

D R A F T

TOWN OF BLUE MOUNDS  
LAND USE PLAN

JUNE, 1980

TABLE OF CONTENTS

Page No.

Introduction

The Setting . . . . .	1
Reasons for the Plan . . . . .	2

Background Data

Population . . . . .	2
Growth and Development Indicators . . . . .	4
Farm Statistics . . . . .	5
1970 Land Use . . . . .	6
Maps . . . . .	7

Objectives and Policies

Land Use Objective . . . . .	7
Policies . . . . .	8

Amendment Procedures . . . . .	11
--------------------------------	----

Plan Implementation

Exclusive Agricultural Zoning . . . . .	11
Other Zoning . . . . .	11
Subdivision Regulations . . . . .	11

Maps

Tables

# TOWN OF BLUE MOUNDS

## LAND USE PLAN

### INTRODUCTION

#### The Setting

The Town of Blue Mounds, located in southwestern Dane County, is bounded by the towns of Vermont to the north, Springdale to the east, Perry to the south and the Iowa County Town of Brigham to the 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 connecting Madison and Dodgeville.

The topography of the town is characterized by wooded hills and valley streams. These features coupled with soil conditions make the area attractive but generally difficult to develop. A major drainage divide crosses the town in the area between the two villages along U.S. 18/151.

While farming is an important activity in the town, there are limited amounts of soil in either the "prime" or "statewide significant" soil classifications. According to 1976 statistics there are 93 farms and 20,551 acres of farmland in the town. This represents over 90% of the total acreage. The remaining 10% includes, in descending order, transportation and utilities, residential, recreation, commercial services and industrial uses according to a 1970 land use survey.

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 non-farm employment opportunities to town residents. In addition, the village has a full range of public services. In addition, the Village of Blue Mounds, though much smaller, provides some services to residents in the western portion of the town. Consequently, it is in the interest of both the town and the villages to encourage new development adjacent to existing urban areas. The Mt. Horeb and Blue Mounds Urban Service Areas, as designated in the County Land Use Plan, extend beyond both village limits into the town. Further, due to extraterritorial zoning powers, it is advisable for the town and villages to coordinate their planning efforts.

### Reasons for the Plan

The Town of Blue Mounds has not been experiencing a high degree of development pressure. However, the town has recognized that unplanned development, particularly on a large scale, can occur in such a way that conflicts and problems with agricultural uses may occur. It is to avoid these problems and to preserve valuable land that this town land use plan has been developed.

Through this plan, the town is establishing guidelines upon which development decisions can be based. By referring to plan objectives and policies and the plan map, it becomes possible for public and private decision-makers to consider the effect of a single proposal on a variety of factors. Further, this plan should not be viewed as a rigid, fixed document but rather as a flexible base capable of being changed to meet changing conditions. As a result, a balance can be struck between the needs and desires of present and future residents and the best development pattern given the limitations of the land.

In developing this plan, the town assessed existing land uses, developed a series of maps identifying land characteristics, conducted a survey and held a public hearing for citizen input and reviewed existing relevant statistics. From this study, the land use plan was developed to guide future decision-making.

## BACKGROUND DATA

### Population

According to U.S. Census data and estimates of the Wisconsin Department of Administration (DOA), the population of Blue Mounds has remained fairly constant over the last nearly 40 years. In 1940, the Census showed a population of 650 persons and 1979 DOA estimates show a population of 685. This represents an increase of only 5.4% from 1940 to 1979. However, an examination of specific years shows that while population generally did not experience much change, a major decrease occurred in the 1940's and significant increases occurred in 1960's and early seventies. By comparison, Dane County, excluding Madison, experienced significant growth (138%) over the same 1940-1979 period. Table 1 shows population trends in the Town of Blue Mounds and Table 2 compares these to Dane County (excluding Madison) trends.

TABLE 1  
 TOWN POPULATION TRENDS

	<u>Number</u>	<u>Blue Mounds</u>	<u>Change</u>	<u>Percent</u>
1940	650		-	-
1950	596		-54	-8.3%
1960	585		-11	-1.9%
1970	675		90	+5.4%
1974	719		-44	6.5%
*1974	730		11	1.5%
*1975	712		-18	-2.5%
*1976	693		-19	-2.7%
*1977	675		-18	-2.7%
*1978	685		+10	1.5%
*1979				

Source: U.S. Census

\*Wisconsin Department of Administration

TABLE 2  
 TOWN/COUNTRY POPULATION COMPARISON

	<u>Blue Mounds</u>		<u>Dane County</u> <u>(less Madison)</u>	
	<u>Number</u>	<u>% Change</u>	<u>Number</u>	<u>% Change</u>
1940	650	-	63,213	-
1950	596	-8.3%	73,301	15.9%
1960	585	-1.9%	95,389	30.1%
1970	675	15.4%	117,014	22.7%
*1979	685	1.5%	150,448	28.6%

Source: U.S. Census

\*Wisconsin Department of Administration

Growth and Development Indicators

Growth and development trends can be measured by the number and types of building permits for new construction, the number of parcels created, the number of acres rezoned from agriculture and development on farmland. Tables 3 through 6 show this activity.

TABLE 3

BUILDING PERMITS

	<u>Residential</u>	<u>Commercial</u>	<u>Industrial</u>
1973	6	N/A	N/A
1974	1	-0-	-0-
1975	2	-0-	-0-
1976	3	-0-	-0-
1977	6	1	-0-
1978	<u>3</u>	<u>1</u>	<u>1</u>
TOTAL	21	2	1

Source: Regional Trends in Dane County, Wisconsin 1979  
 Dane County Regional Planning Commission

With regard to residential building permits, all permits were for single family homes. There are currently about 160 vacant parcels under 15 acres in the town. Based on current development rates, these parcels can handle development for the next 45 years.

TABLE 4

LAND DIVISIONS

	<u>Certified Survey</u>	<u>Subdivision</u>
1973	2	-0-
1974	0	-0-
1975	4	-0-
1976	3	-0-
1977	13	-0-
1978	<u>5</u>	<u>-0-</u>
TOTAL	27	-0-

Source: Regional Trends in Dane County, Wisconsin 1979  
 Dane County Regional Planning Commission

TABLE 5

ACREAGE REZONED FROM A-1

	<u>Acres</u>
1974	-0-
1975	-0-
1976	6.03
1977	-0-
1978	<u>2.10</u>
TOTAL	8.13

Source: Regional Trends in Dane County, Wisconsin 1979  
 Dane County Regional Planning Commission

TABLE 6

DEVELOPMENT ON FARMLAND - 1978

	<u>Residential</u>	<u>Commercial</u>	<u>Industrial</u>
On Prime/State Farmland	-0-	1	1
On Other Land	<u>3</u>	<u>-0-</u>	<u>-0-</u>
TOTAL	3	1	1

Source: Regional Trends in Dane County, Wisconsin 1979  
 Dane County Regional Planning Commission

Farm Statistics

Farm statistics provide a general indication of agricultural trends within a town. The information on Table 7 was collected from the Wisconsin Assessor Farm Statistics for the years shown. It was collected from town assessors and compiled by the Wisconsin Statistical Reporting Service.

TABLE 7

FARM STATISTICS

	<u>1967</u>	<u>1976</u>	<u>Change</u>	<u>% Change</u>
# Farms	107	93	- 14	- 13.1
Acres Farmland	18,719	20,551	+1,832	9.8
Average Acres/Farm	175	221	+ 46	26.3
Acres - Corn	3,010	4,887	+1,877	62.4
Oats	1,841	1,244	- 597	- 32.4
Soybeans	-	10	+ 10	100.0
Hay	4,924	6,308	+1,384	28.1

TABLE 7

FARM STATISTICS  
 (continued)

	<u>1967</u>	<u>1976</u>	<u>Change</u>	<u>% Change</u>
Pasture & Other Farmland	9,003	7,888	-1,115	- 12.4
# Milk Cows	2,614	2,261	- 353	- 13.5
# Hogs	350	2,000	+1,650	471.4
# Beef Cattle	270	188	- 82	- 30.4
# Other Cattle Marketed	14	1,890	+1,876	1,340
Other Cattle		2,915	+2,915	-

Land Use

Based on the 1970 Land Use Survey. Table 8 indicates the amount of land in major uses. While changes have occurred in recent years, the distribution remains substantially unchanged.

TABLE 8

LAND USE - 1970

<u>Use</u>	<u>Acres</u>	<u>% of Total</u>	<u>% of Dev. Area</u>
Residential	346.5	1.6%	32.3%
Single family	44.0		
Farm dwellings	292.3		
Mobile homes	8.8		
Seasonal dwellings	1.4		
Manufacturing	5.6	-	0.5%
Transportation & Utilities	637.7	3.0%	59.4%
Street & road r.o.w.	544.3		
Other	93.4		
Commercial	7.8	-	0.7%
Services	11.9	0.1%	1.1%
Recreation	63.9	0.3%	6.0%
Agriculture & Vacant	<u>20,200.2</u>	<u>95.0%</u>	<u>-0-</u>
TOTAL	21,273.6	100.0%	100.0%
Developed Acreage	1,073.4	5.0%	-

### Maps

As part of the planning process, a number of maps were prepared. These maps indicate physical limitations of the land and existing uses within Blue Mounds.

#### Map 1: Agricultural Soils

Map 1 identifies significant productive farmland as classified by the Soil Conservation Service. Prime farmland is land that has been identified as nationally significant productive land. Farmland of statewide significance is self-explanatory and includes additional soil classes. In addition, it is pointed out that productive land may exist that is locally significant but is not included in the prime and state classifications. Therefore, these lands deserve special attention in plan development and future decision-making.

#### Map 2: Soils Limited for Septic Tank Absorption Fields

Map 2 indicates those lands that are not suitable for residential development as identified in the Dane County Soil Survey. The soil properties considered are those that affect both the absorption of effluent and construction and operation of the system. Properties that affect absorption are permeability, depth to bedrock or water table and susceptibility to flooding. The degree of slope affects layout and construction as well as the risk of soil erosion, lateral seepage and downslope flow of effluent.

It is noted that generally those lands best suited to development are also those soils that are most productive. In addition, it may also be necessary to cross productive lands to reach developable lands.

#### Map 3: Water Resources

Map 3 identifies water bodies, 100-year floodplains, wetlands and drainage divides. Development should be discouraged in these areas due to their environmental function and problems that can occur during construction and increase costs (e.g., floodproofing).

#### Map 4: Existing Land Use

Map 4 shows the present land uses. As is immediately apparent, the town is primarily agricultural. However, the number of scattered residences and the residential clustering in some areas indicates an existing or potential conflict with agricultural uses.

#### Map 5: Zoning

The zoning map is self-explanatory and identifies existing zoning in the town.

## GOALS AND POLICIES

Several overall goals have been identified to serve as a guide for development in the Town of Blue Mounds. These goals are:

- Protect the natural environment,
- Preserve productive farmland for continued agricultural use,
- Encourage maintenance and growth of family farm operations,
- Encourage future residential development to fill vacant parcels which exist when the plan is adopted.

To implement these goals, several plan districts, each with a specific purpose, have been identified in the Town. These districts are shown on the Town Plan map (Map 6). Within each plan district, a series of policies are set out. These policies offer mechanisms for achieving the overall development goals. The Plan districts and their respective policies are:

### AGRICULTURAL PRESERVATION DISTRICT

**Purpose:** Preserve prime agricultural land and protect farm operations from the encroachment of incompatible uses.

**Policies:** The uses of land permitted in the Agricultural District will be primarily limited to agricultural production and dwelling units which serve as places of residence for owners and employees of the farm.

No land division of less than 35 acres will be permitted unless it conforms to the following policies for rezoning.

→ Lands in the Agricultural Preservation District should not be rezoned for non-farm residential development at an overall density of greater than one dwelling unit per 35 acres. Any land considered for rezoning shall meet the following criteria:

The non-farm site should be:

- a. land where there has been no history of farming activity,
- b. a parcel too small to be economically used for agricultural purposes,
- c. land inaccessible to farm machinery needed to produce and harvest agricultural products,
- d. located where it would not create a conflict with nearby farming operations,
- e. land which will allow construction, under accepted erosion control measures of a road or driveway, suitable for emergency vehicle travel and safe access on existing roadways,
- f. land which does not disturb or destroy important natural features such as significant woodland areas, wetlands, springs, and steep slopes,
- g. a parcel shape which promotes maintenance of adjacent agricultural parcels and which minimizes the length of access from a public road to the structure,

- h. planned so as to avoid cuts into steep slopes for both homesites and driveways,
- i. rezoned so that only that portion of land necessary for the requested use is rezoned.

Minimum lot size for any non-farm residential development shall be two acres, exclusive of roadways.

Lot sizes should be determined by the characteristics of the land to be divided.

Existing parcels under 35 acres and non-farm uses such as individual homes, churches or businesses, are considered non-conforming parcels or uses and will be allowed to develop if sanitary and other requirements are met.

Mineral extraction operations may be permitted through rezoning provided they meet all the policies and standards of the Town with respect to road usage and compatibility with the surrounding land uses.

Home businesses in the Agricultural Preservation District will be reviewed on the basis of their present and probable future impact on surrounding lands.

Town ordinances that restrict noise, odors, keeping of animals or in any other way limit normal farm operations should not apply in the Agricultural Preservation District, except the following:

New livestock confinement operations involving more than 250 animal units at one location must be reviewed and approved by the Town Board.

#### UNSEWERED DEVELOPMENT DISTRICT

Purpose: Provide area for low density residential and commercial development.

Policies: New development will be reviewed to ensure compatibility between commercial and residential uses.

Existing zoning will be amended as appropriate; only that portion of land necessary for a requested use will be rezoned.

Major commercial development shall be encouraged to locate in or adjacent to existing urbanized areas.

Commercial development shall be compatible with adjacent land uses, shall be environmentally sound and designed to promote safety and ease of access.

Strip development along roadways shall be prevented.

#### URBAN SERVICE AREAS

Purpose: Provide orderly higher density development in areas with public sewer.

Policies: To direct the future sewered urban growth of the Town of Blue Mounds to those areas identified as economically, aesthetically and environmentally most suitable.

To promote an orderly development pattern that will be economical and efficient for the provision of public services.

High density urban development shall be limited to urban service areas where the full range of services including sewer and water are available or planned to be available.

Major non-agriculturally oriented commercial and industrial uses shall be located in urban service areas where the full range of public services (sewer, water, fire protection, police protection) can be economically provided and where major road access is available.

When land is rezoned to permit certain types of development, only that portion of land necessary for the requested use shall be rezoned.

#### CONSERVANCY DISTRICT

Purpose: To promote protection of the Town's environment and encourage sound management of natural resources.

Policies: These policies apply in all Plan Districts in the Town of Blue Mounds:

All residents within the Town will be encouraged to follow soil conservation plans and to utilize soil conservation practices.

The Town shall encourage the management of woodlands in a way that promotes future timber and wildlife values.

The Town shall encourage the use of sand and the restrictive use of road salts on the roads and herbicides on the roadsides.

The Town discourages the uncontrolled use of herbicides and pesticides anywhere in the township.

Floodplain areas and natural drainageways should not be filled or altered in a way that reduces their function.

#### PROCEDURE FOR AMENDING THE LAND USE PLAN

The text or map of the Land Use Plan may be amended at any time by the Town Board. The procedure for amending either the text or map is as follows:

1. Any person owning land in the Town of Blue Mounds may propose an amendment to the Land Use Plan.
2. The Town Planning Committee shall notify all concerned individuals and shall conduct a public hearing to gather and present information on the proposed amendment.
3. Following the public hearing, the Town Planning Committee shall make a recommendation to the Town Board. The Town Planning Committee's recommendation is only advisory and is not binding on the Town Board.
4. The Town Board, at a regular meeting, shall act on the Town Planning Committee's recommendation and shall approve, deny or amend the proposed amendment.
5. The Land Use Plan shall be reviewed annually by the Town Planning Committee. If any amendments are proposed, the procedures described in Steps 2, 3 and 4 above will be followed.

#### PLAN IMPLEMENTATION

The following measures will be used to carry out the objectives and policies of this plan:

1. Zoning: To meet the objectives of agricultural preservation, all areas identified as Agricultural Preservation District should be zoned A-1 (Exclusive). Under such zoning, most future land use changes will require a zoning amendment. The Town Planning Committee, Town Board and County Zoning Committee will base decisions on these amendments upon consistency with the adopted Town Plan.

Zoning in other areas can be altered as needed, provided the changes are consistent with the policies of those Plan Districts.

The 100-year floodplain is currently an overlay district in the Dane County Zoning Ordinance. Filling and development are allowed only under certain conditions. The Town's policy is opposed to such filling and development.

2. Subdivision Regulations: Provisions of the County Subdivision Ordinance are in effect in the Town of Blue Mounds and are consistent with the Land Use Plan.

---

Town of Blue Mounds Land Use Amendment

DRAFT

Staff Report to RPC

TLS:lel 8/5/98

---

## A. INTRODUCTION

The Town of Blue Mounds has adopted a text amendment to the Town Land Use Plan. The plan was originally adopted by the town on August 5, 1980. It was subsequently adopted by the Regional Planning Commission and adopted by the County Board on October 2, 1980.

The text amendment being considered in this staff report was adopted by the Blue Mounds Town Board on April 14, 1998. The text amendment is:

*"I. Amend the third paragraph under the heading "Agricultural Preservation District" on Page Eight of the Town of Blue Mounds Land Use Plan to read:*

*"Lands in the Agricultural Preservation District shall not be rezoned for non-farm residential development, except as indicated below:*

- 1. The owner of a parcel or contiguous parcels totaling more than 35 acres may create one lot for each 35 acres owned on June 30, 1980. The total number of lots allowed is determined by dividing the total contiguous acreage on June 30, 1980 by 35, then subtracting the number of lots created since June 30, 1980.*
- 2. Where the calculation above results in a whole number plus a fraction equal to or greater than 18/35ths, the owner may create one additional lot.*
- 3. As allowed under Section 10.123(9)(b) of the Dane County Zoning Ordinance, the owner of a parcel or contiguous parcels totaling less than 35 acres on June 30, 1980 may create no more than one non-farm building site.*
- 4. The limitations described above run with the land and shall be cumulative. These limitations apply to those persons or entities owning land in the township of Blue Mounds on June 30, 1980 and their grantees, heirs, successors and assigns.*

*Any land considered for rezoning shall meet the following criteria:"*

*II. Remainder of plan to stay as written.*