

# **VILLAGE OF BLUE MOUNDS**

DANE COUNTY, WISCONSIN

## **COMPREHENSIVE PLAN**

**2008-2030**

### **VISION, GOALS, OBJECTIVES, & POLICIES**

DRAFT

June 6, 2008

**PREPARED BY: MSA PROFESSIONAL SERVICES, INC.**

## 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

### **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.

### **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. 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.

*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.

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

### **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.

“PASER” – Pavement Surface Evaluation & Rating. The WisDOT recommends municipalities maintain an average rating of “7” for all roads.
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

**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.
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.
4. The Village will collaborate with Dane County and the WIDNR to link Blue Mounds’s 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.

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.

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

**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

**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,

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.

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 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

### **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

**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

**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 reserve the right of ways for future streets, pedestrian and bicycle paths, bridges, utilities, rail lines, transit facilities and other transportation-related features.

**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 policies 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. Reclassifying Future Land Use<sup>1</sup>: 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. 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

*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.*

<sup>1</sup> 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.

- 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.
  - 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 Boundaries<sup>2</sup>: 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.

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<sup>2</sup> 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. If any errors are found, parties will be notified and relevant maps will be corrected.

- 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. Maintain site and building design guidelines for all new development which reinforce traditional neighborhood design.

#### 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.

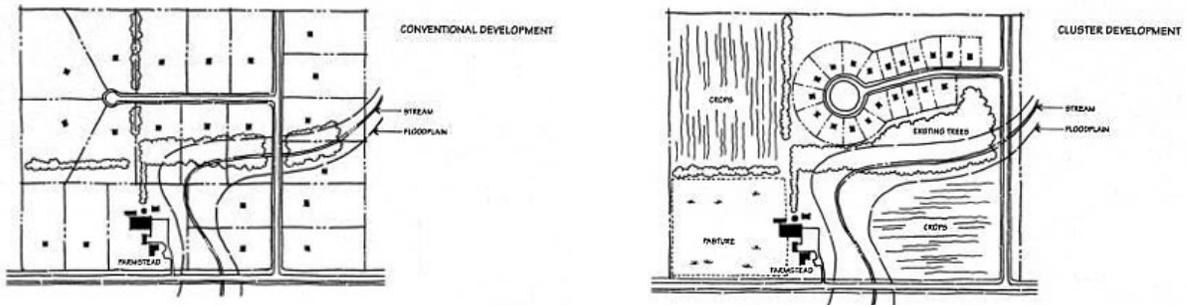
- a. Conservation Subdivisions: Development proposed in areas containing environmentally sensitive areas are encouraged to use conservation subdivision design principles, such as:

- 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.

*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. Sometimes additional dwelling units may be permitted if certain objectives are achieved. Conservation subdivisions enable a developer to concentrate units on the most buildable portion of a site, preserving natural drainage systems, open space, and environmentally and culturally sensitive areas. A conservation subdivision should identify a conservation theme such as forest stewardship, water quality preservation, farmland preservation, natural habitat restoration, view shed preservation, or archaeological and historic properties preservation.

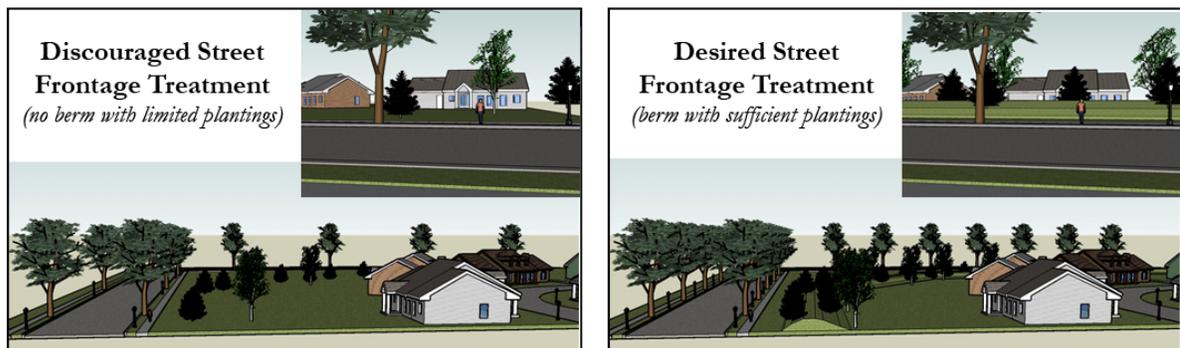
- Encourage stormwater management treatment systems that focus on Best Management Practices (BMPs).

Figure 2.2: Conventional vs. Conservation Subdivision Design



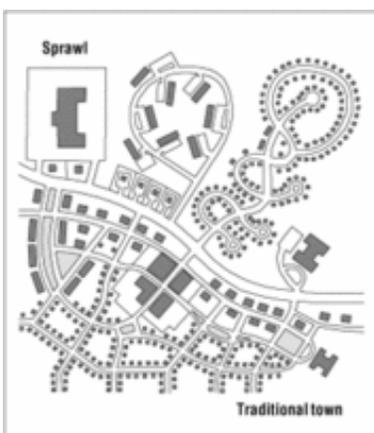
2. Compatibility with Neighboring Uses: Potential land use conflicts with existing uses (including agriculture, commercial, industrial, or highway transportation uses) shall be mitigated through buffering, landscaping berms, and lot/building location on the original parcel.

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.

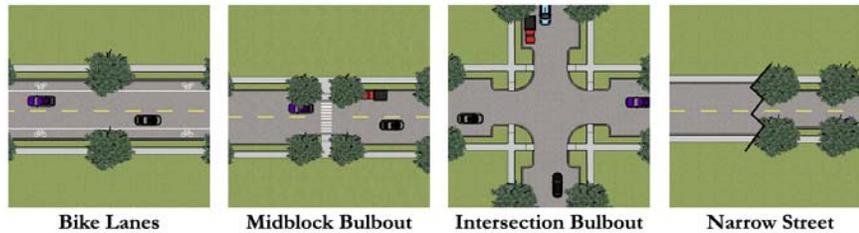
Figure 2.4: Traditional v. Cul-de-Sac Street Design



- 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.

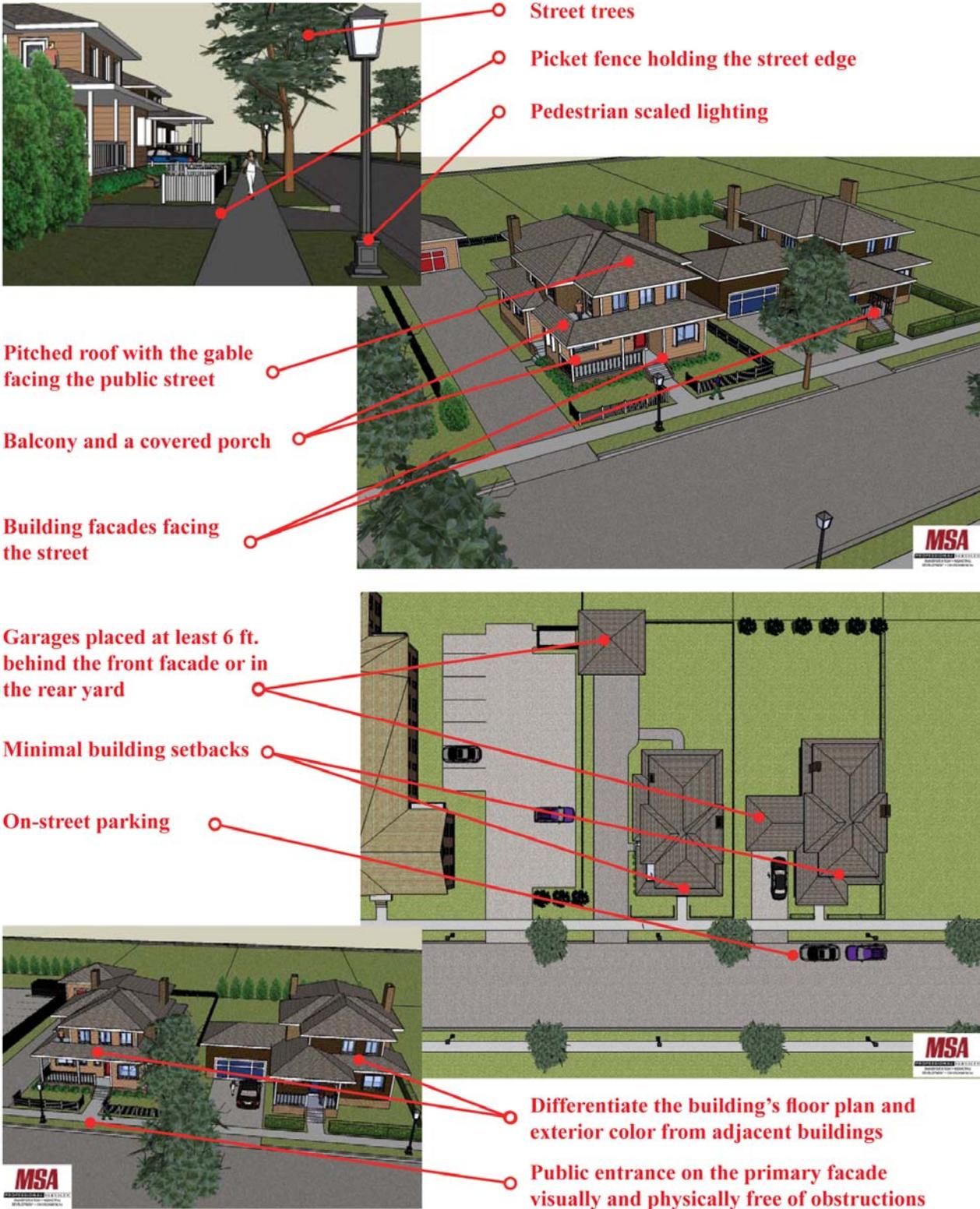
- c. Pedestrian and Bicycle Improvements: are strongly encouraged, especially in areas near existing facilities. Specific measures include sidewalks, on-street bike lanes, bicycle route markers, off-street trails, and tweetens (mid-block foot paths). Some local streets may be safe for walking and biking 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.
  - 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.

Figure 2.6: Desired Single-Family Development



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:
  - 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.

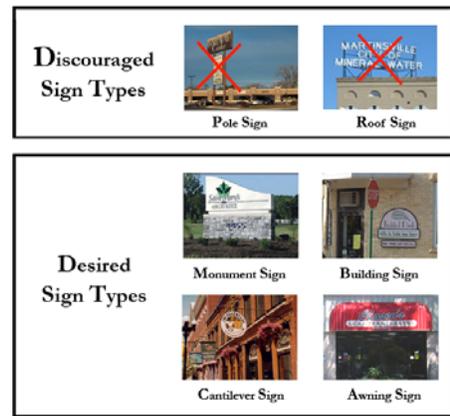
Figure 2.7: Multi-Family Design Guidelines



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:

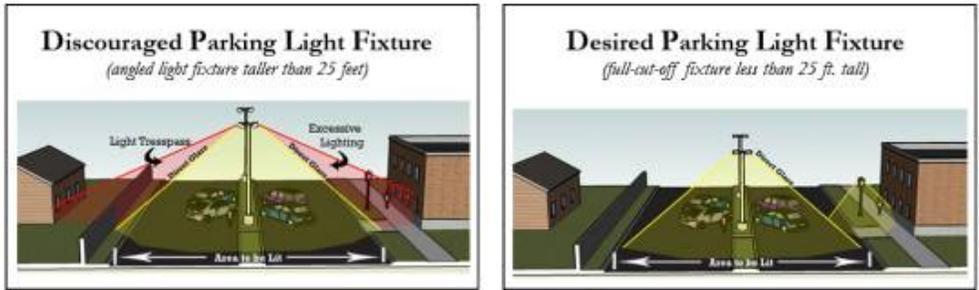
- a. Relationship to the Street: Design the building such that the primary building façade is orientated towards the street. Provide a public entrance on the primary building façade that is visually and functionally free of obstruction. Provide significant areas of clear glass along street facades, especially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

**Figure 2.8: Desired Sign Types**



- i. Lighting: Exterior lights should be full-cut-off fixtures that are directed towards the ground to minimize glare and light pollution.

Figure 2.9: 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 features.

Figure 2.10: Business Design Guidelines

