



# 2010 Comprehensive Land Use Plan



**TOWN OF BLUE MOUNDS**

• DANE COUNTY, WISCONSIN •

ESTABLISHED 1856



# TOWN OF BLUE MOUNDS

▪ DANE COUNTY, WISCONSIN ▪

10566 Blue Vista Rd, Blue Mounds, WI 53517

<http://tn.bluemounds.wi.gov/wp/>

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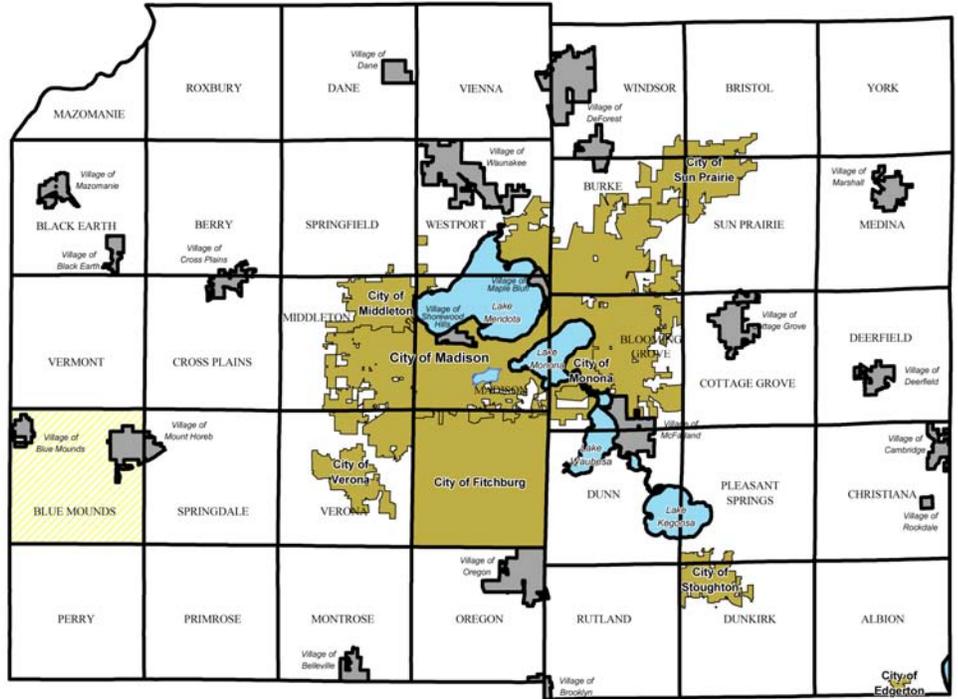
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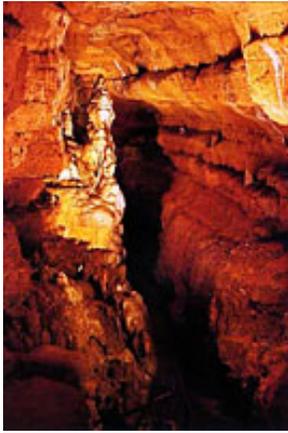
# Introduction

## Town Profile

The Town of Blue Mounds, located in southwestern Dane County, is bounded by the towns of Vermont (north), Perry (south), Springdale (east), and the Iowa County Town of Brigham (west). Two villages, Mt. Horeb and Blue Mounds, are located in the town. The major transportation link to the town is U.S. Highway 18/151, which connects the town to the cities of Madison and Dodgeville.



Topographically, the town is characterized by wooded hills and valley streams. These features coupled with soil conditions make the area visually attractive. A major drainage divide crosses the town in the area between the two villages, along U.S. 18/151. The Pecatonica River, Mill Creek, Blue Mounds Creek, Sugar River, Mt. Vernon Creek, and Gordon Creek all provide drainage.



Recreational and tourism uses figure prominently into the town's economy. Cave of the Mounds, a privately owned and operated National Natural Landmark, is an important geologic feature of the town. Cave of the Mounds is recognized by the Chicago Academy of Sciences as "the significant cave of the upper Midwest." In 1988, the United States Department of the Interior and the National Park Service designated Cave of the Mounds a National Natural Landmark.

The town is also home to Brigham Park. This 112 acre park is located just northeast of the Village of Blue Mounds on County Highway F. Named after Ebenezer Brigham, one of the first white settlers in this area, the park provides a panoramic view of the Wisconsin River Valley. Park features also include a group camp area, a 25 unit rustic campground, two shelter facilities, picnic area, play equipment, and a self-guided nature trail through a maple woods.



Stewart Park was established in the Town of Blue Mounds in 1935, making it the first County Park in Dane County. Within this 191-acre park is Stewart Lake, an artificial lake on a spring-fed tributary of Blue Mound Creek. Recreational facilities include picnic shelters, play equipment, and cross-country ski and hiking trails.

Portions of Blue Mounds State Park are also located within the Town.

On the National Registrar of Historic Places, Little Norway is the oldest privately owned museum in America. The buildings are authentic Norse architecture, simple and durable. Little Norway houses the largest privately owned collection of Norwegian antiques in the United States.



Agribusiness and farming are important activities in the town, although there are limited areas which include soil in either the prime or statewide significant soil classifications. Agriculture remains the predominant land use in the town.

The remaining acreage is used, in descending order, for transportation and utilities, residential, recreation, commercial services, and industrial uses.



The Village of Mt. Horeb, located in the northeast part of the town, is the major urban center. As such, the village provides commercial and community services, as well as nonfarm employment opportunities for town residents. The village maintains a full range of public services.

The Villages of Blue Mounds and Mt. Horeb provide some services to properties in town. It is in the interest of both the villages and the town to encourage new development adjacent to existing urban areas. The Mt. Horeb and Blue Mounds Urban Service Areas (USA), as designated in the Dane County Land Use Plan, extend beyond both village limits into the town. Further, due to extra territorial zoning powers, it is advisable for the town and these villages to coordinate their planning efforts.

The 1980 Town of Blue Mounds Land Use Plan was adopted to provide for the future development of the Town and to facilitate implementation of the Farmland Preservation Act.

## Planning History

To meet the requirements of the State of Wisconsin's new comprehensive planning law, in 2007, the town undertook the task of updating and expanding their Master Plan. Through a survey, open meetings, and public hearings, the town gathered public input and crafted the goals, objectives, and policies to guide the Town over the next twenty years. This comprehensive plan is intended to guide the Land Use Committee and Town Board in matters related to the growth and development of the Town.

## Plan Updates

This plan should not be viewed as a rigid, fixed document, but rather as a flexible base capable of being changed to meet the changing conditions. In accordance with Wisconsin's comprehensive planning legislation, the Town of Blue Mounds will review and update the Comprehensive Plan at least every ten years. Changing conditions and experiences in the Town will be noted and adjustments will be made to the Plan text and maps.

# Issues and Opportunities

## Population Trends and Projections

The Town of Blue Mounds experienced relatively stable, manageable population growth over the past 35 years, as shown in Figure 1. Much of the growth occurred between 1990 and the present. Over the same time period, surrounding towns have experienced similar growth patterns. Villages within the Town of Blue Mounds have grown more aggressively, with the villages of Mt. Horeb and Blue Mounds nearly tripling in population (+275% and +288%, respectively) over the same time period.

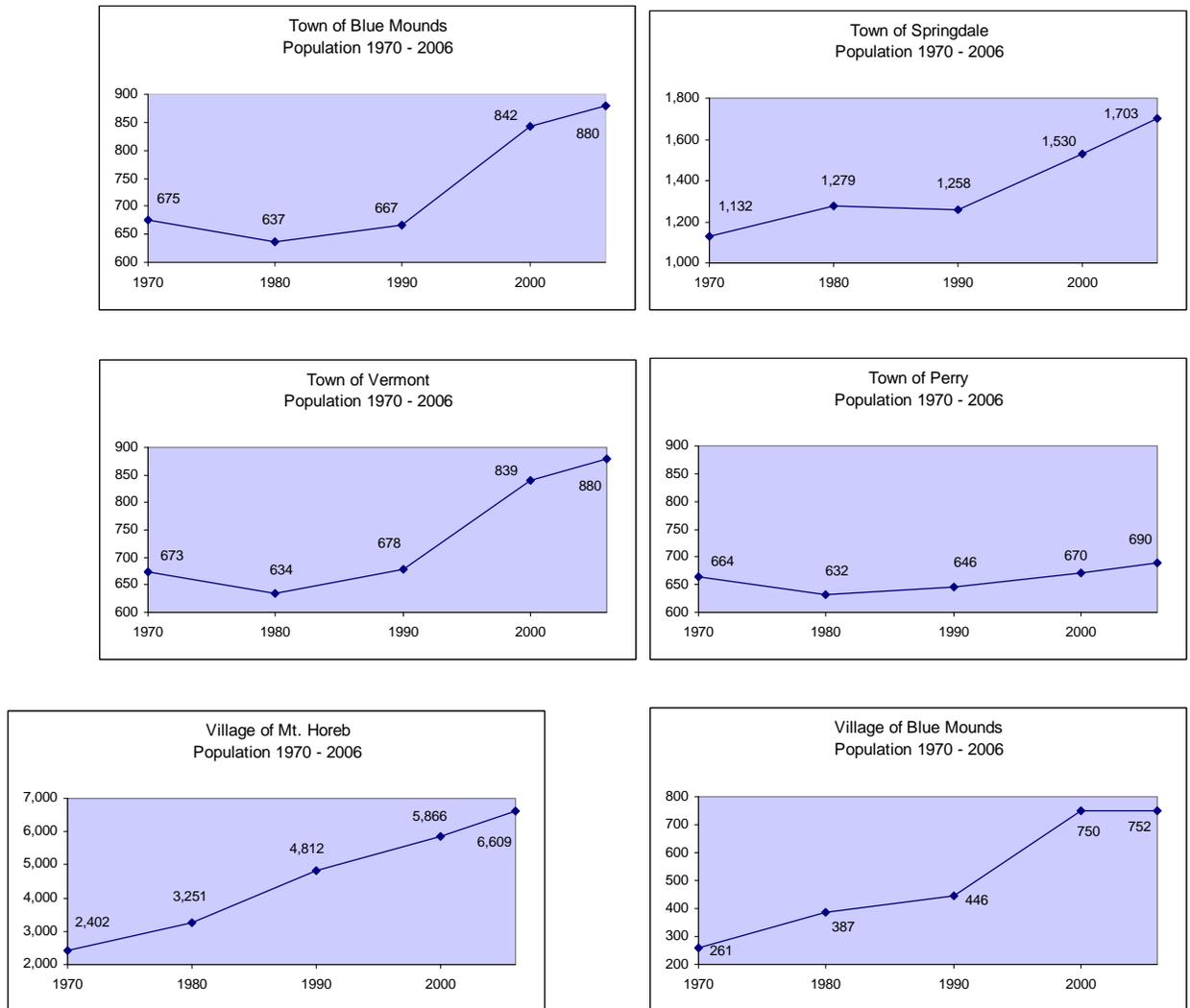
Table 1: Population Projections

Governmental Unit	2010	2015	2020	2025	2030
<b>Town of Blue Mounds<sup>1</sup></b>	<b>962</b>	<b>1,012</b>	<b>1,067</b>	<b>1,127</b>	<b>NA</b>
Mt. Horeb (USA) <sup>2</sup>	7,162	NA	8,453	NA	9,946
Village of Mt. Horeb <sup>1</sup>	6,971	7,455	7,966	8,517	NA
Blue Mounds (USA) <sup>2</sup>	828	NA	980	NA	1,154
Village of Blue Mounds <sup>1</sup>	846	907	970	1,039	NA
Town of Vermont <sup>1</sup>	920	953	989	1,031	NA
Town of Springdale <sup>1</sup>	1,799	1,916	2,039	2,173	NA
Town of Perry <sup>1</sup>	674	671	672	676	NA

Sources:

1. State of Wisconsin, Demographic Services Center, Department of Administration, *Wisconsin Population 2030: A Report on Projected State, County and Municipal Populations and Households for the Period 2000-2030*. January 2004. Accessed at: [http://www.doa.state.wi.us/docs\\_view2.asp?docid=2020](http://www.doa.state.wi.us/docs_view2.asp?docid=2020)
2. DCRPC Regional Trends Report, 2006

Figure 1: Population Growth 1970—2006



Source: DCRPC Regional Trends Report, 2006

Population, as calculated by the Wisconsin Department of Administration, is projected to slowly increase over the next twenty years. Increasing fuel costs may impact that growth, however, as 75% of town workers (age 16 and over) commute to work, driving alone, with a mean travel time to work of 27.8 minutes.

# Household Types and Age Distribution

The Town of Blue Mounds is predominantly a family community. Only 15.2% of households were reported as nonfamily households in the 2000 census, as shown in Figure 2. The average household size for the town is 2.89 persons; the average family size is 3.13 persons.

The town is also aging. According to the 2000 census, the median age in the town is 39.3 years, slightly higher than that of the county as a whole. The median age in Dane County as a whole increased during the last ten years from 30.7 to 33.2 years old. As the population of the town ages, housing and services to meet older citizens' needs will see a rise. Figure 2 shows the types of households and Figure 3 shows the relative age of those households within in the town in 2000.

Figure 2: Households by Type in 2004

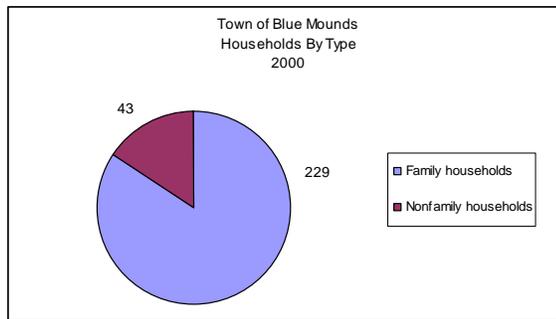
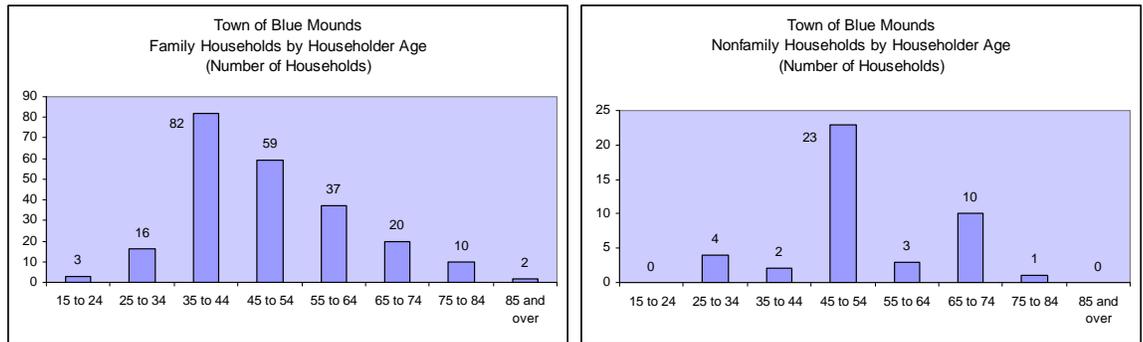


Figure 3: Households by Type and Age Distribution 2000

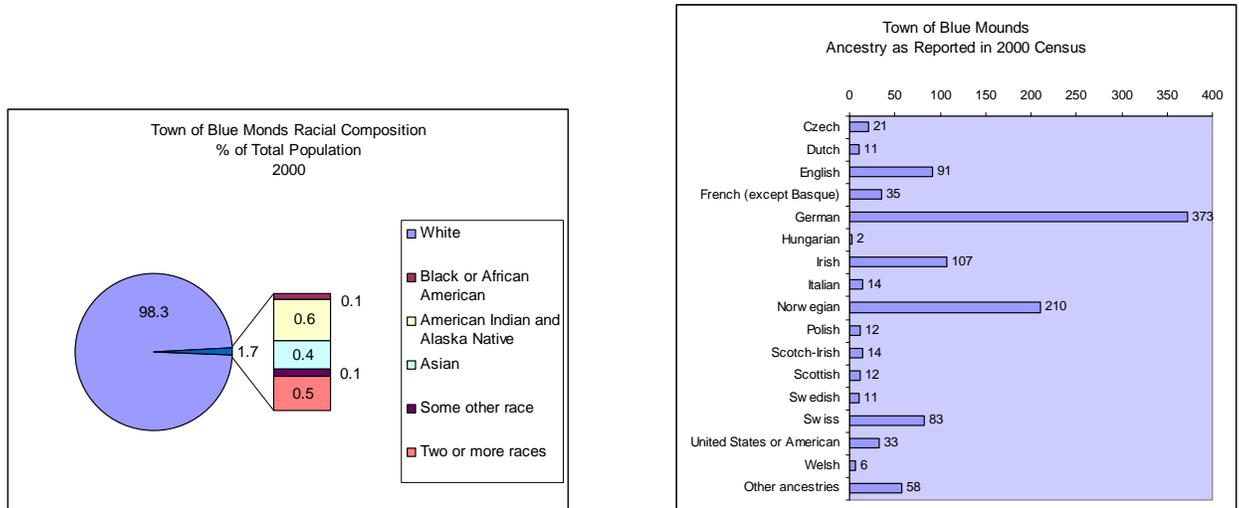


Source: The Applied Population Lab, Department of Rural Sociology, University of Wisconsin—Madison, 2004

## Race and Ethnicity

According to the 2000 Census, the town is relatively homogenous racially, with a 1.7% minority population. Figure 4 shows the racial distribution.

Figure 4. Town of Blue Mounds Racial and Ethnic Distribution 2000

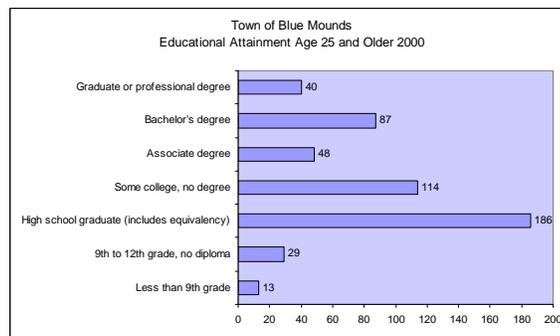


Source: The Applied Population Lab, Department of Rural Sociology, University of Wisconsin—Madison, 2004

## Education

Educational attainment figures for the town are similar to Dane County as a whole. 91.9% of town residents, age 25 or older, hold a high school diploma or higher, as shown in Figure 5. Dane County reports 92% of residents with at least a high school diploma.

Figure 5. Educational Attainment, Age 25 and Over, 2000



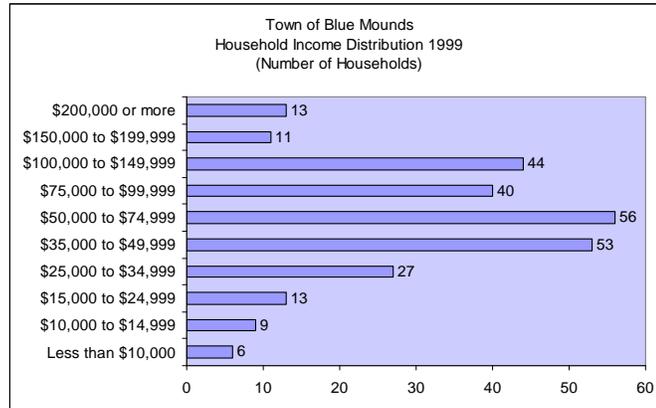
Source: The Applied Population Lab, Department of Rural Sociology, University of Wisconsin—Madison, 2004

## Income

Income levels in the Town are relatively high when compared to other similar towns in Dane County.

The median household income for the Town of Blue Mounds was \$61,429 in 1999. Figure 6 further depicts the household income distribution. Income levels are a major determinant in the type of housing a household selects.

Figure 6. Household Income Distribution In 1999



Source: The Applied Population Lab, Department of Rural Sociology, University of Wisconsin—Madison, 2004

## Housing and Household Trends



The number of households in the Town increased from 206 in 1980 to 291 in 2000. Conversely, the average household size in the Town decreased from 3.09 persons per household in 1980 to 2.89 in 2000. The trend toward smaller household sizes is mirrored nationwide and is due in part to increases in divorce, decreases in the birth rate, and a larger proportion of the population age 65 and older.

The projected number of households in the Town is expected to increase by 39% to 405 total households by 2025, according to the Wisconsin Department of Administration, as shown in Table 2. Household projections are useful in planning for future housing development.

Table 2. Projected Growth in Households 2000—2025

Total households	Projected Households				
	2005	2010	2015	2020	2025
291	318	342	362	383	405

Table 3. Housing Occupancy 1980—2000

	1980	1990	2000	
Total housing units	223	234	300	100.0
Occupied housing units	206	229	291	97.0
Vacant housing units	17	5	9	3.0
For seasonal, recreational, or occasional use	7	4	3	1.0

Rental vacancy rates remained fairly stable, ranging from 3.6% in 2000 to 3.4% in 1980.

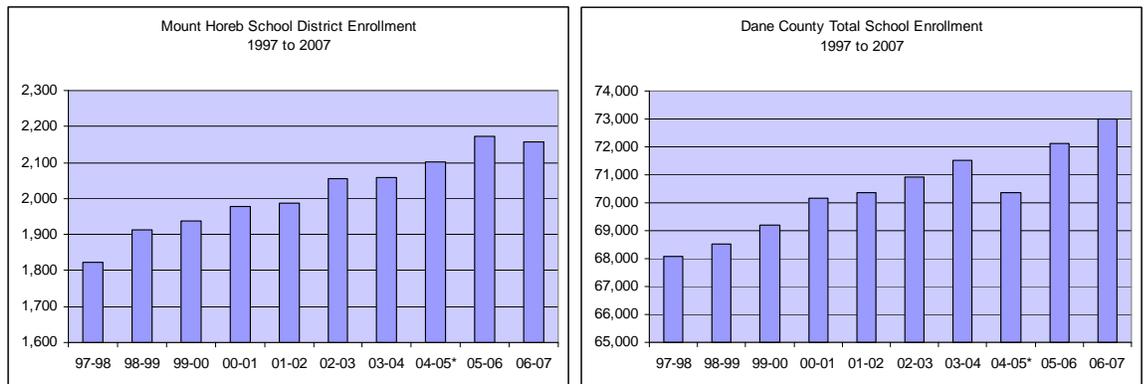
Average household size of owner-occupied units 2.83  
 Average household size of renter-occupied units 3.56  
 Single unit dwellings comprise 97% of the housing stock.

Source: US Bureau of Census, Summary Tape Files (microfiche output).

## School Enrollment and Growth Trends

School enrollment growth trends also can serve as useful information when considering projected housing growth.

Figure 7: School Enrollment Growth Trends 1997—2007



Source: Wisconsin Department of Public Instruction and Dane County Community Analysis and Planning.

\* Major changes in Wisconsin data collection systems were implemented in 2004-05. 2004-05 enrollment data were included in this transition year collection and are not comprehensive so should be interpreted with caution.

Table 4: School Enrollment Growth Trends 1997—2007

School District	1997-1998 to 2006-2007	2005-2006 to 2006-2007
Mount Horeb	18.3%	-0.8%
Total County	7.2%	1.2%

Source: Wisconsin Department of Public Instruction and Dane County Community Analysis and Planning.

## Labor Force and Employment Trends



The Town’s labor force is comprised of residents who are employed or available for work. This includes those over the age of 16 who are in the armed forces, employed, unemployed, or actively seeking employment. As of the 2000 Census, the total labor force in the Town was 453 people out of a total population over the age of 16 years of 588. Of the Town’s total labor force, 0.7% were unemployed at the time of the 2000 Census. In comparison, the Dane County average town unemployment rate was 2.6% in 2000.

## Key Planning Issues and Overall Goals

The Town of Blue Mounds plan is intended to provide a framework that will encourage land uses that are consistent with and contribute to the town’s agricultural and rural character, while meeting the needs for modest growth and economic well-being.

## Public Participation Process

At the very beginning of the planning process, the town adopted a public participation plan. This plan included development of a plan steering committee, and various methods of ensuring participation, including a website, community survey, open meetings, and at least two public hearings.

The survey generated useful input into the comprehensive planning effort. All town residents received a survey and the response rate was impressive. Of the approximately 400 surveys sent to taxpayers, 132 (33%) were returned. More than half of the respondents took the time to provide written comments.

The overall impression from the survey results is that the town is going in the right direction. The current town plan has served the town well, and feedback provided suggests that there is no need to make any

drastic changes to the land use element of the comprehensive plan. Response to the survey reinforces preservation of agriculture and modest development over the next twenty years.

## Overall Goals

- Encourage land uses that are consistent with and contribute to the Town's agricultural, recreational, tourism and rural character.
- Promote the long-term preservation of farmland within the Town.
- Preserve the Town's unique and sensitive natural resources to ensure a high-quality environment for the benefit of future generations.
- Encourage a variety of quality housing opportunities for town residents.
- Encourage commercial, agribusiness, recreation, and tourism compatible with the rural character of the town and in areas that allow adequate access and minimal impact.
- Preserve and protect the natural beauty of the town.

# Housing

## Existing Housing Conditions

The number of housing units in the Town has increased 32% during the 1970 - 2000 period, as listed in Table 5. The county as a whole has seen a 95% rise in the number of housing units over the same period, with the bulk of increases occurring in villages and cities.

Table 5: Number of Housing Units in Town of Blue Mounds, 1980-2000

Census Year	1980	1990	2000
Housing Units	223	234	300

Source: The Applied Population Lab, Department of Rural Sociology, University of Wisconsin—Madison, 2004

## Housing Stock Characteristics

Overwhelmingly, the housing stock in the Town is dominated by single-family homes. More than half of the houses in the Town were built before 1949. In comparison, the county overall reports that one-third of its housing was built more than 40 years ago. Since most of the housing stock in Blue Mounds is more than fifty years old, much of the Town's housing will need repairs and upgrading in the coming years.

## Occupancy Characteristics

In 1990, renter households comprised about 20% of the total households. This percentage decreased to 17% over the last decade. The vacancy rate in the Town is very low at .04% in 2000. According to HUD, a healthy owner-occupied vacancy rate is around 1.5% because it allows residents adequate housing choice.

## Value Characteristics

The majority of home values in the Town fall within the \$125,000 to \$175,000 range. This is similar to the rest of Dane County, which has an average home value of \$146,900 (Applied Research Lab, 2004). The 2004 median sales price of a home in Dane County was \$208,615 (South Central Wisconsin MLS, 2004).

# Housing Programs

## Rural Development USDA

A federal program with state offices that provides a variety of housing and community development programs for rural areas. Some programs cover, support for rental housing development, direct and guaranteed mortgage loans for home buyers, and support for self-help and cooperative housing development.  
(<http://www.rurdev.usda.gov/wi/index.htm>)

## Wisconsin Housing and Economic Development Authority (WHEDA)

Provides mortgage financing for first-time homebuyers, grants for home repair, and financing for multifamily housing. Specific programs change with the needs and demands of the housing market. (<http://www.wheda.com/index.asp>)

## Community Development Block Grant Program

Dane County receives CDBG funds on an annual basis for housing, economic development and community service initiatives that benefit people with low to moderate incomes. Approximately \$1 million in CDBG funds are available annually for eligible projects.  
(<http://www.co.dane.wi.us/plandev/cdbg/index.htm>)

## Project Home

Organization committed to improving the quality and affordability of housing for low- to moderate-income individuals and families in Dane County. Weatherization, minor home repair, and a home loan program are services offered to income eligible customers.  
(<http://www.projecthomewi.org/>) Other programs may be available. Check with Dane County.

## Goals, Objectives, and Policies

The Town of Blue Mounds goals objectives, and policies, as they relate to housing include:

**Goal:** Encourage a variety of quality housing opportunities for town residents.

**Objective:** Consider a balanced variety of housing types and encourage upkeep of existing housing stock.

**Policies and Programs:** Follow the town density policy.



# Transportation

## Existing Transportation Network



**Roadways:** Principal Arterials: U.S. Highway 18/151 cuts through the Town and moves traffic east to Mount Horeb and Madison, and west to Iowa County.

**Minor Arterials:** State Highway 78 bisects the Town and runs north-south through the Town Center. Continuing south on 78 leads to the community of Blanchardville and north to Black Earth and Sauk City.

**Collectors:** State Highway 92 is classified as a major rural collector, and runs north-south through the eastern section of the Town serving the community of Mt. Vernon to the south. County Highways E and F function as minor, rural collector roads for the Town. Highway E runs north-south across the central part of the town, and intersects with Highway 18/151. Highway F serves as a collector road for Highway 18/151 in the western half of the Town.

**Rural Roads:** Thirty-eight miles of Town roads also are maintained and serviced by the Town.

**Bicycles and Pedestrians:** The Town accommodates bicycle traffic via the Military Ridge bicycle trail, and roads on which bicycles are easily accommodated have been identified on the Bicycle Trails and Shoulder Elevations map.

**Rail:** The Town is currently not served by rail transport.

**Transit and Services for the Disabled:** Because of its low population density, there are no transit services in the Town. Madison Metro in the City of Madison provides the closest public transportation services. The Dane County Health & Human Services Department supports a number of specialized transit services that are available countywide. Park & Ride and State Van Pool services are available for commuters at the intersection of US Hwy. 18/151 and Hwy.78.

**Airports:** There is one small landing strip in the Town. Although not currently in use for public or private traffic, the field remains available for emergency landings.

## Applicable State and Regional Plans

Dane County Land Use and Transportation Plan (1997): Developed to provide an integrated all-mode approach to transportation in Dane County. A planning horizon until 2020 is considered in the plan. While the plan focuses on the more urbanized areas of the county, mention of plans and goals for neighboring areas may be useful when the Town considers transportation issues.

Dane County Bicycle Plan (2000): Recommends bicycle facility improvements for Dane County. County Highway ID and County Highway F, which runs through the Town, are slated for on-road bicycle facility improvements. These provide access to Brigham Park.

The Dane County Comprehensive Plan (currently in progress): This plan will contain goals, objectives, and policies for transportation countywide.

Wisconsin State Highway Plan (currently being updated): This plan will include state highway facilities located in the town (US 18/151, and state highways 78 & 92).

## Transportation Goals, Objectives and Policies

The Town of Blue Mounds transportation goals, objectives and policies include:

**Goal:** Pursue safe and efficient transportation.

**Objectives:** Pursue adequate town road capacities and condition to accommodate traffic.

### **Policies and Programs:**

- Continue ongoing maintenance of town roads.
- Evaluate traffic impacts of all development projects and require road improvements where appropriate.
- Actively participate in the formation of all applicable state and regional transportation plans.
- Actively participate in the formation of all transportation policies and programs defined in the Dane County

# Utilities and Community Facilities

## Existing Utilities and Community Facilities

**Water Supply:** Residents in the Town receive their water from private wells. Currently, the Town does not offer municipal water service, and does not anticipate offering water service.

**On-Site Wastewater Treatment:** Disposal of residential and commercial wastewater is handled through on-site wastewater treatment techniques, which include conventional, mound, pressure distribution, at-grade, holding tank, and sand filter system. The Town's Soil Suitability for On-Site Waste Disposal Systems map delineates areas most and least suitable for on-site waste disposal systems. Because of the low population density in the Town, there is no municipal sewer service. The Town believes this will continue to be the case over the next twenty years.

**Solid Waste Disposal/Recycling Facilities:** Blue Mounds contracts services for residential refuse and recycling collection. In addition, alternate yard waste and compost sites, (accepting non-woody materials), operated by the Dane County Department of Public Works are open to all Dane County municipalities and residents.

**Storm Water Management:** The Town follows Dane County's Erosion Control and Stormwater Management Ordinance (Chapter 14 Dane County Code of Ordinances). The Ordinance sets standards for the quality and quantity of runoff from areas under construction in urban, rural and farm areas where alterations in the landscape may result in changes in the amount and quality of water running off a site.

**Town Hall:** The Town Hall is located near the center of the Town, 2.5 miles west of Mt. Horeb, off Highway 1D, on Blue Vista Road.

**Law Enforcement:** The Town falls within the West Precinct of the Dane County Sheriff District.

**Fire Protection and Emergency Medical Service:** The Mount Horeb Fire District serves the Town.





**Cemeteries:** There are five cemeteries located throughout the Town.

**Libraries:** As is standard in Towns, no libraries exist in Blue Mounds. However, Town residents have access to the Mount Horeb Library. The Bookmobile is also available to service the Town.

**Schools:** The Town is served by two school districts: Mount Horeb and Barneveld.

**Parks and Recreational Facilities:** The Wisconsin Department of Natural Resource (DNR) land provides a substantial amount of park and open space land in the town. Stewart County Park, Brigham County Park, and Blue Mounds State Park are within the town.

**Health Care Facilities:** The Town does not contain any health care facilities. The nearest hospital is located in the City of Madison. Also, there are nursing homes and other facilities in Mount Horeb.

**Telecommunications and Power Facilities:** As of this writing, there are three telecommunication towers located in the Town, as shown on the Utilities and Infrastructure map. There are no power plants located in the town. Additional facilities will be considered on a case-by-case basis.

**Forecasted Needs for Utilities and Community Facilities:** Because the population projections for Blue Mounds anticipate modest growth, Town residents are not expected to require increased utility or community facility capacity over the next twenty years.

## Utilities and Community Facilities Goals, Objectives and Policies

The Town of Blue Mounds utilities and community facilities objectives include:

**Objectives:**

- Offer solid waste and recycling removal services.
- Cooperate with other municipalities and governmental agencies to maximize cost- efficient delivery of services.

# Agricultural, Natural and Cultural Resources

## Agricultural Resource Inventory



**Historical Trends:** The Town of Blue Mounds has a strong agricultural history and the rural character of the Town persists. Dairy farming operations have and still do characterize farming in the town.

**Farm Size, Scale, and Type:** Commodity crops (such as corn and soybeans, along with dairy) predominate in the agricultural landscape. According to county level data provided by the USDA Census of Agriculture, a small decrease in the number of farms and the number of acres of farmland in Dane County occurred from 1997-2002 (Table 6 and Table 7). Unfortunately, Town level farm summary data is not calculated. However, because the agricultural sector is regionally dependent, the status of agriculture in the county is useful information for making Town level decisions.

Table 6: Dane County Farm Summary, 1997-2002

Item	1997	2002	Change
Number of Farms	3,179	2,887	-9.2%
Land in Farms(acres)	559,476	515,475	-7.9%
Average Farm Size (acres)	176	179	+1.7%

Source: USDA Census of Agriculture, 2002

Table 7: Town of Blue Mounds Farm Summary, 1989-2002

Item	Source	Year	Amount
Number of Town Dairy Farms	DATCP	1989	29
		1997	22
		2002	18
Acres of farmland on tax rolls (including improvements)	local assessor	1990	21,140
		1997	19,953
Acres of farmland sold (including improvements)	WI Dept of Revenue	1990-1997	4,454
Number of farmland sales		1990-1997	47
Acres of farmland sold converted to non-ag uses		1990-1997	76

**Note:** The Wisconsin Department of Revenue only tracks sales of 35 acres or more

**Future Prospects:** Because of the Town’s strong density policy, agricultural practices will likely continue over the next twenty years. National and regional market factors may affect the type of farming in the Town.

## Natural Resources Inventory



**Environmentally Sensitive Areas:** Individual land owners, working in conjunction with Military Ridge Prairie Heritage Area, are restoring prairie grasslands. The Town supports, but does not actively participate in, the partnership’s strategies of land protection, land management, and outreach, including planting prairie, prescribed burning, removing trees and brush, buying conservation easements, buying property, and holding field trips and workshops.

The state limits development in designated 100-year floodplains. The Town’s floodplains, as designated by the Federal Emergency Management Agency (FEMA), are clearly outlined on the Floodplains Map.

**Soils:** The majority land in the Town is classified by the Soil and Water Conservation Society as Type III through Type VIII, with pockets of Type II soils, as shown on the Agricultural Land Evaluation map.

**Stream Corridors:** The stream corridors in the Town are classified as environmentally sensitive areas. Floodplains to accommodate 100-year storms have been identified around the streams in the Town.

**Wetlands:** A number of small wetlands are located within the town. Protection of the Town’s wetlands is an important piece in protecting the Town’s lakes and streams, as well as those downstream.

## Cultural Resources Inventory



**Groundwater:** In Dane County, groundwater supplies nearly all the water for domestic, commercial, and industrial uses. Therefore, it is important to protect the quality of our groundwater. Excessive use of road salts, fertilizers, and pesticides and poor maintenance of some animal waste and septic systems can hurt groundwater quality.

**Wildlife and Endangered Species:** The Wisconsin DNR inventories endangered species and records data on their Natural Heritage Inventory website. In general, the Town's wetland and woodland features are important habitats for area wildlife. Careful planning to protect these natural areas will be used. Approximately 75% of the Town is included in the Military Ridge Prairie Heritage Area (MRPHA).

**Woodlands:** Pockets of woodland are scattered throughout the Town. For the most part wooded areas are small, however, a couple medium-sized wooded areas are located in the Town.

**Metallic/Non-Metallic Mineral Resources:** There are four gravel resource deposits in the Town. Two are operational and actively mined, as shown on the Mineral Extraction map.

**Historic Sites:** According the Wisconsin State Historical Society, Little Norway is on the state or national register of historic sites. The town does have five cemeteries that are of historic/cultural value. Six one-room school houses are located in the town, all of which have been substantially altered, in most cases to residential use. One has been converted to the VFW Hall. These are all that remain of the school houses that originally existed in the town.

**Community Design:** The Town incorporates general community design guidelines. When reviewing development proposals, the Town and property owners will consider the following objectives of the Town:

- Minimize disturbance of productive agricultural land
- Minimize disturbance of sensitive natural areas
- Preserve scenic views in the Town

# Economic Development

## Economic Base

**Major Industries and Occupations:** According to the 2000 census, most Blue Mounds residents are employed in the management, professional, and related occupations sector . However, over the past ten years, the service sector has also seen growth.

As shown on the Employment Points map, there are very few businesses located within the Town's boundaries. Of the thirteen businesses identified in the Town, all employ ten or fewer employees.

For the most part, Town residents travel to the nearby cities of Madison and Mount Horeb for work. Almost three-quarters of the Town's residents travel less than 30 minutes to work. In comparison, the mean travel time to work averaged for the whole county is 19.9 minutes.

## Commercial Practices



The Town of Blue Mounds has limited area available for practical commercial development, due to topography and access.

The main transportation corridor of Highway (Hwy) 18/151 is bordered by Mount Horeb on the east and the Village of Blue Mounds on the west. This leaves the township with a limited amount of land under its sole authority.

The town plans to focus its economic development efforts in industrial parks similar to the Village of Blue Mounds industrial park at the intersection County Hwy F and Hwy 18/151. An industrial park provides an attractive alternative to scattered development in the township.

The tax contribution of Commercial property can be significant to the financial health of the Town. This contribution is balanced by the inherent value of the agricultural and aesthetic characteristics of the township. It is important to preserve the panoramic views of the rolling hills, specifically the view of Blue Mounds and lands west of the intersection of County Hwy JG and ID in the township. These views have economic and aesthetic value to town residents.



Small commercial enterprises that are consistent with the requirements of county Agricultural and Residential zoning districts may be allowable. Commercial uses requiring rezoning will be limited.

**Limited Commercial Zoning:** The specific criteria for rezoning include:

- Minimal conflict with neighbors.
- Use of marginal or unproductive agricultural land and minimal land area to accommodate the use.

The Town is interested in attracting businesses that will generate greater economic benefits for the local people and the community. It is the intent of this Plan to provide present and future generations with the desire and the ability to build their future in the township.

Heavy industrial uses and megastores are incompatible with the goals and objectives of this plan.

## Types of Business Desired by Town

Business types that town residents would like to see include small stores and restaurants serving local residents, recreational and tourism facilities, attractions, products and services.

## Strengths and Weaknesses

**Strengths:** The Town enjoys exceptional local access to the regional highway system. HWY 18/151 traverses Town boundaries and provides access to other more regional transportation networks including freight and other shipping facilities in nearby communities. The Town's proximity to the Madison-metro market is a local attribute. Agriculture is an important economic activity in the town. Agricultural land preservation is an economic asset keeping agriculture viable in the town.

**Weaknesses:** The Town is located within a region that contains many other municipalities with more advanced service capacity such as sewer and water, including Barneveld and Mount Horeb that also provide direct access to HWY 18/151.

## Economic Development Goals, Objectives and Policies

The Town of Blue Mounds is located in southwestern Dane County. Development requiring municipal services and direct four-lane highway access will be directed in or near highway interchanges. The Town's guidelines will ensure that development is attractive, functional, and safe.

**Goal:** Encourage economic development opportunities appropriate to the resources, character, and service levels in the town.

**Objective:** Focus economic development that contributes to rural well being increasing local employment, wage levels, and income. Discourage unplanned, continuous strip development along major roadways.

### **Policies and Programs:**

- Support the economic health of production agriculture in the town to the extent possible.
- Economic development efforts in the more rural portions of the Town will be focused on agriculture, recreation, tourism, and low-impact businesses.
- Consider opportunities to enable family businesses, cottage industries, and home occupation businesses.
- US Highway 18/151 – ID corridor may provide growth options, including commercial or light industrial, as allowed by zoning and conditional use permits.
- Partner with surrounding communities to promote the rural and natural character as well as the recreational opportunities (Blue Mound and Brigham State Parks) throughout Southern Wisconsin as a way to increase tourism in the Town.

## Environmentally Contaminated Sites

Currently there are no known environmentally contaminated sites in the Town. If sites arise in the future, the Town will promote the use of the sites for commercial or industrial uses.

# Intergovernmental Cooperation

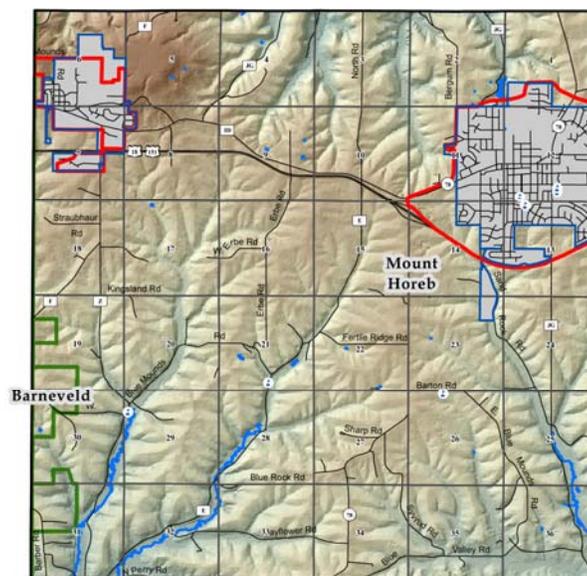
## Regional Context

**Adjacent Towns:** Since the Town of Blue Mounds lies in the western region of Dane County, the Town shares borders with the Town of Vermont, the Town of Springdale, and the Town of Perry in Dane County, and the Town of Brigham in Iowa County.

**Adjacent Cities and Villages:** The Village of Blue Mounds is located in the northwestern corner of the Town. A quick ride down Highway 151 brings Town residents to the rapidly growing Village of Mount Horeb. Blue Mounds and Mount Horeb provide Town residents shopping, jobs, and entertainment. Access to similar uses is also available in the City of Madison.

**Dane County:** The Town cooperates with Dane County to regulate land use in the Town. Currently, the Town uses Dane County's zoning ordinance, floodplain zoning ordinance, land division ordinance, subdivision ordinance, erosion control, and storm water management ordinance, and shoreland/wetland zoning ordinance.

**School Districts:** The Town is served primarily by the Mount Horeb School District, although portions of the western edge of the Town are included in the Barneveld School District.



**Relevant State Agencies:** The town works with the DNR for the recycling program and the Department of Agriculture, Trade and Consumer Protection (DATCP) for farmland preservation.

**Existing or Potential Conflicts:** Other than the potential for increasing development pressure as the county and region experience overall growth, the town did not identify any particular conflicts.

## Intergovernmental Cooperation Goals, Objectives and Policies

The Town of Blue Mounds intergovernmental cooperation goals, objectives and policies include:

**Goal:** Encourage opportunities for cooperation with adjoining municipalities.

**Objective:** Maintain good working relationships with adjoining municipalities and other governmental jurisdictions.

**Policies and Programs:** Conduct ongoing communication with neighboring counties, towns and other governmental jurisdictions to review common issues/concerns when needed.

# Land Use

## Land Use Policy Goals



The Town of Blue Mounds Land Use policies are intended to achieve five overall goals:

1. Encourage land uses that are consistent with and contribute to the Town's agricultural, recreational, and rural character.
2. Promote the long-term preservation of farmland within the Town.
3. Preserve the Town's unique and sensitive natural resources to ensure a high quality environment for the benefit of future generations.
4. Encourage a variety of quality housing opportunities for Town residents.
5. Encourage commercial, agribusiness, recreation, and tourism compatible with the rural character of the Town and in areas that allow for adequate access and minimal impact.

Policies related to other sections of the Town of Blue Mounds Comprehensive Plan including Housing, Transportation, Utilities and Community Facilities, Agricultural, Natural & Cultural Resources, Economic Development and Intergovernmental Cooperation also have a bearing on land use. The Town will consider all applicable planning objectives, policies, and goals when making any land use decision.

**Note:** There may be situations where unique circumstances on specific sites are not specifically addressed in these policies. In such cases, the Land Use Committee and the Town Board will use their best judgment to arrive at a resolution that is consistent with the goals of the Town's Comprehensive Plan. The Town's intent is to work with individuals involved to try to meet the goals of the property owner while working within the parameters of the Comprehensive Plan.

## Density

In accordance with State of Wisconsin and Dane County A-1 Exclusive Ag zoning requirements, the Town of Blue Mounds has adapted a 1:35 acre residential density policy. As adopted on June 30, 1980 (which is considered the Town's baseline date), this policy permits one potential development right per 35 acres owned. (See the Zoning, Parcel Boundaries, and Building Site Potential—Soil Rating maps.)

The number of potential development rights associated with a property runs with the land thus, potential development rights are neither created nor destroyed when land is divided or transferred. These properties are contiguous lands under common ownership, with roads and other public rights-of-way not interrupting contiguity (i.e., land owned on two sides of a road or meeting at a single point, is considered part of a single farm unit). Potential development rights in the Town of Blue Mounds are calculated as follows:

1. Determine the total number of contiguous acres under the control of an owner on June 30, 1980. Divide the total number of contiguous acres by 35. If the result is a whole number plus a fraction, the owner is allowed a number of potential development rights equal to the whole number, plus an additional development right if the remaining fraction equals or exceeds 17.5/35. If the result is a whole number plus a fraction less than 17.5/35, the owner is allowed potential development rights equal to the whole number.
2. Acreage calculations are gross and based on the 1980 Dane County Plat Book, on file with the Town Clerk. For the purposes of this calculation, the total number of contiguous acres includes lands located within a public road right-of-way.
3. One house per parcel, legally habitable and with a fire number assigned as of June 30, 1980, will not be counted when calculating the number of potential development rights.
4. Ownership parcels as of June 30, 1980 with at least 20 acres but less than 53 acres will be allowed one potential development right. Ownership parcels with an existing house legally habitable and with a fire number assigned as of June 30, 1980 will be allowed one additional potential development right subject to the other policies in the Comprehensive Plan.
5. Parcels of less than 20 acres on June 30, 1980 with no residence are considered to be "grandfathered" and shall be allowed only one potential development right.
6. The Density policy does not require a minimum 35-acre lot size. A 2-acre minimum lot size is required.

7. Nonresidential splits will not be counted when calculating the number of potential development rights.
8. In situations where there has been no formal recording of the allocation of Potential Development Rights when land has been divided, it is up to the past and current owners of the land to reach an agreement in writing before bringing the request to the Town Board. In the absence of a written agreement, the Town Board and Land Use Committee will allocate Potential Development Rights in proportion to the number of acres in each parcel. In no case shall the number of potential development rights exceed what would be normally calculated based on these Town of Blue Mounds density policies.
9. In the event that partial parcels are annexed by another unit of government, the potential development rights will be retained with that portion of the property that remains under the jurisdiction of the Town of Blue Mounds.

## Potential Development Rights Calculations

The following provides example calculations for Potential Development Rights.

1. A 140-acre parcel existing on June 30, 1980 is allowed four (4) potential development rights, and could eventually be divided to create up to four (4) building sites if all other site criteria are met.
2. A 90-acre parcel existing on June 30, 1980 is allowed three (3) potential development rights.  $90 \text{ acres} \div 35 = 2 \frac{20}{35}$ . The whole number is two and the remaining fraction is greater than  $\frac{17.5}{35}$  so the number of total potential development rights is three (3).
3. A parcel of 20 acres with one existing residence as of June 30, 1980 is allowed one (1) potential development right.

## Transfer of Development Rights

The concept of Transfer of Development Rights (TDR) has been proposed as a way to preserve agricultural land and regulate development. The Town of Blue Mounds may in the future develop a program for transferring development rights within the Town. Such program would be implemented through an amendment to the Town's Comprehensive Plan and adoption of any newly required policies.

## Farm Residences

The Town of Blue Mounds recognizes Dane County Zoning Ordinance. This ordinance under the "farm plan" provides farm owners or farm operators, a provision where consideration will be given to a new farm residence and not have it count towards the density limitation. This determination will be made by the Land Use Committee and Town Board under the guidelines of the ordinance, however the Town Board will have final authority in making the determination.

## Agricultural Transition Areas

To facilitate the transition from rural to more urban development, the Town of Blue Mounds may consider higher density residential development. Agricultural transition areas will be considered on a site-by-site basis.

# Implementation

Policies related to other sections of the Town of Blue Mounds Comprehensive Plan including Housing, Transportation, Utilities and Community Facilities, Agricultural, Natural & Cultural Resources, Economic Development and Intergovernmental Cooperation also have a bearing on land use. The Town intends to consider all applicable planning objectives, policies, and goals when making any land use decision.

**Note:** There may be situations where unique circumstances on specific sites are not specifically addressed in these policies. In such cases, the Land Use Committee and the Town Board will use their best judgment to arrive at a resolution that is consistent with the goals of the Town's Comprehensive Plan. The Town's intent is to work with individuals involved to try to meet the goals of the property owner while working within the parameters of the Comprehensive Plan.

## Implementation Tools

The Town of Blue Mounds will regulate land use through the following mechanisms:

**Dane County Zoning Ordinance:** Through zoning maps and text, the ordinance governs the use of publicly and privately owned land in the Town.

**Dane County Land Division Ordinance:** This ordinance applies to any division of land that creates a parcel of 35 acres or less in size. Approval of any plat or certified survey maps will require full compliance with the Ordinance and with the Town of Blue Mounds Comprehensive Plan.

**Dane County Subdivision Ordinance:** The Town falls under the Dane County subdivision ordinance (Chapter 10 of the Dane County Code of Ordinances) which outlines provisions for subdividing parcels of land into smaller parcels.

**Town of Blue Mounds 1980 Land Use Plan:** Adopted in 1980, this land use plan contains policies for land division, as well as other general development issues.

**Exclusive Agricultural Zoning:** The Town adopted the agricultural exclusive (A-1 EX) zoning district allowed by the Dane County Zoning Ordinance as part of the Farmland Preservation Plan. The Town will not approve of any zoning change that will enable land uses that are inconsistent or conflict with the objectives and policies of the Town of Blue Mounds Comprehensive Plan.

**Dane County Erosion Control and Stormwater Management**

**Ordinance:** To ensure environmental protection of natural resources and features, the Town has adopted the Dane County ordinance (Chapter 14 of the Dane County Code of Ordinances)

**Conservancy Zoning:** Conservancy zoning is contained within the Dane County Zoning Ordinance, Chapter 10 of the Dane County Code of Ordinances, (DCCO).

**Sign Regulations:** Signage is regulated under the Dane County Zoning Ordinance.

**Building and Mechanical Codes:** The Town falls under the state Uniform Dwelling Code (UDC).

**Density Policy:** The Town’s residential density policy limits the number of lots that may be created by certified survey to one parcel for each 35 acres, or portion thereof, owned as of June 30, 1980. To prevent the occurrence of multiple divisions by successive landowners, this limitation runs with the land; is cumulative; and applies to those persons owning land within the Town on June 30, 1980, and to their grantees, heirs, successors and assigns.

**Driveway Ordinance:** Town of Blue Mounds Ordinance No. 4 provides regulations and specifications that apply to construction or modification of private driveways located on lands in the Town of Blue Mounds, which private driveways provide access to buildings originally constructed or substantially modified after the effective date of this ordinance.

**Sanitary Codes:** The town is covered by the Dane County Private Sewage System Ordinance and Health Ordinance.

Adoption,  
Evaluation,  
Amendments and  
Updates

Following the requirements of Wisconsin’s comprehensive planning legislation, the Town Board adopted the Comprehensive Plan by ordinance after receiving recommendation from the Town’s Comprehensive Plan Committee, as well as holding two public input sessions and holding a formal public hearing. In addition, the Town of Blue Mounds’ Comprehensive Plan was approved by the County for inclusion in the Dane County Farmland Preservation Plan.

Ongoing evaluation of the Plan will occur while being utilized by the Town. Progress toward goals will be reported, and changes in conditions that affect elements of the plan will be noted. When changing conditions in the town warrant minor modification of the Plan text or maps, an amendment shall be made to the Plan. Reasons for an amendment may include:

- Changes in state or federal law(s) affecting comprehensive planning, Changes to goals, objectives, policies, or recommendations in the Plan, Changes in community demographics,
- Instances where the Plan becomes inconsistent with other policy goals.

At least every ten years, the Town will perform an update of the Comprehensive Plan, in accordance with the State comprehensive planning law. Different than an amendment, an update may accommodate significant changes and modifications to the Plan text and maps.

## Integration of Plan Elements

In accordance with the State’s comprehensive planning law, each element of the Plan is integrated and consistent with the other elements of the Plan. Elements have been carefully prepared so as to collectively achieve the Town of Blue Mounds’ vision and goals.

## Implementation Timeline

In order to carry out the objectives of this Plan, a timetable for action was created (Table 8). Each year progress toward achieving the recommendations listed below will be monitored and evaluated by the Town Plan Commission. As is evident from the table, most of the activities are, and will continue to be, ongoing.

Table 8: Action Plan and Timeframe

Element	Recommendation	Timeframe
Agricultural, Natural and Cultural Resources	Follow the plan’s residential density policy.	Ongoing
Housing & Economic Development	Continue to implement the town driveway ordinance	Ongoing
	Work with the county in exploring programs to preserve farmland, such as purchase of development rights and transfer of development rights programs.	Ongoing
	Encourage redevelopment of properties in the commercial/retail land use district.	Ongoing
	Follow the residential density policy contained in the Comprehensive Plan.	Ongoing

Element	Recommendation	Timeframe
Housing & Economic Development, continued...	Promote the careful placement of home sites in an effort to preserve farmland and protect natural features.	Ongoing
Transportation	Continue to maintain town local roads.	Ongoing
Land Use	Follow the recommendations of the Blue Mounds comprehensive plan when considering all zoning petitions and land divisions.	Ongoing
Intergovernmental Cooperation	Share information with neighboring towns and villages as comprehensive plans are developed and/or amended.	Ongoing

# Maps

All maps included in this plan except the MRHPA map were supplied by Dane County Planning & Development in 2007 and 2008. The MRHPA map was supplied by the Project Coordinator for the Military Ridge Prairie Heritage Area. The official, full-scale map set is maintained at the Town of Blue Mounds Hall. The reduced-scale maps included within this document are provided as a matter of convenience for quick reference only. In the event that a discrepancy should arise between the content of these reduced-scale maps and that of the official, full-scale map set, the content of the official, full-scale map set shall be the ruling content.

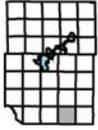
CPL Committee has indicated it will create a Projected Land Use Map following receipt of the revised plat map requested from Dane County Planning & Development in 2009.

The official map set for this plan includes:

- Map #1—2006 Aerial
- Map #2—Elevation
- Map #3—Water Resources
- Map #4—Flood Plain
- Map #5—Hydric Soil & Wetlands
- Map #6—Environmental Features
- Map #7—Employment Points
- Map #8—Bicycle Shoulder & Traffic Evaluation
- Map #9—School Districts
- Map #10—Parcel Boundaries
- Map #11—1981 Homesteads
- Map #12—Utilities & Infrastructure
- Map #13—Mineral Extraction
- Map #14—EMS Fire District & Sheriff
- Map #15—Building Site Potential—Soil Rating
- Map #16—Soil Productivity for Corn
- Map #17—Soil Productivity for Soy Beans
- Map #18—Agricultural Land Evaluation
- Map #19—Zoning
  
- Map #20—1974 Land Use Map
- Map #21—1981 Land Use Map
- Map #22—1990 Land Use Map
- Map #23—2000 Land Use Map
- Map #24—2005 Land Use Map
- Map #25—Projected Land Use Map (to be provided)
  
- Map #26—Military Ridge Prairie Heritage Area (MRPHA)

# Town of Blue Mounds

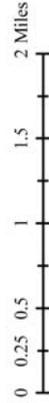
2006 Aerial Photograph



**DRAFT**

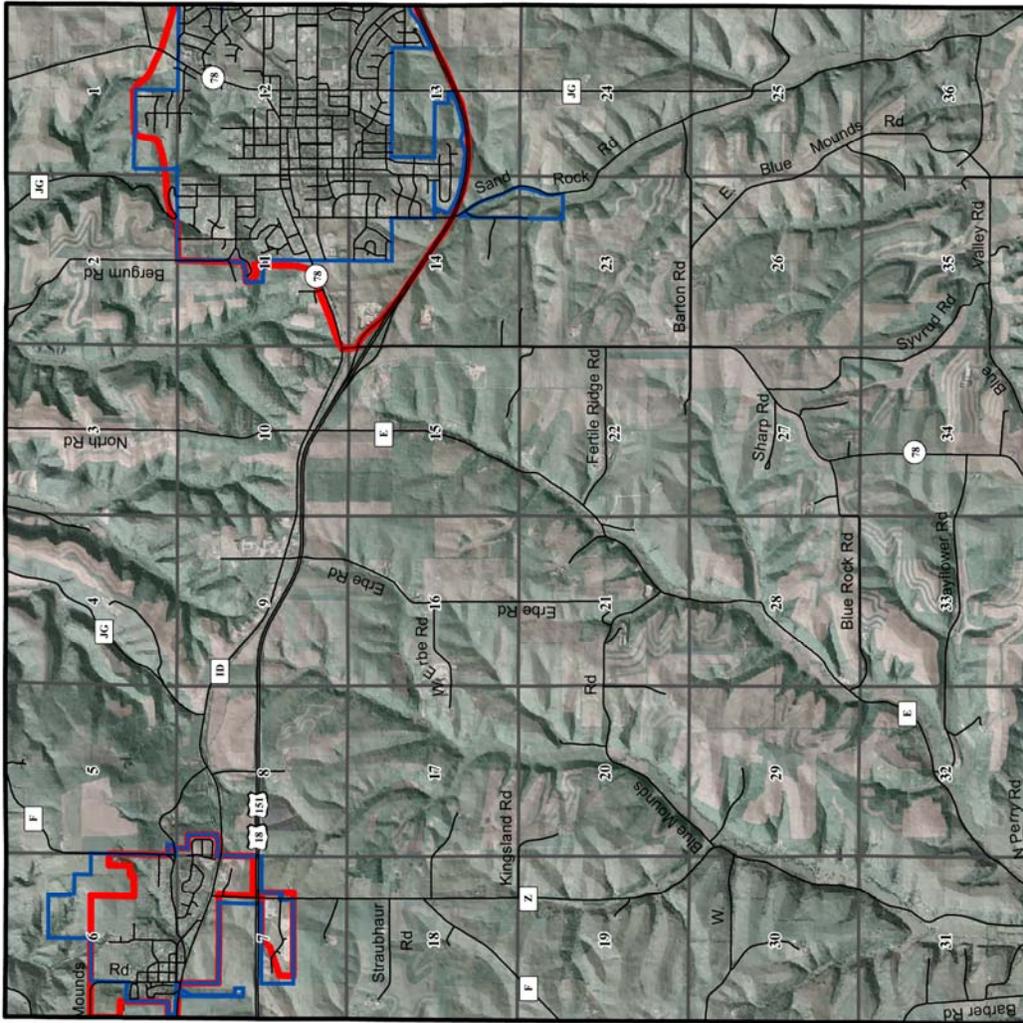
- Urban Service Area (2005)
- Village Boundary (2005)
- Section Boundary

Jan., 2006

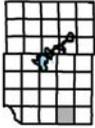


This map was prepared through the Dane County Department of Planning and Development in cooperation with the Dane County Board of Supervisors, the Dane County Land Information Office and the Dane County Community Analysis & Planning Division.

Source Info:  
 Aerial Photograph: 06/06, (ESA), (WDR)  
 Village Boundary: 01/07, (DCTD)  
 Service Area: 01/06, (CAMPC)



# Town of Blue Mounds



## Elevation

Dane County Elevation Range (msl)

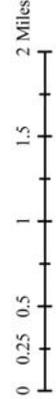


**DRAFT**

Town of Blue Mounds Elevation

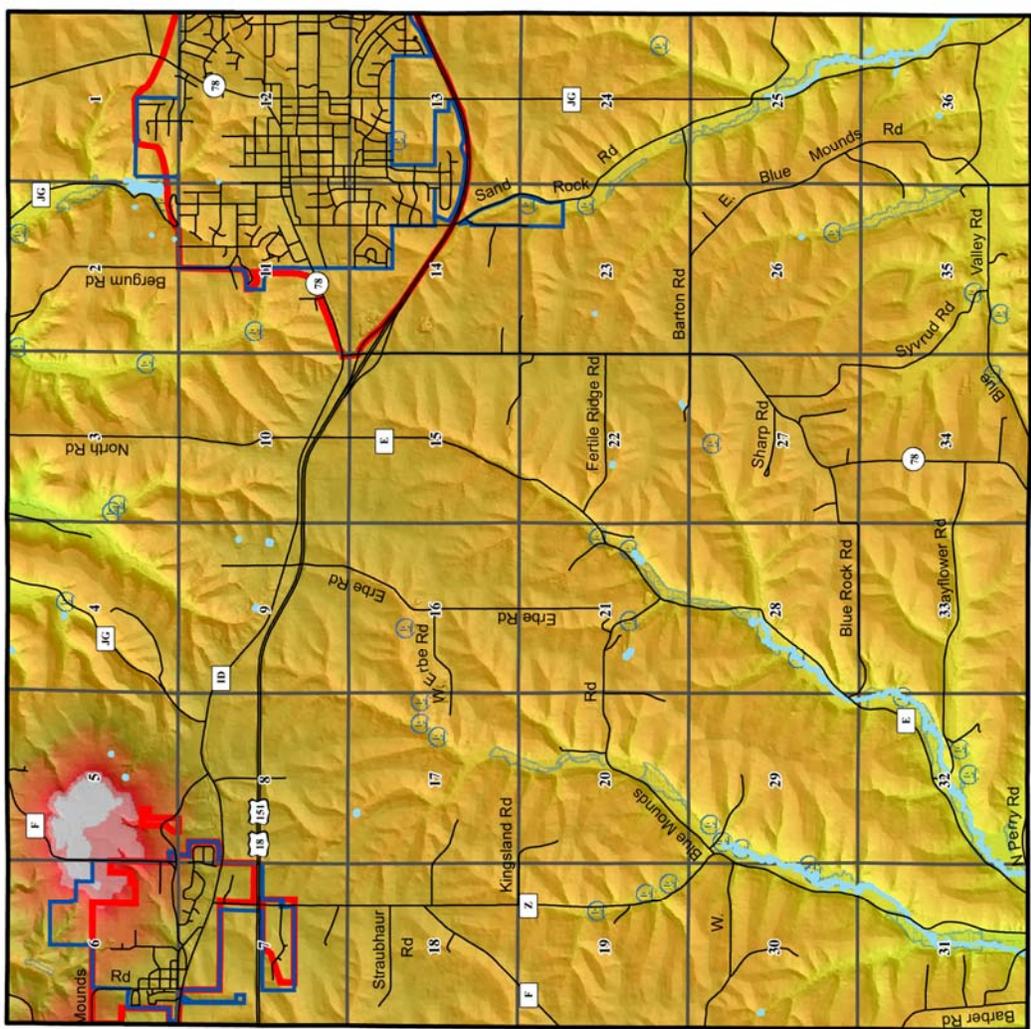
Wellands < 2 acres  
Wellands > 2 acres

Jan., 2008

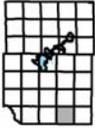


Source Info:  
 Village Boundary: 01/07, (DCLD)  
 Elevation: DEM 2005, (DCLD)  
 Service Areas: 01/08, (CAMPC)  
 Analysis & Planning Division

This map was prepared through the Dane County Department of Planning and Development in conjunction with the Dane County Land & Water Resources Department, Dane County Land Information Office and the Dane County Community Development & Planning Division.



# Town of Blue Mounds



## Water Resources

**DRAFT**

-  Wetlands > 2 acres
-  Wetlands < 2 acres
-  Dammed Pond
-  Excavated Pond
-  Watershed Boundary
-  100 Year Floodplain (FEMA 2003)
-  Village Boundary
-  Urban Service Area

The 100 year floodplain is based on a digitization of the National Flood Insurance Program maps. These maps are maintained and updated by The Federal Insurance and Mitigation Administration's Hazard Mapping Division.

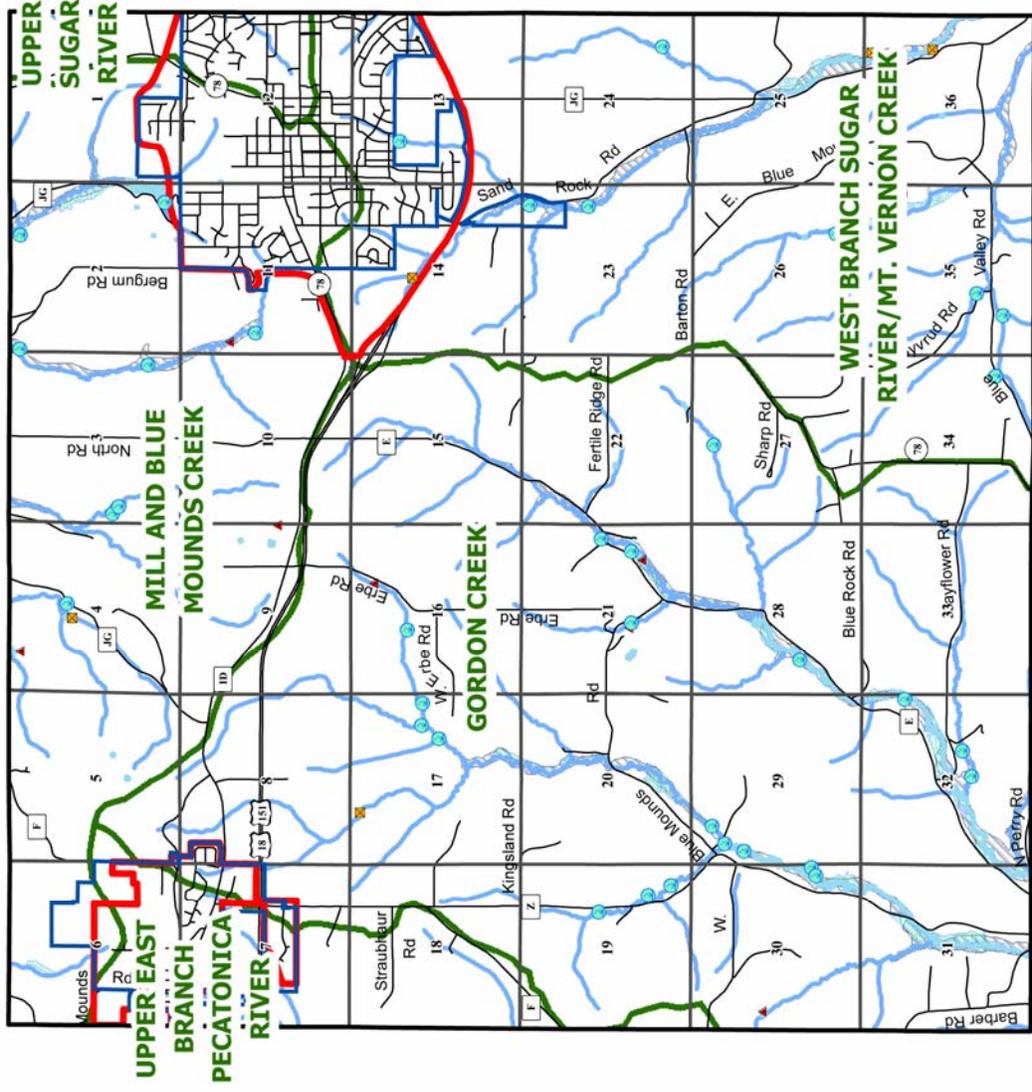
Floodplains do not represent only those areas that will flood, rather they are meant to locate potential areas that are susceptible to flooding. For a detailed analysis of floodplains contact the FEMA Hazard Mapping Division at 1-877-FEMA-MAP

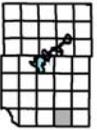
For interpretation or regulation of floodplains contact the Dane County Zoning Administrators office at 266-9083

Jan., 2008



Source Info:  
 Village Boundary: 01/07, (DCTD)  
 Floodplain: 01/07, (DCTD)  
 Hydrography: 2005, (WIDS8)  
 Service Area: 01/08, (CAMPC)  
 Watershed Boundaries: 2005, (DCL10)  
 Wetlands: 2006, (WIDS8)  
 This map was prepared through the Dane County Department of Planning and Development in cooperation with the Dane County Zoning Administrators Office and the Dane County Information Office at the Dane County Community Analysis & Planning Division.





# Town of Blue Mounds

## Floodplains

**DRAFT**

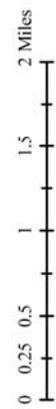
-  Drainage Waterways
-  100 Year Floodplain (FEMA)
-  Village Boundary
-  Urban Service Area
-  Section Boundary

*The National Flood Insurance Program maps are maintained and updated by The Federal Insurance and Mitigation Administration's Hazard Mapping Division.*

*Floodplains do not represent only those areas that will flood, rather they are meant to locate potential areas that are susceptible to flooding. For a detailed analysis of floodplains contact the FEMA Hazard Mapping Division at 1-877-FEMA-MAP*

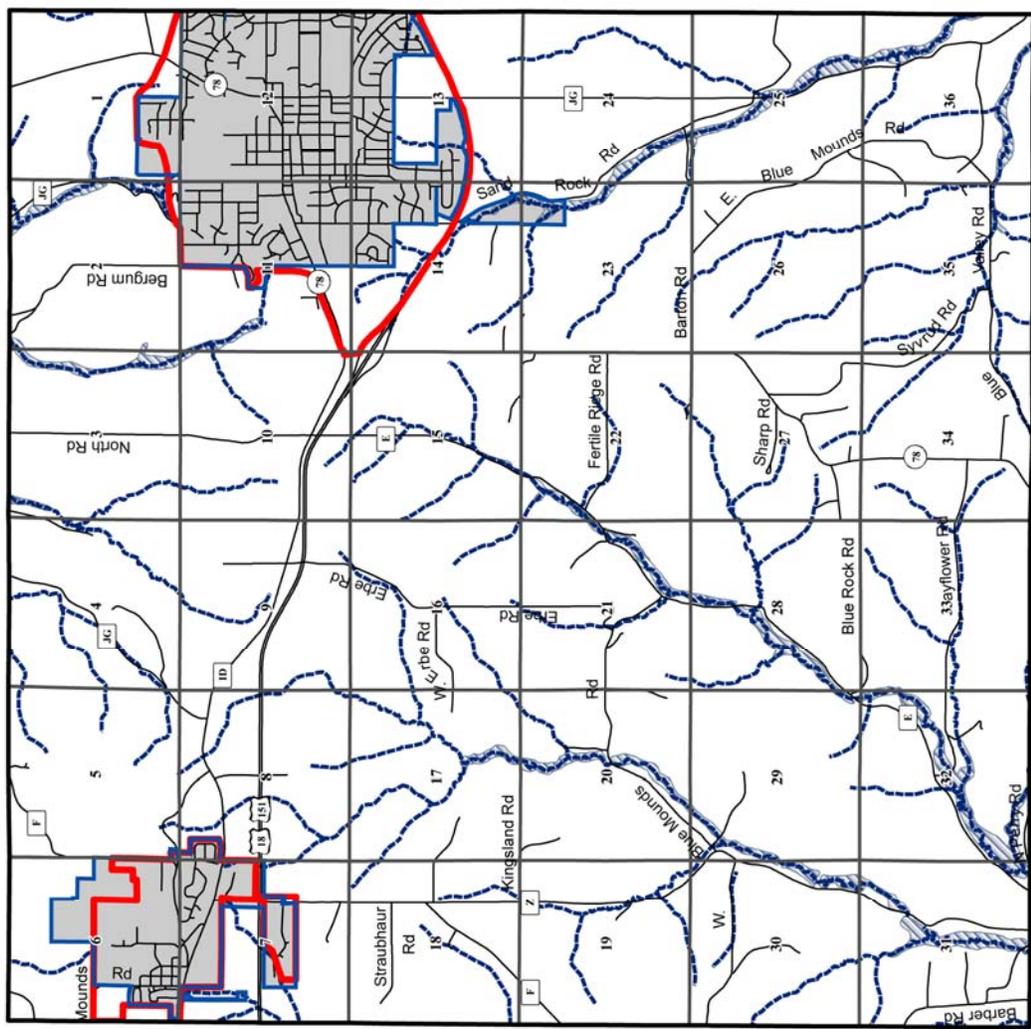
*For interpretation or regulation of floodplains contact the Dane County Zoning Administrators office at 266-9083*

Jan., 2008

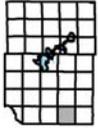


Some info:  
 100 Year Floodplain (FEMA) - 2003 (FEMA)  
 Flood Insurance Rate Map (FIRM) - 2003 (FEMA)  
 Flood Network - 2003 (FEMA)  
 Service Areas - 01/08 (CARPC)

This map was prepared through the Dane County Department of Planning and Development in cooperation with the Dane County Land & Water Resources Department, Dane County Land Information Office and the Dane County Community Analysis & Planning Division.



# Town of Blue Mounds



## Hydric Soils & Wetlands

**DRAFT**

-  Springs
  -  Urban Service Area
  -  Village Boundary
  -  Section Boundary
- Hydrologic Group**

-  A
-  A/D
-  B
-  B/D
-  C
-  D

A. (Low runoff potential). The soils have a high infiltration rate even when thoroughly wetted. They chiefly consist of deep, well drained to excessively drained sands or gravels. They have a high rate of water transmission.

B. The soils have a moderate infiltration rate when thoroughly wetted. They chiefly are moderately deep to deep, moderately well drained to well drained soils that have moderately fine to moderately coarse textures. They have a moderate rate of water transmission.

C. The soils have a slow infiltration rate when thoroughly wetted. They chiefly have a layer that impedes downward movement of water or have moderately fine to fine texture. They have a slow rate of water transmission.

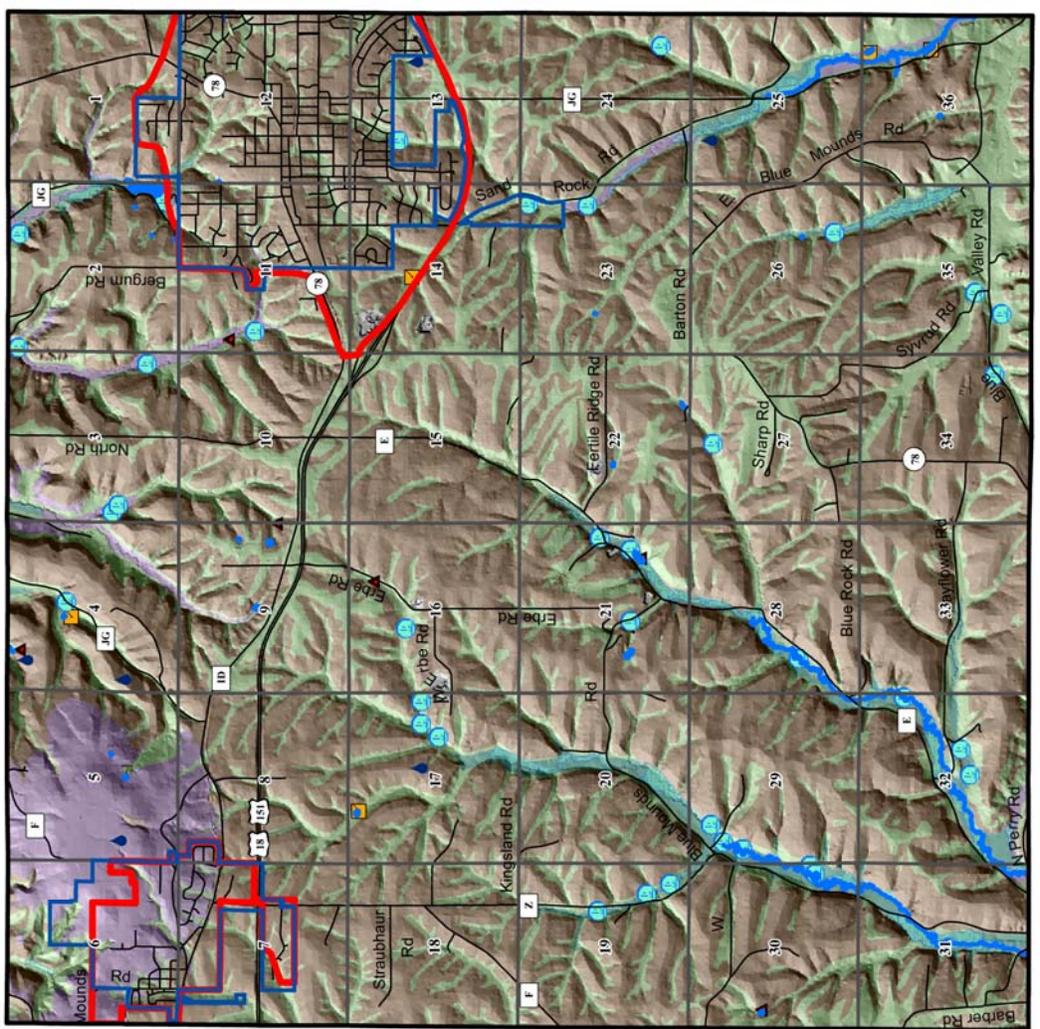
D. (High runoff potential). The soils have a very slow infiltration rate when thoroughly wetted. They chiefly consist of clay soils that have a high swelling potential, soils that have a permanent high water table, soils that have a claypan or clay layer at or near the surface, and shallow soils over nearly impervious material. They have a very slow rate of water transmission.

*June, 2008*

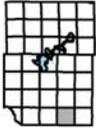


Source Info:  
 Village Boundary: 01/2007 (DKP/D)  
 Hydric Soils: Digital Soils (NSDS, L.C.D., LIC/IF)  
 Springs: 1998 (DCC/ADP)  
 Wetlands: 1997 (WINDR)

This map was prepared through the Dane County Department of Planning and Economic Development, Dane County Land & Water Resources Department, Dane County Land Information Office and the Dane County Community Analysts & Planning Division.



# Town of Blue Mounds



## Environmental Features

**DRAFT**

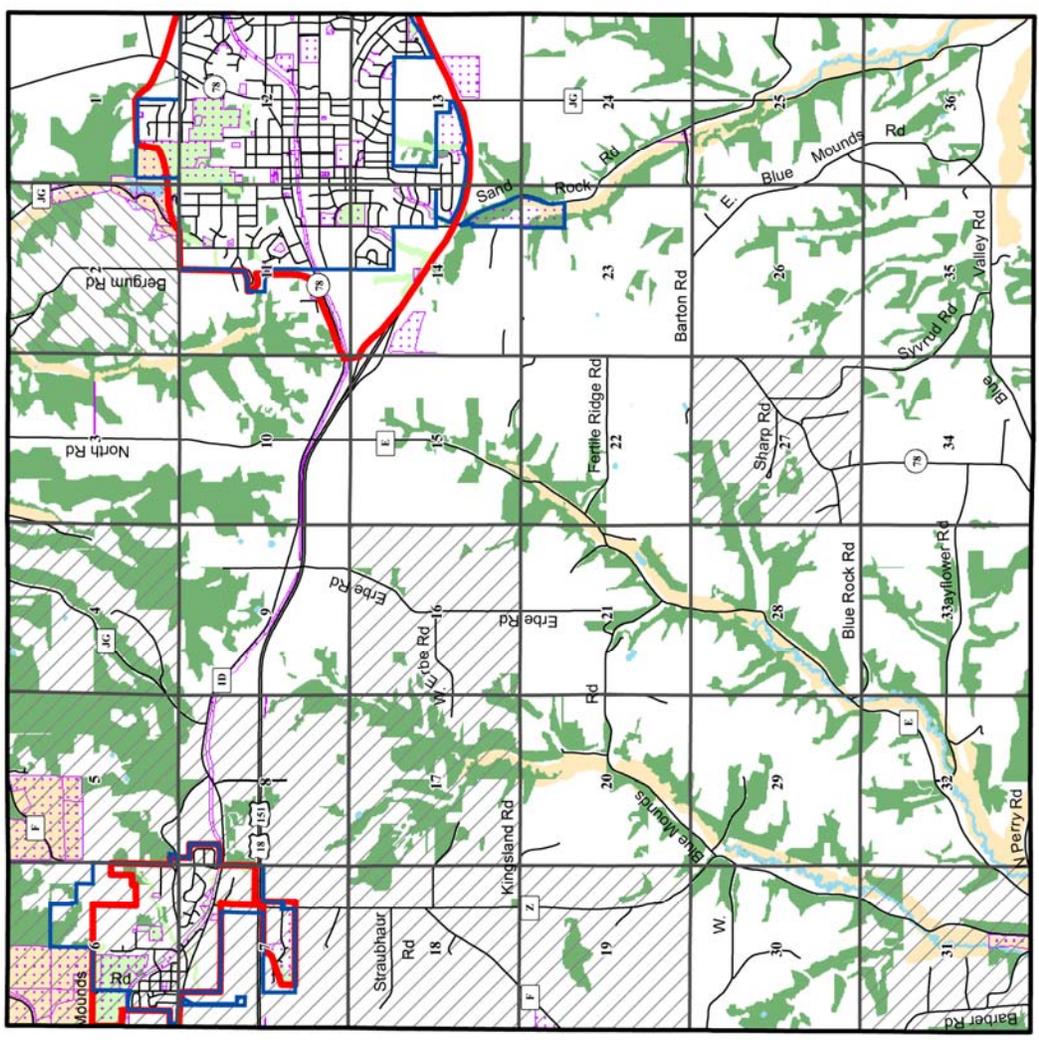
-  Oak Savannah
-  Publicly Owned Land
- Rare Species**
  -  Aquatic
  -  Terrestrial
  -  Both
- Environmental Corridor**
  -  Environmental Corridor
  -  Dedicated Open Space
  -  Woodland
- Boundary**
  -  Village Boundary
  -  Urban Service Area
  -  Section Boundary

Jan., 2008

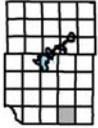


Source Info:  
 Village Boundary: 01/07, (DCPD)  
 Environmental Corridor: 04/07, (DCCAPP)  
 Open Space: 2001, (DCBPC)  
 Rare Species: 01/04, (DCBPC)  
 Oak Savannah: 01/04, (DCBPC)  
 Woodland: 2005, (DCCAPP)

This map was prepared through the Dade County Department of Planning and Development in conjunction with the Dade County Land & Water Resources Department, Dade County Land Information Office and the Dade County Community Analysis & Planning Division.



# Town of Blue Mounds



## Employment Points

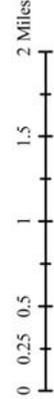
**DRAFT**

### Businesses by Number of Employees

- 0 - 10
- 11 - 50
- 51 - 250
- 251 - 1000
- 1001 - 4500

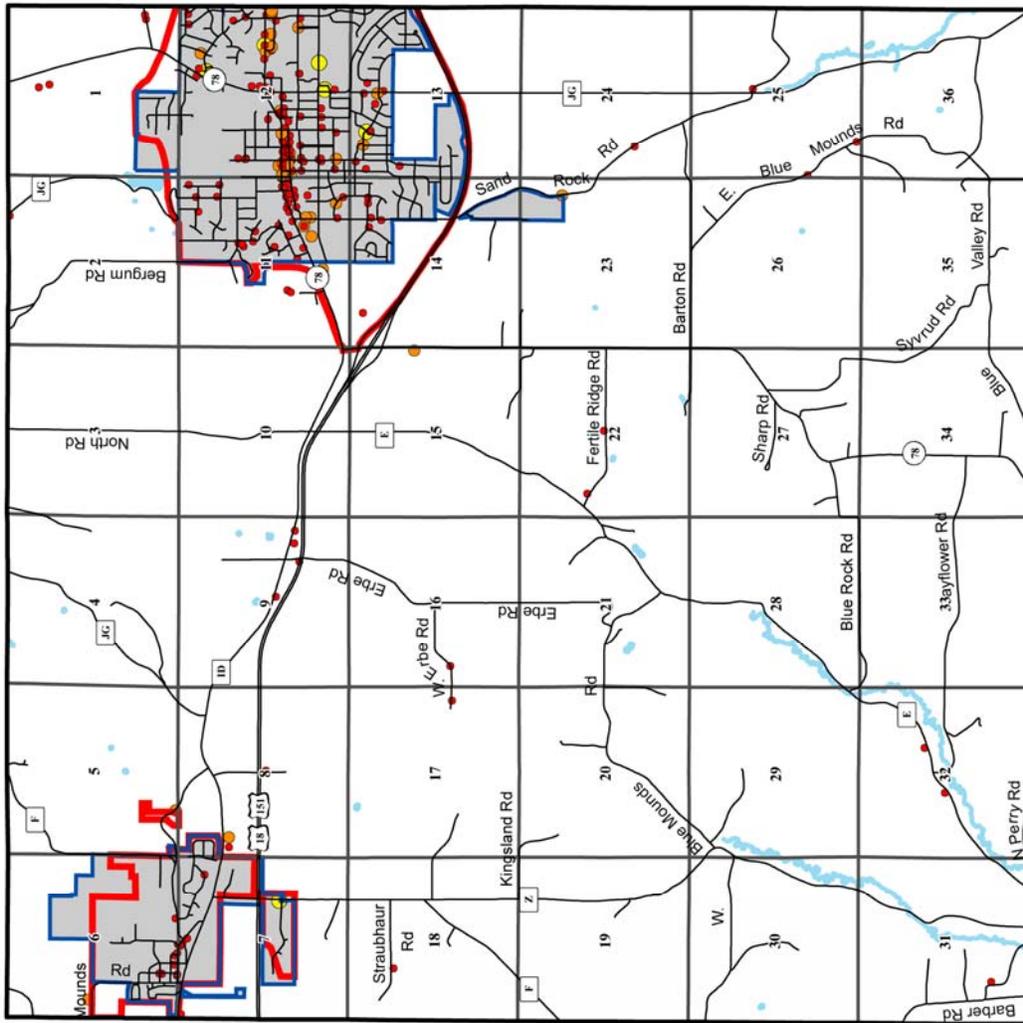
- ▭ Urban Service Area
- ▭ Village Boundary
- ▭ Section Boundary

Jan., 2008

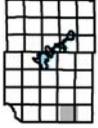


This map was prepared through the Dane County Department of Planning and Economic Development, Office of Land Use and Planning, Information Office and the Dane County Community Analysis & Planning Division.

Source Info:  
 Village Boundary: 01/2007 (DCPDP)  
 Employment Points: 2002, Clarissa (MAMPO)  
 Service Areas: 01/08, (CAMPC)



# Town of Blue Mounds Bicycle/Shoulder & Traffic Evaluation



**DRAFT**

**Bicycle/Non-Motorized Vehicle Use**

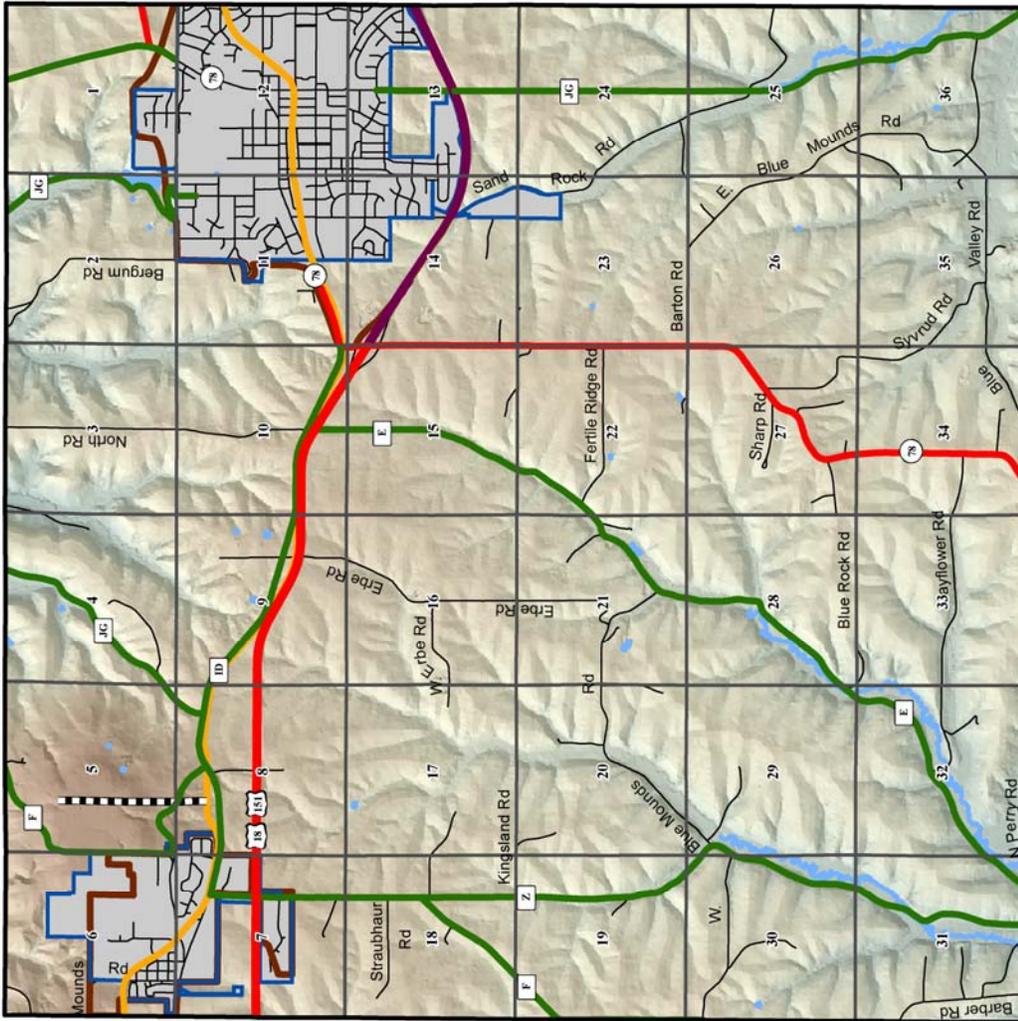
- █ Most Suitable
- █ May Be Suitable
- █ Least Suitable
- █ Bicycles Prohibited
- █ Military Ridge Bike Trail
- Bike Trails
- Village Boundary
- Urban Service Area
- Section Boundary
- |  |  Railroad

Apr., 2008

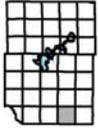


Source Info:  
 Village Boundary: 01/2007 (DCPD)  
 Urban Service Area: 02/2007 (DCPD)  
 Section Areas: 01/08 (CADPC)  
 Trails: 05/02 (DCRPC)

This map was prepared through the Dase County Department of Planning and Development in cooperation with the Dase County Land & Water Resources Department, Dase County Land Information Office and the Dase County Community Analysis & Planning Division.



# Town of Blue Mounds



## School Districts

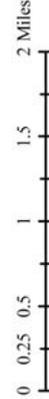
**DRAFT**

-  Schools
-  School Districts (2007)
-  Village Boundary
-  Urban Service Area

In 2006 the Mount Horeb School District had 2174 enrollees.  
 Their office is located at 1304 E. Lincoln St.  
 Mount Horeb WI 53572  
 or at [www.mhassd.k12.wi.us/](http://www.mhassd.k12.wi.us/)

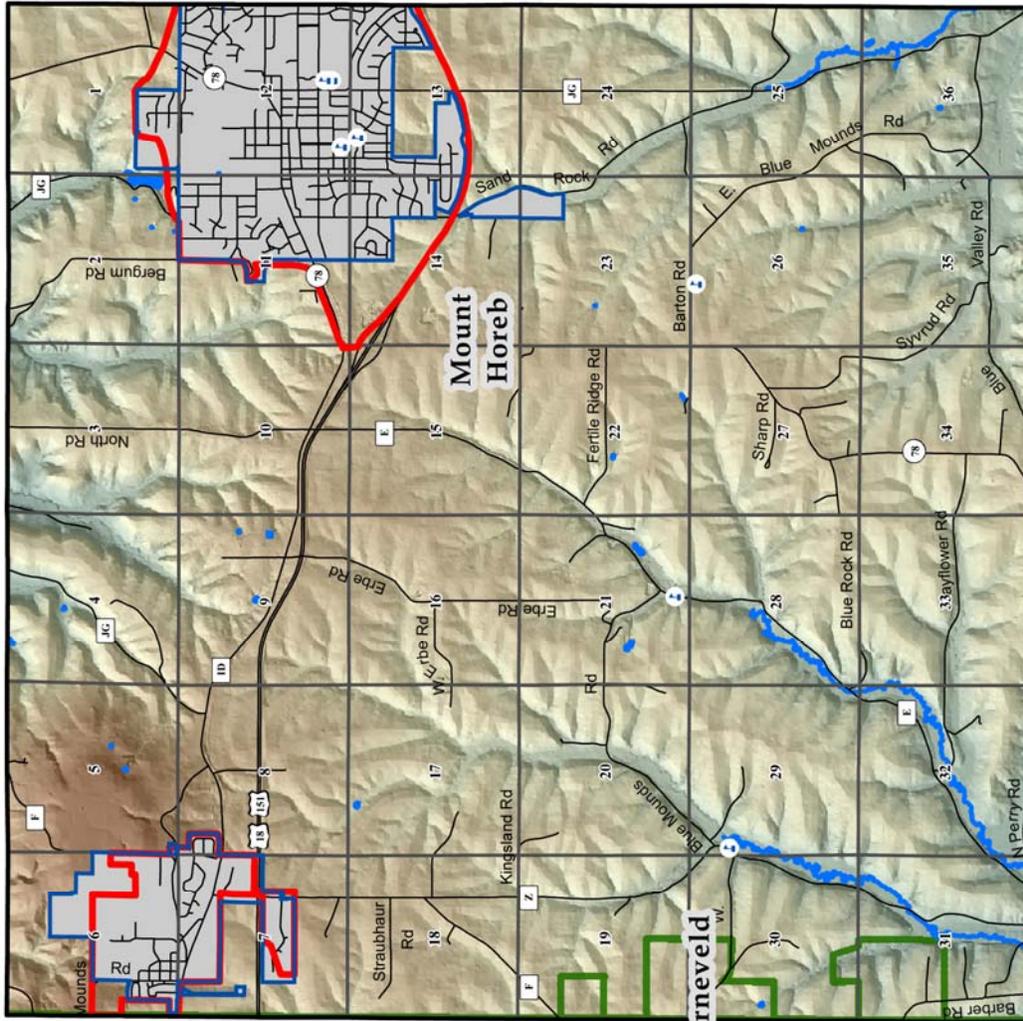
In 2006 the Barneveld School District had 438 enrollees.  
 Their office is located at 105 W. Douglas St.  
 Barneveld WI 53507  
 or at [www.barneveld.k12.wi.us/](http://www.barneveld.k12.wi.us/)

Jan., 2008

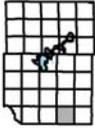


Source Info:  
 Village Boundary: 01/2007 (DCP/D)  
 School Districts: 2007, Tin Berets (CAMP)  
 Server: Alan G/108 (CAMP)

This map was prepared through the Dane County Department of Information Systems, Planning and Land Use, and the Dane County Information Office and the Dane County Community Analysis & Planning Division.



# Town of Blue Mounds



## Parcel Boundaries

-  Parcel Boundary
-  Village Boundary
-  Urban Service Area

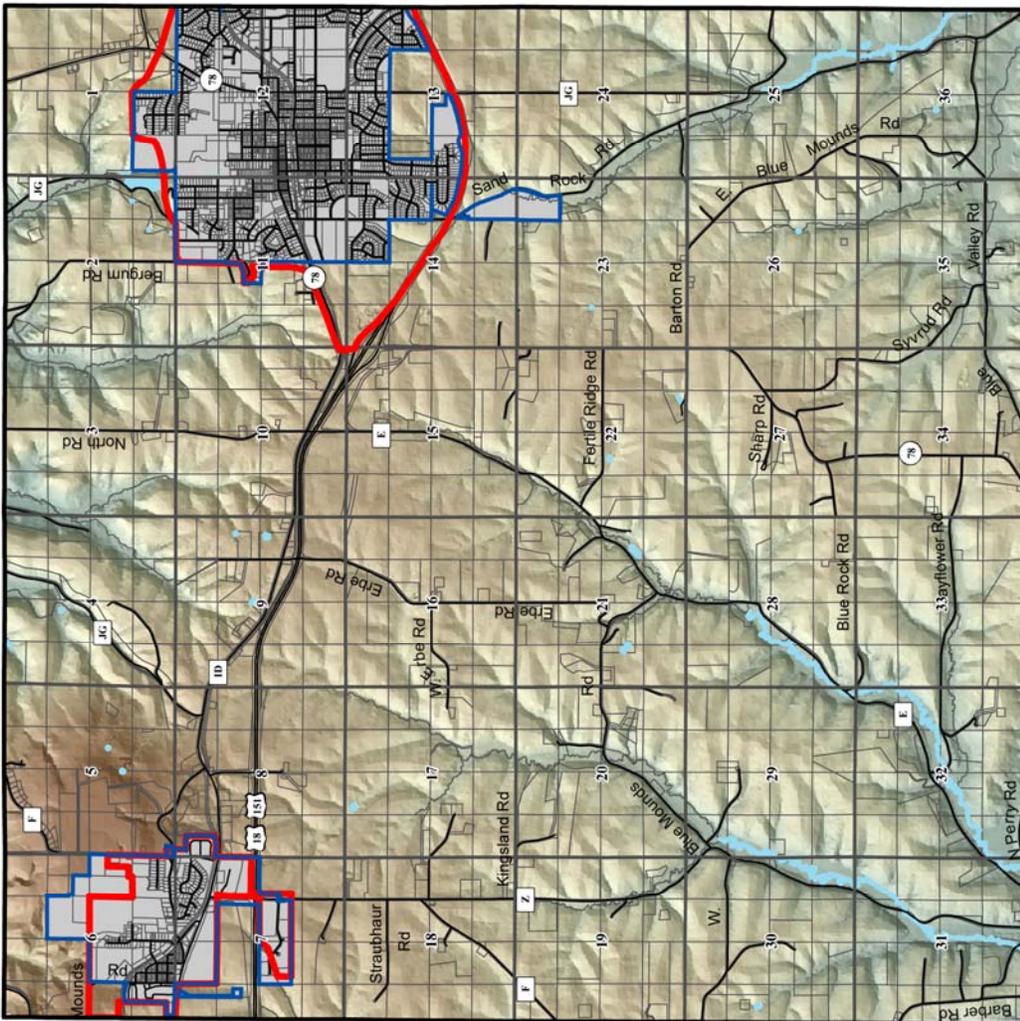
**DRAFT**

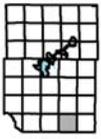
Jan., 2008



This map was prepared through the Dane County Department of Planning and Development in conjunction with the Dane County Land & Water Resources Department, Dane County Land Information Office and the Dane County Community Analysis & Planning Division.

Source Info:  
 Village Boundary: 01/07, (DCPD)  
 Service Area: 01/08, (CAMPC)  
 Parcel Boundary: 06/07, (DCPD)





# Town of Blue Mounds

## 1981 Farmsteads

# DRAFT

1981 Farmsteads

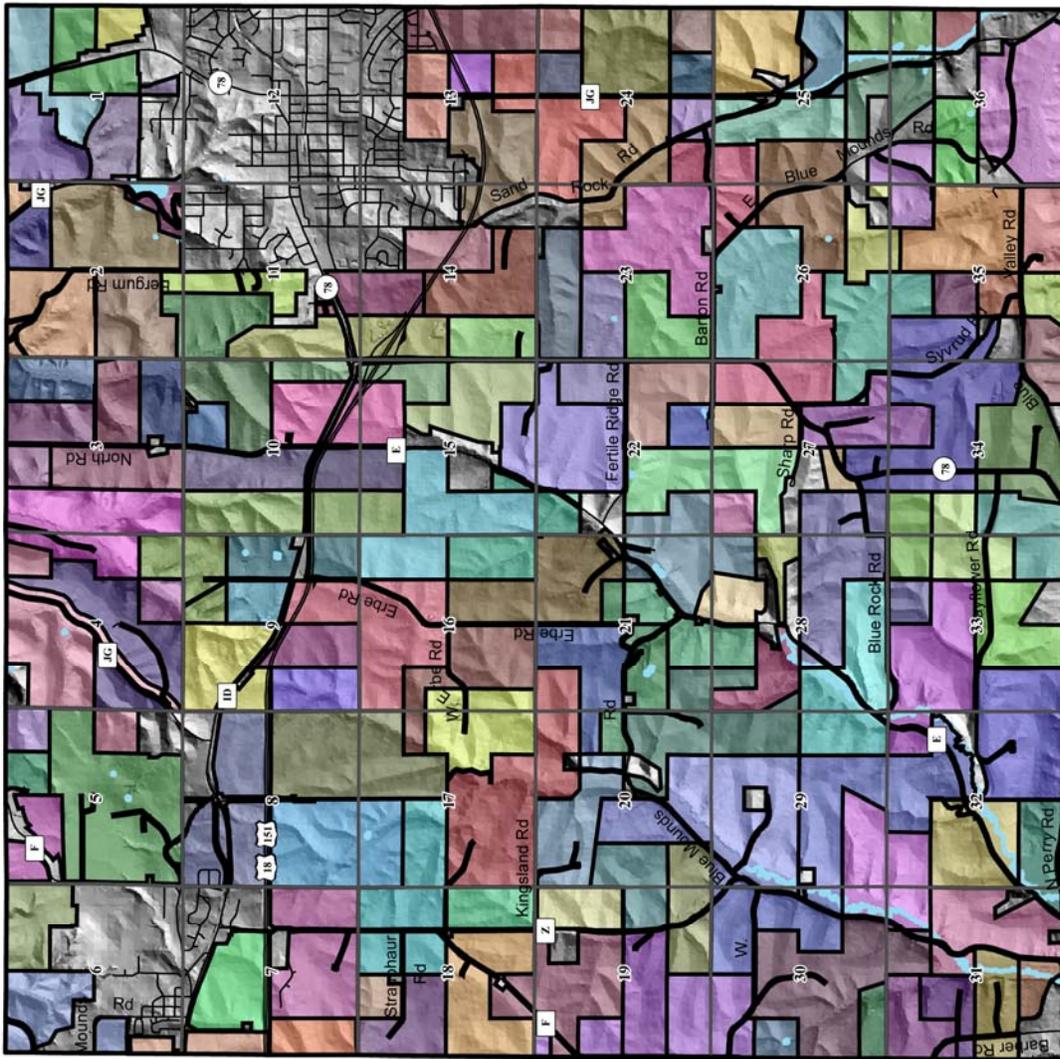


Jan., 2008



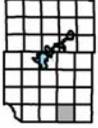
This map was prepared through the Dane County Department of Planning and Development in conjunction with the Dane County Land & Water Resources Department, Dane County Land Use Office and the Dane County Community Analysis & Planning Division.

Source Info:  
Village Boundary: 01/07, (DCTD)  
Original Farmsteads: 2003, (DCTD)  
Service Areas: 01/08, (CARPC)



# Town of Blue Mounds

## Utilities & Infrastructure



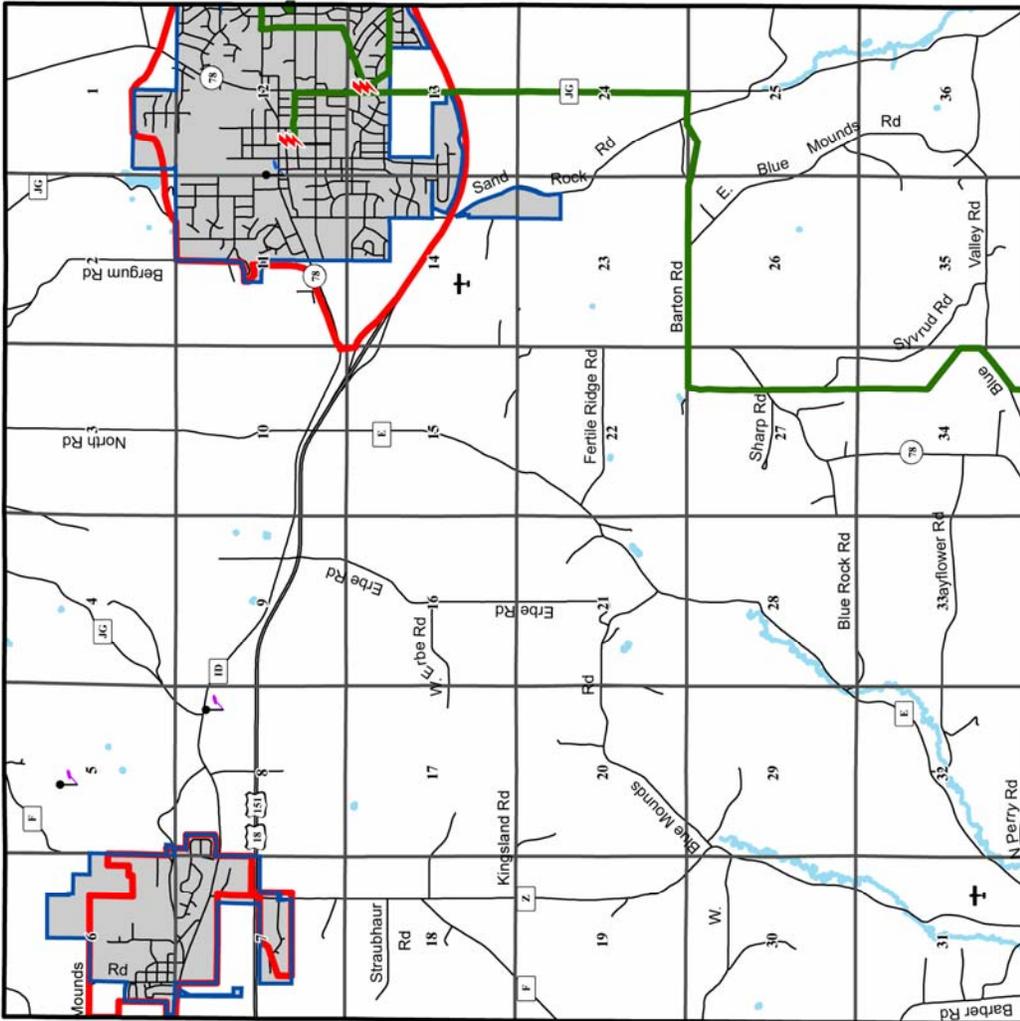
**DRAFT**

- Telecommunication Tower
- Water Tower
- Town Hall
- Electrical Substation
- Electrical Transmission Line
- Village Boundary
- Urban Service Area

Jan., 2010

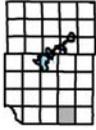


Source Info:  
 Village Boundary: 01/07, (DCPD)  
 Electrical Substation: 2005, (DCPD)  
 Service Area: 01/08, (CAMPC)  
 Town Gauge of Hill: 2006, (DCPD)  
 This map was prepared through the Dade County Department of Planning and Development in cooperation with the Dade County Land & Water Resources Department, Dade County Land Information Office and the Dade County Community Analysts & Planning Division.



# Town of Blue Mounds

## Mineral Extraction



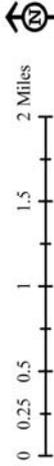
-  Conditional Use Permit
-  Village Boundary
-  Urban Service Area

**DRAFT**

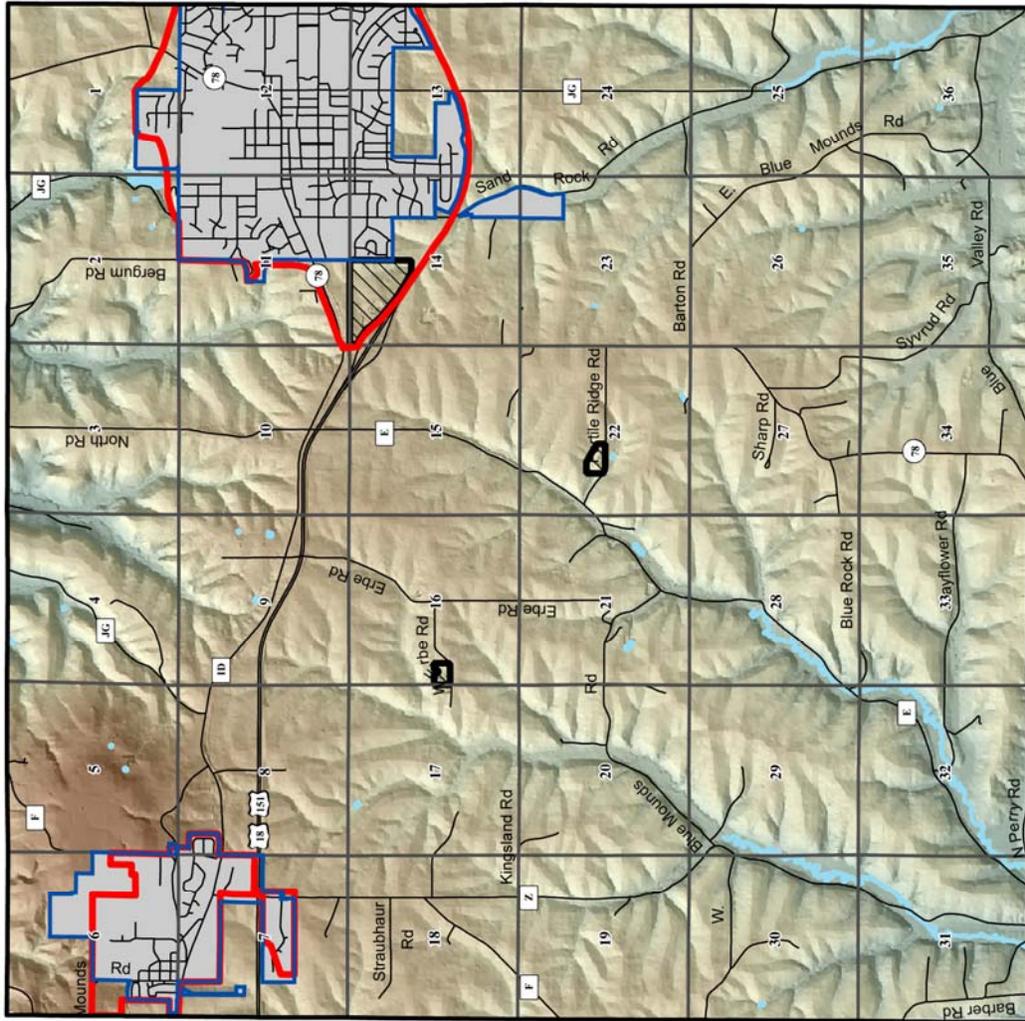
Non-Conforming - Mineral extraction operations which existed prior to 1969 and were registered with and approved by the Dane County Zoning Administrator shall be considered non-conforming uses.

For information on mineral extraction sites contact the Dane County Zoning Department at 608.266.4266, 608.266.9083 or zoning inspector Dan Everson at 608.267.1541.

June, 2008

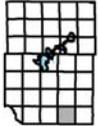


Source Info:  
 Village Boundary: 01/07, 06/07D  
 Mineral Extraction Sites: 01/08, 06/08, 07/08 (Zoning)  
 Service Area: 01/08, 06/08C, 07/08  
 Soil: 2005, (NRCS)  
 Quality Sand & Gravel: UW-Geology & Payne and Dolan  
 Information Office and the Dane County Community Analysts & Planning Division.



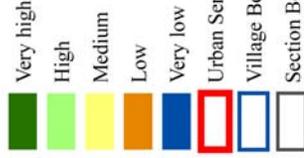


# Town of Blue Mounds



## Building Site Potential

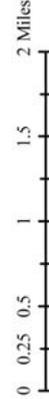
### **DRAFT** Soil Potential Rating for Dwellings with Basements



Soil Potential Ratings are based on Natural Resources Conservation Service (NRCS) data. The purpose of the ratings is to identify the relative suitability of soils for a particular use considering economic, social, and environmental values.

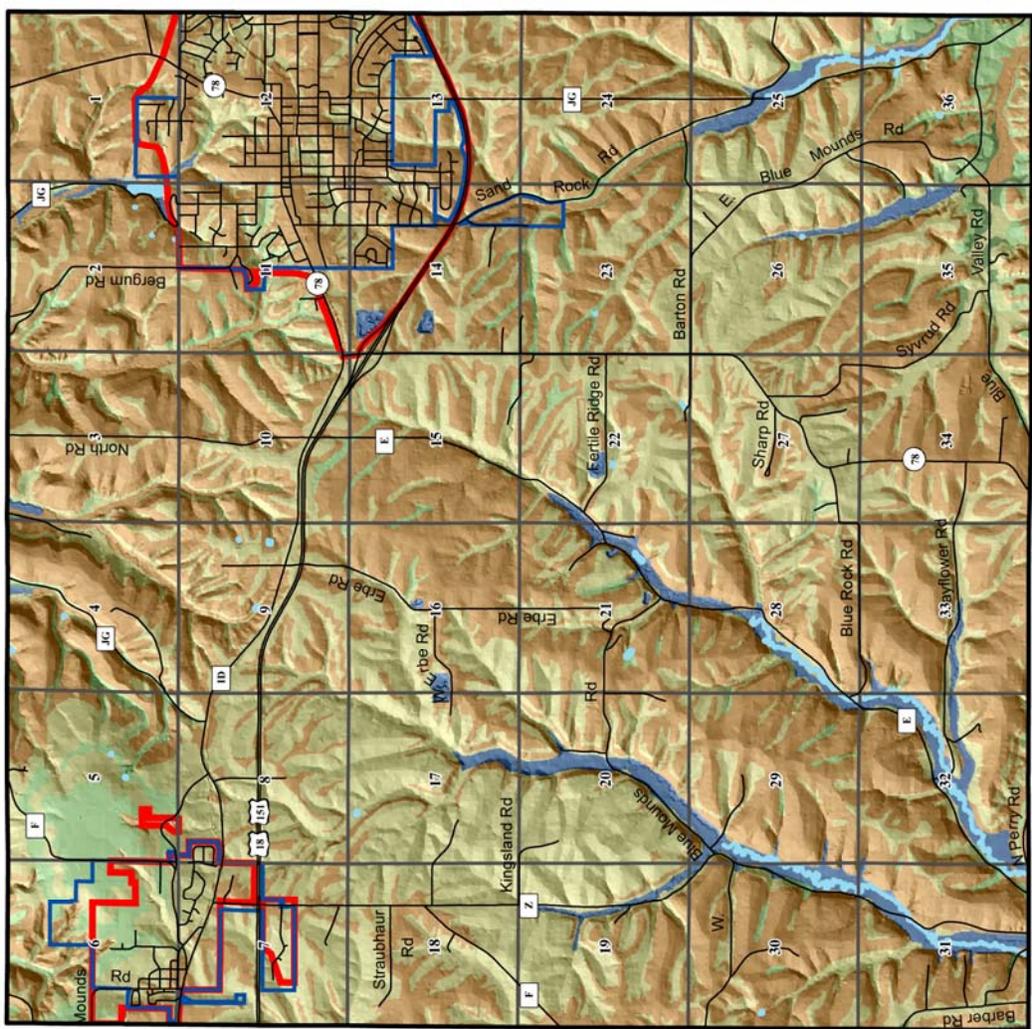
Contact The Dane County Land and Water Resources Department for further details.

Jan., 2008



Source Info:  
Village Boundary: 01/07 (DOPD)  
Urban Service Area: 01/08 (CAMPC)  
Soils: 2001 (DCL10)

This map was prepared through the Dane County Department of Planning and Administration, Environmental, Design, Construction, and Information Office and the Dane County Community Analysis & Planning Division.

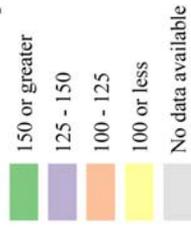


# Town of Blue Mounds

## Soil Productivity for Corn

**DRAFT**

### Soil Productivity for Corn Estimated Bushels per Acre

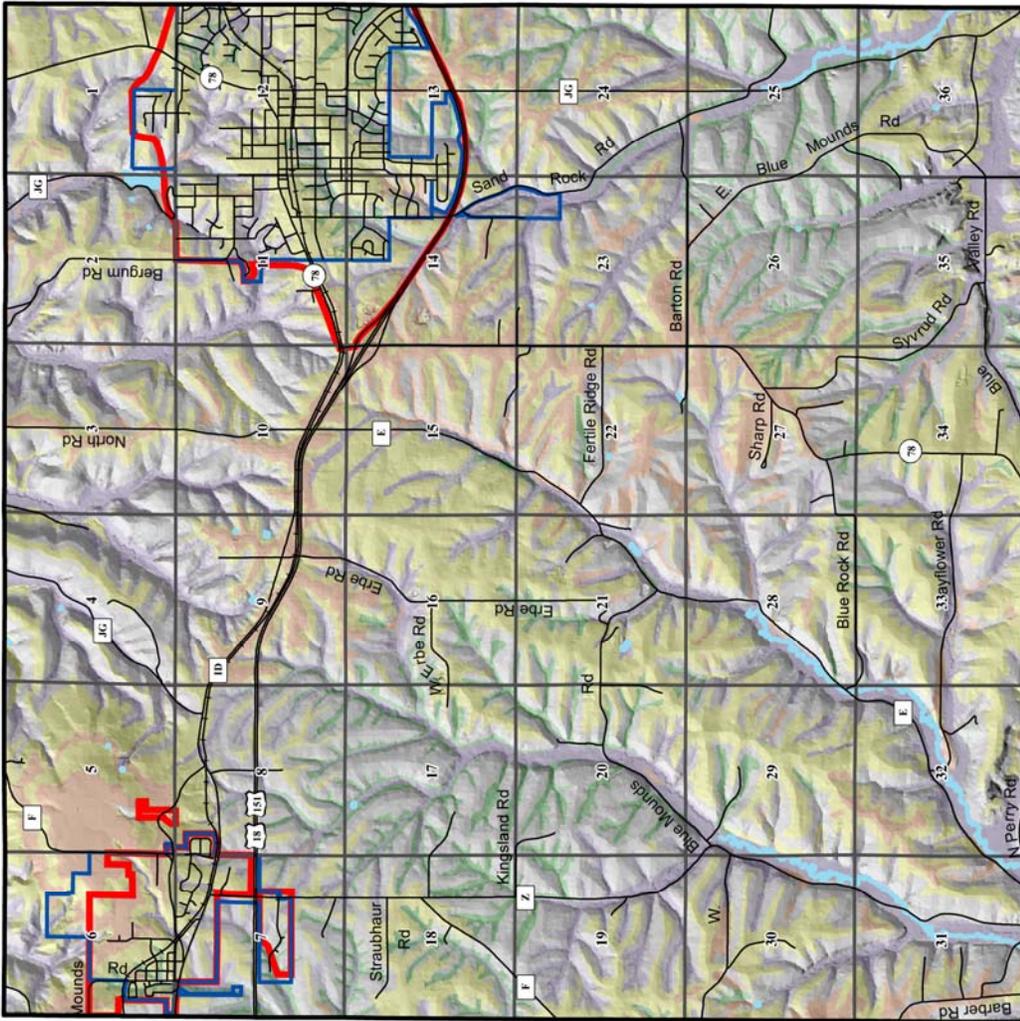


Jan., 2008

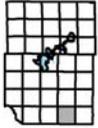


This map was prepared through the Dane County Department of Planning and Development in conjunction with the Dane County Land & Water Resources Department, Dane County Land Information Office and the Dane County Community Development & Planning Division.

Source Info:  
Village Boundary: 0107, (DCHD)  
Service Area: 0108, (CAMPC)  
Soils: 2000, (DCLD)



# Town of Blue Mounds



Soil Productivity for Soybeans

**DRAFT**

Soil Productivity for Soybeans  
Estimated Bushels per acre

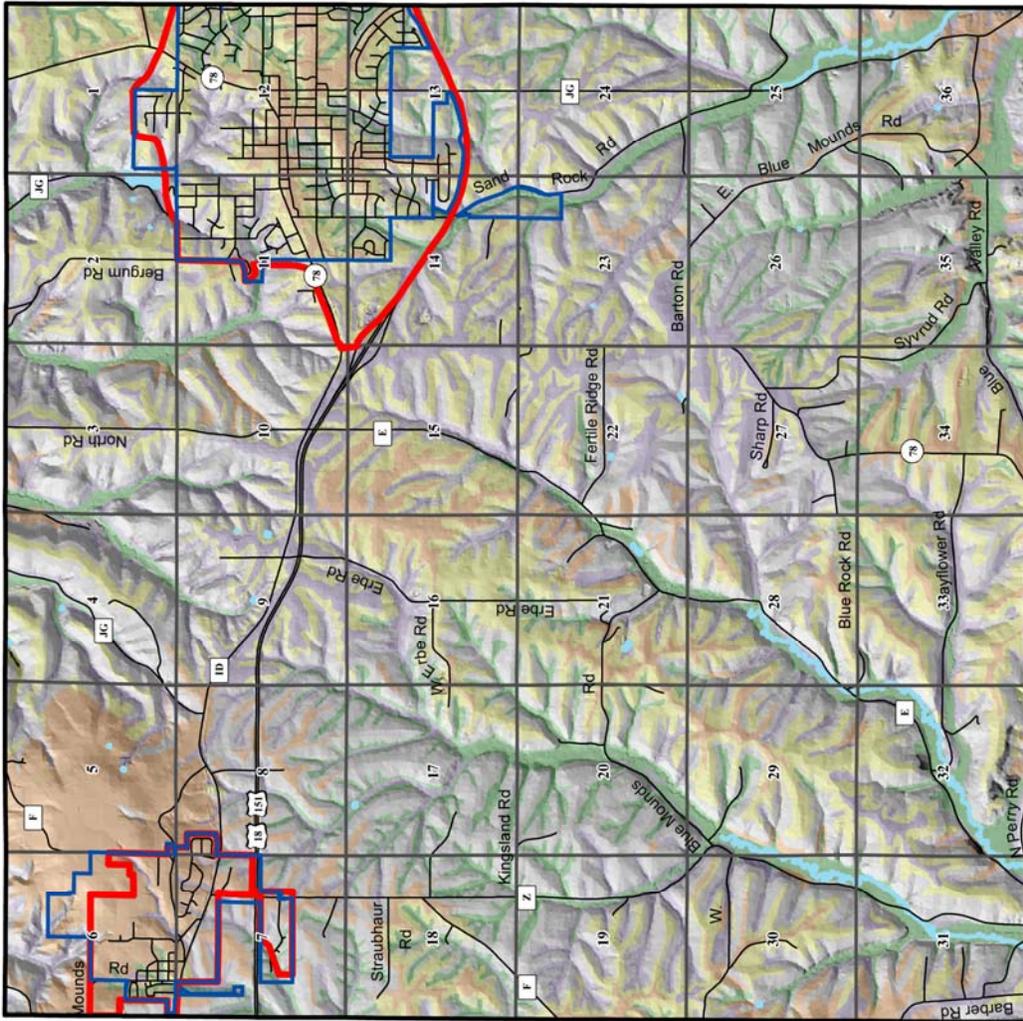
- 45 or greater
- 35 - 45
- 25 - 35
- 25 or less
- No data available
- Village Boundary
- Urban Service Area

June, 2008



Source Info:  
Village Boundary: 01/07, (DCTD)  
Service Area: 01/08, (CAMPC)  
Soils: 2006, (DCLLD)

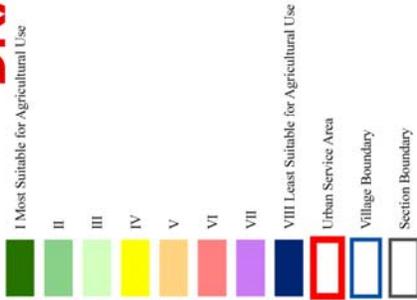
This map was prepared through the Dade County Department of Planning and Economic Development, Office of Land & Water Resources, Department, Dade County, Information Office and the Dade County Community Analysis & Planning Division.



# Town of Blue Mounds

## Agricultural Land Evaluation

**DRAFT**



Agricultural Groups are based on the Land Evaluation Site Assessment rating system from Land Evaluation and Site Assessment: A Guidebook for Rating Agricultural Lands, Second Edition, published by the Soil and Water Conservation Society.

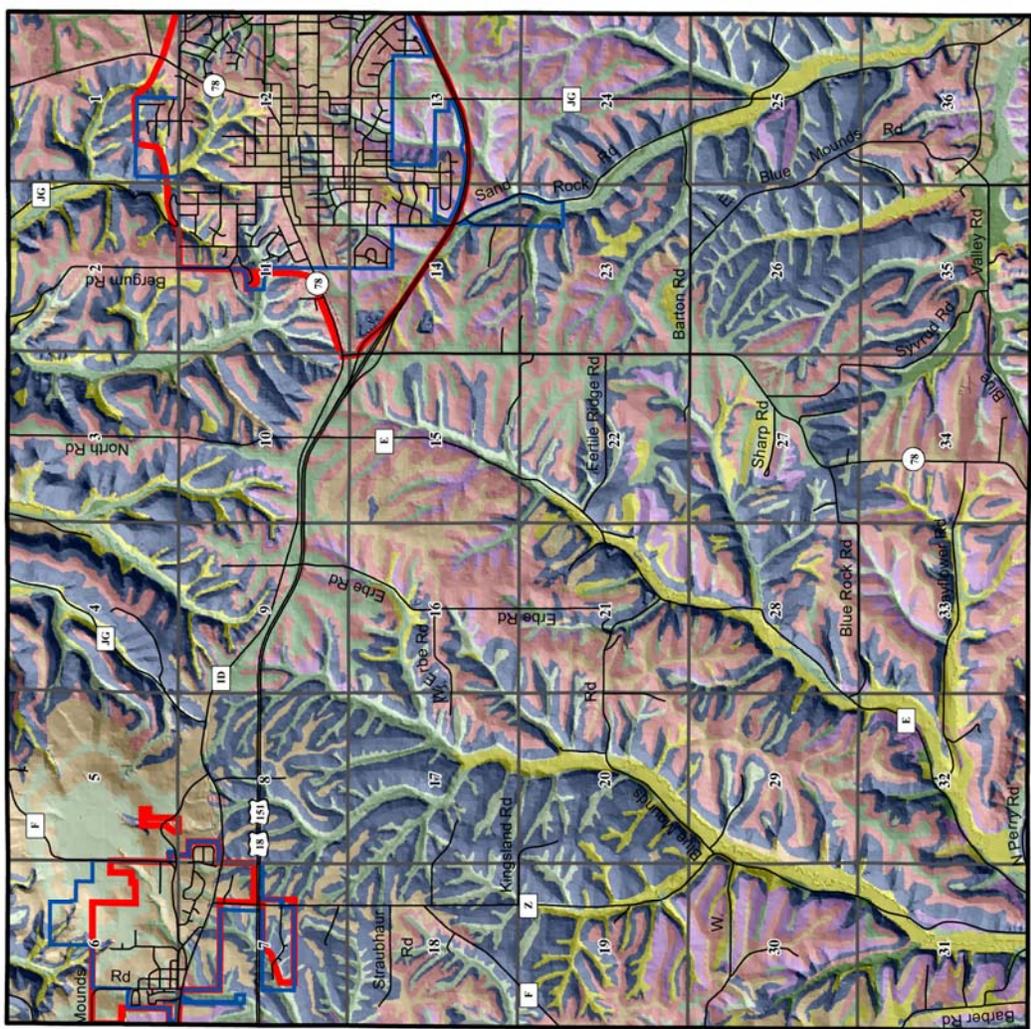
Contact The Dane County Land and Water Resources Department for further details.

Jan., 2008



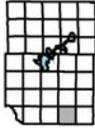
Source Info:  
 Village Boundary: 01.07, (DCTD)  
 Service Areas: 01.08, (CAMPC)  
 Soil: 2005, (DCLD)

This map was prepared through the Dane County Department of Planning and Development in consultation with the Dane County Land & Water Resources Department, Dane County Land Information Office and the Dane County Community Analysis & Planning Division.



# Town of Blue Mounds

## Zoning



**DRAFT**

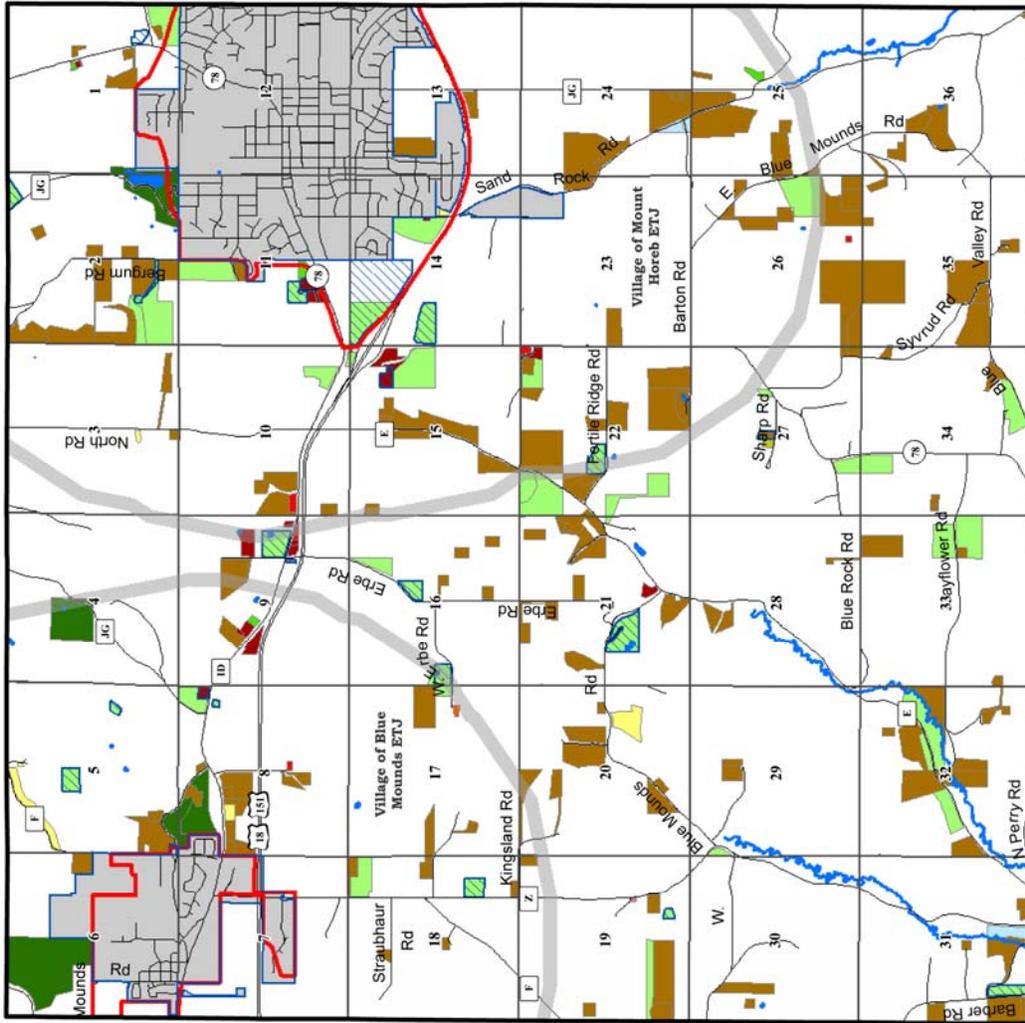
- ExtraTerritorial Jurisdiction
- Village Boundary
- Urban Service Area
- Zoning District**
- A-1 or A-1EX Agricultural
- A-2, A-2(1), A-2(2), A-2(4), A-2(8), A-3 Agricultural
- A-B Agricultural Business
- B-1 Local Business
- C-1 Light Commercial
- C-2 Heavy Commercial
- CO-1 Conservancy
- EXP-1 Expo
- LC-1 Limited Commercial
- M-1 Industrial
- R-1, R-1A, R-2, R-3
- R-3A, R-4
- RE-1 Recreational
- RH-1, RH-2, RH-3, RH-4
- Wetland (zoned out of)
- Effective Conditional Use Permits

ExtraTerritorial Jurisdiction refers to land division only.

Jan., 2008



Source Info:  
 Village Boundary: 01/2007 (DCPD)  
 Land & Use: 01/2008 (CAMPC)  
 Information Office and the Dane County, Community  
 Zoning: 01/2008 (DCPD)  
 Analysts & Planning Division



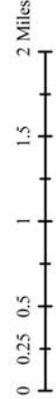
# Town of Blue Mounds

1974 Land Use

**DRAFT**

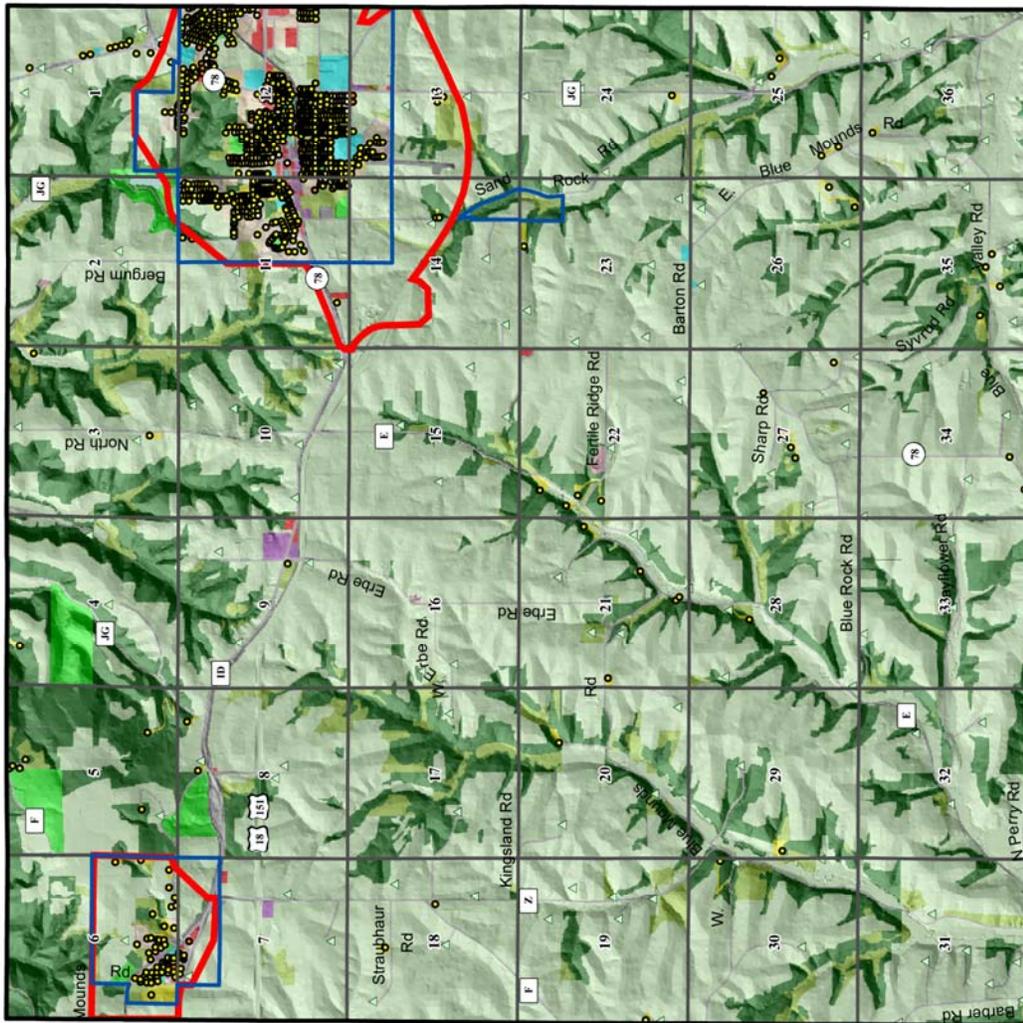
- Village Boundary (1974)
- Urban Service Area (1974)
- Section Boundary
- Single Family
- Two Family
- Multi-Family
- Farm Dwelling
- Agricultural Accessory Building
- Agriculture
- Cemetery
- Commercial Forest
- Commercial Sales or Services
- Communications or Utilities
- Extractive
- Industrial
- Institutional or Governmental
- Multi-Family
- Open Land
- Outdoor Recreation
- Right of Way
- Single Family
- Transportation
- Two Family
- Under Construction
- Vacant
- Water
- Woodland

Jan., 2006



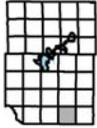
This map was prepared through the Dane County Department of Planning and Development in cooperation with the Dane County Land & Water Resources Department, Dane County Land Information Office and the Dane County Community Analysis & Planning Division.

Source Info:  
 Service Areas: 2007 (DC/DPD)  
 Land Use: 2007 (DC/CMPC)  
 Service Areas: 1974 (CMPC)



# Town of Blue Mounds

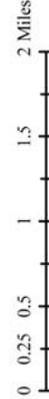
1981 Land Use



**DRAFT**

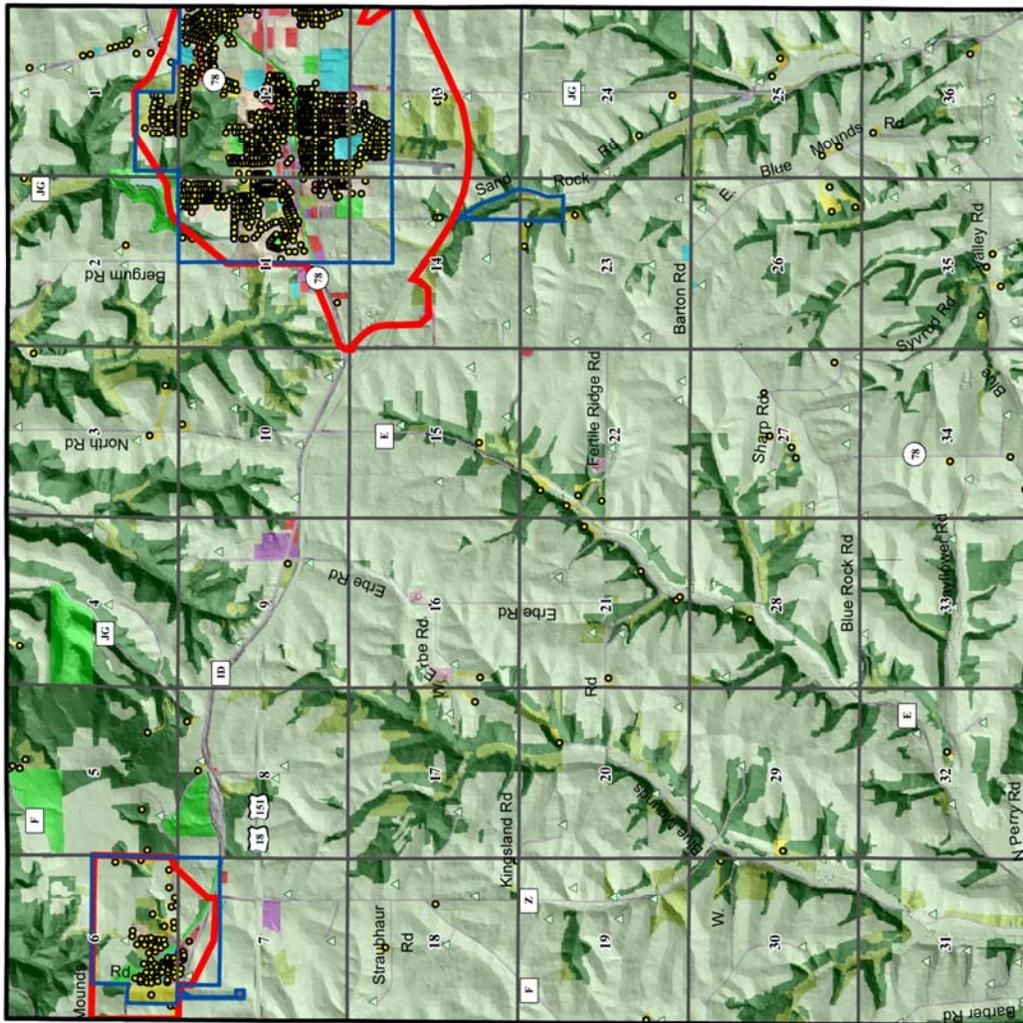
- Village Boundary (1983)
- Urban Service Area (1981)
- Section Boundary
- Single Family
- Multi-Family
- Farm Dwelling
- ▲ Agricultural Accessory Building
- Agriculture
- Cemetery
- Commercial Forest
- Commercial Sales or Services
- Communications or Utilities
- Extractive
- Industrial
- Institutional or Governmental
- Multi-Family
- Open Land
- Outdoor Recreation
- Right of Way
- Single Family
- Transportation
- Two Family
- Under Construction
- Vacant
- Water
- Woodland

Jan., 2008



Source Info:  
 Village Boundary: 01/07, (DCTD)  
 Land Use: 2007, (DCC/MPD)  
 Service Area: 01/08, (CAMPC)

This map was prepared through the Dane County Department of Information Systems in cooperation with the Dane County Land Use Planning Office and the Dane County Community Analysis & Planning Division.



# Town of Blue Mounds

1990 Land Use

**DRAFT**

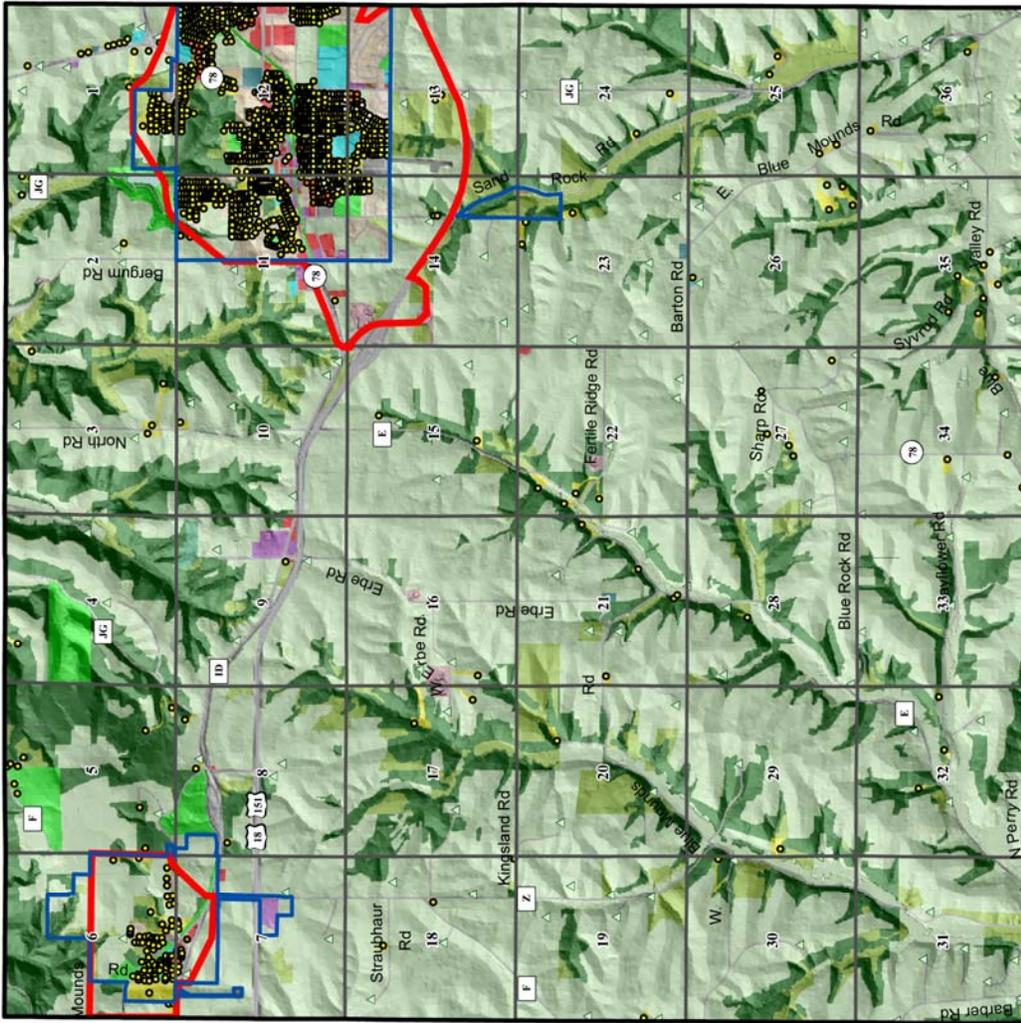
- Village Boundary (1990)
- Urban Service Area (1990)
- Section Boundary
- Single Family
- Two Family
- Multi-Family
- Farm Dwelling
- Agricultural Accessory Building
- Agriculture
- Cemetery
- Commercial Forest
- Commercial Sales or Services
- Communications or Utilities
- Extractive
- Industrial
- Institutional or Governmental
- Multi-Family
- Open Land
- Outdoor Recreation
- Right of Way
- Single Family
- Transportation
- Two Family
- Under Construction
- Vacant
- Water
- Woodland

Jan., 2006

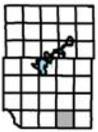


This map was prepared through the Dane County Department of Planning and Development in consultation with the Dane County Land & Water Resources Department, Dane County Land Information Office and the Dane County Community Analysis & Planning Division.

Source Info:  
Aerial Imagery: 01/02, 06/97/D  
Land Use: 2007, 08/2007/D  
Service Areas: 01/08, 06/2007/D







# Town of Blue Mounds

2005 Land Use

**DRAFT**

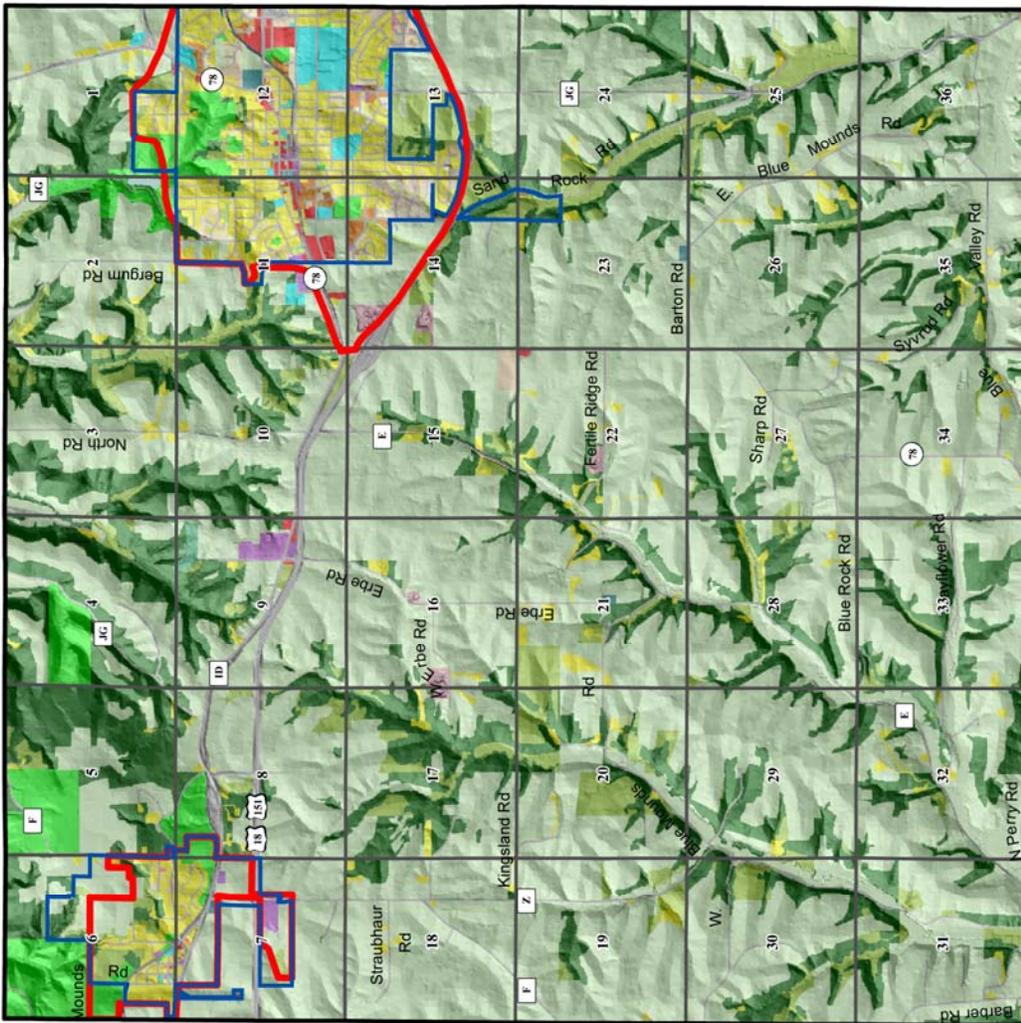
- Village Boundary (2005)
- Urban Service Area (2005)
- Section Boundary
- Single Family
- Two Family
- Multi-Family
- Farm Dwelling
- Agricultural Accessory Building
- Agriculture
- Cemetery
- Commercial Forest
- Commercial Sales or Services
- Communications or Utilities
- Extractive
- Industrial
- Institutional or Governmental
- Multi-Family
- Open Land
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- Single Family
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- Under Construction
- Vacant
- Water
- Woodland

Jan., 2006



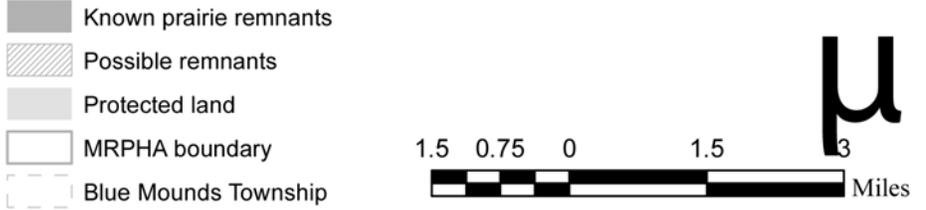
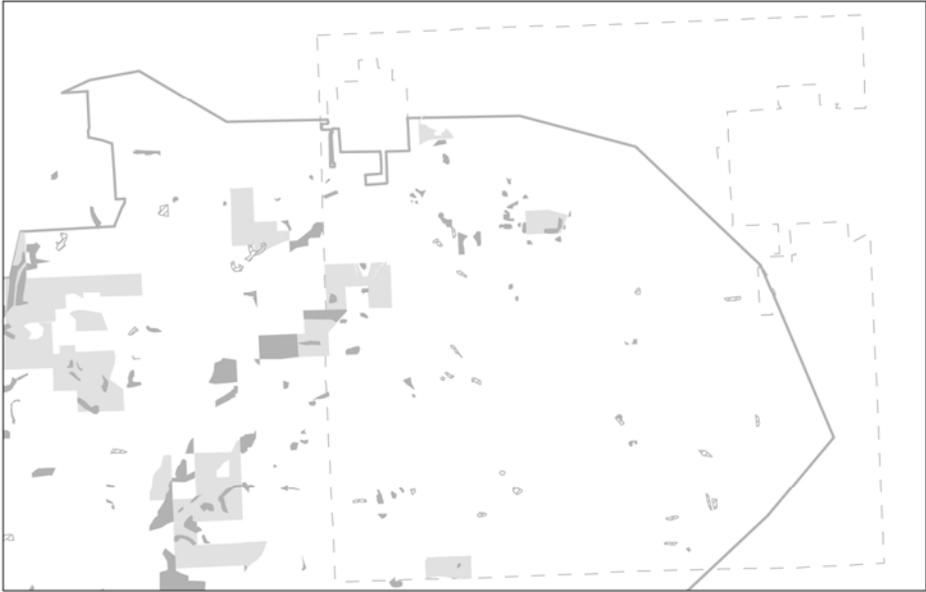
This map was prepared through the Dane County Department of Planning and Development in consultation with the Dane County Land & Water Resources Department, Dane County Land Information Office and the Dane County Community Development & Planning Division.

Source Info:  
Aerial Imagery: 01/04, 05/05  
Land Use: 2007 (DCCM/D)  
Service Areas: 01/05, 03/07



The Projected Land Use Map will be produced and available for review at a later date.

# Military Ridge Prairie Heritage Area (MRPHA)



Plan Adoption Date December 14, 2009

Town Chariman Owen Jelle

Town Board

Supervisor [Signature]

Supervisor John E. Meylor

Clerk Sharon M. Kahl



# TOWN OF BLUE MOUNDS

▪ DANE COUNTY, WISCONSIN ▪

ESTABLISHED 1856

Town Hall Address: 10566 Blue Vista Rd, Blue Mounds, WI 53517

Location, 2.5 mi West of Mt. Horeb, just off HWY ID

Town Hall Phone 608-437-8722

Town Web Site: <http://tn.bluemounds.wi.gov/wp/>