	52	72%
azomanie	180	100	56%
McFarland	54	5	9%
Middleton	675	166	25%
Monona	105	0	0%
Mount Horeb	33	33	100%
Stoughton	60	16	27%
Sun Prairie	329	56	17%
Verona	271	200	74%
Waunakee	263	187	71%
Westport (Town)	40	40	100%
Total	8,040	2,477	31%

Source: MG&E, 2006 Dane County Commercial Business Parks and Incubators

Table 5.29 lists information by community on the amount and availability of business and industry parks across Dane County. As of 2006, approximately 31% of the known total acreage was available for sale. It is worth noting that North Cape Commons in nearby Mt. Horeb opened in 2006, and contrary to the data in table 5.30, commercial property on the site is no longer available as of early 2008.

5.6.4 Environmentally Contaminated Sites

The Bureau of Remediation and Redevelopment within the Wisconsin Department of Natural Resources oversees the investigation and cleanup of environmental contamination and the redevelopment of contaminated properties. The Remediation and Redevelopment Tracking System (BRRS) provides access to

information on incidents (“Activities”) that contaminated soil or groundwater. These activities include spills, leaks, other cleanups and sites where no action was needed. Table 5.30 provides BRRTS data for sites that are still “Open” within the Planning Area. Open sites are those in need of clean up or where clean up is underway. The BRRTS also maintains a list of sites which were contaminated at one point but have since been cleaned up. Contact the Bureau for more information on these sites.

Table 5.30: BRRTS Sites

DNR Activity Number	Activity Type	Site Name	Address	Status
None found in Blue Mounds				

Source: WIDNR, BRRTS, Village of Blue Mounds

5.6.5 New Businesses Desired

When asked what types of non-residential development would be best for Blue Mounds, respondents listed retail and service stores. This is particularly important in the downtown area to help finance the TIF District.

5.6.6 Strengths & Weaknesses for Economic Development

The following list includes some of the notable strengths and weaknesses for economic development within the Village of Blue Mounds.

Strengths:

- Available land (i.e. Commercial Park & Industrial Park)
- Village is open-minded about development
- Good access and visibility from Hwy 18
 - Increased marketability if an interchange is built (not guaranteed)

Weaknesses:

- Interchange is years away and is not guaranteed

5.7 INTERGOVERNMENTAL COOPERATION

With over 2,500 units of government and special purpose districts Wisconsin ranks 13th nationwide in total number of governmental units and 3rd nationwide in governmental units per capita. (Source: WIDOA Intergovernmental Cooperation Guide) While this many government units provide more local representation it does stress the need for greater intergovernmental cooperation. This element provides a baseline assessment of the Village of Blue Mounds intergovernmental relationships and covers all of the information required under S566.1001. Information includes: existing & potential areas of cooperation, and existing & potential areas of intergovernmental conflict. This information provides a basis for creating goals, objectives, policies, maps, and actions to guide the future intergovernmental cooperation activities in the Village of Blue Mounds.

5.7.1 Existing and Potential Areas of Cooperation

Table 5.31 lists the Village of Blue Mounds existing and potential areas of cooperation as identified by the Plan Commission.

Table 5.31: Existing & Potential Areas of Cooperation

Existing areas of cooperation with other local units of government.	
Local Unit of Government	Existing Cooperation Efforts
Town of Blue Mounds	Maintenance and police
Village of Barneveld	Cooperative equipment purchase/procurement and share mains power and municipal judge
Village of Ridgeway	Cooperative equipment purchase/procurement and share municipal judge
Village of Mount Horeb	EMS and Fire Protection services
Dane County	Backup police protection
Iowa County	<i>None listed at this time</i>
Mt. Horeb Area School District	<i>None listed at this time</i>
Potential areas of cooperation with other local units of government.	
Local Unit of Government	Potential Cooperation Efforts
Town of Blue Mounds	Consolidate services or join the Town and Village to form one jurisdiction

The Intergovernmental Cooperation Element Guide published by the Wisconsin Department of Administration provides several ideas for cooperation including the following listed below.

Voluntary Assistance: Your community, or another, could voluntarily agree to provide a service to your neighbors because doing so makes economic sense and improves service levels.

Trading Services: Your community and another could agree to exchange services. You could exchange the use of different pieces of equipment, equipment for labor, or labor for labor.

Renting Equipment: Your community could rent equipment to, or from, neighboring communities and other governmental units. Renting equipment can make sense for both communities – the community renting gets the use of equipment without having to buy it, and the community renting out the equipment earns income from the equipment rather than having it sit idle.

Contracting: Your community could contract with another community or jurisdiction to provide a service. For example, you could contract with an adjacent town or village to provide police and fire protection, or you could contract with the county for a service in addition to that already routinely provided by the county sheriff's department.

Routine County Services: Some services are already paid for through taxes and fees. Examples are police protection services from the county sheriff's department, county zoning, county public health services, and county parks. Your Intergovernmental Cooperation Element could identify areas where improvements are needed and could recommend ways to cooperatively address them.

Sharing Municipal Staff: Your community could share staff with neighboring communities and other jurisdictions – both municipal employees and independently contracted professionals. You could share a building inspector, assessor, planner, engineer, zoning administrator, clerk, etc.

Consolidating Services: Your community could agree with one or more other communities or governmental units to provide a service together. Consolidation could also include the process of joining the Town and Village to form one jurisdiction.

Joint Use of a Facility: Your community could use a public facility along with other jurisdictions. The facility could be jointly owned or one jurisdiction could rent space from another.

Special Purpose Districts: Special purpose districts are created to provide a particular service, unlike municipalities that provide many different types of services. Like municipalities, special purpose districts are separate and legally independent entities.

Joint Purchase and Ownership of Equipment: Your community could agree with other jurisdictions to jointly purchase and own equipment such as pothole patching machines, mowers, rollers, snowplows, street sweepers, etc.

Cooperative Purchasing: Cooperative purchasing, or procurement, is where jurisdictions purchase supplies and equipment together to gain more favorable prices.

Consolidation

Consolidation is the process by which a town, village, or city joins together with another town, village, or city to form one jurisdiction. More detailed information on incorporation can be obtained from Wisconsin State Statute Section 66.0229.

Extraterritorial Planning

Cities and villages have the right to include land within their extraterritorial jurisdiction (ETJ), the area within 1 ½ mile of the municipal boundaries, in their planning documents. The inclusion of this land within planning documents allows for greater transparency and coordination with neighboring municipalities.

Extraterritorial Subdivision “Plat” Review

Extraterritorial subdivision review allows a city or village to exercise its extraterritorial plat review authority in the same geographic area as defined within the extraterritorial zoning statute. However, whereas extraterritorial zoning requires town approval of the zoning ordinance, extraterritorial plat approval applies automatically if the city or village adopts a subdivision ordinance or official map. The town does not approve the subdivision ordinance for the city or village. The city or village may waive its extraterritorial plat approval authority if it does not wish to use it. More detailed information can be obtained from Wisconsin State Statute 236.10.

Extraterritorial Zoning

Extraterritorial Zoning allows a first, second or third class city to adopt zoning in town territory, 3 miles beyond a city’s corporate limits. A fourth class city or village may adopt zoning 1.5 miles beyond its corporate limits. Under extraterritorial zoning authority a city or village may enact an interim-zoning ordinance that freezes existing zoning (or if there is no zoning existing uses). A joint extraterritorial zoning committee is established to develop a plan and regulations for the area. The joint committee is comprised of three member from the affected town and three members from the city or village. Zoning requests within the area must be approved by a majority of the committee. More detailed information can be obtained from Wisconsin State Statute 66.23.

Intergovernmental Agreements

Intergovernmental Agreements can be proactive or reactive. There are three types of intergovernmental agreements that can be formed including general agreements, cooperative boundary agreements, and stipulations and orders.

1. General Agreements – This is the type of intergovernmental agreement that is most commonly used for services. These agreements grant municipalities with authority to cooperate on a very broad range of subjects. Specifically, Wis. Stats 66.0301 authorizes municipalities to cooperate together for the receipt of furnishing of services or the joint exercise of any power or duty required or authorized by law. The only limitation is that municipalities with varying powers can only act with respect to the limit of their powers. This means that a general agreement cannot confer upon your community more powers than it already has.

2. Cooperative Boundary Agreements – This type of agreement is proactive and is used to resolve boundary conflicts. Cooperative boundary plans or agreements involve decisions regarding the maintenance or change of municipal boundaries for a period of 10 years or more. The cooperative agreement must include a plan for the physical development of the territory covered by the plan; a schedule for changes to the boundary; plans for the delivery of services; an evaluation of environmental features and a description of any adverse environmental consequences that may result from the implementation of the plan. It must also address the need for safe and affordable housing. Using a cooperative boundary agreement a community could agree to exchange revenue for territory, revenue for services, or any number of other arrangements. More detailed information can be obtained from Wisconsin State Statute 66.0307.

3. Stipulation and Orders – This type of agreement is reactive because it is used for resolving boundary conflicts that are locked in a lawsuit. The statute provides the

litigants a chance to settle their lawsuit by entering into a written stipulation and order, subject to approval by a judge. Using a stipulation and order a community could agree to exchange revenue for territory in resolving their boundary conflict. Stipulation and orders are subject to a binding referendum. More detailed information can be obtained from Wisconsin State Statute 66.0225.

(Source: WIDOA Intergovernmental Cooperation Element Guide)

5.7.2 Analysis of Intergovernmental Relationships

Table 5.32 provides a brief description of the quality of the Village of Blue Mounds relationship to other units of government according to the Plan Commission.

Table 5.32: Analysis of Intergovernmental Relationships

Adjacent Units of Governments	Satisfactory (5), Neutral (3), or Unsatisfactory (1)	Comments
Town of Blue Mounds	5	Good cooperation
Village of Mount Horeb	5	Good cooperation for fire protection services
Village of Barneveld	5	Share municipal judge & pact on fire protection services
Dane County	3	Backup police protection
Iowa County	<i>None listed at this time</i>	
School Districts		
Mt. Horeb Area School District	5	Lack of School Board representative for Village
Barneveld School District	5	Lack of School Board representative for Village
Other		
Capital Area Regional Plan Commission	<i>None listed at this time</i>	
State – Department of Transportation	5	Good cooperation with commercial establishments
State – Department of Natural Resources	5	Blue Mounds State Park; Good cooperation with public works projects

5.7.3 Existing & Potential Conflicts & Potential Solutions

Table 5.33 provides a brief description of the existing and potential conflicts facing the Village of Blue Mounds according to the Plan Commission.

Table 5.33: Existing & Potential Conflicts & Potential Solutions

Existing & potential conflicts with other local units of government.	
Local Unit of Government	Existing & Potential Conflicts
	<i>None listed at this time</i>
Solutions appropriate to resolve these conflicts.	
<i>None listed at this time</i>	

5.8 LAND USE

This element provides a baseline assessment of the Village of Blue Mounds land use and covers all of the information required under 5566.1001. Information includes: existing land uses, existing & potential land use conflicts, natural limitations for building site development, and land use trends.

This information provides a basis for creating goals, objectives, policies, maps, and actions to guide the future land use activities in the Village of Blue Mounds.

5.8.1 Existing Land Use

All the land in the Village of Blue Mounds is categorized according to its primary use. Those categories are described in the following list and illustrated on Map 5 & 5a, Existing Land Use.

Dwelling Unit: A building or a portion thereof designed exclusively for residential occupancy and containing provisions for living, sleeping, eating, cooking and sanitation for not more than one family.

- Agricultural – land used for the production of food or fiber
- Farmstead – a residential structure associated with agricultural land and typically without urban services (public water or sewer)
- Single Family Residential – a structure that only contains one dwelling unit (as defined above).
- Duplex Residential – a structure that contains two dwelling units.
- Multi-Family Residential – a structure that contains more than two dwelling units.
- Mobile Home Park – a contiguous parcel developed for the placement of manufactured homes.
- Commercial/Office – a location where retail goods and/or services are sold or where office activities take place.
- Industrial – a property where goods and products are manufactured, produced, or stored.
- Quarry – a property where the extraction of metallic or nonmetallic minerals or materials takes place.
- Public/Institutional – properties owned and/or used by governmental bodies, non-governmental organizations, and community organizations. These can include the Village Hall, public works buildings, County, State, and Federal structures, schools, churches, and others.
- Park & Recreation – a property where recreation is the primary activity and where there is typically no commercial or residential use. The Village, County, or State usually owns these properties.
- Woodland – land which is primarily forested and without structures.
- Wetlands - areas in which water is at, near, or above the land surface and which are characterized by both hydric soils and by the hydrophytic plants such as sedges, cattails, and other vegetation that grow in an aquatic or very wet environment.
- Open Space – land that is without structures and is neither forested nor used for agricultural purposes.

- Vacant – land that has be platted for development but remains unused.

Table 5.34 approximates the existing land uses in the Planning Area and Village as of year 2006. The Village of Blue Mounds’ existing land use pattern is indicative of a generally small rural Wisconsin village. The dominant land use within the Village is residential, and within the Planning Area agricultural. The most prominent feature of the Planning Area is the presence of Blue Mound State Park. Refer to Map 5 & 5a, Existing Land Use.

Table 5.34: Existing Land Use

Existing Land Use Plan Area	Acres	Percentage	Existing Land Use Village Inset	Acres	Percentage
Agricultural	2,229.4	28.90%	Agricultural	103.8	14.89%
Farmstead	58.2	0.75%	Farmstead	0.0	0.00%
Residential-SF	116.3	1.51%	Residential-SF	85.1	12.21%
Residential-MF	0.0	0.00%	Residential-MF	3.4	0.48%
Mixed Use	0.0	0.00%	Mixed Use	2.2	0.31%
Mobile Home Park	0.0	0.00%	Mobile Home Park	22.9	3.28%
Commercial/Office	22.6	0.29%	Commercial/Office	2.7	0.38%
Industrial	0.0	0.00%	Industrial	85.0	12.19%
Public/Institutional	8.0	0.10%	Public/Institutional	6.8	0.98%
Parks & Recreational	1,088.0	14.10%	Parks & Recreational	46.1	6.62%
Woodland	2,283.6	29.60%	Woodland	71.2	10.22%
Wetlands	28.3	0.37%	Wetlands	0.0	0.00%
Water	2.7	0.03%	Water	0.0	0.00%
Open Space	1,569.2	20.34%	Open Space	112.8	16.18%
Vacant	5.4	0.07%	Vacant	92.4	13.25%
Road ROW	302.3	3.92%	Road ROW	62.8	9.01%
Total	7,714	100.0%	Total	697	100.0%

Source: MSA GIS, Dane County, Village of Blue Mounds

5.8.1.1 Existing & Potential Conflicts

Potential land use conflict in the Planning Area could exist between potential Village expansion (residential and/or commercial) into the surrounding agricultural land. Village expansion is also restricted by the Blue Mounds State Park to the north. Other existing or potential land use conflicts stem from natural limitations to development (wetlands, floodplains, and steep slopes).

5.8.1.2 Limitations for Building Site Development

All land does not hold the same development potential. Development should only take place in suitable areas, which is determined by a number of criteria, including:

- A community’s comprehensive plan
- Compatibility with surrounding uses
- Special requirements of a proposed development
- Ability to provide utility and community services to the area
- Cultural resource constraints
- Ability to safely access the area
- Various physical constraints (soils, wetlands, floodplains, steep slopes, etc.)

The United States Soil Conservation Service (SCS), the predecessor agency to the United States Natural Resources Conservation Service (NRCS), completed a detailed operational soil survey of Dane County. The findings of this survey are documented in the report entitled "Soil Survey of Dane County, Wisconsin", published in 1979 by the United States Department of Agriculture, Soil Conservation Service. The soil survey provided useful information regarding the suitability of the soils for various urban and rural land uses. Utilization of the soil survey involves determining the kinds and degrees of limitations that the soil properties are likely to impose on various uses and activities, and evaluating the appropriateness of a particular land use with respect to the soil limitations.

Topography is an important determinant of the land uses practicable in a given area. Lands with steep slopes (20 % or greater) are generally poorly suited for urban development and for most agricultural purposes and, therefore, should be maintained in natural cover for water quality protection, wildlife habitat, and erosion control purposes. Lands with less severe slopes (12%-20%) may be suitable for certain agricultural uses, such as pasture, and for certain urban uses, such as carefully designed low-density residential use, with appropriate erosion control measures. Lands that are gently sloping or nearly level are generally suitable for agricultural production or for urban uses.

Another important determinant of land suitability for development is the presence of water and an area’s susceptibility to flooding. Lands that are classified as wetlands, have a high water table, or are in designated floodplains are rarely suitable for rural or urban development.

The Development Limitations Map (See Appendix D) indicates those areas within the Village of Blue Mounds that are unfavorable for development due to steep slopes, wetlands, and floodplains.

5.8.2 Land Use Trends

5.8.2.1 Land Supply

In year 2008, there were 7,714 acres of land within the Planning Area, including 697 acres within the Village of Blue Mounds. It is anticipated that the land supply in Blue Mounds will increase as the Village has the ability to continue to annex land within the Town into the Village if petitioned by landowners and approved by the Village Board. Table 5.35 indicates that over 11% of the land within the Planning Area has some sort of development limitation either due to water, wetlands, floodplains, or steep slopes. There are approximately 5,176 acres of developable land within the Planning Area, including 92.4 acres of vacant land within the current Village limits. Caution should be given, as this number does not include other factors that determine land suitability for development such as transportation access or utility access.

Table 5.35: Land Supply, Planning Area

Land Use Categories	Acres	Percentage
Developed	1,595	20.7%
Development Limitations	943	12.2%
Developable	5,176	67.1%
Total	7,714	100.0%

Source: MSA GIS, Village of Blue Mounds

1. Developed lands include all intensive land uses (residential, commercial, industrial, public, recreation)
2. Development Limitation land includes water, wetlands, floodplains, and steep slopes >20%
3. Developable lands include all lands not categorized as developed or undevelopable.

5.8.3.2 Land Demand

Table 5.36: Building Permits 2001-2006

Year	New Home Permits Issued
2002	5
2003	10
2004	9
2005	3
2006	0
2007	3
Total	30

Source: Village of Blue Mounds

According to the U.S. Census, the Village of Blue Mounds gained 120 households between years 1990 to 2000. This represents an increase of 71%, which was more aggressive than the housing growth of the Town of Blue Mounds (27%), the Town of Brigham (44%) and Dane County (21%). The WIDOA projects that the Village will add an additional 172 households between years 2000 and 2030. This represents a growth of 60%, compared to 46% for the Town of Blue Mounds, 48% for the Town of Brigham, and 40% for Dane County. Table 5.36 indicates that the Village of Blue Mounds has issued 30 new building permits between 2002 and 2007 (Note: one permit in 2002 is for an apartment building). This current rate of growth is consistent with the WIDOA projections.

Table 5.37 reports the estimated total acreage that will be utilized by residential, commercial, and industrial land uses for five-year increments throughout the planning period based on the existing and projected density and land use composition within the Village. Projections for land demand are highly sensitive based on the actual size of new residential lots. Therefore, aside from projections based on the existing land use pattern and population forecasts, a “high estimate” has also been prepared.

For the basic projections, the residential acreage was calculated by using the current minimum residential lot size of 11,000 square feet, as specified for single-family housing development in the Village of Blue Mounds Zoning Code. This is equivalent to 0.25 acres per dwelling (4 units per acre). The current ratio of commercial and industrial land to existing residential land was maintained throughout the years. Under this scenario, it is estimated that an additional 36 acres will be needed for new homes by year 2030, accompanied by 0.9 acres of land converted to commercial use.

Table 5.37: Projected Land Use Needs

Projected Land Demand	2005	2010	2015	2020	2025	2030	25 Year Change
Population	750	846	907	970	1,039	1,086	336
Household Size	2.60	2.61	2.55	2.53	2.52	2.46	-0.13
Housing Units	333	365	394	423	453	474	141
Residential (acres)	111	119	127	134	142	147	36
Commercial (acres)	2.68	2.87	3.05	3.23	3.41	3.54	0.86
Industrial (acres)	85	91	97	102	108	112	27
Undeveloped Land (acres)	267	253	240	227	213	204	-64

Source: MSA GIS- projections based on existing land use pattern and median residential lot size of 0.25 acres (Village of Blue Mounds Zoning Code)

The high estimate was based on a future average residential lot size of 0.39 acres per residential unit (2.6 units per acre), and it was assumed that commercial and manufacturing land uses would grow at the same rates as before. A residential lot size of 0.39 acres per residential unit was calculated based on the *current* average lot size for existing farmsteads, residential dwellings and mobile home parks. As evident in the table, if residential development consumes an average of 0.39 acres per

unit, 81 acres of undeveloped land would be developed by the year 2030 with 53 acres devoted to new homes.

Table 5.38: High Estimate Land Use Needs

High Estimates	2005	2010	2015	2020	2025	2030	25 Year Change
Residential (acres)	111	123	134	145	156	164	53
Undeveloped Land (acres)	267	249	233	216	198	187	-81

Source: MSA GIS- projections based on future average residential lot size of 0.39 acres

With the significant amount of undeveloped and agricultural land within existing municipal boundaries, it is likely that new development over the next 20 years can be accommodated without annexation. However, based on market and other factors, it is possible that the new development may occur on land that would lead to new annexation by the Village.

5.8.3.3 Land Prices

Agricultural and forestlands generally sell for a higher price when sold for uses other than continued agriculture or forestry. The U.S. Census of Agriculture tracks land sale transactions involving agricultural and forestry land at the county level. From year 1998 to 2006, Dane County has averaged 33 transactions per year where agricultural land was diverted to other uses. The average price per acre for those transactions grew more than four-fold, from \$4,340 to \$18,974. During that same period, Dane County averaged 43 transactions per year where agricultural land continued in agricultural use. The average price per acre for those transactions grew at a slower rate, yet still grew more than three-fold from \$2,664 to \$9,029. Similar trends in land prices can be expected for undeveloped land within the Planning Area.

Table 5.39: Agricultural Land Sale Transactions

Year	Ag Land Continuing in Ag Use			Ag Land Diverted to Other Uses		
	Number of Transactions	Acres Sold	Dollars per Acre	Number of Transactions	Acres Sold	Dollars per Acre
1998	38	2,446	\$2,664	42	2,557	\$4,340
1999	56	3,946	\$3,105	24	1,628	\$10,016
2000	62	5,286	\$3,208	39	2,430	\$11,177
2001	42	3,094	\$4,031	24	1,682	\$10,770
2002	56	4,428	\$5,336	28	1,961	\$12,249
2003	47	3,255	\$5,403	25	1,486	\$16,073
2004	39	3,260	\$6,765	38	2,229	\$23,839
2005	30	1,974	\$5,852	51	3,149	\$28,542
2006	16	1,226	\$9,029	30	2,560	\$18,974
Total	386	28,915	x	301	19,682	x

Source: US Census of Agriculture, DaneCounty

Information regarding the number of forestland sale transactions is not as well known, but what data is available appears in Table 5.40. From year 1998 to 2006, Dane County has averaged 34 transactions per year, where forestland was diverted to other uses. The average price per acre for those transactions was \$6,659. Similar trends in land prices can be expected for undeveloped land within the Planning Area.

Chapter 5 Existing Conditions

Table 5.40: Forest Land Sale Transactions

Year	Forest Land Continuing in Forest Use			Forest Land Diverted to Other Uses		
	Number of Transactions	Acres Sold	Dollars per Acre	Number of Transactions	Acres Sold	Dollars per Acre
1998	19	255	\$1,620	29	551	\$2,518
1999	35	655	\$1,709	8	132	\$5,074
2000	44	921	\$1,941	18	181	\$7,838
2001	26	328	\$2,192	16	328	\$6,356
2002 -2004	Unknown					
2005	10	164	\$4,994	40	288	\$13,588
2006	3	98	\$5,670	90	206	\$8,510
Total	137	2,421	x	201	1,686	x

Source: US Census of Agriculture, Dane County

Trends in land prices can also be derived using the tax assessment data. Table 5.41 displays the aggregate assessed value for various land use categories for year 2002 and 2007. In year 2007, the average equalized asset value (land and improvements) for residential parcels in the Village of Blue Mounds was \$155,101, \$153,306 for commercial parcels, and \$1,314,867 for manufacturing (industrial) parcels. The information is from the WI Department of Revenue and caution should be given as the WIDOR has periodically switched the way that they have reported or assessed certain land classifications over the years (i.e. use value assessment of agricultural land).

Table 5.41: Village of Blue Mounds Land Use Assessment Statistics

Land Use	2002				2007				
	Parcels	Acres	Aggregate Assessed Value	Equalized Value	Parcels	Acres	Aggregate Assessed Value	Equalized Value	Equalized Value per Parcel
Residential	207	34	\$21,306,600	\$27,015,100	291	69	\$34,950,300	\$45,134,400	\$155,101
Commercial	17	3	\$1,686,300	\$2,143,500	35	4	\$3,586,200	\$5,365,700	\$153,306
Manufacturing	1	14	\$1,147,600	\$1,453,000	3	29	\$3,010,500	\$3,944,600	\$1,314,867
Agricultural	13	205	\$55,500	\$52,900	10	156	\$28,000	\$32,000	\$3,200
Undeveloped	1	12	\$1,200	\$3,900	1	12	\$600	\$600	\$600
AG Forest	0	0	\$0	\$0	0	0	\$0	\$0	N/A
Forest	0	0	\$0	\$0	0	0	\$0	\$0	N/A
Other	0	0	\$0	\$0	1	1	\$14,900	\$36,100	\$36,100
Personal Property	N/A	N/A	\$528,000	\$637,000	N/A	N/A	\$378,500	\$475,700	N/A
Total	239	268	\$24,725,200	\$31,305,400	341	271	\$41,969,000	\$54,989,100	\$161,258

Source: WI Dept Revenue, Village of Blue Mounds

- 1. Aggregate Asset Value** – This is the *dollar amount* assigned to taxable real and personal property by the local assessor for the purpose of taxation. Assessed value is called a primary assessment because a levy is applied directly against it to determine the tax due. Accurate assessed values ensure fairness between properties within the taxing jurisdiction. The law allows each municipality to be within 10% of market value (equalized value), provided there is equity between the taxpayers of the municipality. (Source: 2006 Guide for Property Owners, WI DOR)
- 2. Equalized Value Assessment** – This is the *estimated value* of all taxable real and personal property in each taxation district. The value represents market value (most probable selling price), except for agricultural property, which is based on its use (ability to generate agricultural income) and agricultural forest and undeveloped lands, which are based on 50% of their full, fair market value. Since assessors in different taxing districts value property at different percentages of market value, equalized values ensure fairness

between municipalities. The equalized values are used for apportioning county property taxes, public school taxes, vocational school taxes, and for distributing property tax relief. In summary, equalized values are not only used to distribute the state levy among the counties, but also the equalized values distribute each county's levy among the municipalities in that county. The WI-DOR determines the equalized value. (Source: 2006 Guide for Property Owners, WI-DOR)

5.8.4 Redevelopment Opportunities

It is difficult to predict how much of the 64 acres of new development needed to support the projected population will have to come from land outside of the current Village limits. Table 5.38 assumes that demand for residential, commercial, and industrial land will be supplied by converting existing agricultural or open space land. Currently there are 380 combined acres of undeveloped land within the Village (either agricultural, open space, vacant parcels, or woodland). One could assume that these 380 acres could more than meet the demands for new residential, commercial, or industrial development; however, most of this land is undevelopable due to accessibility or environmental constraints.