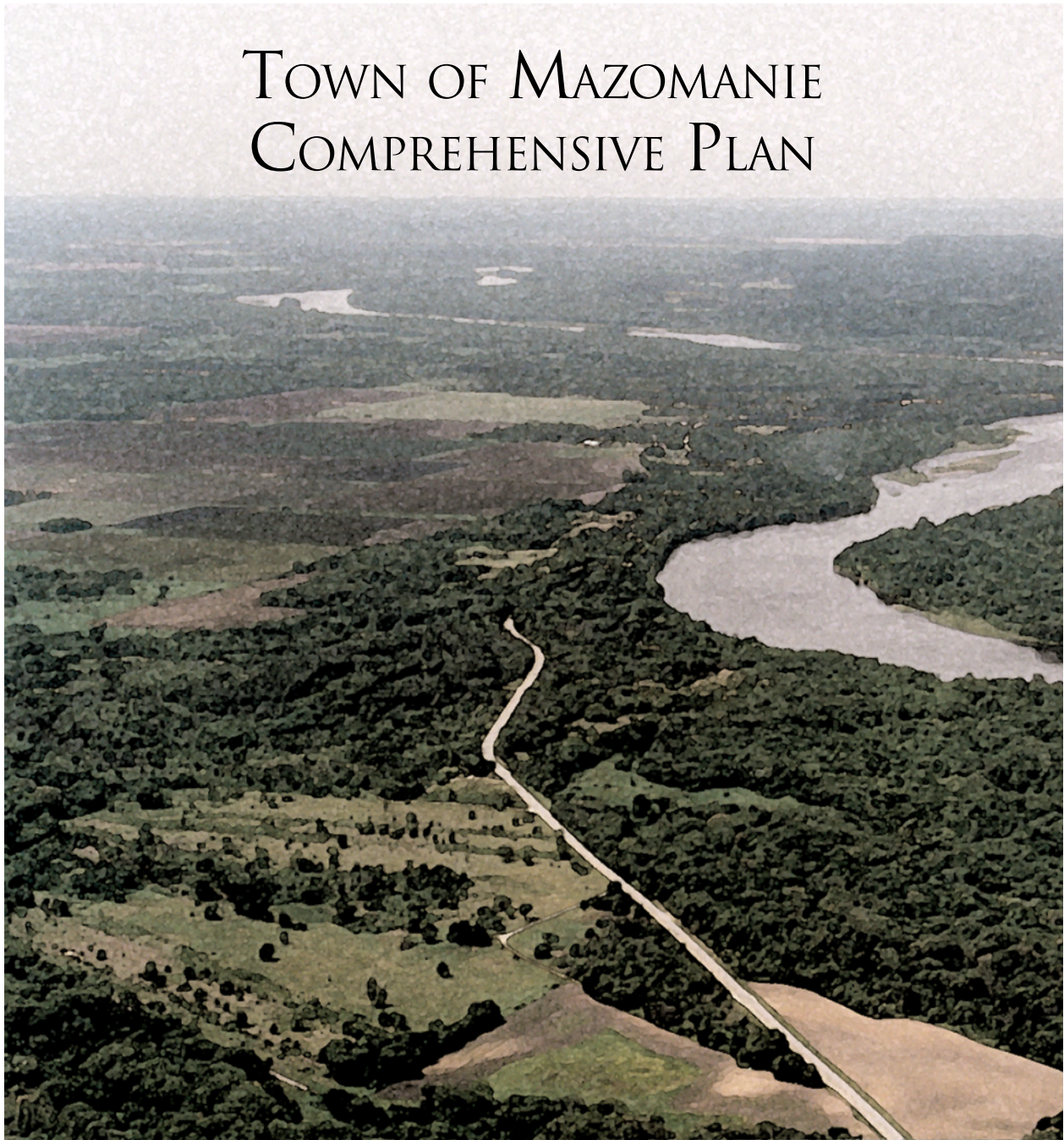


TOWN OF MAZOMANIE COMPREHENSIVE PLAN



Recommended by Town Plan Commission:
March 4, 2002

Adopted by Town Board:
April 23, 2002

Planning Assistance by:



Vandewalle & Associates
Madison & Milwaukee, Wisconsin

Growth Management Project
Dane County USH 12



TOWN ORDINANCE 2002- 01
AN ORDINANCE TO ADOPT
THE COMPREHENSIVE PLAN
OF THE
TOWN OF MAZOMANIE, WISCONSIN

The **Town Board** of the Town of Mazomanie, Wisconsin, do ordain as follows:

SECTION 1. Pursuant to section 62.23(2) and (3) of the Wisconsin Statutes, the town of Mazomanie is authorized to prepare and adopt a comprehensive plan as defined in section 66.1001(1)% and 66.1001(2) of the Wisconsin Statutes.

SECTION 2. The **Town Board** of the Town of Mazomanie, Wisconsin, has adopted written procedures designed to foster public participation in every stage of the preparation of a comprehensive plan as required by section 66.1001 (4)(a) of the Wisconsin Statutes.

SECTION 3. The **Plan Commission** of the Town of Mazomanie, by a majority vote of the entire commission recorded in its official minutes, has adopted a resolution recommending to **Town Board** the adoption of the document entitled *Town of Mazomanie Comprehensive Plan*, containing all of the elements specified in section 66.1001 (2) of the Wisconsin Statutes.

SECTION 4. The Town of Mazomanie, has held at least one public hearing on this ordinance, in compliance with the requirements of section 66.1001 (4)(d) of the Wisconsin Statutes.

SECTION 5: The **Town Board** of the Town of Mazomanie, Wisconsin, does, by enactment of this ordinance, formally adopt the document entitled, *Town of Mazomanie Comprehensive Plan*, pursuant to section 66.1001~4)(c) of the Wisconsin Statutes.

SECTION 6. This ordinance shall take effect upon passage by a majority vote of the members-elect of the **Town Board** and publication/posting as required by law.

Adopted this 23rd day of April 2002.




Ronald Adler, Town Chair

(Published/Posted): 5-9-02.

(Approved, Vetoed): 3-0.

Attest:



Roxanne Jordan, Town Clerk

PLAN COMMISSION RESOLUTION 2002-01

ADOPTING AND RECOMMENDING THE COMPREHENSIVE PLAN OF THE TOWN OF MAZOMANIE IN DANE COUNTY, WISCONSIN

WHEREAS, §66.1001(4), Wisconsin Statutes, establish the required procedure for a local government to adopt a comprehensive plan, and §66.1001(2) identifies the required elements of a comprehensive plan; and

WHEREAS, the **Town of Mazomanie Plan Commission** has the authority to recommend that the **Town Board** adopt a "comprehensive plan" under §66.1001(4)(b); and

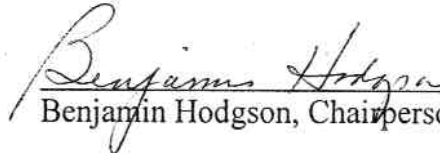
WHEREAS, the **Town** has prepared the attached document (named *Town of Mazomanie Comprehensive Plan*), containing all maps and other descriptive materials, to be the comprehensive plan for the **Town** under §66.1001, Wisconsin Statutes; and

NOW, THEREFORE, BE IT RESOLVED that the **Plan Commission of the Town of Mazomanie** hereby adopts the attached *Comprehensive Plan* as the **Town's** comprehensive plan under §66.1001(4); and

BE IT FURTHER RESOLVED that the **Secretary of the Plan Commission** certifies a copy of the attached *Comprehensive Plan* to the **Town Board**; and

BE IT FINALLY RESOLVED that the **Plan Commission** hereby recommends that the **Town Board** adopt **Ordinance 2002-01**, which will constitute its adoption of the *Comprehensive Plan* as the **Town's** comprehensive plan under §66.1001.

Resolution Adopted: March 4, 2002


Benjamin Hodgson, Chairperson

ATTEST:


Roxanne Jordan, Plan Commission Secretary

ACKNOWLEDGEMENTS

TOWN BOARD:

Ronald Adler, Chair
James Van Deurzen
Fred Wolf

TOWN PLAN COMMISSION:

Ben Hodgson, Chair
Stan Beuthin
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This Comprehensive Plan was prepared with funding and technical assistance from the Wisconsin Department of Transportation and Dane County through the Dane County USH 12 Growth Management Project.

TABLE OF CONTENTS

Acknowledgements	i
Table of Contents	ii
Table of Graphics.....	iv
PART ONE: ISSUES AND OPPORTUNITIES.....	1
I. Introduction.....	3
A. Purpose of This Plan	3
B. General Regional Context	4
C. Selection of the Planning Area	5
II. Background Information.....	9
A. Agricultural, Natural and Cultural Resources	9
B. Population Trends and Projections.....	19
C. Existing Land Use.....	20
D. Transportation Network.....	27
E. Utility and Community Facilities.....	29
F. Housing Framework	37
G. Economic Development Framework	39
H. Existing Regional Framework.....	41
PART TWO: GOALS, OBJECTIVES, AND POLICIES.....	45
III. Key planning issues and challengers	47
A. Key Planning Issues	47
B. Vision Setting Workshop	48
C. Community Survey Results.....	49
IV. Planning Goals, Objectives, and Policies.....	50
A. Agricultural, Natural, & Cultural Resources.....	50
B. Land Use.....	55
C. Transportation	56
D. Utilities and Community Facilities.....	57
E. Housing.....	58
F. Economic Development	59
G. Intergovernmental Cooperation.....	60
PART THREE: PLAN RECOMMENDATIONS.....	61
V. Plan Recommendations.....	63
A. Agricultural, Natural, & Cultural Resources.....	63
B. Land Use Plan.....	74
C. Transportation Plan	97
D. Utilities and Community Facilities Plan.....	98

E. Housing Plan.....	102
F. Economic Development Plan.....	103
G. Intergovernmental Cooperation Plan.....	104
PART FOUR: IMPLEMENTATION.....	107
VI. Plan Implementation.....	109
A. Plan Adoption.....	109
B. Implementation Recommendations.....	109
C. Plan Monitoring, Amendments, and Update	112
D. Consistency Among Plan Elements.....	115

TABLE OF GRAPHICS

Map 1: Jurisdictional Boundaries.....	7
Map 2: Soil Suitability for Agriculture.....	13
Map 3: Environmentally Sensitive Areas & Public Lands.....	17
Table 1: Population Trends.....	19
Table 2: Population Projections.....	19
Table 3: Demographic Characteristics, 1990 - 2000.....	20
Table 4: Household Characteristic Comparisons - 2000.....	20
Table 5: Town of Mazomanie Existing Land Use Totals	23
Map 4: Existing Land Use (2000).....	25
Map 5: Soil Suitability for On-Site Waste Disposal Systems	35
Table 6: Housing Types: 1990 - 1999.....	37
Table 7: Housing Stock Characteristics - 1990.....	38
Table 8: Age of Town of Mazomanie Housing as a Percent of the Total 1999 Housing Stock	38
Table 9: Planned Land Use Summary	77
Map 6: Planned Land Use.....	95
Table 10: Forecasted Needs for Utilities and Community Facilities	101
Table 11: Implementation Strategies Timetable	110

PART ONE: ISSUES AND OPPORTUNITIES

I. INTRODUCTION

The Town of Mazomanie lies in the northwest corner of Dane County, about 30 miles from Madison's west side. The Town has a population of 1,185 residents according to the 2000 U.S. Census, up from 982 persons reported in the 1990 census. Mazomanie is predominately a farming community, although there is a sizeable non-farm population that reside near the Village of Mazomanie, along the Wisconsin River, or in the township's wooded areas and hollows. Because Mazomanie has not yet experienced the type and pace of development found in other Towns closer to Madison, the community has been able to retain much of its rural character.

This planning effort seeks to address the potential impacts of U.S. Highway 12 expansion from two to four lanes through the northwest portion of Dane County. With easier access to the Madison urban area, more and more people may begin discovering the Town of Mazomanie as a desirable place to live. There is a concern among many town residents that unplanned and uncoordinated growth could gradually erode the community's rural character. In this context, planned development in a timely, orderly, and predictable manner is essential to preserve the Town's farmland, protect its wooded hills and ridgetops, avoid land use conflicts, and provide housing and employment opportunities.

A. PURPOSE OF THIS PLAN

The *Town of Mazomanie Comprehensive Plan* is intended to update and replace the Town's 1993 Land Use Plan. The Town has a long history of land use planning. The Town's first land use plan was adopted in the late 1970s. The primary issue then was preserving valuable agricultural land. In 1984, the plan underwent its first revision. In 1993, the plan was revised again to better address problems such as conflicting land uses, loss of valuable farmland, loss of natural character and green space, and mounting infrastructure costs associated with growth.

This new Comprehensive Plan will allow the Town to guide short-range and long-range growth, development and preservation. The purposes of the Comprehensive Plan are to:

- Identify areas appropriate for development and preservation over the next 20 years;
- Recommend types of land use for specific areas in the Town;
- Preserve prime agricultural lands and farming in the community;
- Identify needed transportation and community facilities to serve future land uses;
- Focus private housing and other investment in the Town; and
- Provide detailed strategies to implement plan recommendations.

This *Comprehensive Plan* is being prepared under the State of Wisconsin's new "Smart Growth" legislation, adopted in 1999 and contained in §66.1001, Wisconsin Statutes. This *Plan* meets all of the statutory elements and requirements of the "Smart Growth" law.

In addition to meeting the "Smart Growth" law, this *Comprehensive Plan* complies with the state's Farmland Preservation Program. The Plan specifically includes policies and maps related to:

- Preserving prime agricultural lands;
- Managing urban growth;
- Providing public facilities and managing demands on these facilities;

- Protecting significant natural resources, open space, scenic, historic and architectural areas; and
- Conserving soil and water resources.

The Farmland Preservation Program establishes specific guidelines for designating agricultural preservation areas, transition areas, and environmental areas. These guidelines, along with the data and analysis, plan implementation, and public participation processes required under the Farmland Preservation Program, were incorporated into this *Plan*.

This *Comprehensive Plan* is organized in four sections. *Part One: Issues and Opportunities*, gives an overview of important natural, social, economic, and existing development data in the community. *Part Two: Goals, Objectives, and Policies*, outlines the policy desires of the community and provides the basis for *Part Three: Comprehensive Plan Recommendations*, which describes detailed recommendations for rural character, land use, transportation, community facilities and utilities, housing, and economic development. *Part Four: Implementation* provides recommendations, strategies, and timelines to ensure the implementation of this *Plan*.

B. GENERAL REGIONAL CONTEXT

Map 1 shows the relationship of the Town of Mazomanie to neighboring communities in the region. Located in the far northwestern corner of Dane County, the Town is located about 30 miles from Madison and 8 miles from Sauk City. The Wisconsin River forms the Town's northern boundary. The Town of Mazomanie abuts the Towns of Roxbury and Berry to the east and the Town of Black Earth to the south. The Town abuts Iowa County to the west and Sauk County to the north.

Each of the five Dane County towns highlighted in Map 1 is in the process of updating its existing Town Land Use Plan to meet "Smart Growth" comprehensive planning requirements. These town plan updates are one result of an intergovernmental agreement that allowed the expansion of Highway 12 to proceed. These comprehensive planning efforts are an attempt to anticipate and manage the growth-related impacts of the highway expansion. As part of these efforts, representatives from each town, the City of Middleton, and County staff have met monthly to address areas of mutual concern and address area-wide challenges and opportunities.



The Wisconsin River forms the Town's northern boundary, and is a defining element of the community's rural character.

C. SELECTION OF THE PLANNING AREA

The Planning Area covers all land within the Town's jurisdictional boundary, which encompasses approximately 33 square miles. The Village of Mazomanie is located near the Town's southern edge. The Village has planning authority within its boundaries and the ability to plan for and extend municipal utilities into its Urban Service Area (USA). USA's are those areas in and around communities that are most suitable for development and capable of accommodating a full range of urban services. Local communities in Dane County cooperate with the Dane County Regional Planning Commission (DCRPC) in delineating and revising USA boundaries. The USA boundary for the Village of Mazomanie is shown on Map 1.

Map 1: Jurisdictional Boundaries

II. BACKGROUND INFORMATION

This section of the *Town of Mazomanie Comprehensive Plan* contains background information on the Town and provides the basis for the overall objectives, policies, goals and programs to guide the future development of Mazomanie over the next 20 years, as required by §66.1001, Wisconsin Statutes. This section also contains more detailed agricultural-related trends and analyses as required under the Farmland Preservation Program.

A. AGRICULTURAL, NATURAL AND CULTURAL RESOURCES

1. Agricultural Resources

Agriculture is the most prominent land use in the Town of Mazomanie. According to a Wisconsin Department of Natural Resources land cover inventory (WISCLAND) conducted from 1991 to 1993 and an updated land use inventory in 2000, farmland covers between 54 and 56 percent of the Town's land area. This Plan seeks to ensure that agriculture remains a significant land use activity in the community. The character, location, and viability of farming in the Town are described in more detail below.

Character of Farming

Farmers in the Town of Mazomanie primarily produce cash crops. There are very few dairy farms in the Town. Like many rural communities in Wisconsin, the total number of active farms in Mazomanie decreased during the 1990s. According to the Wisconsin Agricultural Statistics Service (WASS), the estimated number of full-time farm operators in the Town decreased from 54 in 1990 to 50 in 1997. (WASS defines an active farm as a place that sells at least \$1,000 worth of agricultural products in a

given year. Dane County allows a farm residence in the Exclusive Agriculture Zoning District if the owner profits at least \$6,000 from farming.) The total number of dairy farms also decreased over this time period, from 12 farms in 1989 to 10 farms in 1997. While the total number of farms dropped during the 1990s, the average farm size increased slightly, from 182 acres in 1990 to 188 acres in 1997. This larger average farm size is likely attributed to the consolidation of some farm operations in the township.

The State Farmland Preservation Program provides income tax credits to property owners who agree to keep their land in agricultural use. As of the mid 1990s, approximately 66 percent of the Town's farmland was under this program.



Farms like this one along County Highway F in the Town's southwest corner remain a significant land use activity in Mazomanie.

Location of Farmland

As shown in Map 4, agricultural land covers much of the central portion of the Town. Most of this land is shown within the “Agricultural Preservation Area” in the Town’s 1993 Land Use Plan and zoned A-1 Exclusive Agriculture. The density of residential development in the Town is limited to one lot or residence or non-farm residence per 40 acres owned in designated “Agricultural Preservation Areas.”

Assessment of Farmland Viability

The Dane County Land Conservation Department’s Land Evaluation System groups soil suitability for agriculture based on three factors: prime farmland, soil productivity for corn, and land capability class. Soils best suited for agricultural use are called Group I and II soils. Group I soils have the highest crop yields and fewest limitations that restrict their use for agriculture. Group II soils have moderate limitations that may reduce the choice of crops, require special conservation practices, or both. As shown in Map 2, there are only a few small areas in the Town that contain Group I or II soils—mostly within valleys in the eastern part of the Town.

2. Natural Resources

Understanding the relationship between the Town of Mazomanie and its natural features suggests possible locational advantages for particular land uses. It is also essential to understand the location of environmentally sensitive areas where development is not appropriate. This will prevent severe developmental or environmental problems that may be difficult or costly to correct in the future. Maintaining natural features also enhances the Town’s visual attractiveness. Map 3 depicts the Town’s environmentally sensitive areas, some of which are described in more detail below:

Landforms/Topography

Situated within southwestern Wisconsin’s driftless zone—an area that was bypassed by glaciers during the Ice Age—the Town of Mazomanie has a diverse landscape. Steeply eroded ridgetops or “bluffs” with exposed bedrock outcroppings occur in the Town’s eastern and southern portions, particularly south of the Village. In the eastern part of the Town, there are major valleys between ridge formations, most notably Dunlap Hollow. Elevations of some of these ridgetops are over 1,100 feet above sea level. The northern part of the Town lies in the lower terrace of the Wisconsin River and contains sand barrens, wetlands and scrub forest. The approximate elevation along the Wisconsin River is 730 feet above sea level.

General Soils Information

Soil suitability is a key factor in determining the best and most cost-effective locations for new development. Problems that limit development on certain soils include slumping, poor drainage, erosion, steep slopes and high water tables. As defined by the United States Department of Agriculture, the soils in the Town of Mazomanie are of two major types:

- The *Meridian-Granby-Dickinson* association is the predominate soil type in the northern and central portions of the Town. This association is characterized by well-drained and moderately well-drained soils with a silt loam subsoil, and is underlain by sandy loam glacial till. When cultivated, these soils are suited for row crops, small grain, and hay production.

- The *Elk mound-Stony* and *Rockyland-Dunbarton* association is found in the eastern portion of the Town. This association is characterized by excessively well-drained to well-drained soils that have shallow sandy loam and silt loam subsoil and are underlain at a depth of less than 40 inches by sandstone, dolomite or shale. The soils in this association are best suited for pasture, woodland, wildlife habitat, and meadow uses. When cultivated, these soils are suited for small grains and hay production.

The suitability of the various soils in the Town for on-site waste disposal systems is described later in this chapter.

Drainage Basins

The northern part of Mazomanie is drained by the Wisconsin River Watershed Area, which includes the Dunlap Creek and Marsh Creek that flow through the Town's central portion. The southern part is drained by the Black Earth Creek Watershed Area, which includes Halfway Prairie and Spring Creeks that flow through the southeastern portion of the Town. Watershed boundaries are shown on Map 3 as black dashed lines.

Groundwater

Groundwater is comprised of the portion of rainfall that does not run off to streams or rivers and that does not evaporate or transpire from plants. This water percolates down through the soil until it reaches the saturated zone of an aquifer. Groundwater supplies nearly all of the water for domestic, commercial and industrial uses in Dane County. In the County's rural areas, groundwater is primarily used for rural domestic, irrigation, and stock watering uses.

In northwestern Dane County, high-capacity wells draw water from the Mt. Simon aquifer. Low-capacity (rural domestic) wells draw water from the upper sandstone aquifers. Water table levels in the Town of Mazomanie range between 740 and 760 feet above sea level (average surface level elevations in the Town range from 780 to 820 feet above sea level). There are numerous springs in Dane County that serve as natural points of groundwater discharge. According to the DCRPC, there are four springs in the Town of Mazomanie—three are located along the Dunlap Creek corridor.

Dane County's groundwater is generally of good quality. However, there are known water quality problems in some areas due to the impacts of certain land use activities. In the County's rural areas, nitrate-nitrogen is considered the most common and widespread groundwater contaminant. Nitrate-nitrogen is highly soluble in water and is not appreciably absorbed in the soil, thus it can seep readily through the soil and into the groundwater. Potential sources of nitrate pollution include on-site wastewater systems, animal feedlots, livestock waste facilities, sludge and septage application, lawn and agricultural fertilizers, silage juice and decaying plant debris.

Surface Waters

The Wisconsin River flows to the southwest along the Town's northern boundary. Black Earth Creek, a notable trout fishery, flows through the southern part of the Town. Other prominent waterways include Dunlap Creek, Marsh Creek, and Halfway Prairie Creek.

Floodplains

The Federal Emergency Management Agency (FEMA) designates floodplain areas. These are areas predicted to be inundated with floodwaters in the 100-year storm event (e.g., a storm that has a 1% chance of happening in any given year). The State requires local (County) regulation of development in floodplains. Development is strongly discouraged in flood plains to avoid both on-site and downstream property damage.

Floodplain areas in the Town are located along the Wisconsin River, Black Earth Creek, Halfway Prairie Creek, and Dunlap Creek. In 2001, FEMA and Dane County began digitizing the floodplain maps for the entire county. The local floodplain ordinance and maps are available at the County Planning and Development Department. The National Flood Insurance Program maps produced by the FEMA should be referenced for official delineation and elevation of floodplain boundaries.

Wetlands

The most prominent wetlands in the Town are located along the Wisconsin River in the Fishers Lake and Grape Island areas. Map 3 also shows wetland areas along Dunlap Creek. Wetland areas are important for aquifer recharge, groundwater and surface water quality improvement, and wildlife habitat. These have been identified and mapped by WisDNR through its Wisconsin Wetlands Inventory. These maps are available at the County Planning and Development Department. Generally, County zoning does not permit development in these areas.

Woodlands

There are large pockets of wooded areas in the Town, especially along the Wisconsin River and in the eastern part of Mazomanie. Many of these woodlands are used for hunting purposes. Woodland areas cover about 24 to 28 percent of the Town's total land area according to the WISCLAND land cover inventory and the 2000 land use inventory. The most common species of trees in these wooded areas are oak, elm, and maple. The woodlands in and around the Town are valuable contributors to the area's character and beauty.

As of April 2000, there were 120 acres of privately owned woodland in the Town of Mazomanie enrolled in the Forest Crop Law (FCL) program. New enrollment in the program closed in 1986. The FCL program was designed to encourage long-term investment in private forestland and promote sound forest management practices. Parcels enrolled in the FCL program contain at least 40 acres of continuous forestland and are open to the public for hunting and fishing. Year-round homes are not allowed on these parcels.

The Managed Forest Land (MFL) program, enacted in 1985 and designed to supercede the FCL program, is available to landowners with 10 or more contiguous acres of forestland. Participating landowners must agree to a forest management plan that includes harvesting at least 80 percent of their forest area. In exchange, their land is taxed at a rate below the state average. As of April 2000, there were 355 acres of privately owned land in the Town of Mazomanie enrolled in the MFL program. About 26 percent of this acreage is open to the public for hunting, fishing, hiking, sightseeing, and cross-country skiing.

Map 2: Soil Suitability for Agriculture

Steep Slopes

As shown on Map 3, steep slopes exceeding a 12% grade occur frequently in the eastern part of the Town. These areas are generally associated with either directly adjacent waterways or drumlin systems. Slopes between 12% and 20% grade generally present challenges for building site development. Slopes that exceed a 20% grade are not recommended as development sites.

Hilltops and Ridgetops

Hilltop and ridgetop areas are important natural features that are often overlooked in comprehensive planning efforts. Within the Town, these features are particularly noticeable on the eastern edge of the community. Hilltops and ridgetops serve to define the horizon. Large structures constructed on top of them tend to be visually prominent—especially if not blending with the area’s rural character in terms of color, material, or style. Mitigating the visual impacts of ridgetop development in Mazomanie is a key component of this Plan.

Rare Species Occurrences/Natural Areas

WisDNR’s Natural Heritage Inventory program maintains data on the general location and status of rare, threatened, or endangered plant and animal species. This data is obtained through field inventory. Map 3 shows general areas in the Town of Mazomanie, by section, that were identified in the Natural Heritage Inventory in 1999 as places containing rare plants and animals or animal species. More specific information on location and types of specie is available from the Bureau of Endangered Resources office of WisDNR.

Prairie Remnants/Oak Savannas

The *Parks and Open Space Plan for Dane County, 1990 – 1995*, includes an inventory of native prairie remnants and oak savannas sites. These prairie and savanna remnant sites are representative examples of the region’s early landscape. As shown on Map 3, there are three sites located in the Town of Mazomanie. WisDNR manages an oak barren site south of CTH Y.

Open Space/Environmental Corridors

Open Space/Environmental Corridors are shown on Map 3. Environmental corridors are continuous systems of open space that include environmentally sensitive lands and natural resources requiring protection from disturbance and development, and lands needed for open space and recreational use. Within the Town, the dominant environmental corridor follows the Wisconsin River, Black Earth Creek, Halfway Prairie Creek and Dunlap Creek. Environmental corridors are used in this Plan to address the multiple concerns of drainage, water quality, recreation, and open space.

3. Cultural Resources

The Town of Mazomanie’s early settlement in the 1840s and 1850s was influenced by the arrival of the Milwaukee and Mississippi Railroad and access to waterpower from Black Earth Creek. By the 1880s the Village of Mazomanie numbered over a thousand residents and was Dane County’s second largest community. Surrounding farmland in the township served this growing population.

Preservation of the Town of Mazomanie's historic and cultural resources fosters a sense of pride, improves quality of life, and provides an important feeling of social and cultural continuity between the past, present and future. The following sections describe the significant historic and archeological resources in the Town.

Historic Resources

In November 2001, the Adam Dunlap Farmstead was entered in the State and National Register of Historic Places. This historic site, located along Dunlap Hollow Road, is the only property in the Town listed on state and national register. There are two sites in the Village of Mazomanie listed on the national register. The Town has a fine collection of historic or architecturally significant buildings. The County's oldest rural one-room schoolhouse is located in the southeastern part of the Town at the junction of CTH F and Highway 19. Halfway Prairie School was in operation from 1844 to 1961.

The State Historical Society's Architecture and History Inventory (AHI) contains data on a wide range of historic properties throughout the state—such as round barns, cast iron bridges, commercial buildings, schoolhouses, and turn-of-the-century homes—that create Wisconsin's distinct cultural landscape. The AHI includes 20 documented properties in the Town of Mazomanie (these historical sites are not shown on Map 3). These properties included older homes and outbuildings, farmsteads, barns, the truss bridge on Hudson Road, and the Old Halfway Prairie School building.

Archeological Resources

According to the State Historical Society, there were nine known archaeological sites and cemeteries identified in the Town of Mazomanie as of January 2001. This includes only those sites that have been reported to the Society, and does not include all the sites that might be present in the Town. Map 3 shows the general location of these sites. Few of the sites reported to the Society have been evaluated for their importance, or their eligibility for listing on the State or National Register of Historic Places. Under Wisconsin law, Native American burial mounds, unmarked burials, and all marked and unmarked cemeteries are protected from encroachment by any type of development. Dane County ordinances require a 25-foot building setback from Native American burial mounds.

Map 3: Environmentally Sensitive Areas & Public Lands

B. POPULATION TRENDS AND PROJECTIONS

According to U.S. Census data, the Town of Mazomanie grew from 982 residents in 1990 to 1,185 residents in 2000, which represents a 20.7 percent increase (see Table 1). This growth increase outpaced the Towns of Roxbury (11 percent) and Berry (1 percent). The Village of Mazomanie grew by about 8 percent during the 1990s. Dane County as a whole grew by about 16 percent during the past decade.

Table 1: Population Trends

	1970	1980	1990	2000	Population Change*	Percent Change*
Town of Mazomanie	789	1,007	982	1,185	+203	20.7%
Town of Roxbury	1,427	1,491	1,536	1,700	+164	10.7%
Town of Berry	896	1,116	1,098	1,084	-14	1.3%
Village of Mazomanie	1,217	1,248	1,377	1,485	+108	7.8%
Village of Sauk City	2,385	2,730	3,019	3,109	+90	3.0%
Dane County	290,272	323,545	367,085	426,526	+59,441	16.2%
Wisconsin	4,417,821	4,705,767	4,891,769	5,363,675	+471,906	9.6%

Sources: US Census of Pop. and Housing, 1970 - 2000

* 1990 to 2000 population change

Table 2 shows the Town's projected population in five-year increments over the next 20 years based on historic growth trends. On average, the Town of Mazomanie has added about 45 residents to its population every five years since 1980. If this trend continues, the Town's population would grow to 1,410 residents by 2025. Also shown on Table 2 are projected populations in adjoining Towns based on each community's growth trend since 1980. The population projection for the Village of Mazomanie USA is based on data from the DCRPC. Actual future populations will depend on market conditions, attitudes toward growth, and development regulations.

Table 2: Population Projections

	2005	2010	2015	2020	2025
Town of Mazomanie	1,230	1,275	1,320	1,365	1,410
Town of Roxbury	1,752	1,804	1,856	1,908	1,960
Town of Berry	1,098	1,112	1,126	1,140	1,154
Village of Mazomanie (USA)*	-	1,570	-	1,653	-

*Source: Dane County Regional Planning Commission

1. Demographic Trends

Table 3 shows trends in the Town of Mazomanie's age and sex distribution from 1990 to 2000, and compares these trends with the County and State. The Town's median age was

older than both the County and State in 1990 and 2000. Following nationwide trends, the average age of Dane's population has grown somewhat older in the past twenty years. In 1980, the Town had a median age of 27.2, in 1990 it was 34.5, and by 2000 it was 37.6. With prolonged life expectancy and a trend toward declining birth rates, the median age will likely continue to rise over the planning period.

Table 3: Demographic Characteristics, 1990 - 2000

	Town of Mazomanie		Dane County		Wisconsin	
	1990	2000	1990	2000	1990	2000
Median Age	34.5	37.6	30.7	33.2	32.9	36.0
% under 18	26.8	27.0	22.7	22.6	26.4	25.5
% over 65	9.3	8.1	9.3	9.3	13.3	13.1
% Female	50.2	50.5	50.0	50.5	51.1	50.6

Sources: US Census of Pop. and Housing, 1990 and 2000

2. Household Trends and Forecasts

Table 4 compares selected 2000 household characteristics in the Town of Mazomanie with the Village, Dane County, and the State. The Town's average household size in 2000 was 2.71, slightly higher than the other three jurisdictions. The Town's average household size has been in flux over the past 20 years, from 3.13 in 1980 to 2.63 in 1990 to 2.71 in 2000. Over the planning period, the Town's average household size is forecasted to be around 2.65 in 2005, 2.60 in 2010, 2.55 in 2015, and 2.50 in 2020. These projected household sizes will be used in projecting future housing unit development in the community over the next 20 years.

Table 4: Household Characteristic Comparisons - 2000

	Town of Mazomanie	Village of Mazomanie	Dane County	State of Wisconsin
Total Housing Units	466	618	180,398	2,321,144
Total Households	437	594	173,484	2,084,544
Average Household Size	2.71	2.50	2.37	2.50

Source: U.S. Census Bureau, Census 2000

C. EXISTING LAND USE

An accurate depiction of the Town's *existing* land use pattern is the first step in planning for a desired *future* land use pattern. The Town's consultant conducted an inventory of existing land uses in Winter 2001 using data from Dane County, aerial photography, and spot field checks. Town representatives had an opportunity to review and suggest corrections to existing land use maps before they were finalized.

1. Land Use Map Categories

Map 4 divides existing land uses in the Town of Mazomanie into several categories. This Plan is specifically designed to address issues of land use, development density and intensity,

and rural character on a comprehensive basis. As such, this Plan uses an extensive system of land use categories. These categories include:

- a. **Agriculture:** agricultural uses, farmsteads, open lands and limited single-family residential development, generally densities at or below 1 dwelling per 40 acres;
- b. **Woodlands:** privately-owned forest land providing open space, habitat, single family residential, seasonal residential, private woodlot, or private recreational uses;
- c. **Rural Lands/Vacant:** privately-owned vacant lands, undeveloped lands, or open lands not in agricultural or woodland use;
- d. **Public Recreation:** publicly- or privately-owned lands designated as county parks and recreation areas, town parks, or other recreational facilities;
- e. **Surface Water:** lakes, rivers and perennial streams;
- f. **Rural Single Family Residential:** single family residential development, generally at densities between 1 dwelling unit per 2 acres and 1 dwelling unit per 40 acres and served by on-site waste disposal systems;
- g. **Urban Single Family Residential:** single-family residential development, generally at densities up to 4 dwelling units per acre and served by public sanitary sewer systems;
- h. **Two Family Residential:** two-family and attached single-family residential development, generally at densities up to 8 dwelling units per acre;
- i. **Mixed Residential:** a variety of residential units at densities generally above 8 dwelling units per acre, including mobile homes and multiple family residences;
- j. **General Business:** indoor commercial, office, institutional, and controlled outdoor display land uses, with moderate landscaping and signage;
- k. **General Industrial:** indoor industrial land uses and controlled outdoor storage areas, with moderate landscaping and signage;
- l. **Landfill/Extraction:** sites in current use as a landfill, along with quarries, gravel pits, clay extraction, peat extraction and related land uses;
- m. **Institutional:** large-scale public buildings, hospitals, and special-care facilities. Small institutional uses may be permitted in other land use categories.

2. Existing Land Use Pattern

A vast majority of the Town of Mazomanie remains in open space uses. As shown on Map 4, most of the lands are in *Agriculture* use, with large areas of *Woodlands* and *Rural Lands/Vacant* uses.

In general, *Rural Single Family Residential* uses are located along the Wisconsin River and in clusters around the Village of Mazomanie. The Town's farm and nonfarm residences, identified by black squares on Map 4, are dispersed throughout the community—generally along town and county roads. Clusters of residential development are located at the intersection of Beckman and Amenda Roads; along Dunlap Hollow Road; in the “Evergreen Acres” and “Prairie Addition” near the east side of the Village, and in the “Iron Horse Estates” subdivision near the south side of the Village. There is some *Mixed Residential* development located along CTH Y on the north side of the Town.

Floodplain areas in the Town are located along the Wisconsin River, Black Earth Creek, Halfway Prairie Creek, and Dunlap Creek. In 2001, FEMA and Dane County began digitizing the floodplain maps for the entire county. The local floodplain ordinance and maps are available at the County Planning and Development Department. The National

Flood Insurance Program maps produced by the FEMA should be referenced for official delineation and elevation of floodplain boundaries.



A mixture of agricultural land, woodland, and open space make up much of the Town's existing land use pattern.

There are a few *General Business* uses located in the Town, particularly along CTH Y in the north and at the intersection of USH 14 and STH 78 in the south. The Town's recycling collection area located along USH 14 just east of the Village is shown as *Institutional*. Other *Institutional* uses scattered throughout the Town represent known cemeteries, church sites and landfills. A large *Extraction* site is located near the intersection of STHs 78 and

Table 5 shows the acreage within each existing land use category in the Town of Mazomanie in the year 2000. These acreage totals do not include land uses within the Village of Mazomanie's Urban Service Area.

3. Land Development Supply and Demand

From 1992 to 1999, there were a total of 93 new parcels created in the Town of Mazomanie; all created by certified survey maps. There were no subdivisions platted in the Town during this time period.

Trends in the Town's agricultural land market are available from the Wisconsin Department of Revenue's Fielded Sales System, which tracks sales of agricultural, forest and swamp and waste parcels for all towns in the state. For agricultural parcels, data is collected at the time of sale and includes those parcels that will remain in agricultural uses and those parcels that are converted out of agricultural use. The system only tracks the sale of parcels larger 35 acres. However, this data is still useful in analyzing general trends in the Town's land market.

According to data from the Fielded Sales System, there were 1,217 acres of agricultural land sold in the Town of Mazomanie from 1990 to 1997. On average, an acre of agricultural land in the Town sold for \$799 during this time frame. Of the 1,217 acres of agricultural land that were sold, 815 acres (70%) continued in agricultural use. The remaining 402 acres were converted out of agricultural use. The average price of land that remained in agricultural use was \$796 per acre. The average price of land that was converted to a different use was \$806 per acre.

To preserve farmland, the Town of Mazomanie adopted an A-1 Exclusive Agriculture zoning district in 1979 and established residential density policies for this district. The Town's density policy is limited to one lot (commonly called a "split") per 40 acres owned. The A-1 district covers much of the central portion of the Town. Based on a review of

development activity (e.g., certified survey maps, residential building permits) and a comparison of 1979 and 2001 plat maps, it is estimated that between 62% and 77% of the original allocation of “splits” within the A-1 zoning district remain available as of 2001.

Table 5: Town of Mazomanie Existing Land Use Totals

Land Use	Acres	Percent
Agriculture	11,559	54%
Woodlands	5,183	24%
Rural Lands/Vacant	2,407	11%
Public Recreation	398	2%
Surface Water	1,396	7%
Rural Single Family	245	1%
Urban Single Family	0	-
Two Family	4	<1%
Mixed Residential	29	<1%
General Business	9	<1%
General Industrial	15	<1%
Landfill/Extraction	67	<1%
Institutional	31	<1%
TOTAL	21,339	100%

Source: GIS Inventory, VANDEWALLE & ASSOCIATES, 2001

4. Existing Land Use Conflicts

Residential development in the Town has created some conflicts between newer residents and surrounding farming operations. These conflicts typically result from slow farm machinery on roads, farm odors associated with the stockpiling and spreading of manure, and other farm-related noise and visual impacts. This Plan seeks to minimize these types of conflicts by discouraging residential development in agricultural areas and thoughtful comprehensive land use planning.

Map 4: Existing Land Use (2000)

D. TRANSPORTATION NETWORK

Access is a key determinant of growth because it facilitates the flow of goods and people. The Town of Mazomanie is well connected to the region through the existing roadway network. Other transportation facilities, such as freight rail, airport service, and bike and recreational trails are also located in Mazomanie. This section describes the existing conditions of the Town's transportation facilities.

1. Roadways

Two U.S. Highways (USH) serve the Town of Mazomanie. Both serve as principal arterial roads and are designed to keep traffic flowing smoothly through the region. USH 12 does not pass through the Town, but it does run near its extreme northeast corner (see Map 1). In Dane County, USH 12 is scheduled to expand from two lanes to four lanes from Middleton to Sauk County. Construction on the segment of road near the Town of Mazomanie is scheduled for 2003-2004. USH 14 is a two-lane highway running through the Town's southern portion, and serves as the main route between the Village of Mazomanie and Madison. Traffic volumes along USH 14 have increased during the 1990s. According to the Wisconsin Department of Transportation (WisDOT), average daily traffic volumes on USH 14 increased 9 percent from 1990 to 1996 at both the Iowa County line and near its intersection with Highway 78.



The Hudson Road bridge (left) is one of several bridges in the Town of Mazomanie. The Town's network of local roads connect the region's major highways to individual farms, homes and businesses.

The Town is also served by two state trunk highways (STH). These highways serve as minor arterial roads, which serve the same function as that of principal arterial roads but typically have less traffic, slower speeds and more frequent stops. STH 78 runs north south through the eastern part of the Town, connecting residents to USH 12 and Sauk City to the north. STH 19 runs parallel along the Halfway Prairie Creek in the eastern part of the Town, and connects residents to USH 12 and Springfield Corners to the east.

County Trunk Highways (CTH) Y and KP serve as major traffic collectors from rural land uses and distribute the traffic to the arterial system. CTH Y runs north south through the

middle of the Town and CTH KP runs along Black Earth Creek in the southern part of the Town.

Town roads—often narrow and winding—complement this major roadway network and provide access to many of the Town’s farms and residences. Prominent roads include Hudson, Racek, Beckman, Amenda, Mathewson, Carter, Wilkinson and Dunlap Hollow.

The Dane County Transportation Improvement Program 2000 – 2004 provides an updated project listing of short-range transportation improvement projects undertaken in Dane County. There are no planned improvements to USH 14 or CTHs Y and KP. The Town has an informal road improvement program with a \$50,000 annual budget.

2. Airports

There are no airports located in the Town of Mazomanie. The nearest regional airport offering daily passenger facilities and freight service is at the Dane County Regional Airport, located on Madison’s northeast side. Morey Airport is located in Middleton. There are two private landing strips in the Town, one at the corner of Highway 78 and Mathewson Road, and one along Hodgson Road (see Map 4).

3. Rail

There are two rail lines that pass through the Town, both operated by the Wisconsin and Southern Railroad. One line runs east west through the Town and provides a connection between the Village of Mazomanie and Madison. The other line runs north from the Village and provides a connection to Sauk City and the Badger Army Ammunition Plant to the north. At the present time, this rail line is not in operation and the bridge over the Wisconsin River is in need of repair.

4. Bicycle Routes

The Town does not have a locally designated bicycle route system. However, several bicyclists use Town roadways for recreational purposes. Highway 78 is the only road in the Town with paved shoulders (4 or more feet wide) to accommodate bicyclists.

The 2000 *Bicycle Transportation Plan for the City of Madison and Dane County* recommends bicycle facility improvements for the Madison urban area and rural Dane County. In the Town of Mazomanie, this *Bicycle Transportation Plan* recommends adding or widening paved shoulders along USH 14, STH 19 and CTH Y to accommodate bicycle traffic.

5. Review of State and Regional Transportation Plans

The following is a review of state and regional transportation plans and studies relevant to the Town:

Dane County Land Use and Transportation Plan

The Dane County Land Use and Transportation Plan (1997) includes recommendations for a number of different components of the countywide transportation system designed to serve County development through 2020. These components include transit, bicycle and pedestrian facilities, streets and roadways, vehicle occupancy, paratransit, rail and air transportation, parking and corridor preservation. The following are Plan recommendations relevant to the Town of Mazomanie:

- The Plan identifies the Wisconsin and Southern rail line between Madison and the Village of Mazomanie as a potential primary corridor for commuter rail service.
- The Plan encourages towns to develop bikeway system, route and facility plans as part of any transportation planning efforts.

Wisconsin State Highway Plan

The *Wisconsin State Highway Plan* focuses on the 11,800 miles of State Trunk Highway routes in Wisconsin. The plan does not identify specific projects, but broad strategies and policies to improve the state highway system over the next 20 years. Given its focus, the plan does not identify improvement needs on roads under local jurisdiction. The plan includes three main areas of emphasis: pavement and bridge preservation, traffic movement, and safety. The plan identifies USH 12 as a major “Corridors 2020 Backbone” to the state highway network.

Translinks 21: A Multimodal Transportation Plan for Wisconsin’s 21st Century

Translinks 21: A Multimodal Transportation Plan for Wisconsin’s 21st Century provides a broad planning “umbrella” including an overall vision and goals for transportation systems in the state for the next 25 years. This 1995 Plan recommends complete construction of the Corridors 2020 “backbone” network by 2005, the creation of a new state grant program to help local governments prepare transportation corridor management plans to deal effectively with growth, the provision of state funding to assist small communities in providing transportation services to elderly and disabled persons, and the development of a detailed assessment of local road investment needs.

Wisconsin Bicycle Transportation Plan 2020

Wisconsin Bicycle Transportation Plan 2020 (1998) presents a blueprint for improving conditions for bicycling, clarifies the Wisconsin Department of Transportation’s role in bicycle transportation, and establishes policies for further integrating bicycling into the current transportation system. The *Plan* reports that, according to a University of Wisconsin survey conducted in August of 1998, more than one-third of all Wisconsin households included someone who took at least one bike trip in the previous week. The *Plan* map shows existing state trails and future “priority corridors and key linkages” for bicycling along the State Trunk Highway system in Wisconsin.

E. UTILITY AND COMMUNITY FACILITIES

This section describes utility and community facilities available to the Town of Mazomanie. The Town’s goals, objectives and policies to guide future development of these facilities are presented in Part Two of this Plan.

1. Water Supply

The Town of Mazomanie does not provide municipal water sewer service to its residents. According to the 1990 census, 94 percent of town residents obtained their water supply from individual wells. The remaining households obtained water from either a public system or a private company.

Public water service is available to all households within the Village of Mazomanie's current municipal limits. The Village has the authority to extend its water service to all properties within its Urban Service Area (USA). The Village's USA boundary is shown on Map 5.

2. On-Site Wastewater Disposal Facilities

The disposal of domestic and commercial wastewater in the Town of Mazomanie is handled through the use of individual on-site wastewater disposal systems, often referred to as septic systems, which generally discharge the wastewater to underground drainage fields. According to the 1990 census, 392 of the Town's 407 housing units (96.3%) were served by on-site waste disposal systems. Many of the Town's existing systems were installed prior to 1970, when standards for on-site systems began to be strengthened and upgraded. There are now six types of on-site disposal system designs authorized for use today: conventional (underground), mound, pressure distribution, at-grade, holding tank, and sand filter systems.

Public sanitary sewer service is available to all households within the Village of Mazomanie's current municipal limits. The Village has the authority to extend its sanitary sewer service to all properties within its Urban Service Area (USA). The Village's USA boundary is shown on Map 5.

The Wisconsin Department of Commerce (COMM) regulates the siting, design, installation, and inspection of most private on-site sewage systems in the state. In 2000, the state adopted a revised private sewage system code called COMM 83. This revised code allows conventional on-site systems and alternative systems, such as those that employ biological or chemical treatment. In some cases, alternative waste disposal systems can be used in areas where conventional systems are not feasible due to unsuitable soil conditions. In Dane County, the Department of Human Services (County Sanitarian) administers the county's private sewage system ordinance. The ordinance requires owners of all septic systems to have the systems inspected and, if necessary, pumped every three years. In 2001, Dane County amended its ordinance to respond to COMM 83.

Map 5 shows soil suitability for on-site wastewater disposal systems in the Town of Mazomanie. The suitability classifications (from least to most suitable) are derived from the Dane County Land Conservation Department's Land Evaluation System. In general, there is a high probability that a conventional system could be used in areas identified on Map 5 as "most suitable". As areas move toward the "least suitable" end of the spectrum, the probability increases that mound or alternative treatment technologies would have to be used. As areas approach the "least suitable" classification, it becomes unlikely that any type of system would be considered acceptable. In the Town of Mazomanie, most of the "least" suitable soils are located in the northern half of the town. Classifications are based on average slope, depth to soil saturation, average depth to bedrock, and flooding potential. Soils categorized as marsh, alluvial, water, gravel, or stony are classified as "least suitable" for any type of on-site disposal system development.

According to Dane County's 1999 *Groundwater Protection Plan*, research and information from Wisconsin and neighboring states suggests that there is a low probability of significant groundwater pollution associated with on-site sewage disposal systems where housing densities are less than one house per two acres. There is a high probability of groundwater pollution where rural homes are located at densities greater than one house per one acre.

As of 1997, there were approximately 450 acres of land in the Town of Mazomanie approved for septage application by WisDNR. Prior to 1984, there were no site registration requirements for the land application of septage. The passage of the Wisconsin Groundwater Law established provisions for DNR review, approval and permitting of land application sites. Three sites are located in the southern part of the Town, in Sections 10, 11, 15, and 18. Another site is located in Section 35. The *Groundwater Protection Plan* identified two manure storage facilities in the Town of Mazomanie. These sites were located in Sections 12 and 15.

3. Solid Waste Disposal Sites

Solid waste disposal sites, or landfills, are important potential sources of groundwater pollution in Dane County. In 1985, the County had 38 operational landfill sites. With the passage of stringent federal regulations in the late 1980s, many town landfills closed. Many of these older landfills were located in worked-out sand and gravel pits, or in low-lying wetland areas. These landfills sites pose a much greater risk to local groundwater quality than modern landfills because of poor location and absence of liners or advanced leachate collections systems.

Map 4 shows the six closed landfill sites located in the Town of Mazomanie. The landfill located near the intersection of STH 78 and Mathewson Road has been classified as a federal Superfund site. To protect drinking water quality, WisDNR requires a separation of 1,200 feet (a little less than ¼ mile) between open or closed landfills and nearby private water supply wells.

4. Stormwater Management and Erosion Control

Dane County is currently considering the adoption of an update to their erosion control/stormwater management ordinance. Within Mazomanie, stormwater management is currently handled on a case-by-case basis at the town and county level. The proposed ordinance establishes countywide standards for the quantity and quality of the water that runs off of construction sites in urban, suburban and agricultural areas. It also provides flexibility for landowners in how they meet those standards, in recognition of the unique characteristics of each project and every site. If adopted, these stormwater management practices would apply to all new development in the Town of Mazomanie.

The purpose of the ordinance is to set minimum requirements for construction site erosion control and stormwater management. The primary objectives of this ordinance are to:

- promote regional stormwater management by watershed,
- minimize sedimentation, pollutants, heavy metals, chemical and petroleum products, flooding and thermal impacts on water sources,
- promote infiltration and groundwater recharge,
- protect natural water courses and wetlands,
- provide a single, consistent set of performance standards that apply to all developments in Dane County,
- ensure no increase in the rate of surface water drainage from sites during or after construction, and

- protect public and private property from damage resulting from runoff or erosion.

The Wisconsin DNR requires an erosion control plan and permit for all projects that disturb five or more acres of land. The landowner is required to ensure that a site-specific erosion control plan and stormwater management plan are developed and implemented at the construction site.

5. Town Facilities and Services

Town Hall/Garage

The Town Hall and Town Garage are located within the Village limits on West Hudson Street. The town hall building and garage are currently meeting space needs.

Recycling Facilities

The Town's recycling collection area is located just east of the Village on USH 14.

Law Enforcement Protection

The Dane County Sheriff's Department serves as the primary law enforcement agency to Town residents. The patrol officer serving the Town of Mazomanie is stationed at a dispatch office in the Town of Middleton.

Fire Protection

The volunteer Black Earth Fire Department serves residents in the Towns of Mazomanie and Black Earth. The fire station is located in Black Earth. The Town contracts with Sauk City for fire protection service to residents in the northern part of the community. The Town also contracts for "first response" services with the Village of Mazomanie.

Library

Town residents are served by the Mazomanie Free Library located within the Village on Brodhead Street. This library is part of the South Central Library System serving Columbia, Dane, Green, and Sauk Counties.

6. Telecommunication Towers

There is one telecommunication tower located in the Town of Mazomanie. In recent years, the northwestern part of Dane County has experienced an increase in demand for tower siting—especially along the USH12 corridor—as more and more companies seek to provide cellular phone and data service.

7. Schools

Most Town residents are served by the Wisconsin Heights School District. One of the District's elementary schools is located in the Village of Mazomanie. The District's high school and new middle school is located along Highway 14 in the Town of Black Earth. The District's total enrollment increased from 965 students in 1990-91 to 1,194 students in 1999-00, which represents a 2.4 percent average annual increase. Residents in the northern portion of the Town are served by the Sauk Prairie School District. No schools in this District are located in the Town of Mazomanie. Total enrollment in the Sauk Prairie School District increased from 2,111 students in 1990-91 to 2,560 students in 1999-00. These school district boundaries are shown on Map 1.

8. Parks and Recreation Facilities

There are two County park facilities located in the Town of Mazomanie. The 312-acre Walking Iron County Park is located just west of the Village of Mazomanie and provides hiking, horseback riding, and winter snowmobile trails. The park also has a picnic area. Halfway Prairie County Park is located in the southeastern portion of the Town. The park contains an historic schoolhouse, play area and picnic grounds.

State-owned recreation facilities in the Town include the Mazomanie Unit and Blackhawk Unit of the Lower Wisconsin State Riverway. The 4,261-acre Mazomanie Unit is located in the northwestern portion of the Town. The Unit is open to the public for dog training, fishing, hunting, canoeing, bird watching, berry picking, and hiking. The marsh, grasslands and wooded areas provide habitat for pheasant, ducks, bald eagles, woodcock, deer, turkeys and fur bearing animals. The 800-acre Blackhawk Unit, located in the northeastern portion of the Town, is open for hiking, cross country skiing, bird watching, and horseback riding.

Map 5: Soil Suitability for On-Site Waste Disposal Systems

F. HOUSING FRAMEWORK

This section describes the Town's predominate housing stock characteristics such as type, value, occupancy status, age and structural condition. This section also provides projected housing demand in the Town of Mazomanie and describes housing development and rehabilitation programs available to town residents. A compilation of goals, objectives and policies to provide an adequate housing supply is presented in Part Two of this Plan.

1. Housing Stock Characteristics

In 1990, there were 407 housing units in the Town. The housing stock was predominately single-family detached homes (78% in Town—see Table 6). Based on dwelling permit data, there were an estimated 481 housing units in 1999. Single-family dwelling units remain the predominate type of housing in the Town of Mazomanie. On average, the Town of Mazomanie added seven new housing units a year during the 1990s.

Table 6: Housing Types: 1990 - 1999

Units per Structure*	1990 Units	1990 Percent	1999 Units	1999 Percent
Single Family	320	78.6%	394*	81.9%
Two Family (Duplex)	4	1.0%	4	0.8%
Multi-Family	0	0%	0	0%
Mobile Home	81	19.9%	81	16.8%

Source: 1990 Census of Population & Housing; 1999 estimates based on issued dwelling permit data in the Town

* 1999 total for single-family units may include mobile homes.

Table 7 compares other housing stock characteristics for the Town of Mazomanie with the Village of Mazomanie and Dane County. In 1990, the Town had a fairly high vacancy rate of nearly 13 percent, which might be attributed to seasonal home development along the Wisconsin River. The percent of owner-occupied homes was 70 percent. The Town's median housing value in 1989 (\$64,200) was higher than the Village but lower than the County average.

There is no current housing value information available at the town level. However, at the county level, the median sale price for a home in Dane County has increased 68 percent, from \$86,000 in 1990 to \$144,900 in 1999, according to the South Central Wisconsin Multiple Listing Service Corporation.

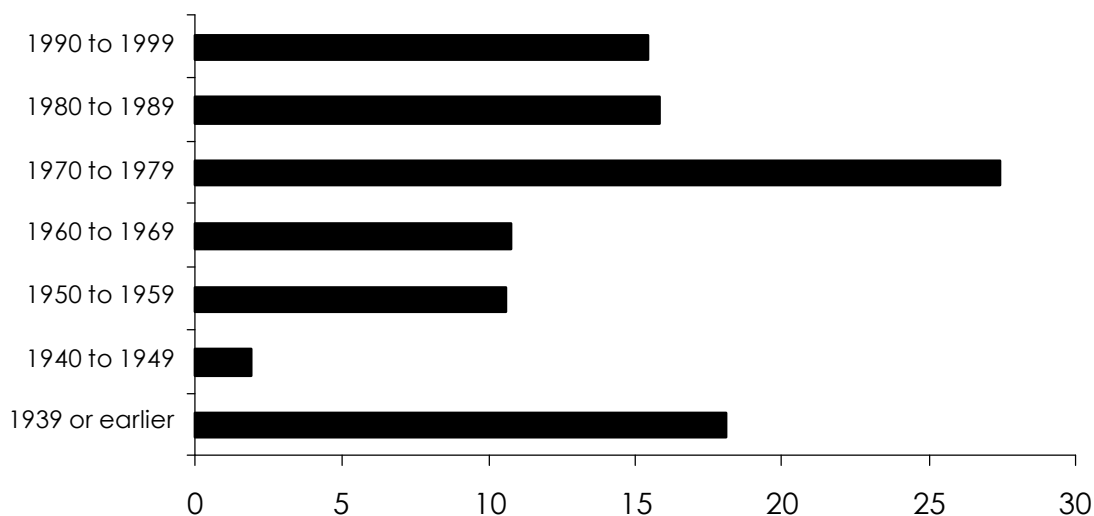
Table 7: Housing Stock Characteristics - 1990

	Town of Mazomanie	Village of Mazomanie	Dane County
Total Housing Units	407	528	147,851
% Vacant	12.8%	3.8	3.4%
% Owner Occupied	70.3%	67%	55.2%
Median Housing Value in 1989	\$64,200	\$53,800	\$78,400

Source: U.S. Census of Population and Housing, 1990

2. Housing Age and Condition

Table 8 illustrates the age of the Town's housing stock based on the 1990 census data and more recent building permit data. The age of a community's housing stock is sometimes used as a measure of the general condition of the community's housing supply. The table illustrates the significant housing boom that took place in the Town during the 1970s.

Table 8: Age of Town of Mazomanie Housing as a Percent of the Total 1999 Housing Stock

3. Housing Programs

In 1998, 43 Dane County communities—including the Town of Mazomanie—joined together to establish the Dane County Community Development Block Grant (CDBG) program. This new partnership was recognized by the U.S. Department of Housing and Urban Development (HUD), allowing Dane County to receive CDBG funds on an annual basis for housing, economic development, and community service initiatives that benefit low- to moderate-income residents. Approximately \$1 million annually in CDBG funds is available for eligible projects in participating communities. Eligible projects related to housing include rehabilitation; minor home repair; handicapped-accessibility modifications;

down payment assistance for first-time homebuyers; and housing education, training and counseling.

According to the Wisconsin Housing and Economic Development Authority (WHEDA), there are no federally subsidized low-income housing units in the Town of Mazomanie. There are scattered federally subsidized housing units in the Village of Mazomanie. According to the 1995 Dane County Housing Market Report, the Village is in need of additional assisted housing units for the elderly. With a 1990 demand for 79 units and a supply of 30 units, the Village ranks highest in need of all Dane County communities.

G. ECONOMIC DEVELOPMENT FRAMEWORK

This section details labor force trends, educational attainment, employment forecasts, income data and other economic development characteristics of the Town of Mazomanie. As required by §66.1001, Wisconsin Statutes, this section also includes an assessment of new businesses and industries that are desired in the Town, an assessment of the Town's strengths and weaknesses with respect to attracting and retaining businesses and industries, and an inventory of environmentally contaminated sites.

1. Labor Force Trends

The Town's labor force is the portion of the population that is employed or available for work. The labor force includes people who are in the armed forces, employed, unemployed, or actively seeking employment. According to 1990 census data, 510-town residents age 16 or older were employed.

More current labor force data is available at the county-level. According to the state's Department of Workforce Development (WisDWD), Dane County's labor force grew by nearly 20 percent between 1990 and 1997. A large portion of this new labor force was employed within the Madison urban area. The County's labor force in 1997 consisted of 259,900 persons who were 16 years of age or older. Of the county's labor force, 255,400 persons were employed and 4,500 were unemployed. The unemployment rate for Dane County in 1999 was 1.4 percent.

2. Educational Attainment

Educational attainment is another component of a community's labor force. According to the 1990 census, about 80% of the Town's population age 25 and older had attained a high school level education or higher. Approximately 23% of this same population had attained a college level education (bachelor's degree or higher).

3. Employment Trends and Forecasts

The Town's primary economic activity is agricultural production and agricultural-based businesses. Most industrial activity and economic development is directed into the Village of Mazomanie, where major employers include Roundy's General Merchandise (a warehousing/distribution facility); Wick Building Systems (a manufactured housing and agricultural building producer); and Sunny Industries (a printing firm).

According to 1990 census data, the largest portion of the 510 employed persons *living* in the Town of Mazomanie were employed in the professional services and retail/wholesale trade

sectors of the economy. The percentage of the Town's labor force employed by sector in 1990 is shown below:

<u>Occupational Group</u>	<u>Percentage of Labor Force</u>
Retail/Wholesale Trade	22.2%
Professional Services (Health/Educational/Personal/Entertainment)	22.0%
Manufacturing	17.5%
Construction	9.0%
Ag./Forestry/Fishing/Mining	8.8%
Finance/Insurance/Real Estate	5.7%
Public Administration	5.5%
Business and Repair Services	4.9%
Transp./Communication	4.5%

More current employment data is available at the county-level. According to WisDWD, total employment in all sectors increased in Dane County by about 15% from 1992 to 1997. Jobs in the construction sector increased the most, from 9,600 jobs in 1992 to 12,350 jobs in 1997. The County also experienced significant growth in jobs related to the service, wholesale trade, and manufacturing sectors.

Forecasting employment growth for establishments within the Town of Mazomanie is difficult because of the community's small labor force and reliance on the agricultural economy. Employment forecasts have been provided for Dane County. Woods & Poole Economics, Inc.—a regional economic and demographic analysis firm—projects total employment in Dane County growing at an annual rate of 1.5% from 1998 to 2003. The finance, insurance and real estate employment sector is expected to have the highest annual growth rate during this five-year period. In the long term, total employment in the Madison metropolitan area is projected to increase 26% over the next 20 years, from approximately 330,880 workers in 1999 to 417,370 workers in 2020. Jobs in the service sector are projected to experience the highest growth during this time period.

4. Income Data

According to 1990 census data, the median household income in the Town of Mazomanie in 1989 was \$33,846. The average net farm income per farm household in the Town in 1989 was \$7,903.

More current income data for the Town of Mazomanie is available from the Wisconsin Department of Revenue. Based on income tax returns filed between July 1, 1999 and June 30, 2000, the adjusted gross income per tax return for Town residents was \$43,448. For comparison, the adjusted gross income per tax return for all residents in Dane County was \$45,063; for residents in the Town of Roxbury it was \$49,316; Berry it was \$53,856; and Black Earth it was \$44,888. The Wisconsin Adjusted Gross Income (WAGI) data includes only income subject to tax and income of persons filing tax returns; it does not include non-taxable income and income of persons not filing returns. WAGI is not indicative of household incomes because tax returns do not necessarily correspond with households.

5. Environmentally Contaminated Sites

The Wisconsin DNR's Environmental Remediation and Redevelopment Program maintains a list of contaminated sites, or "brownfields," in the state. The DNR defines brownfields as "abandoned or under-utilized commercial or industrial properties where expansion or redevelopment is hindered by real or perceived contamination." Examples of brownfields might include a large abandoned industrial site or a small corner gas station. Properties listed in the DNR database are self-reported, and do not necessarily represent a comprehensive listing of possible brownfields in a community.

As of January 2001, there was one "brownfield" site in the Town of Mazomanie listed in the Bureau for Remediation and Redevelopment Trading System. There were three sites containing leaking underground storage tanks in the Town on that same list. Specific location and property ownership information for these sites is available from the DNR list. These properties will need special attention for successful redevelopment to occur. The location of these environmentally contaminated sites should be considered when making the land use recommendations in the Plan.

6. Economic Development Programs

Dane County Community Development Block Grant (CDBG) program funds eligible projects related to economic development, such as providing loans, business counseling and education to small businesses that are owned by or provide jobs for low- to moderate-income residents.

The Wisconsin comprehensive planning statute requires that the Comprehensive Plan "assess categories or particular types of new businesses and industries that are desired by the local government unit." According to interviews with Town officials conducted as part of the planning process, there was an expressed desire to keep farming and farm-related business a vital component of the community. There is interest in encouraging home-based businesses in the Town. There was also an interest in developing standards for feedlots and waste hauling practices associated by larger industrial farm operations.

H. EXISTING REGIONAL FRAMEWORK

The following are local and state jurisdictions operating within or adjacent to the Town of Mazomanie.

1. Village of Mazomanie

As Map 1 depicts, the Village of Mazomanie is located near the Town's southern edge. The Village's estimated population in 2000 is 1,518 residents. The Village has an adopted 1997 master plan, zoning ordinance, subdivision ordinance, hilltop development ordinance, and historic preservation ordinance.

The Village's current Urban Service Area (USA) contains 706 acres. The Village's Master Plan recommends expanding the Village's USA boundary and adding 201 acres to the west side to accommodate future development over the next 20 years. Of this proposed expansion area, 101 acres are currently located in the Town of Mazomanie. The Master Plan recommends industrial land use in this expanded area. Most of the land beyond the Village's USA and within its 1½-mile extraterritorial jurisdiction (ETJ) area is recommended for

agricultural use. The Master Plan discourages the creation of subdivisions with five or more lots in this ETJ area. The Master Plan recommends that the Village of Mazomanie and Town of Mazomanie adopt long-range annexation agreements and form an ongoing committee to discuss area wide planning issues.

2. Villages of Sauk City/Prairie Du Sac

The Village of Sauk City, with an estimated 2000 population of 3,056, and the Village of Prairie Du Sac, with an estimated 2000 population of 3,176, are located across the Wisconsin River near the Town's northeast edge. The two communities prepared a joint *Sauk Prairie Area Comprehensive Plan* in 1995. A map showing a 20-year urban growth boundary for the two villages does not include lands in the Town of Mazomanie.

3. Surrounding Towns

The Town of Mazomanie shares borders with the Towns of Roxbury, Berry and Black Earth in Dane County, the Town of Arena in Iowa County, and the Town of Prairie Du Sac in Sauk County.

4. Dane County

Dane County is contending with increasing growth pressure. The county's population in 2000 is estimated at 418,978, an increase of 51,900 (or 14.1%) since 1990. Most of this growth pressure is generated by employment growth throughout the region. While the overall population growth rate for the County has averaged about 1.46 percent per year since 1980, the growth rate has varied widely for each local government. Towns have grown by about one percent per year; the smaller cities and villages have growth more quickly (between two and three percent per year).

In recognition of the stress that such growth places on both natural and human systems, the Dane County Land Use and Transportation Plan was adopted by the County in 1997. The Plan advocates strong growth management, with a focus on concentrating non-farm development in existing developed urban areas and in historic hamlet locations.

5. Regional Planning Jurisdictions

The Town of Mazomanie is located within the Dane County Regional Planning Commission's (DCRPC) planning jurisdiction. The DCRPC prepares and adopts regional or countywide plans such as the *Dane County Land Use and Transportation Plan*, *Water Quality Plan*, and *Park and Open Space Plan*. The DCRPC has been designated as the water quality management planning agency for Dane County by WisDNR. The involves preparing water quality plans, delineation and amendment of urban service areas, and delineation and amendment of environmental corridors in coordination with WisDNR.

6. Important State Agency Jurisdictions

The Wisconsin Department of Transportation's (WisDOT) District 1 office, located in Madison, serves all of Dane County. The Wisconsin Department of Natural Resources (WisDNR) provides service to all Dane County residents out of its South Central Wisconsin office in Fitchburg. The Department of Agricultural Trade and Consumer Protection (DATCP) is the state agency which administers the state's Farmland Preservation Program.

7. School District

The Town of Mazomanie is served by the Wisconsin Heights and Sauk Prairie School Districts.

PART TWO: GOALS, OBJECTIVES, AND POLICIES

III. KEY PLANNING ISSUES AND CHALLENGES

To guide the planning process, the Town Comprehensive Planning Committee led and participated in a number of exercises to ensure that this *Comprehensive Plan* is based on a vision shared by Mazomanie residents. These exercises are summarized below.

A. KEY PLANNING ISSUES

The Committee participated in a preliminary exercise during the Winter of 2000 to identify key planning-related issues in the Town of Mazomanie, which included the following:

Community Character: The Town's rural character is defined by its hunting lands, farms, and wooded ridges. The community has not experienced a great deal of development pressure. In recent years, most residential development has occurred in the hillsides. The character of the Town could change if large landowners develop their property for residential uses.

Land Use: Most of the agricultural land is planted as cash crops. Most of the intensive land uses have been directed into the Village of Mazomanie. There is a growing number of home-based businesses in the community. There is a general concern about the potential conflicts between agricultural uses and neighboring residential uses.

Housing: Providing affordable housing is a growing concern. There are very few affordable building lots located in the Town. There are a large number of seasonal homes on sites along the Wisconsin River.

Economic Development: The primary economic activity in the Town is farming. Non-agricultural based economic development has been directed into the Village of Mazomanie. There are some recreational-based businesses along the Wisconsin River. There is a need to consider the types of commercial development desired in rural areas during the planning process.

Transportation: The intersection of Highways 78 and 14 is a major traffic hazard. The issue of whether to require a town road or allow a private shared driveway to access new development needs to be addressed during the planning process. There is a need for a surface parking lot to service the rail line, and a possible site for this parking lot might be in the Town. Highway 19 is a popular bicycle route, but is not suitable for bike traffic because there are no paved shoulders.

Environment: The Wisconsin River, bluffs, and wooded ridgelines are the most prominent environmental features in the community. The Wisconsin Department of Natural Resources owns several large tracts of land along the river. There is a desire to address the environmental impacts associated with manure storage facilities during the planning process.

Community Facilities: The Town shares joint services with the Village of Mazomanie and neighboring Towns. No major upgrades to the Town's community facilities have been identified.

B. VISION SETTING WORKSHOP

The Town of Mazomanie's vision setting workshop was held on February 20, 2001 to better understand the community's key planning issues and obtain participant's vision for the Town's future. This workshop was attended by 26 Mazomanie residents.



When asked to describe Mazomanie's strengths, common responses included the Town's natural beauty and cleanliness, good services, agriculture land, location (access to Madison and natural resources), "small town" atmosphere, and dedicated local officials and volunteers. When asked to describe the Town's weaknesses, common responses included a lack of coherent policies regarding large landowners, lack of community cooperation, the negative publicity of the nude beach along the Wisconsin River, loss of farms, and high property taxes. Opportunities for the

Town's future included improving public services, promoting local business, preserving agriculture and hunting land, retaining the Town's rural atmosphere, controlling development through a land use plan, and maintaining equity and fairness in the township. Concerns or threats to the Town included unmanaged growth, a loss of local control, development pressure on the environment, high property taxes due to growth, and an increase in traffic and crime.

Through discussion and consensus on these issues summarized above, small groups were asked to establish community planning goals, or vision elements, meant to guide the Town's comprehensive planning process. The following vision elements were supported at the workshop.

- ***"Protect and return landowners rights/ Retain local control"***: Strategies to achieve this vision element included making a clear statement within the Comprehensive Plan concerning local township control and responsibility for achieving town goals. Another strategy was to cooperate with neighboring governments to enlist professional services to assist the Town in achieving its interests and goals.
- ***"Maintain opportunity to continue traditional agriculture/ Preserve farmland and use poorer land for housing"***: Strategies for achieving this goal included obtaining local control over land use policies, TDR (Transfer of Development Rights), and PDR (Purchasing of Development Rights).
- ***"Preserve natural and recreational opportunities/ Preserve water quality/ Maintain natural beauty in midst of growth"***: Strategies included researching the needs and developing solutions to understand the impact of COMM 83. Developing erosion control rules at the local level and standards to protect visual impact and landscape quality. Other strategies included monitoring waste disposal of large-scale agriculture operations, directing

attention to more positive uses of the Wisconsin River, and allowing further input from the town residents on uses along the river.

C. COMMUNITY SURVEY RESULTS

To gather citizen perceptions and input on the Town of Mazomanie and its growth, a written survey was sent to town property owners in Summer 2001. The survey included questions to learn citizen perceptions on existing conditions in Mazomanie, and attitudes on how the town should grow in the future. The following is an overview of the key results from the survey:

- When asked to indicate the level of importance for preparing a Town plan update, 81 percent of the survey respondents ranked the “need to protect private property rights” as either a “high” or “very high” level of importance. Other key issues ranked either having a “high” or “very high” level of importance included the “need to save as much farmland as possible” (78.9%); “the need to control growth” (78.2%); and “the threat to rural character of too much growth and development” (79.5%).
- When asked their opinion about the future direction of the Town of Mazomanie, respondents placed a high desirability on having a good local economy, clean ground water, healthy forests, rural character, lots of open space, and viable farms. Respondents placed a relatively low desirability of having more commercial businesses in the township.
- Over 77 percent of the survey respondents “strongly agreed” that protecting natural resources such as forests and groundwater should be a priority in the Town’s land use plan. Respondents also “strongly agreed” that protecting rural character, farmland, and achieving a balance between protecting property rights and rural character should be other priorities in the Town’s plan.
- Survey respondents showed general desirability for residential, farming, open space, and parkland uses. Land uses identified by survey respondents as having “low desirability” included mineral extraction, industrial, non-agricultural commercial, and retail uses.
- Most respondents expressed support for having owner-occupied single-family homes in the Town of Mazomanie. Assisted living units for seniors received moderate levels of support. Housing options identified as having “low priority” included multi-story apartment buildings, duplexes, condominiums, townhouses, and rental units.

IV. PLANNING GOALS, OBJECTIVES, AND POLICIES

The following goals, objectives and policies will provide the vision and policy guidance that the Town Plan Commission, Town Board, town residents, and other interested groups and individuals need to guide the future preservation and development of the Town of Mazomanie over the next 20+ years. They will also inform more detailed plan recommendations included in Part Three of this *Comprehensive Plan*.

A. AGRICULTURAL, NATURAL, & CULTURAL RESOURCES

1. Goal: Preserve productive farmlands for continued agricultural use.

Comment:

Agricultural land is fundamental to the economy and character of the Town. It is a resource that cannot be reclaimed once it is taken for development. Agricultural land must be maintained in large enough parcels to be adequate for fields and equipment if it is to be of use for farming.

Objectives:

- a. Protect farm operations from incompatible land uses and activities that may adversely affect the capital investment in agricultural land, improvements, and equipment.
- b. Maintain agriculture as the major economic activity in the town.

Policies:

1. Set the minimum parcel size to 35 acres in the Agricultural Preservation Areas, except for non-farm related parcels.
2. Prohibit the construction of major new roads or utility transmission lines across farmland in planned Agriculture Preservation Areas.
3. Prohibit the development of subdivisions (five or more lots within a five-year period) in planned Agricultural Preservation Areas.
4. Within planned Agricultural Preservation Areas, restrict new non-farm development to a density of one (1) building site per 40 contiguous acres owned as of March 29, 1979, exclusive of the original farm residence. Example: A 160-acre farm with residence and farm buildings would be entitled to four (4) development sites in addition to the original

Goals are broad statements that express general public priorities about how the Town should approach development issues during the next 20+ years. These goals are based on the key issues, opportunities and problems that affect the community. Goals are followed by a comment that outlines the rationale for pursuing these priorities.

Objectives are more specific than goals and are usually attainable through planning and implementation activities. The accomplishment of an objective contributes to the fulfillment of a goal.

Policies are rules or courses of action used to ensure plan implementation and to accomplish the goals and objectives. The policies are intended to be used by Town decision-makers on a day to day basis.

farm residences as of March 29, 1979. The following policies will apply when calculating the permitted number and size of non-farm development sites:

- a. The number of divisions will be based on acreage of contiguous ownership as of March 29, 1979, using the Town's 1979 tax assessment roll as a guide to ownership on that date. For purposes of this plan, contiguous ownership is defined as parcels sharing a common boundary with roads, easements and rights-of way not affecting contiguity. Parcels that meet only at one corner will be counted as contiguous in determining the number of divisions or lots.
 - b. The number of divisions shall run with the land as of March 29, 1979. This means a change of ownership does not commence a new allotment of land divisions.
 - c. All rezonings since adoption of Exclusive Agricultural Zoning by the Town of Mazomanie on March 29, 1979 shall be taken into account.
 - d. Rounding is allowed for landowners with four or more potential splits. Landowners with four or more potential splits can round up if their original farm acreage total is equal to or greater than the result of a "½ acre per split" calculation. Example: To get 4 splits, the total farm acreage must be at least 158 acres (4 splits x ½ acre = 2 acres; 2 acres minus 160 acres = 158 acres). To get 5 splits, the total farm acreage must be at least 197.5 acres (5 splits x ½ acre = 2.5 acres; 2.5 acres minus 200 acres = 197.5 acres).
 - e. The Town keeps records of past land divisions and available development rights for all parcels. The Town recommends that any party wishing to purchase land for the purpose of residential development validate any and/or all potential building sites with the Town. Many parcels that are 40 acres in size or larger may have no development sites available due to the density provisions of this *Plan*.
5. Whenever a rezoning results in reaching the maximum number of development sites available to the parcel under the density provisions of this plan, the Town shall, as part of the rezoning, require that the balance of the parcel be deed restricted to prevent further development.
 6. The density provisions are maximums. Rezoning to the maximum density may not be appropriate in all cases because the proposed site or density may conflict with the goals for the plan district or because of other site-specific factors. The Town may approve only a portion of the allowable divisions available to a landowner at a given time in order to phase in development.
 7. Owners of a parcel of land greater than 4 acres, but less than 42 acres, which existed prior to March 29, 1979, defined as a substandard parcel, may be allowed one division. This means the owner with an existing residence on the substandard property as of March 29, 1979 will have the existing building site and one additional building site. The owner of a substandard parcel without a residence on the property as of March 29, 1979 will have one available building site for the parcel. (Explanation: the parcel of land must be in existence prior to March 29, 1979 as documented by a tax parcel number in the 1979 Town assessment roll. It does not mean that the land has to be owned by the same individual today as in 1979 to be able to develop the property. Only that the parcel was

in existence prior to March 29, 1979.) To provide fair but flexible process for considering such divisions, the following criteria will be used in evaluating such proposals:

- a. No more than one new lot will be allowed.
 - b. Any new lot so created shall be a minimum of 2 acres.
 - c. There must be evidence that sanitary code requirements can be met.
 - d. The protections of adjacent farming activities from potential nonfarm conflict will be considered.
 - e. Public safety and access to roadways will be carefully considered.
8. Encourage farmers within the Town to follow soil conservation plans and utilize soil conservation practices.
 9. Cooperate with other units of government to make farmers eligible for farmland tax credits and other programs that encourage the continued use of land for farming.
 10. Limit restrictions on noise, odor, and the keeping of animals associated with ordinary farm operations in Agricultural Preservation Areas. An exception to this is that any proposals for new or expanded animal confinement operations should be reviewed by the Town Board, and buffer areas provided where these operations are permitted.
 11. Allow lands in the A-1 Exclusive Agriculture district to be rezoned for residential development if they meet the following criteria:
 - a. Land which is not economically viable for farming or where there has not been a history of productive farming activities.
 - b. Land located such that conflict with surrounding agricultural uses would be unlikely.
 - c. Land which does not require the development of a public road.
 - d. Land use that requires minimal disturbance of natural features.
 - e. Land which meets specific plan district policies contained in this *Plan*.

2. Goal: Protect the unique character of the Town's natural features.

Comment:

The extensive wildlife and natural areas along the Wisconsin River, adjacent woodlands, hillsides, and isolated valleys in combination with relatively little development in much of the Town provides valuable resources unique to Dane County. The goal is to maintain the value of the resources and the qualities that they lend to the Town.

Objectives:

- a. Identify and protect the Town's natural resources such as floodplains, wetlands, steep slopes, ridgetops, and woodlands.
- b. Protect and improve the quality of the surface water and groundwater within the Town.

- c. Encourage the use of soil conservation practices and the management of woodlands.
- d. Consider protection and enhancement of sensitive natural resources when reviewing development proposals.

Policies:

1. Protect areas classified as wetlands on Wisconsin Wetland Inventory Maps, on Map 3 of this *Plan*, and on more detailed field surveys from development to preserve the significant natural functions that wetlands provide.
2. Protect areas within the 100-year floodplain as shown on Flood Insurance Rate Maps and more detailed surveys from development to avoid damage to private and public property and the health, safety and welfare of the community.
3. Protect waterways, drainage channels, lakes, ponds and surface water from disturbance to prevent degradation of water quality and siltation.
4. Support streambank management, erosion control, proper agricultural practices, stormwater management and use of buffer areas as appropriate practices to protect the Town's water quality.
5. Support the management of woodlands for highest quality and sustained yields of desirable species.
6. Protect groundwater quality and quantity through regulation of potential sources of contamination, controlling the types of development allowed near municipal wellheads, and preventing excessive irrigation practices.
7. Preserve and enhance wildlife habitats through cooperation on acquisition and management of wildlife habitat in the Lower Wisconsin Riverway, maintaining large areas of open space in the Town, and minimizing the disturbance caused by development.
8. Discourage development on sites with slopes in excess of 12 percent. Slopes in excess of 20 percent shall not be disturbed for driveways.
9. Avoid regulating tree cutting except during site plan approval as part of rezoning approval for building sites.
10. Recognize that wooded ridgetops, hillsides, and bottomlands are important for a number of reasons, including erosion control, wildlife habitat, and air quality. In addition, they are valuable scenic and economic resources.
11. Promote proper woodland management to sustain the natural benefits and to provide for a continuing and sustainable economic resource. Appropriate policies for woodland management include:

- a. Compliance with Lower Wisconsin Riverway aesthetic management specification (NR 37) for cutting and harvesting of timber where applicable (contact WisDNR for permit and cutting requirements).
 - b. Using the provisions of NR 37 as a guide for forestry practices for woodlands outside of the Riverway boundary, including:
 - ensuring that trees of desirable species and form are retained on the site after cutting to provide for natural regeneration.
 - temporary roadways for harvesting timber should be inconspicuous during leaf-on seasons and constructed according to appropriate slope standards.
 - timber cutting should be limited to times when ground is frozen or dry.
 - erosion control methods should be used.
12. Promote timbering practices that follow a cutting plan according to WisDNR's "Siviculture and Forest Aesthetics Handbook" and promote the use and services of professional foresters to maximize the timber crop and future woodland productivity.

3. Goal: Enhance and maintain the Town of Mazomanie's cultural resources and rural character.

Comment:

The Town's historic, archeological, and architectural resources help contribute to the community's rural character. These features should be preserved to the extent possible.

Objectives:

- a. Identify and promote the preservation of the Town's agricultural, cultural, historic, and archeological resources that celebrate the community's pre-settlement and early settlement periods.
- b. Preserve the large blocks of woodlands, hunting land, wetlands, and open space that contribute to Mazomanie's rural landscape.
- c. Prohibit incompatible land uses (e.g. high traffic generators, noisy uses) from locating within or next to planned residential areas.
- d. Support proper maintenance of homes and properties, while respecting private property rights.
- e. Protect the Town's narrow and winding roads that contribute to the scenic quality of the community.

Policies:

1. Cooperate with the State Historic Society, Dane County, and other surrounding communities on a comprehensive survey of historic and archeological resources in the Town.

2. Encourage private landowners to protect and, if necessary, rehabilitate identified cultural, historic and archeological resources when specific sites are proposed for development.
3. Support local festivals, fairs, farm tours or breakfasts, and markets that celebrate the Town's heritage and rural way of life.
4. Work with Dane County to establish standards for siting and constructing telecommunication towers in the Town.
5. Consider the designation of one or more "Rustic Roads" in the Town.
6. Work with the County to enforce property maintenance codes to maintain rural residential quality.
7. Encourage the clustering of private residential development into areas that are not visible from the road.

B. LAND USE

4. Goal: Plan for an efficient and sustainable land use pattern.

Comment:

The plan recognizes that individuals may use land for a variety of purposes, some of which may present conflicts with adjacent uses. Town plan policies are aimed at limiting land use conflicts, while preserving basic property rights.

Objectives:

- a. Limit potential conflicts between land uses
- b. Ensure a desirable mix of land uses consistent with the Town's rural character
- c. Coordinate land development with transportation system improvements

Policies:

1. Plan for a sufficient supply of residential and nonresidential land uses to meet local land use desires.
2. Direct residential development in and around areas of existing development.
3. Where more than one homesite is allowed, promote clustering of those sites in an effort to preserve farmland, protect natural resources, and reduce visibility of development.

5. Goal: Promote growth management strategies in the Town of Mazomanie.

Comment

This *Plan* recognizes the need to explore alternative approaches to managing growth and preserving large areas of open space in the Town.

Objectives:

- a. Seek to manage the pace and quality of new development in the Town.
- b. Preserve the Town's farmland, woodland, ridgetops, hallows, riverfront areas, and sensitive natural areas.
- c. Balance growth management objectives with private property rights.

Policies:

1. Coordinate with surrounding towns, villages, school districts, Dane County, and other nearby counties and communities to address growth issues of mutual concern.
2. Adhere to the mapped and described land use recommendations contained in this *Comprehensive Plan*.
3. Work with the County to establish or update regulations as necessary to control the type, quality, impacts, location, pace and mix of private development.
4. Consider innovative techniques to permanently protect and acquire large tracts of agricultural land and open space in the Town.

C. TRANSPORTATION**6. Goal: Provide a safe and efficient transportation system that meets the needs of multiple users.****Comments:**

Any planned development in the Town should be coordinated with the need to provide a safe and efficient transportation system.

Objectives:

- a. Ensure that transportation system improvements are coordinated with land development, especially in relation to future modifications to U.S. Highway 12 and 14.
- b. Coordinate multi-jurisdictional transportation system improvements in the Town of Mazomanie.
- c. Provide for adequate road capacities and road conditions.
- d. Support the development of facilities that accommodate biking, hiking, and other modes of transportation.

Policies:

1. Discourage development that would require new town roads, except where advisable to address rural character or other objectives of this *Plan*.

2. Do not accept any new roads until they are paved and certified to meet state and county requirements.
3. Minimize new access points onto public roads by requiring shared driveways or shared access where possible.
4. Provide paved road shoulders to accommodate bicycles on main routes and consider the provision of paved shoulders on lesser routes.
5. Encourage the connection of existing roadways as areas develop.
6. Work with Dane County, WisDOT, landowners and private developers to limit development along U.S. Highways 12 and 14 to help preserve them as a throughway and scenic image corridor.
7. Update and implement a Town Road Improvement Program to provide for the phased maintenance and improvement of town roads.
8. Consider implementing Town road impact fees for any new development projects that place a burden on or require the upgrading of town roads.
9. Work with the Village of Mazomanie to develop a planned future road network in the Village's Urban Service Area.
10. Work with WisDOT and Dane County to resolve traffic safety concerns for busy highway intersections in the community.

D. UTILITIES AND COMMUNITY FACILITIES

7. Goal: Identify needs for enhancing recreational areas and uses.

Comment:

The Town has several features with present or future recreational prospects for camping, hiking, skiing, canoeing, hunting, and fishing. The goal is to assure that these uses are compatible with existing uses.

Objectives:

- a. Provide quality and accessible parks and recreational facilities and services for all town residents.
- b. Ensure compatibility with the WisDNR's Lower Wisconsin State Riverway planning efforts.

Policies:

1. Coordinate with the recommendations of the *Parks and Open Space Plan for Dane County*.
2. Support the provision of new parks within and near areas in town planned for significant residential development.

3. Work with Dane County and the State to develop appropriate recreational facilities within the Town.
4. Promote more positive recreational uses and perceptions of the riverfront areas of the Town.

8. Goal: Ensure effective and efficient implementation of town-wide services such as ambulance, police and fire protection.

Comment:

Town and individual decisions on locating houses or other development have implications for all services needed by the residents including schools (bus transportation), county (sheriff) and local (EMS, roads, fire protection). The impact on all services is important to consider.

Objectives:

- a. Provide a limited level of public facilities and services within the Town to maintain a low tax levy and the overall rural character of the town.
- b. Promote the use of existing public facilities, and logical expansions to those facilities, to serve future development whenever possible.
- c. Coordinate town facility planning with land use, transportation, and natural resource planning.

Policies:

1. Encourage clustering of town development so that community facilities and services (e.g., school bus routes, snow removal, road maintenance) can be provided in a cost-effective manner.
2. Direct intensive urban development into the Village of Mazomanie Urban Service Area, where a full array of municipal services is available.
3. Work with the County to ensure effective and equitable protection of lives, property, and rights of all residents through law enforcement, emergency management, and fire services.
4. Explore joint service agreements with neighboring towns and municipalities where consolidating and coordinating services will result in better services and/or in cost savings.

E. HOUSING

9. Goal: Provide safe, affordable housing for all Mazomanie residents.

Comment:

The Town should continue to provide an attractive and affordable place for people to seek housing.

Objectives:

- a. Provide housing sites in the Town of Mazomanie that meet the needs of persons of all income levels, age groups and special needs.
- b. Maintain or rehabilitate the Town's existing housing stock.
- c. Encourage high quality construction standards for new housing.

Policies:

1. Plan for a sufficient supply of developable land for housing development, in areas consistent with Town wishes, and of densities and types consistent with this *Plan*.
2. Coordinate with Dane County in applying for Community Development Block Grant (CDBG) funds to provide, maintain, and rehabilitate housing.
3. Work with Dane County to address housing, zoning, or property maintenance code violations on existing residential or commercial properties.

F. ECONOMIC DEVELOPMENT**10. Goal: Promote economic development efforts that are appropriate to the resources, character, and service levels in the Town.****Comment:**

Commercial development is a very limited use in the Town. Future commercial uses are planned to include only small-scale, incidental uses that are compatible with the existing rural character of the Town. Commercial uses of any significance should be located in the Village's Urban Service Area and be served by public sewer and water.

Objectives:

- a. Focus economic development efforts on farming, farm-related businesses, and home occupations in the Town.
- b. Direct non-agricultural economic development efforts into the Village.
- c. Discourage unplanned, continuous strip commercial development along major roadways, particularly Highways 12 and 14.
- d. Promote low-impact recreational development along the Town's riverfront area.
- e. Encourage proper clean up and reuse of the Town's contaminated sites.

Policies:

1. Support the establishment of home occupations as defined by the Dane County Zoning Ordinance [10.01(25)], which do not require local review or rezoning, but do require a certificate of compliance from the County Zoning Administrator.
2. Direct significant commercial uses to the Village of Mazomanie where appropriate locations and services are available.

3. Limit non-agricultural commercial uses to small contractors, home-based businesses, vehicle storage and limited outside storage of materials in the Town. Rezoning for such uses in the Town will be considered if the following criteria are met:
 - a. Minimal conflict with nearby residences and farm operations.
 - b. No septic tank installation will be required to serve the commercial use.
 - c. The service offered is one generally needed by residents of the Town.
 - d. A minimal area is proposed to accommodate the specific use.
4. Work with private landowners to clean up contaminated sites that threaten the public health, safety and welfare.

G. INTERGOVERNMENTAL COOPERATION

11. Goal: Establish mutually beneficial intergovernmental relations with surrounding jurisdictions.

Comment:

The boundary between the Town and the Village and the portion of the Town inside the Village of Mazomanie Urban Service Area need joint planning to assure that development will be compatible with existing and planned sewer, water and street systems in the Village.

Objectives:

- a. Establish procedures to resolve mapping disputes with surrounding jurisdictions.
- b. Recognize the adopted Urban Service Area of the Village of Mazomanie as delineated on the maps in this *Plan*.
- c. Cooperate with the State in implementing the Lower Wisconsin State Riverway Plan.

Policies:

1. Work with surrounding communities to encourage an orderly, efficient land use pattern that preserves farming and natural resources and minimizes conflicts between urban and rural uses.
2. Cooperate with other units of government on natural resources that are under shared authority or cross government boundaries.
3. Provide a copy of this *Comprehensive Plan* to all surrounding local governments.
4. Support the State's acquisition of land or scenic easements along the Lower Wisconsin State Riverway.
5. Participate in joint planning efforts with the Village regarding land use, streets, and natural systems within the Village's urban service area, and assure that all development decisions are consistent with that plan regardless of jurisdiction.

PART THREE: PLAN RECOMMENDATIONS

V. PLAN RECOMMENDATIONS

This section of the *Comprehensive Plan* provides specific recommendations for the Town's preservation and development over the next 20 years and beyond, based on the goals, objectives, and policies presented in Part Two. Recommendations are presented for each of the nine elements required under Wisconsin's "Smart Growth" legislation.

A. AGRICULTURAL, NATURAL, & CULTURAL RESOURCES

This *Plan* seeks to achieve an integrated approach to preserving the Town's rural landscape by conserving natural resources, retaining productive farmland, preserving historical and archeological resources, and protecting scenic vistas and viewsheds. With Mazomanie's unique setting along the Wisconsin River, its wooded bluffs and narrow hollows, its older farmsteads and newer riverside homes, the Town's natural and cultural landscape was identified as one of the community's key strengths and attributes. Building on these strengths is a key objective of this *Plan*.

1. Natural Resource Conservation

The Town contains a variety of natural resources (as depicted on Map 3). In a written survey prepared as part of the Town's planning process, nearly three-quarters of survey respondents strongly agreed that protecting these natural resources should be a priority in this *Plan*. The following are specific recommendations for conserving the Town's open spaces, woodlands, hills and ridges, surface and ground water quality, mineral resources, and natural habitat areas.

Open Space Corridors

The Town's planning process identified a high desirability to maintain large blocks of open space in the community. Open space corridors have immeasurable environmental, ecological, passive recreational, stormwater management, groundwater protection and recharge, erosion control, and scenic value. As mapped by the Dane County Regional Planning Commission (DCRPC), the *Open Space Corridors* shown on the Town's planned land use map (Map 6) include the following features:

- Wisconsin DNR-identified wetlands as mapped in the Wisconsin Wetlands Inventory and subject to existing Dane County zoning. Wetlands of two or more acres are included. This layer may not include all wetlands that are subject to state and/or federal disturbance rules.
- Federal Emergency Management Agency (FEMA) designated floodplains subject to existing Dane County zoning. These general floodplain delineations represent the areas potentially subject to the 100-year flood adjacent to navigable waters. All areas of the Town subject to flooding are not necessarily reflected in mapped floodplains (or within the Open Space Corridor delineation).
- Wisconsin DNR-owned lands. This includes the Mazomanie and Blackhawk Units of the Lower Wisconsin State Riverway.

Most of the *Open Space Corridors* in the Town encompass large blocks of publicly and privately owned land along the Wisconsin River, as well as areas along the Dunlap, Halfway Prairie, Black Earth and Spring Creek drainage basins. Appropriate uses in these corridors include open space uses (e.g., parkland, recreational trails) and agriculture activities. New development in these corridors is limited by existing County zoning. When guiding home siting decisions, the Town should direct development away from these *Open Space Corridors* whenever possible.

The *Open Space Corridors* depicted in Map 6 are necessarily general, and should be used to identify general areas where development may not be appropriate. They are mapped on the basis of the best available information at the time of delineation. Changes to these corridor boundaries might be necessary to correct mapping errors or omissions or to reflect additional, improved or updated background information gained from field reconnaissance, more detailed studies, or detailed site surveys.

Woodlands

The Town's wooded hillsides and bluffs, containing mixtures of oak, elm and maple trees, are valuable contributors to the area's character and beauty. Most of the Town's smaller woodlots are maintained for hunting, hiking, firewood, wildlife habitat, or other recreational purposes. Local woodlot owners should be encouraged to participate in the State's Managed Forest Land (MFL) Program as a way to promote multiple goals and objectives of this *Plan*. Enrollment in the program is open to all private landowners owning ten or more acres of contiguous forestland. Adhering to a forest management plan is a requirement of the program. Buildings used or "developed for human (year-round) residence" are not allowed on MFL-enrolled lands. Landowners wishing to build residences on MFL land must withdraw the land from the program first and pay early withdrawal penalties.

Steep Slopes and Ridgelines/Erosion Control

Protecting the Town's steep slopes—greater than 12 percent—and ridgelines from development or disturbance is another important component of the community's natural resource planning effort. Most steep slopes are located in the eastern part of the Town. These hills and ridges are typically wooded and associated with adjacent creeks and drumlin systems. In Mazomanie, steep wooded slopes provide wildlife habitat, enhance scenic beauty, and provide a natural barrier for development. Disturbing the soils and vegetation on these steep slopes can result in extremely severe erosion, which can in turn have an impact on the quality of nearby water resources. Disturbing steep slopes can also result in landslides, causing expensive and extensive damage to buildings, roads and utilities.

This Plan does not recommend any development, including driveways, on slopes greater than 12 percent. It is important to emphasize that this Plan does not suggest that all parcels containing steep slopes should be prohibited from development. Rather, this Plan encourages landowners to direct site development or disturbance away from steep slopes and into more appropriate portions of their property. General guidelines for siting residential development on hillsides and ridgelines are provided as an attachment to this Plan (titled Rural Development Design Guidelines).

This Plan recommends specific policies to preserve slopes, protect water quality, prevent structural damage, and ensure safe access. For all projects, excluding cropping, disturbing 4,000 square feet or more surface area (includes areas for grading, construction and

driveways), this Plan recommends the following minimum practices that may be required as conditions of approval for development and/or rezoning:

- All areas, including stockpiles, which are to be left unprotected for more than two weeks between April 1 and October 1 shall be seeded or managed by other accepted erosion control measures.
- Final seeding and mulching, sodding or installing permanent vegetation for all otherwise unprotected areas shall be completed as soon as possible after completing the land disturbing activity, but no later than two weeks thereafter.
- Eroded soil shall be prevented from leaving the perimeter of the site by providing a minimum vegetated buffer strip of 20 feet or by providing porous drainage dikes or filters utilizing straw bales, gravel and/or filter fabric.
- Access to building sites for construction vehicles will be limited to two locations, preferably the location of future driveways. Each access will be surfaced with a minimum of three inches of gravel to the location of the principal structure.
- Stockpiles of soil shall be protected from erosion by (i.) locating on level areas, (ii.) providing temporary seeding, and (iii.) providing diversion or drainage dikes if needed.
- Rough grading, backfilling of excavations, and removal of excess soil shall be held to the minimum extent possible and be completed as quickly as possible.
- Where eaves and downspouts are used, extenders and diffusers shall be installed to spread out and direct water to level vegetated areas.
- Sediment shall be cleaned from roads and paved driveways at the end of each workday.

In addition to these required minimum practices, certain projects in the Town of Mazomanie may require the submittal of an erosion control plan for Town review and approval. For all projects on slopes of 6 percent grade or greater, or within 300 feet of a stream or wetland, the following additional submittals and practices may be required:

- An erosion control plan, at a scale of 1" = 200', shall be submitted for review, and include the following information:
 - Property lines
 - Vegetation
 - Direction and degrees of slopes, existing drainage and final drainage
 - Locations of buildings, driveways, grading, and soil disturbing activities
 - Locations of silt fences, straw bales, gravel, stockpiles of topsoil
 - Such other pertinent information as may be required.
- All final seeding, and temporary seeding, on slopes over 6 percent grade must be protected by anchored mulch. Approved anchoring systems include spraying asphalt emulsion binder, tucking with straight blade or notched disk, or stapling netting over mulch.

The Plan Commission or its designee will review and may approve the erosion control plan for adequacy with respect to (i.) erosion control measures proposed, (ii.) construction schedule and sequence of work, (iii.) appropriateness of site for controlling erosion. The

Plan Commission may attach conditions and/or require a bond be posted to assure the approved plan is implemented. These conditions may be in addition to erosion control measures required by Dane County or other agencies.

Surface Water Quality

The Wisconsin River and its tributary creeks (Dunlap, Halfway Prairie, Spring and Black Earth) provide aesthetic, recreational, and ecological value to Mazomanie. These water routes serve as pathways for wildlife, linking habitats and natural areas. They channel rising waters during storm events, thereby reducing potential flood damage. They offer scenic beauty and help maintain rural character. Finally, their recreational value contributes to the local economy as increasing numbers of residents in the region enjoy the Town's waterways for fishing, swimming, canoeing, and kayaking.



The Dunlap Creek Valley includes farmland, wooded ridgelines and scattered residential development.

Dunlap Creek runs through the eastern part of Mazomanie and supports a cold water sport fishery. Portions of the creek are classified as Class II for trout waters. WisDNR has identified the creek as a “Cold Water Community.” The stormwater management ordinance for Dane County requires that any new development within the watershed of a “Cold Water Community” incorporate provisions to reduce the temperature of stormwater runoff from the site. In 1993, WisDNR selected the Dunlap Creek watershed as a priority

watershed project, which advises strategies and educational tools designed to protect and enhance water quality. The program provides financial and technical assistance to landowners and local governments to reduce nonpoint source pollution, which cannot be easily traced to a single point of origin. Instead, it occurs when rainwater or snowmelt flows across the land; picks up soil particles, organic wastes, fertilizers, or other pollutants; and carries them to surface water or ground water. The Town should support the County's implementation efforts to protect the Dunlap Creek Priority Watershed Project, including educational programs and individual farm conservation planning projects.

Groundwater Quality

Town households depend on groundwater for drinking. Protecting this resource is critical for the community's health. Recognizing that groundwater quality largely depends on land use and waste disposal practices, Dane County prepared and adopted its 1999 *Groundwater Protection Plan*, which is designed to protect and enhance groundwater quality in the County's unincorporated areas. In conjunction with the County's groundwater planning objectives,

this *Plan* supports several local efforts to protect the Town's groundwater, including the following:

- Limit the location, density, and type of development that could be detrimental to the Town's groundwater resource. According to the County's Groundwater Protection Plan, research and information from Wisconsin and neighboring states suggests that there is a low probability of significant groundwater pollution associated with on-site sewage disposal systems where housing densities are less than one house per two acres. There is a high probability of groundwater pollution at densities greater than one house per one acre. The Town should continue to plan for very low density residential development throughout the community, and only consider more moderate density development in areas that are most suitable for on-site waste disposal systems (Map 5 shows the suitability of different areas in the Town for on-site systems).
- Ensure the proper maintenance of on-site waste disposal (septic) systems. Improper maintenance of both conventional disposal systems and chemical and biological treatment systems allowed under the new "COMM 83" law can result in groundwater contamination. The Town can take certain steps to ensure that on-site waste disposal systems are properly maintained. More specific recommendations for the Town's role in approving and requiring proper maintenance of on-site systems are addressed in the "Utilities and Community Facilities" chapter.
- Consider the threats to groundwater contamination from potential pollution sources when making land use decisions: The County's Groundwater Protection Plan includes a series of groundwater contamination risk maps for both surface and subsurface activities. These maps show that most of the groundwater sources in the northern half of Mazomanie are at "extreme" risk for contamination from surface activities due to overall soil properties, hydrogeologic setting, and the distribution of groundwater recharge and discharge areas. The Groundwater Protection Plan also includes a table of guidelines and criteria to help local governments making groundwater management decisions for various pollution sources. These pollution sources include sanitary landfills, on-site waste disposal systems, wastewater lagoons and infiltration ponds, wastewater irrigation and land spreading sites, underground storage tanks, above-ground storage tanks, land application of sludge, and large manure storage and feedlots.
- *Work with the County and State agencies in managing livestock waste storage facilities.* Feedlots are a potential source of water pollution in many rural areas. Inadequately controlled animal feedlots, unconfined manure stacks, unlined manure pits and improper manure spreading are the main sources of livestock waste pollution. According to the Dane County Land Conservation Department, there were two manure storage facilities in the Town of Mazomanie. Dane County has adopted an animal waste management plan and established minimum design and siting criteria for animal waste storage facilities. To protect drinking water quality, WisDNR requires a separation of at least 250 feet between livestock waste storage facilities and nearby private water wells. The Town should recognize and reinforce this requirement in its approval of home sites.
- *Avoid planning for new development within about 1/4 mile of open or closed landfill sites.* To protect drinking water quality, the WisDNR requires a separation of 1,200 feet (a little less than 1/4 mile) between open or closed landfills and nearby private water supply wells. The Town should recognize this requirement when advising private landowners on their

home siting decisions. Map 4 shows the location of known landfill sites in the Town of Mazomanie.

- *Support efforts to increase promotional and education materials directed at reducing pesticide and fertilizer applications on farmlands.* Chemical fertilizers are used on agricultural land throughout Dane County, with the greatest quantities applied to corn crops. Nitrogen fertilizer can leach through the soil and into the groundwater. Pesticides are widely applied on farmland and lawns for weed, insect and disease control. Pesticides that leach into the groundwater may also pose a health hazard. The Dane County Land Conservation Department is promoting nutrient management on county farmland. In particular, nutrient management plans are required for smaller agricultural operations. The Town should support the County in promoting nutrient management practices for pesticide application on local farmland.

Nonmetallic Mineral Resources

Recommendations related to the Town's nonmetallic mineral resources are provided in the "Economic Development" chapter.

Rare Species Occurrences and Wildlife Habitat

Preservation of wildlife habitat and rare plant and animal species has many benefits to a community. It enhances the quality of residents' lives, preserves rural character, increases pride and stewardship in private land ownership, and enhances recreational experiences. Traditionally, most efforts to protect wildlife habitat were focused on species that were hunted and fished. While this is an important objective, this *Plan* also promotes the preservation of non-game and endangered species as well.

Map 3 shows all sections in the Town where rare plant or animal species and natural communities have been documented by WisDNR's Natural Heritage Inventory (NHI). These could be aquatic or terrestrial species, plants or animals. NHI data is collected in the field on a continuous basis by biologists. However, it is important to note that not all sections of the Town have been inventoried for the presence of rare species. Because rare species are vulnerable to collection and intentional destruction, the exact locations and type of rare species is not made readily accessible. However, this data is available from WisDNR through the submittal of a "Wisconsin Natural Heritage Inventory Request Form." The Town should make such a request whenever a significant development proposal is offered within an affected section.

Recreational Resources

Recommendations related to the Town's parks and recreational resources are provided in the "Utilities and Community Facilities" chapter.

2. Agricultural Resource Preservation

The *Town of Mazomanie Comprehensive Plan* is intended to update the Town's 1993 Land Use Plan, which has served as a component of the Dane County Farmland Preservation Plan. The County's Farmland Preservation Plan, along with exclusive agricultural zoning, enables eligible farmers to participate in the State's Farmland Preservation tax credit program.

In addition to specific town plans, the Dane County Farmland Preservation Plan also contains countywide policies, including the following:

- Maintain Dane County as one of the nation's most productive agricultural counties.
- Preserve agricultural land as a resource for current and future generations.
- Support preservation of the family farm.
- Maintain the rural character of Dane County towns.



Reflecting these countywide farmland preservation policies, this Plan recommends the following approaches to preserve large blocks of agricultural land for continued farming use, direct non-farm land uses away from farming areas, and promote efforts to ensure that local farmers can continue to make a decent living working the land.

Limit Non-farm Development in Agricultural Areas

Consistent with the Town's current policies, this Plan seeks to continue to limit the amount of residential development in farming areas. There are numerous conflicts between residential development and farming, including use of roads, noise, odors, and hours of operation. Further, the intrusion of non-agricultural uses in farming areas brings a sense of impermanence, which discourages further investment by remaining farmers.

As described more fully in the following "Land Use" chapter, the Town's planned land use map designates portions of the Town as Agricultural Preservation Areas, which are those areas deemed appropriate for long-term farming. This planning designation was mapped on the basis of soil types, topography, agricultural productivity, and current and potential agricultural uses. The primary land use activity within the Agricultural Preservation Areas should be farming. Residential development might be appropriate for some sites within this farming area, but only at a low density. This Plan recommends a housing density of not more than one home per 40 acres owned and the location of these limited home sites in non-productive agricultural areas. These policies, described more completely in Part Two of this Plan, seek to avoid the breaking up of large farm parcels, while still providing some non-farm economic return for farmers.

This Plan advocates smaller residential lot sizes in farming areas. For example, while the Agricultural Preservation Areas designation limits density to one home per 40 acres, those homes should be clustered on smaller lots, such as two or three acres. These clustered home sites, along with the private driveways that access these sites, should be directed away from soils best suited for agricultural use (Group I and II soils) to the greatest extent possible. Home sites should also be directed away from hydric or alluvial soils that are prone to flooding or instability. More appropriate sites might be located in an adjacent woodlot, at the

edge of a tilled field, and on other, more appropriate soils. This Plan includes a set of rural housing design guidelines to allow the Town to direct private development into more appropriate locations. A complete description and illustration of these design guidelines are provided as an attachment to this *Plan*.

This Plan does not support the platting of subdivisions (five or more lots) in the mapped Agricultural Preservation Areas.

This Plan also seeks to limit commercial or industrial development in Agricultural Preservation Areas to only those uses that support farming activities. Non-agricultural commercial uses should be limited to small contractors, vehicle storage and limited outside storage of materials such as provided currently in the County's LC-1 Limited Commercial District. Rezoning for such limited commercial uses should be considered if the following criteria are met:

- There is minimal conflict with nearby residences and farm operations.
- No septic tank installation will be required to serve the commercial use.
- The service offered is one generally needed by residents of the town.
- A minimal area is proposed to accommodate the specific use.
- The use conforms to the goals and policies of the appropriate Plan District.

Direct Intensive Development into Urban Service Areas

Large-scale development projects, which have the greatest opportunity for conflicts with farming, should be directed away from planned *Agriculture Preservation Areas* entirely. This *Plan* seeks to direct intensive urban development (e.g., large subdivisions, multi-family residential, commercial, industrial uses) into the Village of Mazomanie Urban Service Area, where a full array of municipal services are available. These services include public water and distribution systems, sanitary sewage systems, higher levels of police and fire protection, solid waste collection, streets with curbs and gutters, street lighting, and parks. The boundaries of the Village of Mazomanie Urban Service Area are shown on Map 6 and represent the likely outer limits of planned urban growth and development in the Village over a 20-year planning period.

Promote Farmland Conservation Practices

There are several farmland conservation practices to ensure that the Town's agricultural and natural resources remain healthy and productive over the planning period. Some of these practices, such as nutrient or pest management, can add profit to the farm operation because they reduce expenses. Other practices may not have an immediate benefit in terms of farm profit, but pay off through cleaner water and long-term soil conservation. This *Plan* supports all farmland conservation efforts—many already in practice on Mazomanie farms—including, but not limited to, crop rotation, contour farming and strip cropping, managed grazing, manure storage and runoff control, nutrient and pest management, streambank and shoreline stabilization, woodland management, and upland wildlife habitat preservation. Dane County provides cost-sharing support to assist farm owners in undertaking these types of conservation practices in the Dunlap Creek Priority Watershed Project area.

Support Efforts to Regulate Large-Scale Livestock Operations

Current trends in agriculture may result in more concentrated, larger-scale livestock operations locating in the Town over the 20-year planning period. Generally, large-scale livestock operations, or feedlots, are defined as those with more than 1,000 animals. WisDNR requires farm operators to obtain a permit for animal feedlots with more than 1,000 animals and smaller operations where pollution problems are evident. At the time of writing, there were five large-scale farm operations in Dane County regulated under this permit program. None of these farms are yet located in the Town of Mazomanie.

The Town should support efforts to ensure that the impacts of large-scale livestock operations do not degrade the environment or disturb neighboring uses. Specifically, this *Plan* advocates the following practices for large-scale livestock operations:

- *Proper siting and design of manure storage facilities:* Large farm operators should carefully consider the siting and design of manure storage facilities. Improper storage of manure may cause pollution of groundwater or surface water. Common types of storage facilities include walled enclosures, storage ponds (or earthen facilities), aboveground tanks, and underground storage (typically beneath confined freestall buildings). Each facility has different site limitations, costs, and labor requirements. Dane County has adopted an animal waste management plan and has established minimum design and siting criteria for earthen facilities. Pending ordinance modifications will include design and construction standards for all types of manure storage facilities, including concrete and temporary stacking.
- *Control runoff from areas where manure is concentrated:* Large farm operators should prevent rain and melting snow from washing manure nutrients and bacteria into nearby drainage ways, streams and lakes. Common practices include the placement of rain gutters, downspouts and outlets on all buildings near manure-covered areas; diverting water away from a barn or feedlot by building a berm or dredging a channel; constructing a settling basin at the lower end of the feedlot that allows runoff water to leave the yard at a controlled rate; or installing a filter strip or buffer area at the lower end of the feedlot to trap nutrients and suspended material. Under Dane County ordinances, any overflow of manure storage facilities is prohibited.
- *Careful application of manure fertilizer:* Large farm operators should spread their manure fertilizer according to a nutrient management plan to protect water quality and maximize the benefit from manure. The key is to put manure in known places at known rates. Too much manure application or allowing runoff from spreading sites can result in polluted streams, lakes or groundwater, without any increases in productivity.
- *Protect streambanks and shoreline areas:* Large farm operators should restrict their cattle herd's access into any streams or shorelines within the grazing areas. When cattle are concentrated along streambanks and shorelines, bank erosion and manure can threaten water quality and fish habitat. Several practices can allow cattle access to water while protecting banks and shorelines. These include installing fencing, constructing stream crossings and access ramps, or pumping water to a location away from the stream.

Review Site Plan for Concentrated Animal Feeding Operations (CAFOs)

The Wisconsin Department of Natural Resources requires concentrated animal feeding operations (CAFOs) with 1,000 or more animal units to obtain a permit. This permit is

called a Wisconsin Pollutant Discharge Elimination System (WPDES) Concentrated Animal Feeding Operation (CAFO) permit—or a WPDES CAFO permit. These permits are designed to ensure that farm operations choosing to expand to 1,000 animal units or more use proper planning, construction, and manure management practices to protect water quality from adverse impacts. At the time of writing, there were five large-scale farm operations in Dane County regulated under this permit program.

Before submitting a WPDES CAFO permit application to operate a feedlot with 1,000 or more animal units in the Town of Mazomanie, the landowner shall submit a site plan for the proposed operation. This site plan shall demonstrate how the landowner intends to mitigate traffic impacts, nuisance issues, and manure storage and water quality impacts associated with this large-scale operation. The landowner shall meet with the Town Plan Commission to discuss the submitted site plan. The site plan shall include the same information as required for the WPDES CAFO permit application. This includes:

1. The location of the existing and proposed site on plat maps, aerial photographs, and soil survey maps.
2. Scaled drawing(s) locating animal housing, waste storage facilities, runoff controls, groundwater monitoring wells, loafing or outside lot areas, feed storage structures and water supply wells.
3. A description of proposed and existing waste storage facilities
4. A description of proposed and existing runoff control systems, groundwater monitoring systems, permanent spray irrigation or other land spreading systems.
5. Information on current and future animal units for the operation and the expected expansion dates.
6. A narrative containing background information on the operation as it exists and how it will function after the planned construction or expansion.

Town Plan Commission review of this site plan, and subsequent discussions with the landowner, will serve as the basis for the Town's submittal of a formal letter to WisDNR during the public comment period of the WPDES CAFO permitting process. This letter will indicate whether or not the site plan was submitted for Town review, and will include any findings or concerns related to the proposed operation. The Town should contact the Agricultural Runoff Management Specialist in the WisDNR South Central Regional Office to formally request, in writing, that the Town be notified of all public comment periods related to a pending WPDES CAFO permit for an operation located in the Town of Mazomanie.

In addition to reviewing site plans for large-scale animal feeding operations, the Town should continue to monitor and support any county or state efforts in developing and implementing large livestock operations.

Consider a Purchase of Development Rights (PDR) Program

To reduce the amount of future development in *Agricultural Preservation Areas*, a Purchase of Development Rights (PDR) program may be worthy of future consideration. Under a PDR Program, the Town, County or a non-profit land trust would allocate funds to purchase development rights from willing farmland owners. The program is based on the premise that landowners can sell off a portion of their property rights, while retaining the remainder of

those rights. For example, a Town farm owner could negotiate to exchange any future rights to build on his or her property for a sum of cash. The farm owner would still have title to the property, could still restrict access, and could continue to farm the land. An appraisal would determine both the total market value of the land and that portion of market value associated with the land's future development potential. The offering price for the development rights would then be equal to the value associated with the development potential. The Town of Dunn has had a PDR program in operation since the mid-1990s.

Consider a Transfer of Development Rights (TDR) Program

Another strategy to reduce development in *Agricultural Preservation Areas* is a Transfer of Development Rights (TDR) program. In a TDR program, the Town would allow development rights to be transferred from "sending areas" where preservation is desired to "receiving areas" where development is planned. Instead of the government purchasing the development rights, private developers controlling land in receiving areas would have to acquire development rights from landowners in the "sending areas." The use of the transferred development rights would allow developers in receiving areas to develop at greater densities than would otherwise be allowed. The developer would have to demonstrate that sufficient development rights had been purchased (and a conservation easement placed on the sending area property) before the Town approved any rezonings, plats, or conditional use permits. The Town will need to consider the drawbacks and benefits of the type of program in greater detail over the planning period.

3. Cultural Resources

The Town's cultural resources reflect the community's rural heritage. The local cultural landscape includes historic homes, barns, silos, windmills, and family burial plots, interspersed with other local landmarks such as churches, cemeteries, schoolhouses and road bridges. Like other rural communities, the agricultural landscape in Mazomanie is constantly evolving, as it reflects changes in the economy, as well as individual landowner needs, aspirations and traditions.

This *Plan* encourages the Town to preserve and celebrate its cultural resources, both historic and archeological. Map 3 depicts known archeological sites that are included in the Wisconsin Archeological Site Inventory (ASI) database. These mapped archeological sites are predominately burial sites. It is important to note that the ASI database contains only those sites that have been identified by or reported to the State Historical Society. They do not include all sites of historic or archeological significance in the Town. Under Wisconsin law, Native American burial mounds, unmarked burials, and all marked and unmarked cemeteries are protected from intentional disturbance. Dane County ordinances require a 25-foot setback from Native American burial mounds.

The *Plan* advises that the Town make a specific request to the State Historical Society for more detailed information when a specific development proposal is offered on land in an area where a known historic or archeological site has been mapped, if its location is not readily apparent. The Town should also work with the County and State in preserving the community's historic farmsteads and outbuildings that contribute to Mazomanie's rural heritage and aesthetic beauty. These important town landmarks should be included in any future cultural resource identification and protection programs.

Finally, the Town should continue to promote the community's rural heritage by supporting local festivals, fairs, markets, farm tours, or farm breakfasts. The Town should also promote positive recreational uses and events in the Town of Mazomanie.

4. Scenic Resources

Much of the northern half of Mazomanie lies within the Lower Wisconsin State Riverway (see Map 6 for Riverway boundary), which was established in 1989 to protect and preserve the scenic beauty and natural character of the lower Wisconsin River valley. Property owners within State Riverway areas must follow certain aesthetic protection guidelines. These guidelines, along with a required permitting process, regulate:

- Residential development and accessory structures (e.g., walkways, boat shelters) within view of the Wisconsin River. Included are performance standards designed to minimize the visual impact of the development when viewed from the river. These standards include vegetation screening, earth-tone colors for buildings, limited amount of glass or reflective material, height restrictions, and erosion control practices.
- The removal of vegetation or timber harvesting along the River, and in the Bluff Zone—a 200 foot wide strip of land on the top of visible bluffs. In these areas, only selective harvesting is allowed. There are also restrictions on road building and harvest times in these areas.

There are certain prohibited activities in the State Riverway area, including the storage or disposal of junk or solid waste, mining or quarrying on lands visible from the river, construction of private roads, and placement of signs. Agricultural activities are not subject to State Riverway regulations.

Landowners within this designated Riverway area should contact the Lower Wisconsin State Riverway Board to determine if a permit is necessary before initiating any development activity. If a permit is necessary, a site inspection by a Board representative will determine which aspects of the regulations apply to the development activity.

B. LAND USE PLAN

This chapter of the *Plan* is intended to provide specific recommendations for future land use in the Town over the 20-year planning period. These recommendations are reflected in the Planned Land Use Map (Map 6) and are based on the goals, objectives and policies presented in Part Two of this *Plan*.

In general, Map 6 recommends the continuation of an agricultural land use pattern in the Town of Mazomanie, focused on preserving farmlands, protecting significant natural resources, and conserving water and soil resources. More intensive development should be directed into areas with existing development and infrastructure—primarily within the Village of Mazomanie Urban Service Area.

Map 6 shows “land use plan categories” and “plan districts”. Plan categories designate the desired type (e.g. residential, agricultural, commercial) and future location of different land uses in the Town by color. In many cases, these mapped categories differ from the Town's existing land use and zoning pattern. Overlaying the Town's desired pattern of land use categories are

plan districts. Plan districts encompass the Town's different topographic and landscape features (e.g., hillsides, valleys, and terraces) and have no relationship with zoning districts. In addition to recommending different land uses within each plan district, this *Plan* provides detailed recommendations for the siting, placement and design of future development that is appropriate for each district.

1. Land Use Plan Categories

The land use plan categories used in Map 6 are described below. Following the description of each planned land use category is the existing Dane County zoning district(s) that best implements that category:

Agricultural Preservation Areas

This category includes agricultural lands and operations; farmsteads and homes, densities not exceeding one single family residential unit per 40 acres owned; woodlands; non-tillable slopes; agriculture-related and farm family businesses; and mineral extraction operations.

The *Agricultural Preservation Areas* category has been mapped over much of central and southern Mazomanie. The Town should promote continued agricultural operations in these areas. Farm owners in this planning district should be encouraged to participate in the State Farmland Preservation Program, which generally enables landowners to receive state tax credits. Landowners with large tracts of woodland within this planning district should be encouraged to explore the State's woodland management programs. New housing should be limited in these areas to prevent incompatibilities with farm operations, and should be located in woodlots, at the edges of fields, on non-productive lands, and away from hydric or alluvial soils. More detailed recommendations for rural housing development are provided in the "Housing" chapter.

Recommended Zoning: The existing County zoning district most compatible with this plan category is A-1 Exclusive Agriculture District. This zoning district complies with the provisions of the State's Farmland Preservation program. The County's A-2 Agriculture and A-B Agriculture Business zoning districts might be suitable for parcels proposed for farm-related businesses or services. Other non-agricultural zoning districts (e.g., RH Rural Homes districts) may be mapped on a limited basis where landowners exercise their "one home per 40 acre" development options. This *Plan* recommends that the County consider a new agriculture zoning district which would continue to allow exclusive agricultural uses, but on lots less than 35 acres in size.

Agricultural Transition Areas

This category includes certain lands in proximity to developed areas, to be preserved in mainly agricultural and open space uses until such time as more intensive development may be appropriate. Map 6 shows *Agricultural Transition Areas* mapped over town lands currently within or adjacent to the Village of Mazomanie Urban Service Area. These lands are used for farming, as well as scattered open lands and woodlots, farmsteads, and limited single family residential development at densities at or below one home per 40 acres. Within this transition district, new development should be limited in accordance with all policies applicable to the *Agricultural Preservation Areas*, until such time when the area is appropriate for more intensive development.

Pending a greater understanding of the implications of a transfer of development rights (TDR) program on the Town, the mapped *Agricultural Transition Areas* may be appropriate receiving areas for development rights in exchange for the permanent preservation of other lands in the Town.

Recommended Zoning: The County zoning district most appropriate for this plan category is A-3 Agriculture district. Lands within this A-3 district remain eligible for farmland preservation tax credits and do not affect use value assessments.

Open Space Corridors

This category includes continuous systems of open space that includes drainageways and stream channels, floodplains, and wetlands. *Open Space Corridors* are mapped over Wisconsin DNR-identified wetlands and FEMA-designated floodplains identified by Dane County. *Open Space Corridors* are not shown within the State Wildlife Areas. New development should generally be discouraged from encroaching into these areas to protect environmental resources, prevent property damage, and preserve wildlife habitat. *Open Space Corridors* within planned development areas are shown as an overlay, crosshatch pattern and primarily represent mapped Wisconsin River floodplain boundaries. These boundaries represent areas potentially subject to the 100-year flood. Outside planned development areas, the recommended density for residential development in *Open Space Corridors* should not be more than one home per 40 acres owned.

Recommended Zoning: As an underlying zoning district, the County's A-1 Exclusive Agriculture District and CO Conservancy District are most compatible with the planned land use designation. County floodplain and wetland overlay zoning districts also cover most of these areas.

Recreational Lands

This category includes publicly owned lands designated as state wildlife areas and recreational areas, county parks and recreation areas, and other recreational facilities. This category is mapped over County parks, Mazomanie and Blackhawk Units of the Lower Wisconsin State Riverway, and other state-owned lands.

Recommended Zoning: The County zoning districts most compatible with this planned land use category are the A-1 Exclusive Agriculture District and CO Conservancy District.

Surface Water

This category includes lakes, ponds, rivers and perennial streams.

Rural Development Areas

This category includes areas planned for low density residential development—generally at a density between one residence per 2 acres and one residence per 40 acres—and served by on-site waste disposal systems. Map 6 identifies *Rural Development Areas* for properties within the Iron Horse Estates and Evergreen Acres subdivisions, and along CTH Y near the Wisconsin River. The size of the building lot rezoned for residential use in *Rural Development Areas* shall be 2 acres at a minimum, unless (i.) soil conditions indicate more area is required to provide safe on-site treatment, (ii.) a group waste disposal system is approved, or (iii.) the existing size of a redevelopment parcel would not allow a 2-acre rezoned lot size. Lots for residential building sites of over five acres are discouraged. The designation of lands in the

Rural Development Areas does not imply that an area is immediately appropriate for rezoning. In fact, given service demands and a desire for controlled growth, careful consideration to the timing of zoning decisions is essential.

Recommended Zoning: The County zoning districts most commonly used in the Town for this type of planned land use category are the RH Rural Homes and A-2 Agriculture districts. The RH districts allow single family homes on various minimum lot sizes and a small number of animals (one animal unit per acre).

General Business

This category includes indoor commercial, office, institutional, and controlled outdoor display land uses, with moderate landscaping and signage. Map 6 shows all existing business parcels in the Town as planned *General Business* areas. Non-agricultural businesses, aside from farm family businesses and home occupations, should be considered in other parts of the Town only after an amendment to this *Plan*.

Recommended Zoning: The County zoning district most used for this planned land use designation is C-1 Commercial District.

Table 9: Planned Land Use Summary

Land Use	Acres	Percent
Agricultural Preservation Areas	9,768	46%
Agricultural Transition Areas	193	1%
Open Space Corridors	4,464	21%
Recreational Lands	4,790	23%
Surface Water	1,396	6%
Rural Development Areas	724	3%
General Business	4	<1%
TOTAL	21,339	100%

2. Plan Districts

The Town's previous plans tailored different land use recommendations to the conditions of each of the different landscapes found in the community. This reflects the notion that the design and placement of buildings can be just as important as a recommended use of the land. To further this planning tradition, this *Plan* provides more detailed land use, siting, and design recommendations for each of the Town's plan districts. Below is a brief description of each plan district, followed by a set of tables that list the recommended policy guidelines for each district.

Ridgetops

The "Ridgetops" plan district encompasses the Town's ridge crests and bluffs. In a few locations these ridgetops are wide enough to accommodate farming or recreational uses. Most of the Town's ridgetops are located in the eastern portion of the community. As shown on Map 6, the Town's ridgetops are planned for *Agricultural Preservation Areas*, *Recreational Land*, or *Open Space Corridors* uses. This *Plan* advocates specific home siting,

driveway routing, and other standards to ensure that development in this district does not detract from the Town's rural character.

Hillsides

The "Hillsides" plan district borders the Town's narrow, steep valleys and forms the bluff edges along the Wisconsin River Valley. This district contains predominantly steep and densely wooded slopes (most over 20% slope). As shown on Map 6, the Town's hillsides are primarily planned for *Recreational Land* and *Open Space Corridor* uses.

Interior Valleys

This plan district includes areas that branch off from the Town's valleys and are approximately a quarter-mile wide with steep, wooded hillsides. These valleys do not have streams or floodplains. This district is characterized by active farming operations with few non-farm residences. As shown on Map 6, the Town's interior valleys are primarily planned for *Agricultural Preservation Area* uses.

Dunlap Creek Valley

This plan district is within the watershed of Dunlap Creek, east of State Highway 78. Dunlap Valley is a half-mile wide and contains two minor town roads and an extensive wetland area along the valley bottom. The valley is bordered by steep, wooded hillsides and has a distinct character and a unique wildlife and environmental value. Preservation of this valley is important. As shown on Map 6, the Dunlap Creek Valley is planned for *Agricultural Preservation Areas* or *Open Space Corridors* uses.

Main Valleys

This plan district extends from the uplands of the driftless area to the Wisconsin River valley. The district is bordered by steep wooded hillsides, and have creeks and floodplains along the valley bottoms. Main valleys are used as roadway corridors (Carter Road, STH 19) and serve as the entry points into the Town from the east. This district contains productive agricultural land, devoted to farming, with few non-farm uses present. As shown on Map 6, the Town's main valleys are planned for *Agricultural Preservation Areas*, *Recreational Land*, or *Open Space Corridors* uses.

Upper Agricultural Terrace

This plan district encompasses the broad, rolling upper plain of the Wisconsin River. This terrace is characterized by productive farmland and active farm operations, including dairy farms. This district surrounds the Village of Mazomanie and has several residential subdivisions. As shown on Map 6, the Town's upper agricultural terrace is planned for *Agricultural Preservation Areas*, *Recreational Land*, *Open Space Corridors*, or *Rural Development Area* uses.

Urban Service Area

This plan district designates lands suitable for urban development on municipal sewer and water systems. It includes all lands within the adopted Village of Mazomanie Urban Service Area. As shown on Map 6, these areas are planned for *Agricultural Transition Area* uses in the short term and more intensive development in the long term.

Terrace Slope

The terrace slope plan district is a linear divide between the upper and lower agricultural terraces of the Wisconsin River. The top of the slope offers views from across the river floodplain to the bluffs of Sauk County. Some residential uses are present along the top edge of the terrace slope, particularly along Mathewson Road. As shown on Map 6, the terrace slope is planned for *Agricultural Preservation Areas* or *Rural Development Area* uses.

Lower Agricultural Terrace

This plan district includes the lower terrace and floodplain of the Wisconsin River and is used for extensive irrigated farming on sandy and muck soils. The area is characterized by open land, ditching and drainage of fields, with few residences for either farm or non-farm purposes. As shown on Map 6, this lower agricultural terrace is primarily planned as an *Agricultural Preservation Area*.

Lower Non-Agricultural Terrace

This plan district contains wooded, scrub, wetland, or non-farmed open lands of the Wisconsin River's lower terrace. This area is predominately floodplain with sever limitations for septic systems. Access to most of this area is limited. Some scattered residential development is present. As shown on Map 6, this district is planned for *Agricultural Preservation Areas*, *Recreational Land*, or *Open Space Corridors* uses.

Riverfront Residential Area

This district encompasses a cottage and residential area that has developed in a linear pattern along the Wisconsin River and County Highway Y. As shown on Map 6, this district is planned for *Open Space Corridors* or *Rural Development Area* uses.

3. Site Plan Review

To ensure that future land development is consistent with the Town's goals and policies, this Plan recommends that the Town continue to require site plan review for any proposed rezone, conditional use permit application, or new construction. A site plan is required to demonstrate the appropriateness of the proposed building site for development, and to serve as the basis for establishing conditions that may be attached to a rezoning and permit approval.

The Town requires that the site plan be drawn to scale (1" = 200') and clearly show and identify the following items:

- Property boundaries, existing lot lines, proposed lot lines and easements.
- Property boundaries and acreage of the original parcel from which the proposed lot will be divided, and the location of any other lots that have been or may be divided from the original parcel. (May be a separate drawing at a smaller scale.)
- Existing land uses of the lot proposed for the development and of adjacent parcels, including the location of any agricultural land and structures used for agricultural operations.
- The location of all existing and proposed public and private roads and driveways, including areas of cutting and filling.
- The location of all proposed structures and improvements.

- The location of all septic fields and well sites.
- An elevation plan or document showing the proposed height and exterior materials of all structures in sufficient detail to assess screening and landscaping requirements.
- The location of all natural vegetation and proposed landscaping or plantings that will fulfill screening requirements (as described in this chapter of the Plan).
- A contour map with contour intervals not to exceed two (2) feet for the sites of all proposed buildings, improvements, roads and driveways. The contour map shall show pre-grading elevations. The Plan Commission may waive the requirement for a contour map if USGS topographic maps clearly show that buildings and driveway slope requirements will be met by the proposal.
- The location of any floodplain, wetland, or Lower Wisconsin Riverway boundaries.
- Any other relevant information as required by the committee to evaluate the proposal.

4. Screening Requirements

In addition to site plan review, this Plan recommends that certain developments be screened to make structures inconspicuous from the surrounding countryside and roadways. Specifically, this Plan recommends screening requirements for development in certain Plan Districts (Ridgetops, Hillsides, Interior Valleys, Dunlap Creek Valley and Main Valleys).

Screening may consist of either a buffer of natural vegetation left in place for this purpose during site development, or landscaping and planting to achieve the same result. Typical plantings might consist of 1-1/2" to 1-3/4" (8-10' tall) diameter stock of ash, maple and linden trees mixed with 3'-4' high stock of spruce, red pine or cedar trees, along with other evergreens and shrubs. Each applicant shall submit a screening plan if required as part of the site plan for committee approval. Each plan is expected to vary according to the conditions of the development site.

The Town may require the posting of a bond up to \$2,500 to assure compliance with the approved screening plans for a development.

5. Projected Land Use

Wisconsin Statutes (§66.1001) requires comprehensive plans to contain land use projections for the 20-year planning period, in five-year increments, of future residential, agricultural, commercial and industrial uses. The Town is not planning for any additional future non-farm commercial or industrial development over the planning period; therefore, this Plan does not contain projections for these uses.

Projected acreage amounts for residential land use are based on the Town's past development trends. Since 1980, the Town has issued 117 residential building permits (or an average of approximately 29 building permits over five-year periods). If this trend continues, and one assumes that the average residential lot size will be six acres, then the projected land acreage needed to accommodate residential development every five years is approximately 174 acres. Some of this projected acreage for residential development will likely be sited in the Town's Agricultural Preservation Areas as property owners exercise their "one home per 40 acres" residential development option. There is a sufficient number of unused, available "splits" in planned Agricultural Preservation Areas to accommodate this anticipated demand.

Plan District: RIDGETOPS				
Description: Valleys in the town are separated by narrow, generally wooded, ridge spines. In a few locations the ridges are wide enough to accommodate agricultural or recreational uses. Most ridgetops are undeveloped and lack road or driveway access. Ridgetops are valuable natural and scenic elements of the town.				
Goals:				
1. Preservation of natural character of ridgetops, including woodlands, wildlife habitats, exposed outcrops, and other features and qualities. 2. Preservation of agricultural land where it exists in ridgetop locations. 3. Mitigate detrimental effects of existing and future development by careful siting and design of compatible uses. 4. Control access to minimize disruption of ridgetop and adjacent hillside features.				
Policies:				
Land Use	Density	Location	Design	Other
Agriculture (<i>Agricultural Preservation Areas</i>)				Refer to policies in "Agricultural, Natural, and Cultural Resources" chapter
Woodlands/Riverway (<i>Agricultural Preservation Areas; Open Space Corridors</i>)				Refer to policies in "Agricultural, Natural, and Cultural Resources" chapter Cooperate with WisDNR acquisition plans for key ridgetops as an alternative to development or further land division
Residences (<i>Agricultural Preservation Areas</i>)	Maximum of 1 residential lot per 40 acres. The size of the lot rezoned for residential use should be greater than 2 acres. Allowable divisions to run with the land. Clustering is recommended for all cases where there is potential for 3 or more lots	Residences shall be inconspicuous from roadways and the surrounding countryside. Structures shall be below ridge crests and on slopes of less than 12 percent	All Structures shall be designed and landscaped to be compatible with the natural character of area. All structures shall be screened to blend with natural surroundings Clearing of trees is limited to the minimum amount necessary for a building site.	Soils shall be suitable for septic tank soil absorption system Site plan and erosion control plan required Rezoning only for a specific house to avoid premature land divisions.

Recreational Uses (<i>Recreational Land, Open Space Corridors</i>)	Commercial recreational uses shall be allowed only after a finding that the proposed use is in conformance with the goals and policies of this Plan, that the site is suitable for the proposed use, and that the proposed use is compatible with neighboring land uses.	All structures shall be below the ridge crests and on slopes of less than 12%	All structures shall be of low profile in design, screened and landscaped to blend with natural surroundings.	Only a minimum number and size of structures necessary for basic services will be allowed. Site plan and erosion control plan is required.
Access Roads and Driveways		<p>Shall be sited along contours to minimize erosion, and shall be routed to avoid interference with farmland and adjacent land uses</p> <p>Shall use natural vegetation, routing, and landscaping to be inconspicuous.</p>	<p>Maximum driveway grade of 12%; no switchbacks, no disturbance of slopes over 20%.</p> <p>Access roads and driveways for commercial recreational uses shall be constructed to town road standards. Maximum grade of 10%</p>	<p>Driveways may be required to dedicate an easement for common use by neighboring owners.</p> <p>Roads and driveways shall comply with the appropriate standards of each plan district they cross.</p>

Plan District: HILLSIDES				
<p>Description: Hillside borders the narrow steep valleys and form the bluff edge along the Wisconsin River valley. Hillside is predominantly steep (most over 20% slope) and densely wooded. Some south facing slopes are sparsely vegetated or rock outcrops. The woodlands associated with hillside form a valuable scenic and economic resource, as well as providing erosion control, wildlife habitat, and air filtering benefits.</p> <p>Goals:</p> <ol style="list-style-type: none"> 1. Preservation of woodland resources through best forestry practices. 2. Prevention of erosion by minimizing disturbance and development. 3. Maintaining scenic value by careful routing and construction of access roads, driveways, and building sites. <p>Policies:</p>				
Land Use	Density	Location	Design	Other
Woodlands/Riverway (Open Space Corridors; Recreational Lands)	Refer to policies in the "Agricultural, Natural, and Cultural Resources" chapter			Cooperate with WisDNR acquisition plans for key slopes as an alternative to development or further land divisions.
Residences (Agricultural Preservation Areas)	Max. of 1 lot per 40 acres owned. Size of lot rezoned for res. use should be greater than 2 acres.	Residences shall be located along the bottom edge of hillside to minimize the need for long driveways.	Clearing of trees is limited to a minimum amount necessary for a building site.	A site plan and erosion control plan are required.
	Allowable divisions to run with the land. Clustering is recommended for all cases where there is the potential for 3 or more lots.	Structures shall be on slopes of less than 12%.	A natural or landscaped wooded boundary around the building site is required to screen development from surrounding roads and countryside.	Soils shall be suitable for septic tank soil absorption system Rezoning only for a specific house to avoid premature land divisions.
Access Driveways		Driveways shall follow routes which will minimize erosion and do not interfere with agricultural land or adjacent uses.	Roads and driveways shall use natural vegetation, landscaping and routing to be visually inconspicuous.	Driveways may be required to dedicate an easement for common use by neighboring owners.
			Maximum driveway grade of 12%; no switchbacks, no disturbance of slopes over 20%.	Access roads for uses on adjacent ridgetops shall be constructed to town road standards. Maximum grade of 10%.

Plan District: INTERIOR VALLEYS				
<p>Description: Interior valleys branch off from main valleys and are approximately 1/4 mile wide with steep, wooded hillsides. These valleys do not have streams or floodplains. They may have dead end roads or only driveway access. The valleys are characterized by active farming operations with few non-farm residences. The valleys are scenic, isolated, and sensitive to the presence of non-agricultural uses.</p>				
<p>Goals:</p> <ol style="list-style-type: none"> 1. Preservation of farmland and protection of farm operations from encroachment of non-compatible uses. 2. Preservation of the isolated and scenic rural character of the open valley floors and adjacent hillsides. 3. Minimize any transportation improvements or presence of roadways or driveways. 				
Policies:				
Land Use	Density	Location	Design	Other
Agriculture (<i>Agricultural Preservation Areas</i>)				Refer to agricultural preservation policies in the "Agricultural, Natural and Cultural Resources" chapter
Residences (<i>Agricultural Preservation Areas</i>)	<p>Maximum of 1 residential lot per 40 acres</p> <p>Allowable divisions to run with the land.</p> <p>The size of the lot rezoned for residential use should be greater than 2 acres.</p> <p>Clustering is recommended for all cases where there is the potential for 3 or more lots.</p>	<p>Residences shall be located where they will not interfere with agricultural operations and will be in accordance with general agricultural preservation policies.</p> <p>Structures shall be located along the valley edges, and not as strip development along roads or where they will interfere with the visual openness of the valley.</p>	<p>Development sites shall be landscaped to blend in with the natural valley edges.</p> <p>Driveways shall not interfere with agricultural operations.</p>	<p>Rezoning only for a specific house to avoid premature land divisions.</p> <p>Soils shall be suitable for septic tank soil absorption system</p> <p>A site plan and erosion control plan are required.</p>

Plan District: DUNLAP CREEK VALLEY				
<p>Description: This valley is within the watershed of Dunlap Creek, east of STH 78. Dunlap Valley is 1/2 mile wide and contains two minor town roads and an extensive wetland area along the valley bottom. The valley is bordered by steep, wooded hillsides.</p> <p>Special mention is made of Dunlap Creek Valley because of its distinct character and the documented wildlife and environmental values which exist. The relative lack of development in the valley, and the combination of woods, slopes, and wetlands makes the valley special and unique, not only in Mazomanie, but in Dane County. Preservation of the area is important.</p> <p>Goals:</p> <ol style="list-style-type: none"> 1. Preservation of farmland and protection of farm operations from encroachment of non-compatible uses. 2. Preservation of the isolated and scenic rural character of the wetlands, open valley floors and adjacent hillsides and ridgetops. 3. Recognition of the special character and value of this valley to the town, the area and the county. 4. Minimize any development, transportation projects and the presence of roads and driveways. 5. Seek a variety of methods, including zoning, site planning, private initiatives, acquisitions and cooperative plans with landowners to achieve preservation of the area. 6. Recognize that the valley is designated as a priority watershed by the State of Wisconsin. <p>Policies:</p>				
Land Use	Density	Location	Design	Other
Agriculture (<i>Agricultural Preservation Areas</i>)				Refer to policies in "Agricultural, Natural, and Cultural Resources" chapter
Residences (<i>Agricultural Preservation Areas</i>)	<p>Maximum of 1 residential lot per 40 acres.</p> <p>Allowable divisions to run with the land.</p> <p>The size of the lot rezoned for residential use should be greater than 2 acres.</p> <p>Clustering is recommended in all cases where there is the potential for 3 or more lots.</p>	<p>Residences shall be located where they will not interfere with agricultural operations and will be in accordance with general agricultural preservation policies.</p> <p>Structures shall be located along the valley edges, and not as strip development along roads or on the creek side of roads where they will interfere with the visual openness of the valley.</p>	<p>Development sites shall be landscaped to blend in with the natural valley edges.</p> <p>Driveways shall not interfere with agricultural operations.</p>	<p>Rezoning only for a specific house to avoid premature land divisions.</p> <p>Soils shall be suitable for septic tank soil absorption system.</p> <p>A site plan and erosion control plan are required.</p>

Plan District: MAIN VALLEYS				
Description: Main Valleys extend from uplands of the driftless area to the broad valley of the Wisconsin River. They are bordered by steep wooded hillsides, and have creeks and floodplains along the valley bottoms. Main valleys are used as roadway corridors and serve as entry points into the town from the east. The valleys are prime agricultural land, devoted to farming, with few non-farm uses present. The character of these scenic agricultural valleys is sensitive to the presence of non-agricultural uses, especially at visually prominent locations.				
Goals:				
1. Preservation of farmland and protection of farm operations from encroachment of non-compatible uses.				
2. Preserve the rural, scenic quality of the valleys.				
3. Maintain existing roadways as safe and attractive transportation routes while minimizing additional roadway or driveway needs.				
Policies:				
Land Use	Density	Location	Design	Other
Agriculture (Agricultural Preservation Areas)				Refer to general agricultural preservation policies in the "Agricultural, Natural and Cultural Resource" chapter.
Residences (Agricultural Preservation Areas)	Maximum of 1 residential lot per 40 acres Allowable divisions to run with the land.	Residences shall be located along the edge of the valley where they will not interfere with agricultural operations.	Development sites shall be landscaped to blend in with the natural valley edges. Driveways shall not interfere with agricultural operations.	A site plan and erosion control plan are required. Rezoning only for a specific house to avoid premature land division.
	The size of the lot rezoned for residential use should be greater than 2 acres. Clustering is recommended for all cases where there is the potential for 3 or more lots.	Residences and structures shall not be located as strip development along roadways or on the creek side of the road. Site selection should minimize the presence of any residences.		Soils shall be suitable for septic tank soil absorption system.
Commercial (General Business)			The town may require such limitations, screening, and conditions as are necessary to ensure compatibility with the goals.	Refer to general commercial policies in the "Economic Development" chapter.

Plan District: UPPER AGRICULTURAL TERRACE				
Description: This area is the broad, level to gently rolling upper plain of the Wisconsin River, characterized by good to prime farmland and active farming, including dairying and farmsteads. This area surrounds the Village of Mazomanie and has several residential subdivisions. Planning issues include future expansion of the Village and potential development along USH 14.				
Goals: 1. Preservation of farmland and protection of farm operations from encroachment of non-compatible uses. 2. Prevent premature or "leap frog" development for residential purposes outward from the Village of Mazomanie. 3. Direct development to the Village of Mazomanie Urban Service Area. 4. Prevent strip development along USH 14 by directing development into the village and allowing for incremental village expansion.				
Policies:				
Land Use	Density	Location	Design	Other
Agriculture (<i>Agricultural Preservation Areas</i>)				Refer to general agricultural preservation policies in "Agricultural, Natural and Cultural Resources" chapter
Residences (<i>Agricultural Preservation Areas</i>)	Maximum of 1 residential lot per 40 acres outside of Urban Service Area The size of the lot rezoned for residential use should be greater than 2 acres. Allowable divisions to run with the land. Clustering is recommended in cases where there is the potential for 3 or more lots.	General agricultural preservation policies apply. Use common driveways where possible.		Direct allowable development to top of terrace slope area if possible. Soils shall be suitable for septic tank soil absorption system. A site plan and erosion control plan are required. Rezoning only for a specific house to avoid premature land divisions.
Commercial (<i>General Business</i>)			The Town may require such limitations, screening, and conditions as are necessary to ensure compatibility with the goals.	Refer to commercial policies in "Economic Development" chapter

Plan District: URBAN SERVICE AREA				
Description: The urban service area is designated for urban development on a municipal sewer and water system. Development within the urban service area is intended to be served by an urban, or village, level of services such as sewer, water, police and fire protection than are found in rural areas. Urban service areas are locations for existing or potential residential, commercial and industrial development.				
Goals: 1. Use the urban service area as the growth and development center for the Mazomanie area. 2. Cooperate with the village on reasonable annexations to allow for incremental expansion of the village and to enable the village to provide public services to development. 3. Rely on the village to provide sewer, water and other public services rather than having the town provide them. 4. Discourage a linear pattern of village growth along STH 14 toward either the Village of Black Earth or the Village of Arena.				
Policies:				
Land Use	Density	Location	Design	Other
Residences - Subdivision (<i>Agricultural Transition Areas</i>)		Annex to village for public services		
Residences - Single (<i>Agricultural Transition Areas</i>)	On existing lots.	Residences should be located with future subdivision of the parcel in mind so that the location will not interfere with future homesites, roads, access, or public utilities.	Any new driveway shall dedicate or reserve a 66' easement for access to existing and future homes.	Soils shall be suitable for septic tank soil absorption system. A site plan is required to show potential future subdivision lot layout, driveway, road and public utility areas.
	Further land divisions are strongly discouraged, especially the division of parcels adjacent to the village which would complicate future orderly development of public services. Minimum lot size of 2 acres.	Strip development along roads which may block future access to potential back lots shall not be allowed.	Driveway/future road access points onto town collector roads shall be minimized.	
Commercial/Industrial (<i>General Business</i>)		Annex to village for public services.		

Plan District: TERRACE SLOPE				
Description: The terrace slope is a linear divide between the upper and lower agricultural terraces of the Wisconsin River. The slope averages 300-500 feet from toe to crest, with a vertical rise of 50 feet. The slope has erodible soils. The top of the slope offers views from across the river floodplain to the bluffs in Sauk County. Some residential uses are present along the top edge of the terrace slope.				
Goals:				
1. Preserve the slope as a significant natural feature of the town by preventing development, excavation or erosion of the slope face. 2. Allow for some residential development along top of slope as way of preserving adjacent agricultural lands.				
Policies:				
Land Use	Density	Location	Design	Other
Residences <i>(Agricultural Preservation Areas)</i>	Maximum of 1 residential lot per 40 acres. The size of the lot rezoned for residential use should be greater than 2 acres. Allowable divisions to run with the land.	Along top edge of slope.	No disturbance of slope face for construction or driveways. Screening required along non-slope side of buildings. Maintain slope in woods or vegetation	Soils shall be suitable for septic tank soil absorption system. A site plan and erosion control plan are required. Easement for driveway access to adjoining lands. Rezoning only for a specific house to avoid premature land divisions.

Plan District: LOWER AGRICULTURAL TERRACE				
Description: The level lower terrace and floodplain of the Wisconsin River is used for extensive irrigated farming on sandy and muck soils. The area is characterized by open land, ditching and drainage of fields, with few residences for either farm or non-farm purposes.				
Goals: 1. Preservation of agricultural land suitable for extensive farming practices and irrigation. 2. Approval of rezonings for only special circumstances, since the entire area has a history of agricultural use.				
Policies:				
Land Use	Density	Location	Design	Other
Agricultural (<i>Agricultural Preservation Areas</i>)				Refer to agricultural preservation policies in the "Agricultural, Natural and Cultural Resources" chapter
Residences (<i>Agricultural Preservation Areas</i>)	Maximum of 1 residence per 40 acres. Allowable divisions to run with the land. The size of the lot rezoned for residential use should be greater than 2 acres. Clustering required for in cases where there is potential for 3 or more lots.	New residences shall be adjacent to existing public roads.		Soils shall be suitable for septic tank soil absorption system. A site plan and erosion control plan are required. Rezoning only for a specific house to avoid premature land divisions.
Commercial (<i>General Business</i>)			The town may require such limitations, screening and conditions as are necessary to ensure compatibility with the goals of this Plan.	Refer to general commercial policies in the "Economic Development" chapter

Plan District: LOWER TERRACE NON-AGRICULTURAL LANDS				
Description: These are the wooded, scrub, wetland, or non-farmed open lands of the lower terrace of the Wisconsin River. The area is predominantly floodplain with severe limitations for septic systems. Access to most of this area is limited; much is in state ownership or planned for acquisition as part of the Lower Wisconsin Riverway. Some scattered residential development is present.				
Goals: 1. Preservation of natural character of area. 2. Provide for development only on suitable sites and not in areas which will conflict with expanded hunting activities in the state wildlife area. 3. Minimize necessity for public roads, services and improvements.				
Policies:				
Land Use	Density	Location	Design	Other
Woodlands/Riverway (<i>Agricultural Preservation Areas; Open Space Corridors</i>)	Refer forestry and woodland management policies in "Agricultural, Natural and Cultural Resources" chapter			Cooperate with WisDNR acquisition plans as an alternative to development or further land divisions.
Residences (<i>Agricultural Preservation Areas</i>)	Maximum of 1 residential lot per 40 acres. The size of the lot rezoned for residential use should be greater than 2 acres. Allowable divisions to run with the land.	Not in designated state acquisition area.	Clearing of trees is limited to the minimum amount necessary for a building site.	Soils shall be suitable for septic tank soil absorption system. Rezoning should not interfere with state acquisition plans. A site plan and erosion control plan are required. Rezoning only for a specific house to avoid premature land divisions.
Recreational Uses (<i>Recreational Lands</i>)	Commercial recreational uses shall be allowed only after a finding that the proposed use is in conformance with the goals and policies of the town plan, that the site is suitable for the proposed use, and that the proposed use is compatible with neighboring land uses.	All structures shall be below ridge crests and on slopes of less than 12%.		Only a minimum number and size of structures necessary for basic services will be allowed. Site plan and erosion control plan required

Plan District: RIVERFRONT RESIDENTIAL AREA				
Description: This is a cottage and residential area developed in a linear pattern along the Wisconsin River and CTH Y. A mobile home park and other developed uses are also present.				
Goals:				
1. Upgrade existing housing units and provide for a quality residential neighborhood.				
2. Allow for additional residential uses which are compatible with existing development.				
3. Potentially allow for some commercial activity which complements recreational access to the Wisconsin River.				
Policies:				
Land Use	Density	Location	Design	Other
Residences (<i>Rural Development Areas</i>)	Maximum of 1 residential lot per 2 acres for land fronting on the river; 1 lot per 5 acres for non-riverfront land. Allowable divisions to run with the land.			Soils shall be suitable for septic tank soil absorption system. Site plan and erosion control plan required.
Commercial Uses (<i>General Business; Rural Development Areas</i>)	Commercial recreational uses shall be allowed only after a finding that the proposed use is in conformance with the goals and policies of the town plan, that the site is suitable for the proposed use, and that the proposed use is compatible with neighboring land uses.			Limited to recreational uses associated with Wisconsin River.

According to the Wisconsin Department of Revenue's Fielded Sales System, which tracks sales of agricultural, forest and swamp and waste parcels for all towns in the state, approximately 400 acres of agricultural land in the Town were converted out of agricultural use from 1990 to 1997 (this averages out to approximately 285 acres over a five-year period). Therefore, if this trend continues, then the amount of agricultural land in active use in the Town would decrease by about 285 acres every five years. Much of this agricultural land might remain as open space. The Town desires to minimize the amount of land converted away from agricultural use.

6. Farmland Preservation Mapping Requirements

In addition to meeting the State's "Smart Growth" requirements, the Town's Planned Land Use Map is also intended to meet the requirements of the State's Farmland Preservation program. Specifically, the Planned Land Use Map clearly designates "agricultural preservation areas", where long-term agricultural activities are recommended. The Planned Land Use Map also designates "agricultural transition areas", which are essentially holding zones identified for future urban development.

The Planned Land Use Map clearly identifies areas of nonagricultural use, including commercial and residential use. These areas are designated on the map as Rural Development Areas or General Business uses.

7. Potential Land Use Conflicts

This *Plan* seeks to avoid potential land use conflicts by limiting non-farm development in the Town's agricultural areas. Most of the intensive land uses are directed into the Village of Mazomanie Urban Service Area. Further, this *Plan* advocates rural housing design guidelines to help town officials carefully site new residential development in a manner that preserves farmland, protects natural resources, and reduces visibility of development.

8. Opportunities for Redevelopment

This *Plan* does not identify any specific areas or parcels in the Town of Mazomanie in need of redevelopment.

Map 6: Planned Land Use

C. TRANSPORTATION PLAN

The Town's existing transportation network includes federal, state and county highways, complemented by a network of town roads. U.S. Highway 14 runs through the southern part of the Town and connects local residents to Madison. U.S. Highway 12 runs through the extreme northeast corner of the Town. State Highway 78 runs through the Town's eastern portion. County Highways Y and KP serve as major routes for this portion of Dane County. Town roads connect these arterial and collector roads to farmsteads and rural residences. This chapter describes key recommendations for the Town's transportation facilities.

1. Arterial and Collector Roads

WisDOT is scheduled to expand U.S. Highway 12 from two lanes to four lanes from Middleton to the Sauk County line. Construction on the segment near the Town of Mazomanie is scheduled for 2003-2004. This Plan advocates special design considerations for future development along the U.S. Highway 12 corridor. This image corridor should encompass all areas that can be viewed from the highway. In Mazomanie, this area includes the extreme northeast corner of the township. Within this corridor, this Plan recommends quality building design, sign control measures, tree preservation, landscaping, lighting standards, and cell tower regulations.

The Dane County Transportation Improvement Program 2000 – 2004 does not list any construction or improvement plans for USH 14 or for County Highways Y and KP.

2. Town Roads

Because most of the Town is planned for agricultural and low-density residential development, implementation of this Plan should not require construction of many new or extended town roads. However, existing town roads will need maintenance and upgrades over the planning period to safely accommodate residential development—particularly Derby Road and Howard Trail.

The Town should undertake efforts to identify and maintain a database on the physical condition of all roads and bridges under its jurisdiction. Wisconsin legislation requires that local governments collect and submit condition ratings for all local roads by the end of 2001. The most common pavement condition rating system used by communities in Wisconsin is PASER (Pavement Surface Evaluation and Rating). PASER is a method of rating asphalt and concrete roads on a scale of 1 to 10, based on visual inspection. WisDOT can provide training manuals and a video on the PASER method. WisDOT is working to develop a local roads database (Wisconsin Information System for Local Roads, WISLR) that will include comprehensive data on all roads under county and local jurisdiction.

3. Bicycle Facilities

The Town does not have a designated bicycle route system. However, bicyclists in the region use area roadways for recreational purposes. In conjunction with the recommendations of the *2000 Bicycle Transportation Plan for the City of Madison and Dane County, Wisconsin*, this Plan recommends paving the shoulders of County Highway Y, STH 19 and USH 14. The recommended minimum width for paved shoulders on rural highways is 4 feet. Paved shoulders are not necessary for lightly traveled town roads.

4. Rail Facilities

The Town should support freight and limited passenger rail service to and through the community. The Town should monitor and support the long-term plans for potential commuter rail service between Madison and the Village of Mazomanie. The Town should continue to monitor any effort to repair the rail bridge over the Wisconsin River, which provides access into Sauk City.

5. Other Transportation Options

This *Plan* supports transportation options to serve all Town residents over the planning period. The Town should continue to support and identify needs for specialized transportation services for the elderly, persons with disabilities, and low-income persons. In addition, the Town should support efforts to encourage usage of high occupancy vehicles through ridesharing and vanpooling, such as through the Dane County Ridesharing and Vanpooling Programs.

D. UTILITIES AND COMMUNITY FACILITIES PLAN

In Dane County, different jurisdictions provide different types of utilities and community facilities. Cities and villages provide urban utilities and facilities, such as municipal water, sewer, police and fire protection. Towns typically provide more limited services. This chapter of the *Plan* is intended to provide recommendations for improvements to facilities, utilities and services in the Town, based on the goals, objectives and policies presented in Part Two. Priorities and timelines for recommended improvements to these facilities are described in more detail in Chapter VII of this *Plan*.

1. Town Utilities and Facilities

Consistent with resident desires, the Town provides limited facilities and services—primarily road maintenance, snow plowing, recycling, and rural fire protection. The comprehensive planning process did not identify any recommended improvements to these facilities and services. The Town does not provide public sewer and water utilities, regional storm water management facilities, park facilities, or health care facilities.

2. Private On-Site Waste Disposal Systems

All homes in the Town utilize private on-site sewage systems. Most systems are a typical gravity flow design, where waste flows from the house to the septic tank, and from the septic tank into a soil absorption field. Variations to this conventional design either add a lift pump and pump chamber to the system or incorporate a mound absorption area to increase soil depth for purification (called “mound systems”). For all conventional systems, a soil depth of at least three feet is recommended to adequately purify the wastewater before it discharges into the groundwater. New innovations to the conventional gravity flow design have been developed. These new designs employ chemical or biological agents to “break down” nitrates in the wastewater before it flows into the soil absorption field. These new designs are called advanced pre-treatment systems and require more detailed installation, monitoring, maintenance, and repair procedures. Therefore, advanced pre-treatment systems are more expensive to build and operate than conventional systems. Because the wastewater is pre-treated before flowing into the soil absorption field, not as much soil depth is required to

purify the wastewater in a properly functioning system. Still, according to some studies, a soil depth of at least two feet is recommended to adequately purify pre-treated waste before it discharges into the groundwater.

In Wisconsin, the Department of Commerce (COMM) regulates the siting, design, installation, and inspection of most private on-site waste treatment systems. In 2000, the state revised its State Plumbing Code, known as COMM 83, to allow both conventional systems and advanced pre-treatment systems for residential development. These new rules may have significant implications for rural land use in the absence of good land use planning. Properties with soil depths or types unsuitable for conventional systems can now be developed and serviced by advanced pre-treatment sewage systems.

In Dane County, the Department of Human Services (County Sanitarian) administers the County's private sewage system ordinance. In 2001, the County amended its ordinances to respond to COMM 83. The following are the key changes to the County ordinance:

- *Holding Tank Regulations:* COMM 83 allows holding tanks as “a system of choice.” In other words, COMM 83 allows use of a holding tank even if a site is suitable for either a conventional or an advanced pre-treatment system. The amended County ordinance restores the status of holding tanks as a system of “last resort.” Thus, holding tanks can be approved only if the site is unsuitable for any other type of private sewage system.
- *Connection to Public Sewer:* COMM 83 eliminated the language requiring connection to public sewer when it becomes available or is available to serve the property. The amended County ordinance restores the requirement to connect to public sewer when it becomes available or is already available.
- *Special Assessments for System Maintenance:* To provide more local control, the amended County ordinance allows the County to deny issuance of a sanitary permit for advanced pre-treatment systems unless the Town government levies a special assessment on the proposed property. The special assessment needs to cover the anticipated annual costs related to the maintenance and monitoring of the advanced pre-treatment system. This assures that such systems are properly maintained. The funds from the special assessment are transferred to a special account maintained by Dane County.

The Town recognizes that it will need to levy a special assessment on any property where an advanced pre-treatment system is proposed. Before any action on this special assessment, the Town should consider all of the implications related to the maintenance, monitoring, and groundwater impact of these pre-treatment systems. The Town and Dane County should also continue to promote the State's grant program, called the Wisconsin Fund, to help repair or replace failing septic systems.

3. Recreational Facilities

Map 6 shows the two County-owned park facilities in the Town: the 312-acre Walking Iron County Park and the one-acre Halfway Prairie County Park. The County's *2001-2005 Parks & Open Space Plan* recommends acquiring an additional 80 acres to the northeast of Walking Iron Park for resource protection and trail development. Map 6 designates this area for *Open Space Corridors* uses.

The County's *Parks and Open Space Plan* identifies the Black Earth Creek valley—between USH 14 and CTH KP between the villages of Cross Plains and Mazomanie—as a future



(2005) study area for a natural resource site. Natural resource sites consist of land that is specifically set aside for the protection of a valuable natural environment. The County's Parks Commission and the County Board must approve specific project plans that describe the site's exact boundaries, special management areas, operation and administration before any land acquisition takes place.

A land-based trail connecting the villages of Mazomanie and Black Earth, with connections to Walking Iron County Park and the WisDNR's Mazomanie Wildlife Area, is also proposed in the County's *2001 – 2005 Parks & Open Space Plan*. The trail would follow a proposed wastewater distribution line from Mazomanie to Black Earth. There is a long-term proposal to eventually continue this trail on to Cross Plains and Middleton.

4. Telecommunication Towers

With the increase in wireless phone service, more and more telecommunication towers are being built along Wisconsin's major transportation corridors. In Dane County, there are several existing and proposed towers along the U.S. Highway 14 and 12 corridors. The Town should work with the applicants and the County to identify buildings along these corridors that are structurally suitable for use as antenna support structures. In other parts of the Town, suitable locations for cell towers might include existing structures over a certain height (e.g., church steeples, farm silos, windmills) or areas where the tower is partially screened due to topography (e.g., behind a hill or ridgeline). New towers should be built so that additional antennas can be mounted on the tower in the future (called co-location). This *Plan* supports the County's efforts to establish development standards to control the physical features of telecommunication towers that affect visual character. Specifically, this *Plan* advocates the following criteria when considering applications for conditional use permits or rezonings for wireless communication facilities:

- The petitioner shall submit directly to the Town copies of all project descriptions, site plans, and engineering reports required by the County Planning and Development Department.
- The petitioner shall submit all necessary authorizations or proofs of "no hazard" from the Federal Aviation Administration, and/or the State Bureau of Aeronautics.
- The Town does not intend to take action on the rezoning or conditional use permit until it receives and reviews the results of an independent engineering report and staff report from the Dane County Planning and Development Department.

- The Town does not intend to approve wireless telecommunication facilities that would require the installation of light(s) on or near the top.
- The Town supports co-location of multiple antennas on a single tower and the use of alternative support structures such as silos, light poles, billboards, electrical poles, and other tall structures.
- All freestanding telecommunication towers should be set back a minimum of 1,000 feet from the right-of-way of Highway 12 to manage aesthetics in this “image corridor.”
- Facility locations that maximize the screening of the tower structure through topography or vegetation are preferred. All support equipment and the base of the tower should be fully screened from adjacent properties and public roads.
- The Town may use County zoning criteria in reviewing the application.

5. Future Needs for Town Utilities and Facilities

Table 10 shows the forecasted need in the Town to expand and rehabilitate existing utilities and facilities or to create new utilities and facilities based on projected growth and development.

Table 10: Forecasted Needs for Utilities and Community Facilities

Utilities & Community Facilities	Timeframe	Comments
Water Supply	N/A	All water supplied by private wells
Wastewater Disposal	N/A	All wastewater handled by private systems
Solid Waste	N/A	All landfills in the Town are closed
Stormwater Management	N/A	Dane County administers stormwater management
Town Hall/Garage	Beyond 2025	The new Town hall building and garage meet current and forecasted space needs over the planning period
Recycling Facility	Beyond 2025	The Town recycling center meets current and forecasted space needs over the planning period
Law Enforcement Facilities	N/A	Dane County administers dispatch station in nearby community. This station meets current and forecasted space needs over the planning period
Fire Protection Facilities	N/A	The Town's fire protection services and related facilities, located in a nearby community, meet current and forecasted space needs over the planning period
Library	N/A	The two public libraries serving the Town are located in nearby communities. These libraries meet current and forecasted space needs over the planning period
Schools	N/A	No schools are located in the Town. Schools serving Town residents are meeting current and forecasted space needs

Telecommunication Facilities	N/A	Dane County regulates all telecommunication facilities in the Town
Park & Rec. Facilities	2001 - 2005	Expansion of Dane County's Walking Iron Park

E. HOUSING PLAN

The Town's housing stock is predominately single family homes and farmhouses, and nearly 80 percent of the homes are owner-occupied. The Town has a relatively older housing supply, with over one-third built before 1940. There are no multi-family residences (four or more units) located in the community. To ensure that the Town continues to provide an adequate housing supply over the next 20 years, this chapter includes recommendations for housing development, housing maintenance, and housing site placement and design.

1. Land Availability for Housing

The Town had 466 housing units in 2000 according to U.S. Census data. To meet projected demand for new housing over the 20-year planning period, the Town will need to accommodate approximately 582 total units by 2020—a total of 116 additional units. The Town's recommended Planned Land Use Map (Map 6) will accommodate more than enough land needed for residential development. This *Plan* advocates residential development design guidelines to minimize the impacts of this anticipated housing development on Mazomanie's agricultural land, natural resources, and rural character.

2. Housing Maintenance and Rehabilitation

The Town is one of 43 communities participating in the Dane County Community Development Block Grant (CDBG) program. This program provides approximately \$1 million on an annual basis for housing, economic development, and community service initiatives that benefit low- to moderate-income residents. Eligible projects related to housing include: rehabilitation, minor home repair, handicapped-accessibility modifications, down payment assistance for first-time homebuyers, and housing education, training and counseling. The Town should work with the Village and Dane County in determining the need for this type of housing assistance for local residents. In particular, some older farmhouses may need minor repairs or rehabilitation over the planning period.

3. Affordable Housing

Efforts to maintain a quality existing housing stock in Mazomanie should be the primary approach to providing affordable housing. The Town should continue to work with the County to assess the long-term needs for affordable housing in the community. This *Plan* also advocates smaller lot sizes for residential development, which can reduce the overall costs for housing.

4. Rural Housing Design Guidelines

This Comprehensive Plan includes a set of rural housing design guidelines as an attachment. These design guidelines should be used to guide residential development in a manner that supports Town policies. These guidelines address different "typical" situations in the Town,

particularly in the planned *Agricultural Preservation Areas*, and suggest approaches for reviewing individual rezoning and land division requests.

F. ECONOMIC DEVELOPMENT PLAN

1. Economic Development Focus

To earn a living, most town residents either farm or work in a nearby community. A recent survey of town residents found that, on average, respondents commute about 45 miles round-trip each day to their place of employment, suggesting significant employment in the Madison area. The primary economic activity in the Town is farming. This *Plan* seeks to focus economic development efforts on farming and farm-related businesses. Most recommendations specifically related to retaining Mazomanie's farm economy are presented in the "Agricultural, Natural, and Cultural Resource" chapter.

The few scattered areas of existing commercial development not related to farming activities are shown on Map 6 as *General Business*. These limited commercial activities provide services to both locals and visitors to the community. In the long term, the Town should work cooperatively with the Village of Mazomanie on a joint economic development effort. Some unincorporated lands presently in the Town but adjacent to the Village and suitable for commercial or industrial development could become a source of shared tax revenue if a cooperative plan between the two jurisdictions is achieved. The Town and Village should explore all strategies to attract and retain firms that benefit the entire region's economic tax and employment base. Such high-value firms nearly always require municipal sewer and water service to locate and thrive in the area. By far the most cost-effective way to achieve these services is to connect to the Village's systems. Because school and county taxes make up the vast majority of property tax bills, economic development benefits the entire Mazomanie *community*, regardless of whether it occurs in the Town or the Village.

In addition to promoting the continued production of the Town's major agricultural commodities, this *Plan* also supports smaller fruit and vegetable farms and greenhouses, designed to supply food to farmers markets and grocery stores in the region's major urban areas. The Wisconsin Housing and Economic Development Authority (WHEDA) has established financial incentives for businesses that develop, process, or market locally grown (or "Wisconsin Made") products.

2. Home-based Businesses

This *Plan* promotes home-based businesses and professional services in the Town to supplement household income, particularly for farm families. Home-based businesses and services range from those who supplement their income by selling a craft item or repairing a lawnmower to those who are employed by a company, but do most of their work from their home office. The types and intensities of home-based businesses are regulated as "home occupations" and "farm family businesses" in the Dane County zoning ordinance.

3. Non-Metallic Mineral Extraction Facilities

There are limited areas in the Town used for nonmetallic mineral extraction (e.g., gravel pits, sand quarries). The Town will likely receive requests for new or expanded extraction sites over the planning period. Such uses are appropriate in the *Agricultural Preservation Areas*

shown on Map 6 provided that they are properly sited and reclaimed per state and county rules. Extraction activities are not generally compatible with residential uses and should be directed away from clusters of home sites or planned residential areas. Nonmetallic mineral extraction activities are prohibited in the Lower Wisconsin State Riverway areas as shown on Map 6.

This Plan advocates the following requirements when the Town and County consider applications for conditional use permits or rezonings for non-metallic mineral extraction sites:

- The petitioner shall submit directly to the Town copies of all project descriptions, site/operations plans, and reclamation plans required by the County Planning and Development Department.
- The Town shall provide for full public review of the proposal.

When reviewing these types of applications, the Town will require the same restrictions as required by Dane County. [In addition to County regulations, the Town may recommend other restrictions or requirements if deemed appropriate for the site or situation.]

G. INTERGOVERNMENTAL COOPERATION PLAN

Intergovernmental communication, coordination, and cooperation are critical in implementing many of the recommendations supported in this Plan. This element of the Plan attempts to coordinate recommendations for adjacent and overlapping jurisdictions, avoid inefficient or conflicting development patterns, and promote intergovernmental cooperation.

The State comprehensive planning law requires that this Town of Mazomanie Comprehensive Plan identify existing and potential conflicts between the Town and other governmental units, and describe processes to resolve such conflicts. This planning process has been designed to avoid and minimize potential conflicts. The following subsections address remaining or potential conflict areas and potential resolution processes.

1. Between the Town Plan and County Plans

The *Town of Mazomanie Comprehensive Plan* is generally consistent with existing Dane County plans and policies. This is not surprising as these County plans tend to form a framework for individual town plans. Specifically, this *Comprehensive Plan* is consistent with the primary focus of the *Dane County Land Use and Transportation Plan*, which advocates concentrating non-farm development in existing developed urban areas, and with the *Dane County Farmland Preservation Plan's* goals and policies.

2. Among Town Plans

The fact that two neighboring comprehensive plans (Towns of Roxbury and Berry) were prepared simultaneously with the assistance of a single consultant aided in reducing conflicts between adjoining town comprehensive plans. In addition, the Town of Mazomanie's Planned Land Use Map recommends that most all of the land adjoining neighboring Towns be used for agricultural use. These recommended agricultural uses along the town borders are compatible with the recommended land uses in both Roxbury and Berry. The notable

exception is near the northeast corner of Mazomanie, where both Towns recommend residential development on lands that are not in open space corridors.

3. Between the Town and the Village of Mazomanie

Most of the lands surrounding the Village of Mazomanie's municipal boundary are planned for agricultural uses. Land within the Village's Urban Service Area boundary are planned as a transition district—where agricultural uses are recommended until more intensive development is proposed. The Village's master plan, adopted in 1997, does not anticipate that the Village will need to expand its Urban Service Area boundary in the near future. Any proposal to expand this boundary should involve the Town. Future comprehensive planning efforts by the Village should also involve the Town.

PART FOUR: IMPLEMENTATION

VI. PLAN IMPLEMENTATION

This Plan provides Town of Mazomanie leaders and citizens with a truly comprehensive framework for local decision making over the next 20 years. Some recommendations in this Plan can be automatically implemented, other recommendations will take time to implement. Specific follow-up action over the long run will be required for this Plan to become reality. This final chapter of the Plan is intended to provide the Town with a roadmap for these implementation actions. It includes a compilation of programs and specific actions to be completed in a stated sequence, as required under §66.1001, Wisconsin Statutes.

A. PLAN ADOPTION

A first step in implementing the *Town of Mazomanie Comprehensive Plan* is making sure that it is adopted in a manner that supports its future use for more detailed decision making. The Town has included all necessary elements for this Plan to be adopted as a “Smart Growth” plan under the state’s comprehensive planning statute. Section 66.1001(4), Wisconsin Statutes, establishes the necessary procedures for the adoption of a “Smart Growth” comprehensive plan. The Town has followed this process in adopting this Plan.

Because this Plan will serve as a component of the Dane County Farmland Preservation Plan, it should be reviewed and approved by Dane County following all necessary procedures.

B. IMPLEMENTATION RECOMMENDATIONS

Table 11 provides a detailed list and timeline of the major actions that the Town should complete to implement this Plan. Often, such actions will require substantial cooperation with others, including County government and local property owners. The table has three different columns of information, described as follows:

- *Category:* The list of recommendations is divided into six different categories—loosely based on the different chapters of this Plan.
- *Recommendation:* The second column lists the actual steps, strategies, and actions recommended to implement key aspects of this Plan. The recommendations are for town actions, recognizing that many of these actions may not occur without cooperation from others.
- *Implementation Timeframe:* The third column responds to the new state comprehensive planning statute, which requires implementation actions to be listed in a “stated sequence.” The suggested timeframe for the completion of each recommendation reflects the priority attached to the recommendation. Suggested implementation timeframes span the next 10 years, because the plan will have to be updated by 2012.

Table 11: Implementation Strategies Timetable

Category	Recommendation	Implementation Timeframe
Agricultural, Natural, and Cultural Resources	1. Follow this Plan's residential density polices in the "Agricultural Preservation Areas" to limit the amount of non-farm development in farming areas. Guide development away from productive agriculture soils, hydric soils and steep slopes to the greatest extent possible.	On-going
	2. Review site plans for all proposed Concentrated Animal Feeding Operations (CAFOs) with 1,000 or more animal units. Submit a formal letter to WisDNR during the public comment period of the WPDES CAFO permitting process indicating whether or not the site plan was submitted for Town review, along with any findings or concerns related to the proposed operation. Contact the regional DNR office to request that the Town be officially notified of all pending WPDES CAFO permit applications in the Town of Mazomanie.	2002 - 2012
	3. Require an erosion control plan for all proposed projects that disturb 4,000 square feet or more of ground surface.	On-going
	4. Explore the feasibility of developing a transfer of development rights (TDR) or purchase of development rights (PDR) program in an effort to reduce development in productive farming areas.	2002 - 2004
	5. Prepare and maintain an accurate map showing the number of dwelling units used and still available on <i>Agricultural Preservation Area</i> parcels throughout the Town.	2002
	6. Require a landowner to obtain from the State Historic Society more detailed information for any known historic or archeological sites when a significant development proposal is offered on land in a general area identified in this Plan as having an historic or archeological site.	On-going

Category	Recommendation	Implementation Timeframe
Land Use	1. Work with neighboring communities and the County in supporting preservation and high-quality development and signage in the U.S. Highway 12 and U.S. Highway 14 viewshed corridors.	Start in 2002
	2. Require site plan review for all development proposals that require a rezoning or conditional use permit or construction of a new building.	On-going
	3. Support the creation of a new County zoning district to facilitate agriculture-only uses on parcels less than 35 acres.	2002 - 2003
Transportation	1. Continue to update and implement the Town's Local Road Improvement Program.	Annually
	2. Maintain Town road ditches to limit visual obstacles and encourage County to maintain road right-of-ways under its jurisdiction.	Annually (seasonal)
	3. Stay informed and participate fully in any state or regional studies to expand or improve U.S. Highway 14, or to provide passenger rail service from Madison to Mazomanie.	2005 - 2012
	4. Support County plans to pave wider shoulders along CTH Y, STH 19 and USH 14 to accommodate bicycle traffic.	2006 - 2010
Utilities and Community Facilities	1. Require a special assessment on all properties where advanced pre-treatment waste disposal systems are proposed and are found to be acceptable.	On-going
	2. Support the adoption of an updated communication towers ordinance by the County.	2002
Housing & Economic Development	1. Work with private property owners to follow the rural housing design guidelines contained in this <i>Plan</i> . These guidelines are designed to promote the careful placement of home sites in an effort to preserve farmland, protect natural features, and reduce the visibility of development.	On-going

Category	Recommendation	Implementation Timeframe
Housing and Economic Development	2. Identify local need and interest in the Dane County Community Development Block Grant (CDBG) program to maintain and rehabilitate housing. Pursue funding if there is an interest.	2002
Intergovernmental Cooperation	1. Work with the Village of Mazomanie when this community updates its Comprehensive Plan to meet the State's Smart Growth requirements. Encourage the Village to work jointly with the Town on transportation, growth management (urban service area planning), and economic development initiatives.	Before 2010

C. PLAN MONITORING, AMENDMENTS, AND UPDATE

The Town should regularly evaluate its progress towards achieving the recommendations of this Plan, and amend and update the Plan as appropriate. This section suggests recommended criteria and procedures for monitoring, amending, and updating the Plan.

1. Plan Use and Monitoring

The Town should constantly evaluate its decisions on private development proposals, public investments, regulations, incentives, and other actions against the goals, objectives, policies, and recommendations of this Plan. On an annual basis (third week in January), the Town Board meets with the Town Plan Commission to evaluate the previous year's decisions and transactions and to discuss the progress made toward achieving the Plan's recommendations.

Whenever a development and/or change of use is contemplated which is not a permitted use in the existing zoning district, the landowner must request a zoning change. In a few instances the proposed use may require only a conditional use permit. The Town Board and Plan Commission of the Town of Mazomanie has adopted the following procedures to guide the review of land development proposals and changes of land use in the community.

- Before any development request is made, landowners should review these procedures and this Town of Mazomanie Comprehensive Plan. All zoning changes must be consistent with the goals, objectives and policies of this Plan. A copy of this Plan is available through the Town Clerk.
- Before submitting a petition for a zoning change with the County, the landowner or his or her agent should file a notice of intent with the Town Clerk. Zoning changes must be approved by both the Town and the County. Consistency with this Plan is a key factor in any decision made on the zoning change. It makes sense to start the process by conceptually reviewing the proposed zoning change with the Town and may, in the end, save the petitioner time and money.

- The Town Plan Commission meets the first Monday of each month as necessary. Persons desiring to be on the agenda should contact the Town Clerk by the third Monday of the month.
- Site plans and erosion control plans are required as part of the zoning change procedure. See Chapter V for site plan and erosion control plan requirements.
- The Town shall also require site plan and erosion control plan approval prior to the issuance of any permit whenever such approvals are authorized by Town of Mazomanie or County of Dane resolutions or ordinances.

The Town has established the following step-by-step procedures for obtaining a rezone or conditional use permit:

1. After reviewing the land use recommendations of this *Comprehensive Plan*, the landowner files an Intent to Request a Zoning Change with the Town Clerk.
2. The Town Clerk will forward the Intent to Request a Zoning Change to the Plan Commission and the Town Board.
3. An informational conference will be scheduled with the applicant at the next regularly scheduled Plan Commission meeting. The intent of this conference is to exchange information and ideas between the applicant and the commission. It is suggested that the neighbors also be involved in the conference.
4. If the applicant then wishes to proceed with rezoning, a formal application should be filed with Dane County. A site plan and erosion control plan should be prepared and submitted to the Town.
5. Dane County will then notify the Town Clerk that a petition for zoning change has been filed.
6. The Town Clerk will forward the petition to the Plan Commission and the Town Board.
7. The Plan Commission will conduct a hearing on the petition at the next regularly scheduled Plan Commission meeting.
8. After reviewing the petition, the Plan Commission will make a recommendation to the Town Board unless circumstances and issues determined by the commission indicate more time is needed. The recommendation will be based on consistency with this *Town of Mazomanie Comprehensive Plan*.
9. The Town Board will act on the petition at the next regular meeting, following a Plan Commission recommendation.
10. The Town Board will act on the recommendation of the Plan Commission at the meeting or within 15 days, unless an extension is agreed upon, and will submit a written decision or recommendation to the Dane County Zoning and Natural Resources Committee.
11. The County Zoning and Natural Resources Committee will hold a public hearing and act upon the petitioner's request, taking the Town's recommendation into consideration. For conditional use permit requests, the decision of the Zoning and Natural Resources Committee is final (except if appealed). For rezones, the Zoning and Natural Resources Committee is advisory to the County Board.

12. For rezones, the County Board will then act upon the County Zoning and Natural Resources Committee's recommendation. The County Executive has final approval or veto authority over rezones.
13. For rezones, if there is an amendment to the petition, the County will send the amended petition back to the Town for its review. The Town should then follow Steps 5 - 10 (above) on the amended petition.
14. If the request is approved, the Dane County Planning and Development Department will issue a zoning change or conditional use permit, and a County zoning permit and Town building permit may be obtained.

Prior to the issuance of a zoning permit by Dane County Planning and Development Department, a culvert permit and site plan approval from the Town is required. The approved site plan must be signed by the Plan Commission Chairperson and the Town Board Chairperson. Culvert permits are obtained from the Town Chairman. The culvert permit allows installation of a culvert and the right of access onto a public road.

The Town of Mazomanie requires a building permit for any new construction and remodeling. The permit and inspection process requires that construction is done according to the Department of Industry, Labor and Human Relations (DILHR) standards.

2. Plan Amendments

This *Comprehensive Plan* is a fluid document that must be capable of changing to meet changing conditions. Amendments may be appropriate in the years following initial plan adoption, particularly in instances where the plan is becoming irrelevant or contradictory to emerging policy or trends. "Amendments" are generally defined as minor changes to the plan maps or text. The plan should be specifically evaluated for potential amendments every three years. Frequent amendments to accommodate specific development proposals should be avoided, or else the plan will become meaningless.

The State comprehensive planning law requires that the Town use the same basic process to amend a comprehensive plan as it used to initially adopt the plan. This does not mean that new vision forums need to be held, or old committees need to be reformed. It does mean that the procedures defined under Section 66.1001(4), Wisconsin Statutes, need to be followed. The Town should work with the County in monitoring the new state law for any changes that may clarify the amendment process.

The Town has established the following local procedures to amend this Plan following all state and county rules:

1. The Town Board adopts a resolution outlining the procedures that will be undertaken to ensure public participation during every stage of the plan amendment process.
2. The Town Plan Commission will notify all concerned individuals and conduct a public meeting to gather and present information.
3. Following the public meeting, the Plan Commission shall make a recommendation to the Town Board.
4. The recommended plan amendment shall be sent to all adjacent and surrounding jurisdictions as required under Section 66.1001(4), Wisconsin Statutes.

5. The Town Board shall hold a public hearing on the recommendations of the Plan Commission. This public hearing will follow the notification requirements listed under Section 66.1001(4), Wisconsin Statutes.
6. The Town Board at a regular meeting shall act on the Plan Commission's recommendation and approve, deny or amend any proposed change to this *Plan* by ordinance.
7. The Town will forward any amendment to the County for incorporation in the Farmland Preservation Plan.

Examples of appropriate amendments to this plan include, but are not limited to, changing the goals for a plan district or planned land use category; adding or deleting land uses which may be considered within a plan district or planned land use category; changing the maximum development density or lot size within a plan district; revising the locational criteria or design standards; or adding or deleting policies for a plan district or planned land use category.

3. Plan Update

The State comprehensive planning law requires that the comprehensive plan be updated at least once every ten years. As opposed to an amendment, an update is often a substantial rewrite of the plan document and maps. Further, on January 1, 2010, "any program or action that affects land use" will have to be consistent with locally-adopted comprehensive plans—including zoning and subdivision ordinances, annexation, and transportation improvements. Based on these two deadlines, the town should update its Plan before the year 2012 (i.e., ten years after 2002), at the latest. The Town should continue to monitor any changes to the language or interpretations of the State law over the next several years.

D. CONSISTENCY AMONG PLAN ELEMENTS

The state comprehensive planning statute requires that the implementation element "describe how each of the elements of the comprehensive plan shall be integrated and made consistent with the other elements of the comprehensive plan." Because the various elements of the *Town of Mazomanie Comprehensive Plan* were prepared simultaneously, there are no known internal inconsistencies between the different elements of chapters of this Plan.

