



2017 Comprehensive Land Use Plan

(updated as of May 11, 2020)



TOWN OF BLUE MOUNDS
• DANE COUNTY, WISCONSIN •



TOWN OF BLUE MOUNDS

• DANE COUNTY, WISCONSIN •

(INCORPORATED APRIL 4, 1943)

10566 Blue Vista Rd, Blue Mounds, WI 53517
townofbluemounds.com

2020 Comprehensive Plan Committee Members:

Tom Hansen
Kevin Depies
Joe Ball
Wayne Jones
Nancy Cahill
Lisa Schlimgen
Susan Ludington

2020

Town Of Blue Mounds Officers:

Chairman: Dennis Jelle
Supervisor #1: Wayne Jones
Supervisor #2: John Brixey
Clerk: Michael Freitag

Deputy Clerk/Treasurer: Curt Winter
Constable: Jerry Blizzard

AMENDMENTS MADE JUNE 2016

- Added DNR Animal Units page 33
- Under Agricultural Transition Areas, page 29, added NOTE:
The Board would be open to low-density housing in this multi-jurisdictional situation, shown on the Recommended Commercial Development Map.
- Added Mineral Extraction Paragraph under Land Use Section, p. 27:
In regard to mineral extraction sites, the Land Use Committee and Town Board would be open to developing neighborhood-appropriate light commercial, and a CUP may be required.
- Under Transportation, Airports, page 16:
Changed to "several" landing strips.
- As An Appendix, Added Driveway Ordinance and Small Wind Ordinance.
- Updated Maps to Current Available

Amendments to Comprehensive Plan

January 30, 2017

- On p. 24, *remove word “county” from first sentence.*
- On p. 26, under Dane Co: Should Read: “the town cooperates with Dane County to regulate land use in the town. Currently the town uses Dane County’s floodplain zoning ordinance, erosion control and storm water management ordinance, and shoreland/wetland zoning ordinance.” *Remove “zoning and land division ordinance and subdivision ordinance” wording.*
- On p. 29, under Farm Residences: Remove the first sentence: *“The Town of Blue Mounds recognizes Dane County Zoning Ordinance.”* Replace with: “The Town of Blue Mounds recognizes Dane Towns’ Zoning Ordinance.”
- On p. 30, add a 3rd paragraph Implementation, as included in Ordinance 17:

“This Plan shall apply to all zoning and land division actions taken by, or affecting, the Town. In the event that it is necessary to interpret any provision of this Comprehensive Plan, the interpretation shall be made by the Town Board of Supervisors. The interpretation of the Town Board shall be followed by all governmental bodies or agencies which are applying this Comprehensive Plan.”

- On p. 30 and 31, under Implementation Tools
 - Remove Dane Co. Zoning Ordinance, replace with new verbiage, “Dane Towns’ Zoning Ordinance”
 - Remove Dane Co Land Division Ordinance: replace with new verbiage, “Dane Towns’ Zoning Ordinance”
 - Remove Dane Co. Subdivision Ordinance, replace with new verbiage, “Dane Towns’ Zoning Ordinance”
 - Exclusive Ag Zoning: remove “Dane County Zoning Ordinance” Sentence Should say: The Town adopted the agricultural exclusive (EA) zoning district allowed by the Dane Towns’ Zoning Ordinance as part of the Farmland Preservation Plan.
 - Conservancy Zoning. Remove Dane county verbiage, replace with “Dane Towns’ Zoning Ordinance”.
 - Sign Regulations: Remove Dane County Zoning Ordinance and replace with “Dane Towns’ Zoning Ordinance.”
- On p. 31 Final sentence under paragraph 1 of Adoption, Evaluation, Amendments, and Updates: remove word, “approved” by County, and change to “submitted to”.
- Page 32, Under Recommendations, for Housing & Economic Development, Remove Phrase, “Work with the county in exploring programs.” Replace with “Town will continue to explore programs to preserve farmland....”
- Add attachment #3—Official Town Map as approved on January 30, 2017

Amendments to Comprehensive Plan

November 11, 2019

- On the front page changed 2017 Land Use Comprehensive Plan to 2017 Land Use Comprehensive Plan (updated May 11, 2019).
- Updated 2010 Comprehensive Plan Committee Members to include 2020 Comprehensive Plan members.
- Updated 2017 Town of Blue Mounds Officers to include current 2020 officers.
- Second page, removed Mary Ellen Schultz as Editor and her logo.
- Page ii changed "Agricultural Transition Areas 29" to now read "Transition Areas"
- Page 29, Change all Text following "Transition Areas" to read as follows:
"Transition Areas shall be defined and read as ; To facilitate the transition from rural to more urban development, the Town of Blue Mounds may consider higher density residential development within any existing parcel(s) , located within The Town of Blue Mound's Municipal Boundary at the time of adoption of this ordinance, with contiguity to any Village, Class of City or any future municipal designation as created by the Legislature of the State of Wisconsin and signed into law by the Governor and thereby enacted is defined as being within the "Transition Area." Any parcel(s) within the Transition Area will be given consideration on a site-by-site basis."
- On page 31 of the section titled "Implementation Tools", inserted the following after the section titled Sanitary Codes and its text:
"Transition Areas: Town of Blue Mounds Ordinance No. 23, as it may be amended, provides a definition, identification of land parcels, specifications and regulations for the establishment of Transition Areas within the Town of Blue Mounds"
- Map #27 Added – Village of Mount Horeb Transitional Areas-Green
- Map # 28 Added—Village of Blue Mounds Transitional Areas-Blue
- Inserted Ordinance 23 and Ordinance 17.
- Inserted Amendments to Comprehensive Plan November 19, 2019.
- Changed Attachment pages to include Attachment #4 – Town of Blue Mounds Ordinance 17, Attachment #5-Town of Blue Mounds Ordinance 23 Transitional Areas.
- Changed Attachment Page to include Appendix #4-Village of Blue Mounds and Village of Mount Horeb parcels identified as Transitional Areas.

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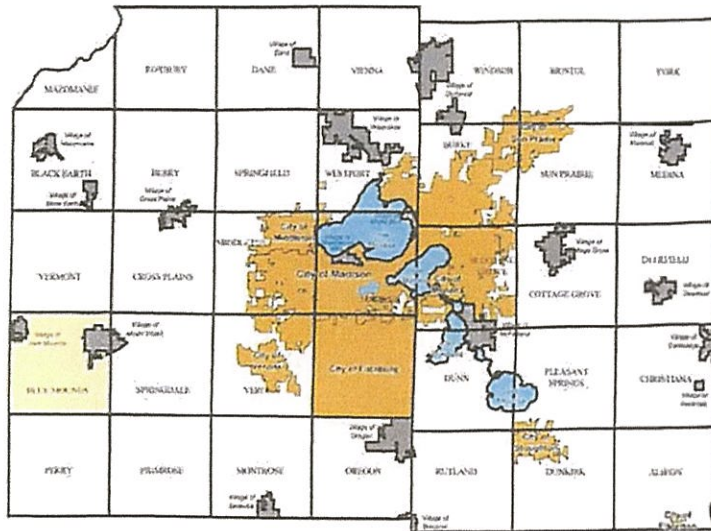
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Introduction

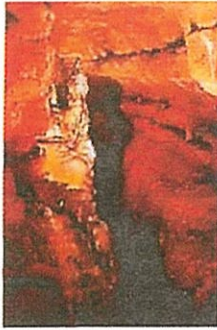
Town Profile

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

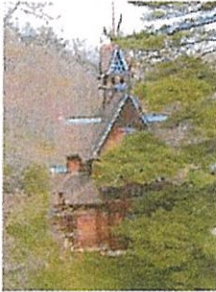


Topographically, the town is characterized by wooded hills and valley streams. These features coupled with soil conditions make the area visually attractive. A major drainage divide crosses the town in the area between the two villages, along U.S. 18/151. The Pecatonica River, Mill Creek, Blue Mounds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





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



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

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



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

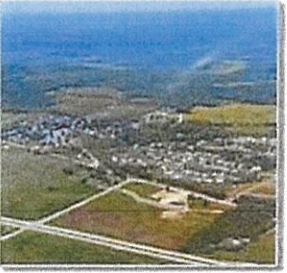
On the National Registrar of Historic Places, Little Norway was the oldest privately owned museum in America. The buildings are authentic Norse architecture, simple and durable. Little Norway housed the largest privately owned collection of Norwegian antiques in the United States. Unfortunately Little Norway closed in 2012. The 121 year old stave church was dissembled in 2016 and returned to Norway where it is in the process of being re-built in the town it originally came from.

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

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



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



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

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

Planning History

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

Plan Updates

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

Issues and Opportunities

Population Trends and Projections

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

Table 1: Population Projections

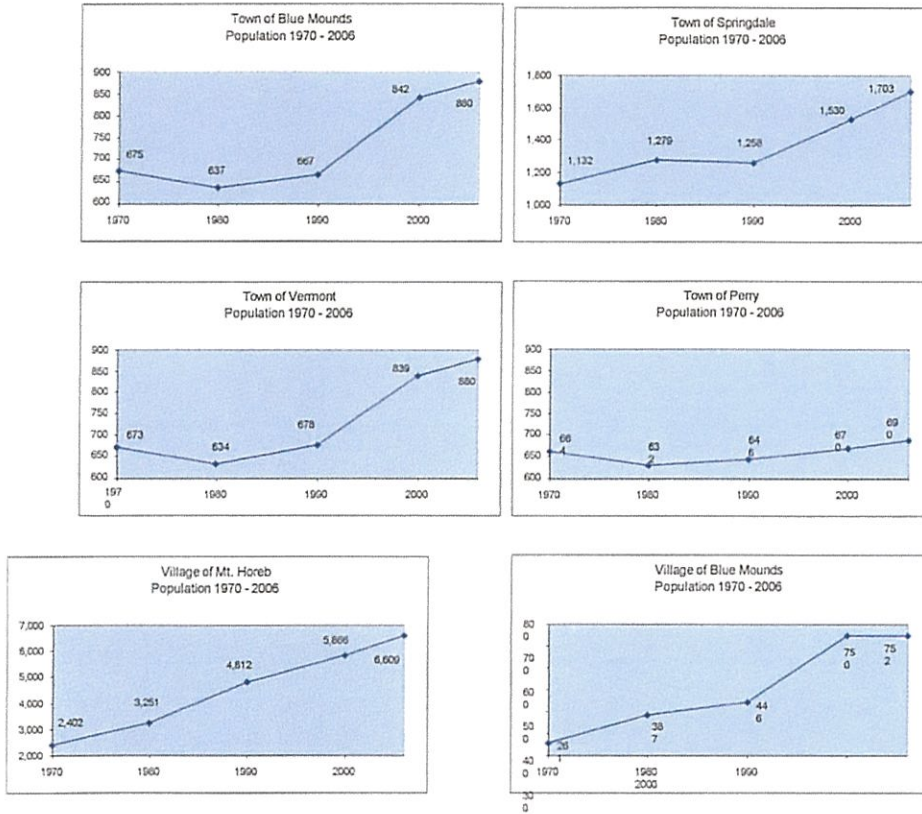
Governmental Unit	2010	2015	2020	2025	2030
Town of Blue Mounds ¹	962	1,012	1,067	1,127	NA
Mt. Horeb (USA) ²	7,162	NA	8,453	NA	9,946
Village of Mt. Horeb ¹	6,971	7,455	7,966	8,517	NA
Blue Mounds (USA) ²	828	NA	980	NA	1,154
Village of Blue Mounds ¹	846	907	970	1,039	NA
Town of Vermont ¹	920	953	989	1,031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

Sources:

1. State of Wisconsin, Demographic Services Center, Department of Administration, *Wisconsin Population 2030: A Report on Projected State, County and Municipal Populations and Households for the Period 2000- 2030*. January 2004. Accessed at: http://www.doa.state.wi.us/docs_view2.asp?docid=2020

1. DCRPC Regional Trends Report, 2006

Figure 1: Population Growth 1970–2006



Source: DCRPC Regional Trends Report, 2006

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

Household Types and Age Distribution

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

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

Figure 2: Households by Type in 2004

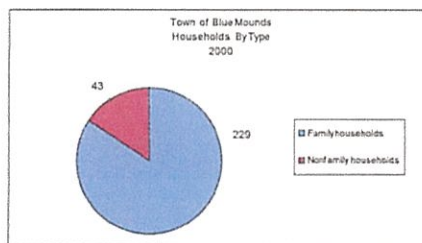
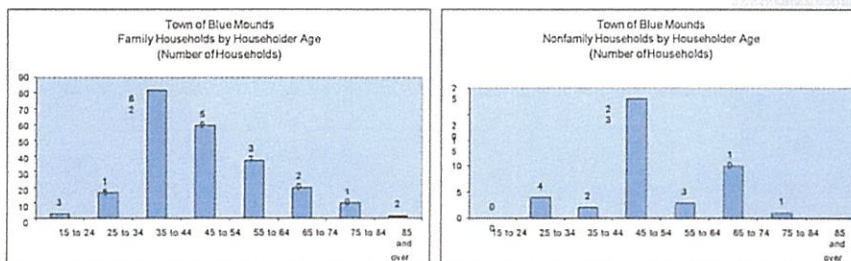


Figure 3: Households by Type and Age Distribution 2000

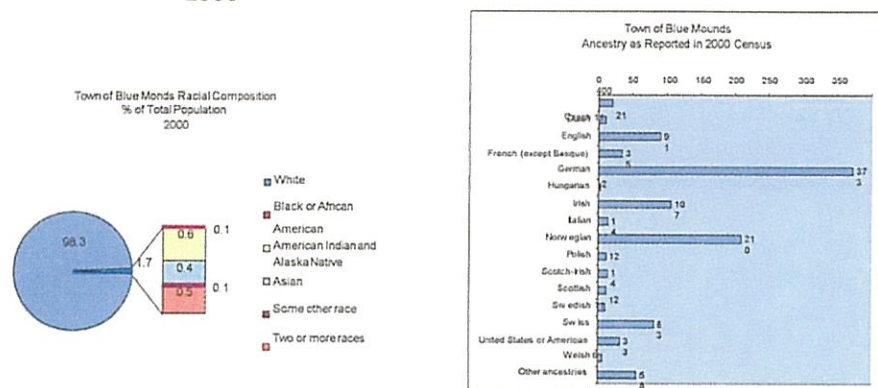


Source: The Applied Population Lab, Department of Rural Sociology, University of Wisconsin—Madison, 2004

Race and Ethnicity

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

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

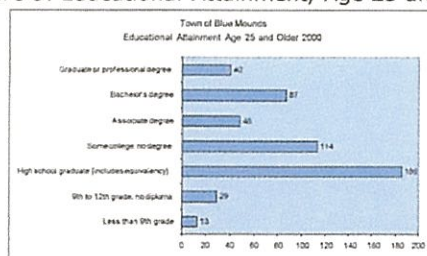


Source: The Applied Population Lab, Department of Rural Sociology, University of Wisconsin—Madison, 2004

Education

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

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



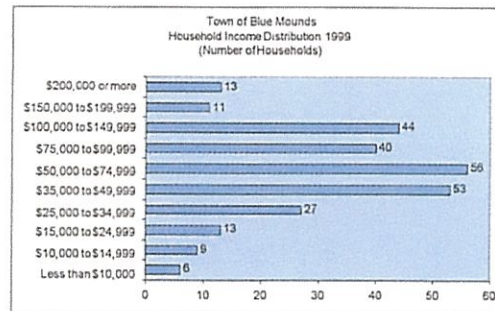
Source: The Applied Population Lab, Department of Rural Sociology, University of Wisconsin—Madison, 2004

Income

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

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

Figure 6. Household Income Distribution In 1999



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

Housing and Household Trends

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

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



Table 2. Projected Growth in Households 2000—2025

Total Projected Households					
2000	2005	2010	2015	2020	2025
291	318	342	362	383	405

Table 3. Housing Occupancy 1980—2000

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

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

Average household size of owner-occupied units 2.83

Average household size of renter-occupied units 3.56

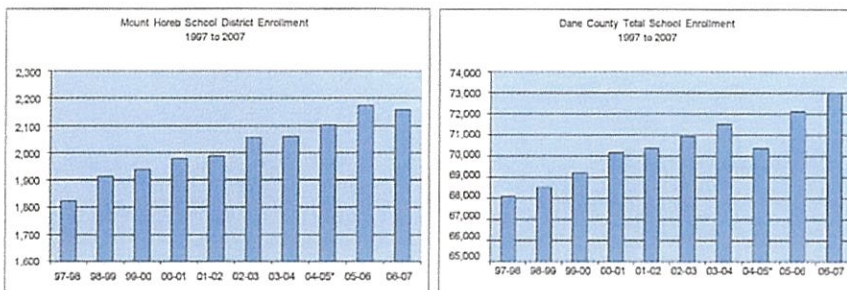
Single unit dwellings comprise 97% of the housing stock.

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

School Enrollment and Growth Trends

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

Figure 7: School Enrollment Growth Trends 1997—2007



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

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

Table 4: School Enrollment Growth Trends 1997–2007

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

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

Labor Force and Employment Trends

The Town's labor force is comprised of residents who are employed or available for work. This includes those over the age of 16 who are in the armed forces, employed, unemployed, or actively seeking employment.

As of the 2000 Census, the total labor force in the Town was 453 people out of a total population over the age of 16 years of 588. Of the Town's total labor force, 0.7% were unemployed at the time of the 2000 Census. In comparison, the Dane County average town unemployment rate was 2.6% in 2000.



Key Planning Issues and Overall Goals

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

Public Participation Process

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

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

Overall Goals

The overall impression from the survey results is that the town is going in the right direction. The current town plan has served the town well, and feedback provided suggests that there is no need to make any drastic changes to the land use element of the comprehensive plan. Response to the survey reinforces preservation of agriculture and modest development over the next twenty years.

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

Housing

Existing Housing Conditions

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

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

Census Year	1980	1990	2000
Housing Units	223	234	300

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

Housing Stock Characteristics

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

Occupancy Characteristics

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

Value Characteristics

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

Housing Programs

Rural Development USDA

A federal program with state offices that provides a variety of housing and community development programs for rural areas. Some programs cover, support for rental housing development, direct and guaranteed mortgage loans for home buyers, and support for self-help and cooperative housing development.

(<http://www.rurdev.usda.gov/wi/index.htm>)

Wisconsin Housing and Economic Development Authority (WHEDA)

Provides mortgage financing for first-time homebuyers, grants for home repair, and financing for multifamily housing. Specific programs change with the needs and demands of the housing market.

(<http://www.wheda.com/index.asp>)

Community Development Block Grant Program

Dane County receives CDBG funds on an annual basis for housing, economic development and community service initiatives that benefit people with low to moderate incomes. Approximately \$1 million in CDBG funds are available annually for eligible projects.

(<http://www.co.dane.wi.us/plandev/cdbg/index.htm>)

Project Home

Organization committed to improving the quality and affordability of housing for low- to moderate-income individuals and families in Dane County. Weatherization, minor home repair, and a home loan program are services offered to income eligible customers.

(<http://www.projecthomewi.org/>) Other programs may be available. Check with Dane County.

Goals, Objectives, and Policies

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

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

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

Policies and Programs: Follow the town density policy.



Transportation

Existing Transportation Network



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

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

Collectors: State Highway 92 is classified as a major rural collector, and runs north-south through the eastern section of the Town serving the community of Mt. Vernon to the south. County Highways E and F function as minor, rural collector roads for the Town.

Highway E runs north-south across the central part of the town, and intersects with Highway 18/151. Highway F serves as a collector road for Highway 18/151 in the western half of the Town.

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

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

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

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

Airports: There are several landing strips in the Town. Although not currently in use for public or private traffic, the fields remain available for emergency landings.

Applicable State and Regional Plans

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

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

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

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

Transportation Goals, Objectives and Policies

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

Goal: Pursue safe and efficient transportation.

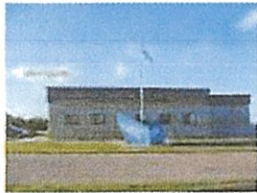
Objectives: Pursue adequate town road capacities and condition to accommodate traffic.

Policies and Programs:

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

Utilities and Community Facilities

Existing Utilities and Community Facilities



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

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

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

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

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

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

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

Utilities and Community Facilities Goals, Objectives and Policies



Cemeteries: There are five cemeteries located throughout the Town.

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

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

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

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

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

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

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

Objectives:

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

Agricultural, Natural & Cultural Resources

Agricultural, Natural and Cultural Resources



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

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

Table 6: Dane County Farm Summary, 1997-2002
Source: USDA Census of Agriculture, 2002

Item	1997	2002
Number of Farms	3,179	2,887
Land in Farms(acres)	559,476	515,475
Average Farm Size (acres)	176	179

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

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

Natural Resources Inventory



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

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

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

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

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

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

Cultural Resources Inventory

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

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

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

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

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

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

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

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



Economic Development

Economic Base

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

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

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

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

Commercial Practices

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

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

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





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

Limited Commercial Zoning: The specific criteria for rezoning include:

Minimal conflict with neighbors.

Use of marginal or unproductive agricultural land and minimal land area to accommodate the use.

Types of Business Desired by Town

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

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

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

Strengths and Weaknesses

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

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

Rural Compatible Uses

The Town recognizes that some parcels that, due to prior use, topography, soil conditions, proximity to more urbanized development, or other conditions, do not lend themselves to traditional agricultural uses. On a case-by-case basis and by special permit, rural compatible uses may be approved.

Rural compatible uses will be evaluated for their impact on adjacent land uses, the environment, the rural vista, utilities, and traffic prior to granting a permit.

Economic Development Goals, Objectives and Policies

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

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

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

Policies and Programs:

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

Environmentally Contaminated Sites

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

Intergovernmental Cooperation

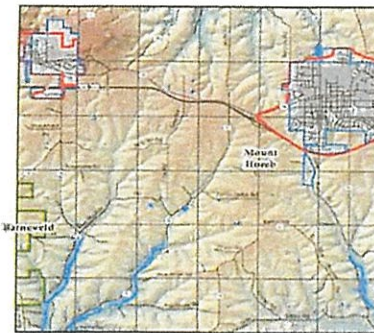
Regional Context

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

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

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

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



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

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

Intergovernmental Cooperation Goals, Objectives and Policies

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

Goal: Encourage opportunities for cooperation with adjoining municipalities.

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

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

Land Use

Land Use & Policy Goals

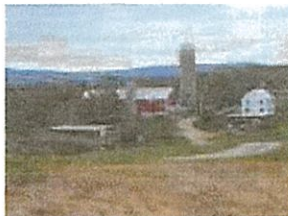
The Town of Blue Mounds Land Use policies are intended to achieve five overall goals:

1. Encourage land uses that are consistent with and contribute to the town's agricultural, recreational, and rural character.
2. Promote the long-term preservation of farmland within the town.
3. Preserve the town's unique and sensitive natural resources to ensure a high quality environment for the benefit of future generations.
4. Encourage a variety of quality housing opportunities for Town residents.
5. Encourage commercial, agribusiness, recreation, and tourism compatible with the rural character of the town and in areas that allow for adequate access and minimal impact.
6. In Regard to Mineral Extraction Sites, the Land Use Committee and Town Board would be open to developing neighborhood appropriate light commercial, and a CUP may be required.

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

Note: planning objectives, policies, and goals when making any land use decision.

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



Density

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

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

1. Determine the total number of contiguous acres under the control of an owner on June 30, 1980. Divide the total number of contiguous acres by 35. If the result is a whole number plus a fraction, the owner is allowed a number of potential development rights equal to the whole number, plus an additional development right if the remaining fraction equals or exceeds 17.5/35. If the result is a whole number plus a fraction less than 17.5/35, the owner is allowed potential development rights equal to the whole number.
2. Acreage calculations are gross and based on the 1980 Dane County Plat Book, on file with the Town Clerk. For the purposes of this calculation, the total number of contiguous acres includes lands located within a public road right-of-way.
3. One house per parcel, legally habitable and with a fire number assigned as of June 30, 1980, will not be counted when calculating the number of potential development rights.
4. Ownership parcels as of June 30, 1980 with at least 20 acres but less than 53 acres will be allowed one potential development right. Ownership parcels with an existing house legally habitable and with a fire number assigned as of June 30, 1980 will be allowed one additional potential development right subject to the other policies in the Comprehensive Plan.
5. Parcels of less than 20 acres on June 30, 1980 with no residence are considered to be "grandfathered" and shall be allowed only one potential development right.
6. The Density policy does not require a minimum 35-acre lot size. A 2-acre minimum lot size is required.
7. Nonresidential splits will not be counted when calculating the number of potential development rights.
8. In situations where there has been no formal recording of the allocation of Potential Development Rights when land has been divided, it is up to the past and current owners of the land to reach an agreement in writing before bringing the request to the Town Board. In the absence of a written agreement, the Town Board and Land Use Committee will allocate Potential Development Rights in proportion to the number of acres in each parcel. In no case shall the number of potential development rights exceed what would be normally calculated based on these Town of Blue Mounds density policies.
9. In the event that partial parcels are annexed by another unit of government, the potential development rights will be retained with that portion of the property that remains under the jurisdiction of the Town of Blue Mounds.

Potential Development Rights Calculations

The following provides example calculations for Potential Development Rights.

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

Transfer of Development Rights

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

Farm Residences

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

Transition Areas

Transition Area shall be defined and read as "To facilitate the transition from rural to more Urban development, the Town of Blue Mounds may consider higher density residential development within any existing parcel(s), located within the Town of Blue Mounds Municipal Boundary at the time of adoption of this ordinance, with contiguity to any Village, Class of City or any future municipal designation as created by the Legislature of the Wisconsin and signed into law by the Governor and thereby enacted is defined as being within the "Transition Area". Any parcel(s) within the Transitional Area will be given consideration on a site-by-site basis."

Implementation

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

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

This plan shall apply to all zoning and land division actions taken by, or affecting, the Town. In the event that it is necessary to interpret any provision of this Comprehensive Plan, the interpretation shall be made by the Town Board of Supervisors. The interpretation of the Town Board shall be followed by all governmental bodies or agencies which are applying this Comprehensive Plan.

Implementation Tools

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

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

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

Dane Towns' Zoning Ordinance Subdivision Policy: The Town falls under the Dane Towns' Zoning Ordinance subdivision policy which outlines provisions for subdividing parcels of land into smaller parcels.

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

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

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

Conservancy Zoning: Conservancy zoning is contained within the Dane Towns' Zoning Ordinance.

Sign Regulations: Signage is regulated under the Dane Towns' Zoning Ordinance.

Adoption,
Evaluation,
Amendments
and
Updates

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

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

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

Small Wind Energy System Ordinance: The Town of Blue Mounds Ordinance No. 11, as it may be amended, provides regulations and specifications that apply to the construction and operation of small wind energy systems.

Sanitary Codes: "The town is covered by the Dane County Private Sewage System ordinance.
Transition Areas: "Town of Blue Mounds Ordinance #23, as it may be amended, provides a definition, identification of land parcels, specifications and regulations for the establishment of Transition Areas within The Town of Blue Mounds."

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

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

- Changes in state or federal law(s) affecting comprehensive planning, Changes to goals, objectives, policies, or recommendations in the Plan, Changes in community demographics,

- Instances where the Plan becomes inconsistent with other policy goals.

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

Integration of Plan Elements

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

Implementation Timeline

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

Table 8: Action Plan and Timeframe

Element	Recommendation	Timeframe
Agricultural, Natural and	Follow the plan's residential density policy.	Ongoing
Housing & Economic Development	Continue to implement the town driveway ordinance	Ongoing
	Town will continue to explore programs to preserve farmland, such as purchase of development rights and transfer of development rights programs.	Ongoing
	Encourage redevelopment of properties in the commercial/retail land use district.	Ongoing
	Follow the residential density policy contained in the Comprehensive Plan.	Ongoing
Element	Recommendation	Timeframe
Housing & Economic Development, continued...	Promote the careful placement of home sites in an effort to preserve farmland and protect natural features.	Ongoing
Transportation	Continue to maintain town local roads.	Ongoing
Land Use	Follow the recommendations of the Blue Mounds comprehensive plan when considering all zoning petitions and land divisions.	Ongoing
Intergovernmental Cooperation	Share information with neighboring towns and villages as comprehensive plans are developed and/or amended.	Ongoing

** This worksheet is for informational purposes only. **

- Use this worksheet to determine how many animal units would be present on your operation under the revised method for calculating animal units. A Wisconsin Pollutant Discharge Elimination System (WPDES) permit is required for all livestock/poultry operations that will contain 1,000 or more animal units.

Complete the following four steps:

1. Enter the current number of head of each animal type on your operation to the left of the equal sign (=) in both Column A and Column B. Use the highest number of animals on-site at any time during the past year, and include all animals at adjacent locations or under common management. Multiply this number by the Equivalency Factor to calculate the equivalent number of animal units for each animal type.
2. Add all rows with equivalent animal units in Column A together and enter this total at the bottom of Column A. For Column B, enter the equivalent animal unit number from the row with the highest animal unit number, at the bottom of Column B. If either of the numbers at the bottom of Column A or B is equal to 1,000 or more animal units, the operation would need to apply for a WPDES permit.

ANIMAL TYPE		A. NUMBER OF MIXED ANIMAL UNITS (CURRENT NR 243 EQUIVALENCIES)			B. NUMBER OF NON-MIXED ANIMAL UNITS (FEDERAL EQUIVALENCIES)		
		Equ. Fac.	Number of animals	Equivalent Animal Units	Equ. Fac.	Number of animals	Equivalent Animal Units
<i>Example- Broilers (non-liquid manure):</i>		.005 x	150,000	= 750 AU	.008 x	150,000	= 1200 AU
DAIRY/BEEF CALVES (under 400 lbs.)		0.2 x		=	(Note: Federal numbers in this column comply with 40 CFR s. 122.23.)		
DAIRY CATTLE	Milking and Dry Cows	1.4 x		=	1.43 x		=
	Heifers (800 lbs. to 1200 lbs.)	1.1 x		=	1.0 x		=
	Heifers (400 lbs. to 800 lbs.)	0.6 x		=	(categories combined: Heifers (400-1200 lbs))		
BEEF	Steers or Cows (400 lbs. to market)	1.0 x		=	1.0 x		=
	Bulls (each)	1.4 x		=	(categories combined: cattle (400-1200 lbs))		
VEAL CALVES		0.5 x		=	1.0 x		=
SWINE	Pigs (55 lbs. to market)	0.4 x		=	0.4 x		=
	Sows (each)	0.4 x		=	(categories combined: swine (55 lbs. to market))		
	Bears (each)	0.5 x		=			
	Pigs (up to 55 lbs.)	0.1 x		=	0.1 x		=
CHICKENS	Layers (each)-non-liquid system	0.01 x		=	0.0123 x		=
	Broilers/Pullets (each)-non-liquid system	0.005 x		=	0.008 x		=
	Layers or Broilers-liquid system	0.033 x		=	0.0333 x		=
DUCKS	Ducks (each)-liquid system	0.2 x		=	0.2 x		=
	Ducks (each)-non-liquid system	0.01 x		=	0.0333 x		=
TURKEYS (each)		0.018 x		=	0.018 x		=
SHEEP (each)		0.1 x		=	0.1 x		=
HORSES (each)		2.0 x		=	2.0 x		=
TOTAL ANIMAL UNITS:		TOTAL MIXED AU = (add all rows above)			TOTAL NON-MIXED AU = (enter the single highest number from any row above; do NOT add the totals)		

Maps

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

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

The official map set for this plan includes:

- Map #1—Tax Parcel Boundaries
- Map #2—2013 Aerial Photograph
- Map #3—Elevation
- Map #4—USGS Topo Quad
- Map #5—Water Resources
- Map #6—Hydric Soil & Wetlands
- Map #7—Environmental Features
- Map #8—Bicycle & Pedestrian Paths
- Map #9—School Districts
- Map #10—Mineral Extraction
- Map #11—Mineral Extraction Historical
- Map #12—Mineral Extraction Sites and Status
- Map #13—Building Site Potential
- Map #14—Agricultural Land Evaluation
- Map #15—1974 Land Use
- Map #16—1981 Land Use
- Map #17—1990 Land Use
- Map #18—2000 Land Use
- Map #19—2005 Land Use
- Map #20—2010 Land Use
- Map #21—Recommended Commercial Development Areas
- Map #22—Location
- Map #23—Flood Plain 2008
- Map #24—1981 Homesteads
- Map #25—Utilities & Infrastructure
- Map #26—Zoning
- Map 27 --Village of Mount Horeb Areas-Green
- Map 28 --Village of Blue Mounds Areas-Blue

Appendix #4 Parcels Included in the Transitional Area



Tax Parcel Boundaries

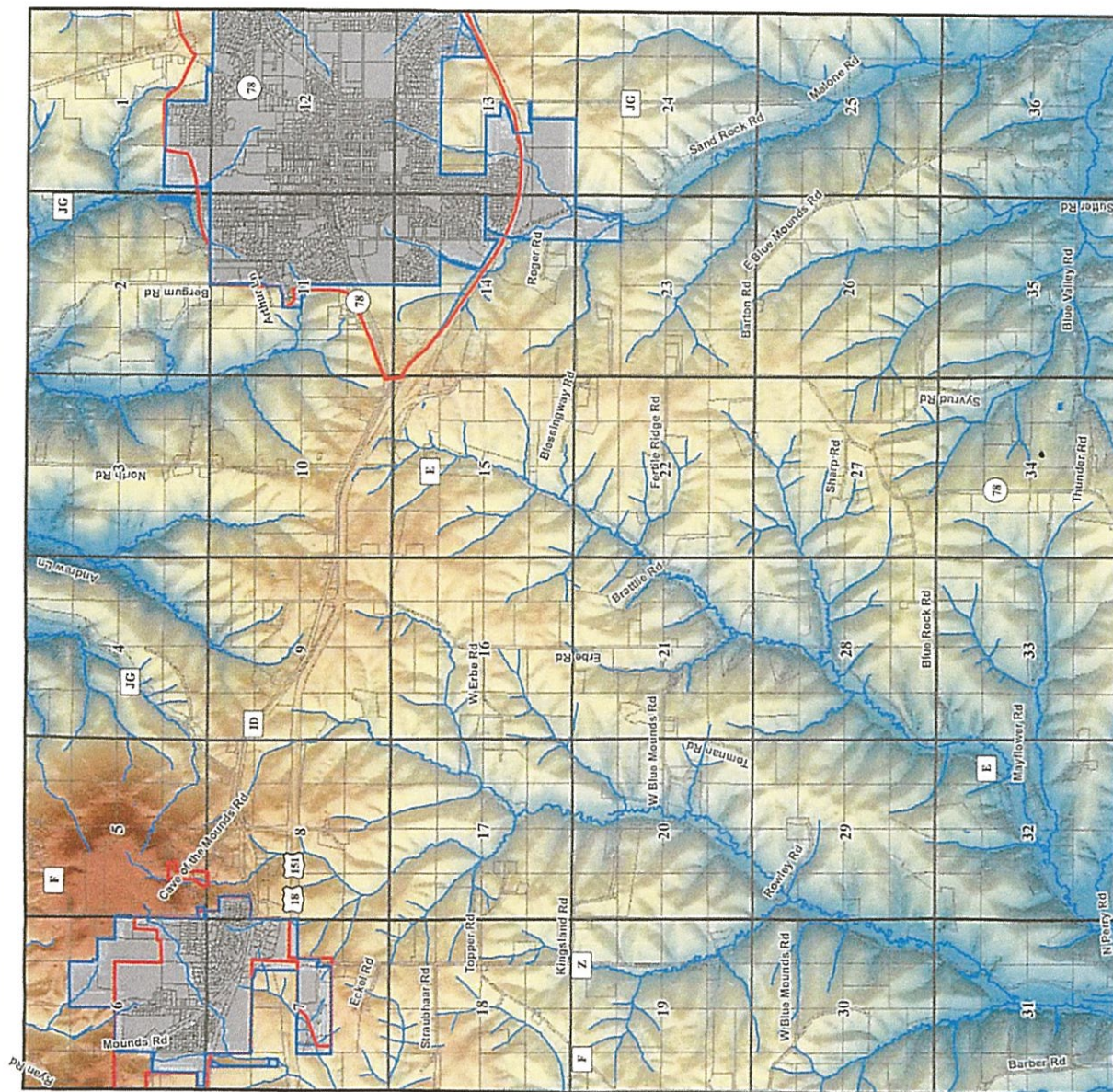


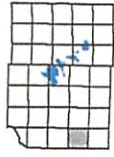
Sept., 2014



Source Info:
Village Boundary: 2014, (DCPD)
Service Area: 2014, (CARPC)
Tax Parcel Boundary: 2014, (DCPD)

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





Town of Blue Mounds

2013 Aerial Photograph



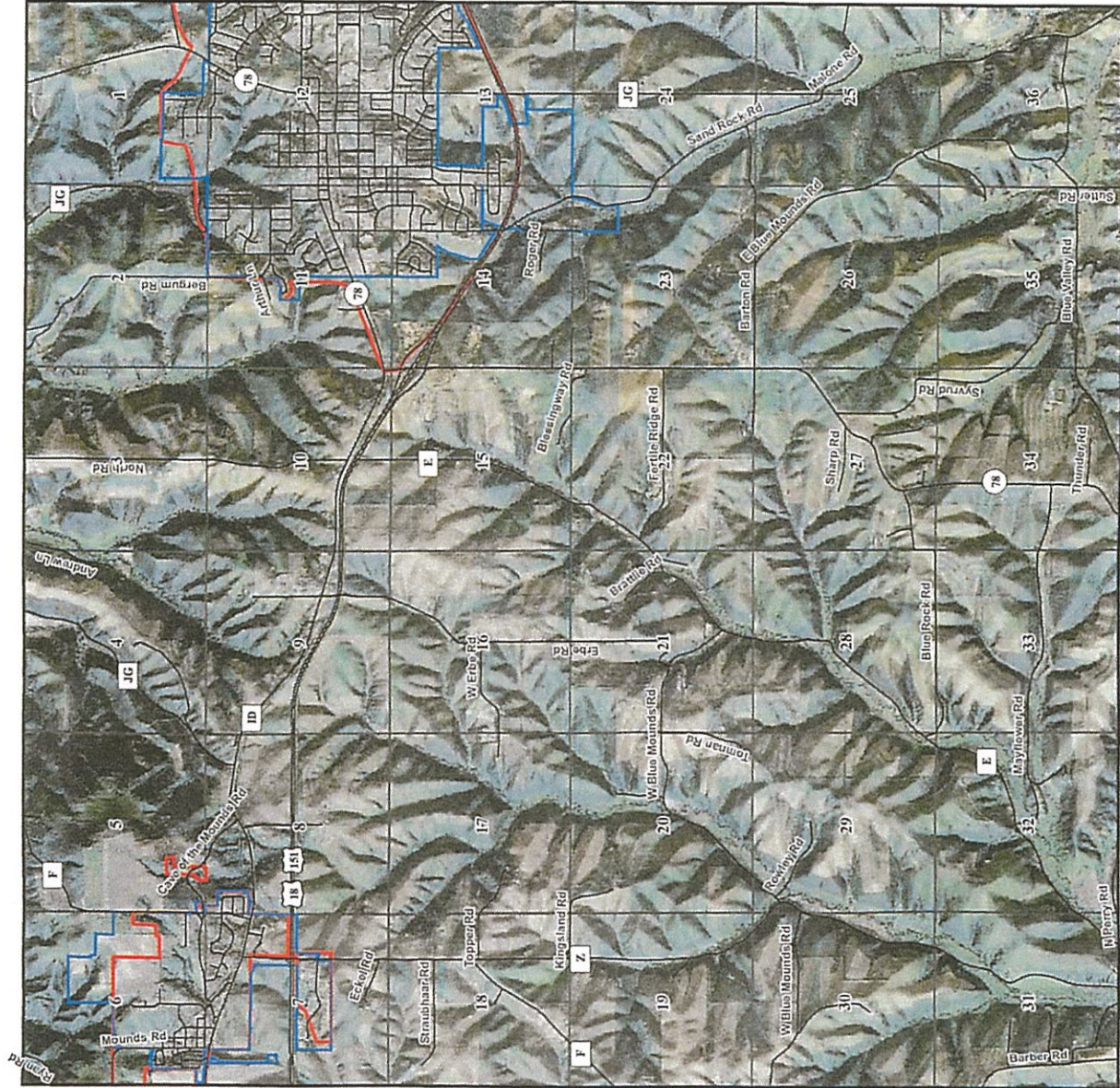
Sept., 2014



0 0.25 0.5 1 1.5 2 Miles

This map was prepared through the Dane County Department of Planning and Development in conjunction with the Dane County Land & Water Resources Department, Dane County Land Information Office and the Capital Area Regional Planning Commission

Source Info:
Aerial Photograph: 06-13, (S&LWRD)
Village Boundary: 2013, (DCTD)
Service Area: 2013, (CARPC)



Town of Blue Mounds



Elevation



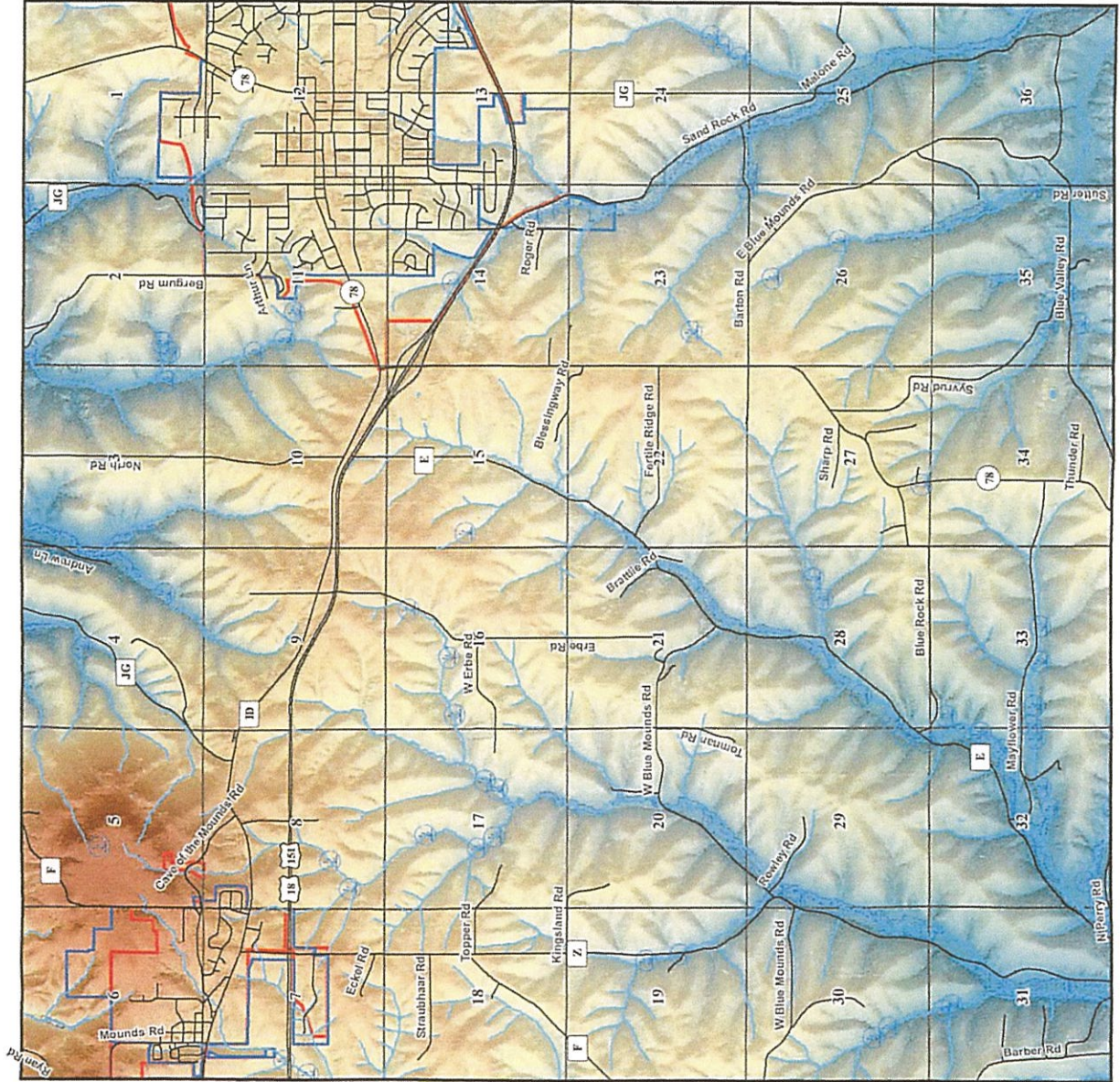
- Village Boundary
- Service Area
- Section Boundary
- Wetland < 2 Acres
- Wetland > 2 Acres

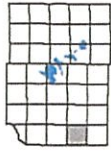
Sept., 2014



Source Info:
Village Boundary: 2014, (DCTD)
Elevation: DTM 2009, (DCLM)
Service Area: 2014, (CART)

This map was prepared through the Dane County Department of Planning and Development in conjunction with the Dane County Land & Water Resources Department, Dane County Land Information Office and the Capital Area Regional Planning Commission





Town of Blue Mounds

USGS Topo Quad

Village Boundary
Service Area

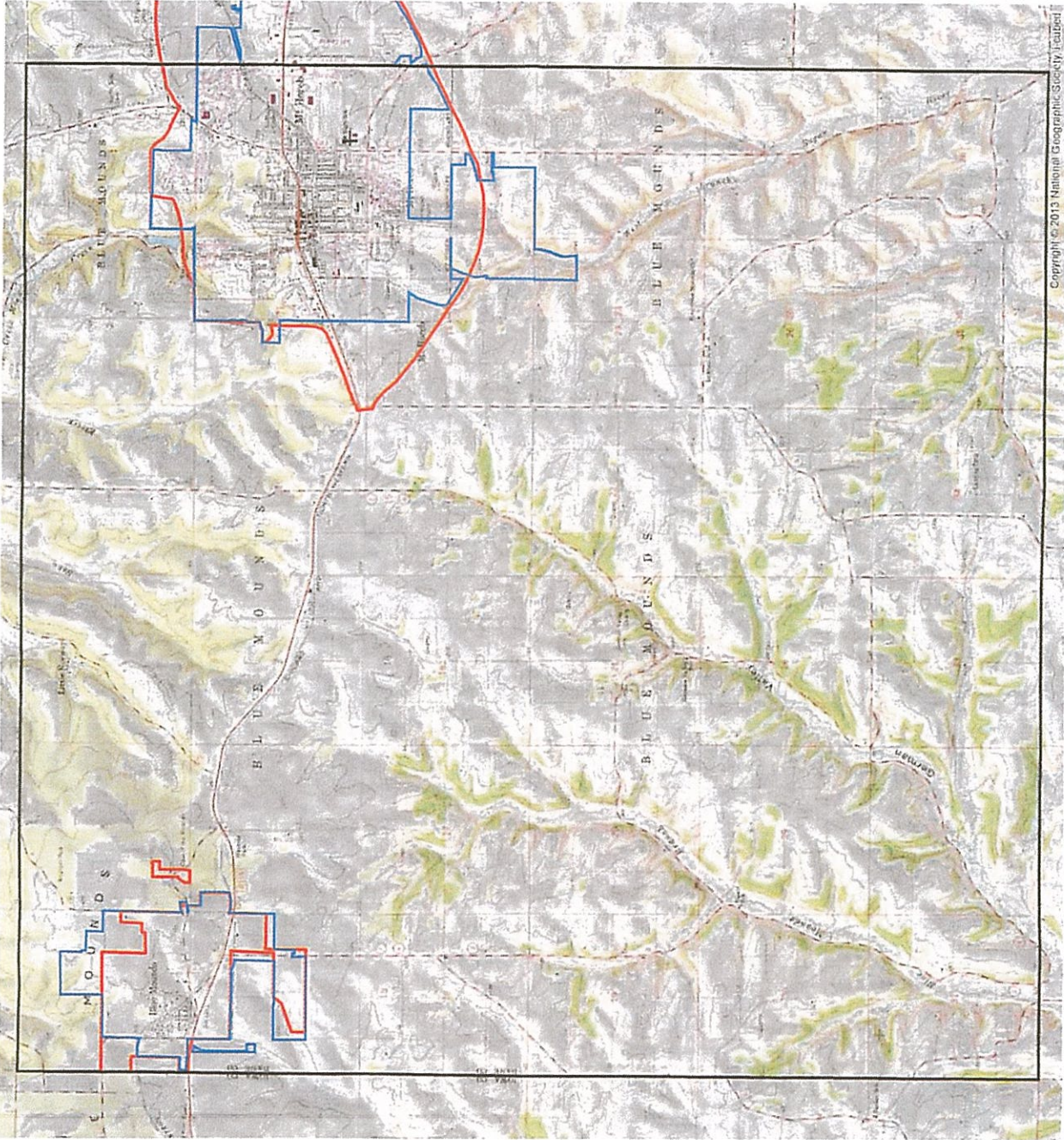
Sept., 2014



0 0.25 0.5 1 1.5 2 Miles

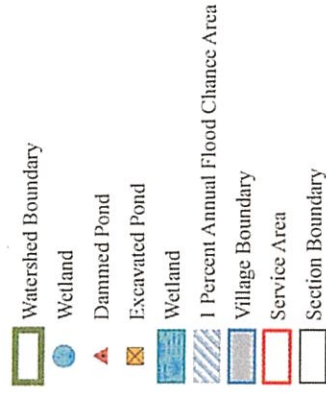
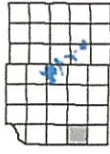
This map was prepared through the Dare County Department of Planning and Development in conjunction with the Dare County Land & Water Resources Department, Dare County Land Information Office and the Capital Area Regional Planning Commission

Source Info
Village Boundary: 2014, (DCPP)
Service Area: 2014, (CARPC)



Town of Blue Mounds

Water Resources

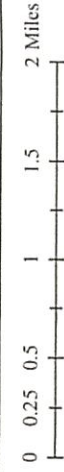


The 100 year floodplain is based on a digitization of the National Flood Insurance Program maps. These maps are maintained and updated by The Federal Insurance and Mitigation Administration's Hazard Mapping Division.

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

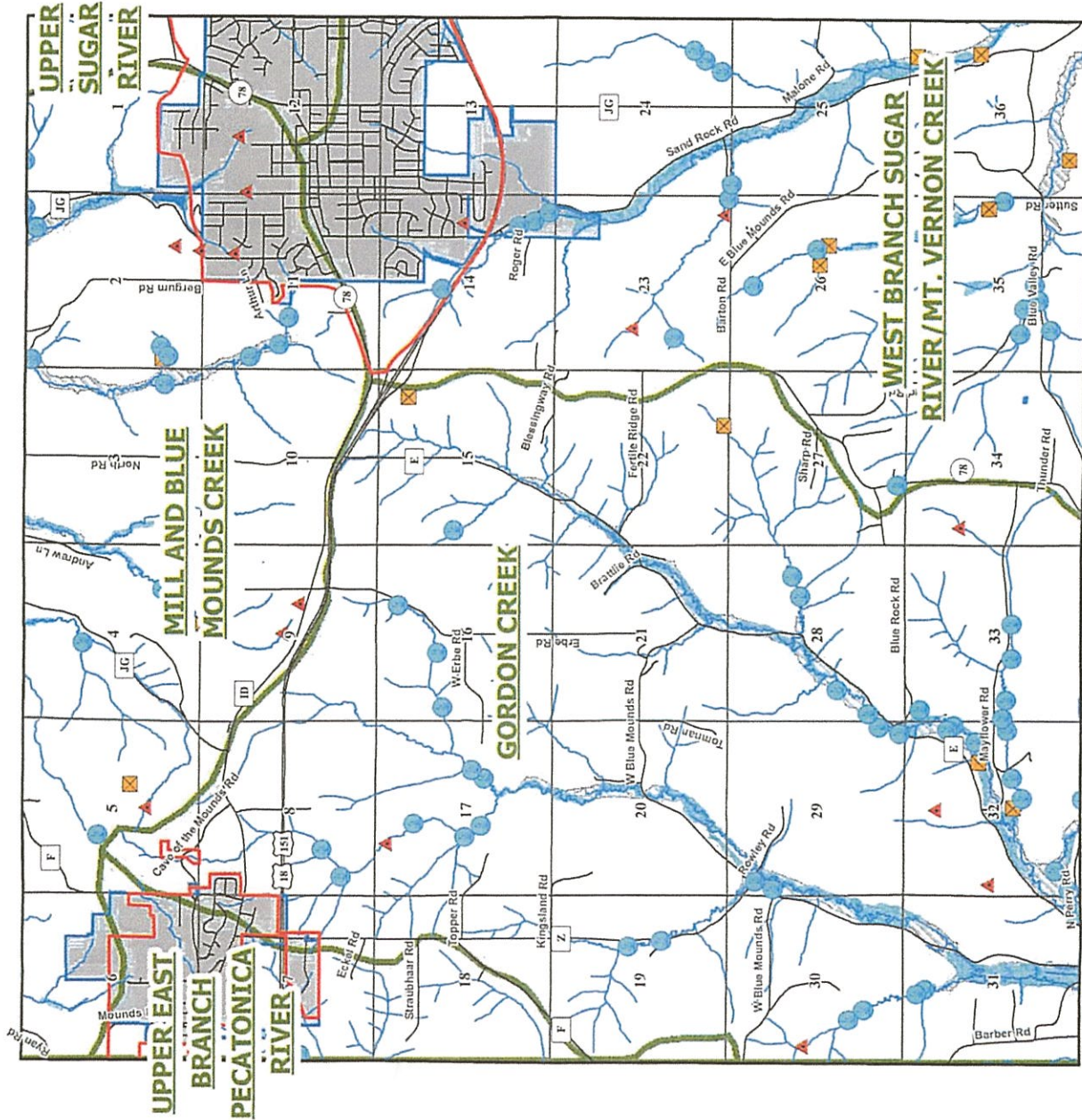
For interpretation or regulation of floodplains contact the Dane County Zoning Administrators office at 266-9083

Sept., 2014

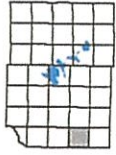


Source Info:
Village Boundary: 2014, (DCEPD)
Floodplain: 2009, (FEMA)
Wetlands: 2014, (DCEPD)
Service Area: 2014, (DCEPD)
Watershed Boundary: 2005, (DCEPD)
Wetlands: 2014, (WDNR)

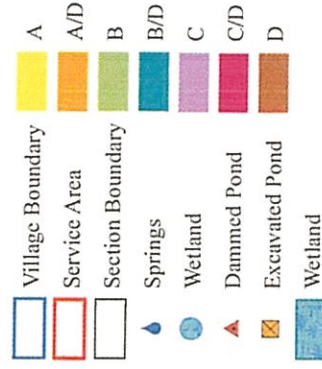
This map was prepared through the Dane County Department of Planning and Development in conjunction with the Dane County Land & Water Resources Department, Dane County Land Information Office and the Capital Area Regional Planning Commission



Town of Blue Mounds



Hydric Soils & Wetlands



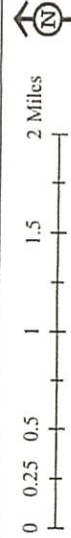
A (Low runoff potential). The soils have a high infiltration rate even when thoroughly wetted. They chiefly consist of deep, well drained to excessively drained sands or gravels. They have a high rate of water transmission.

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

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

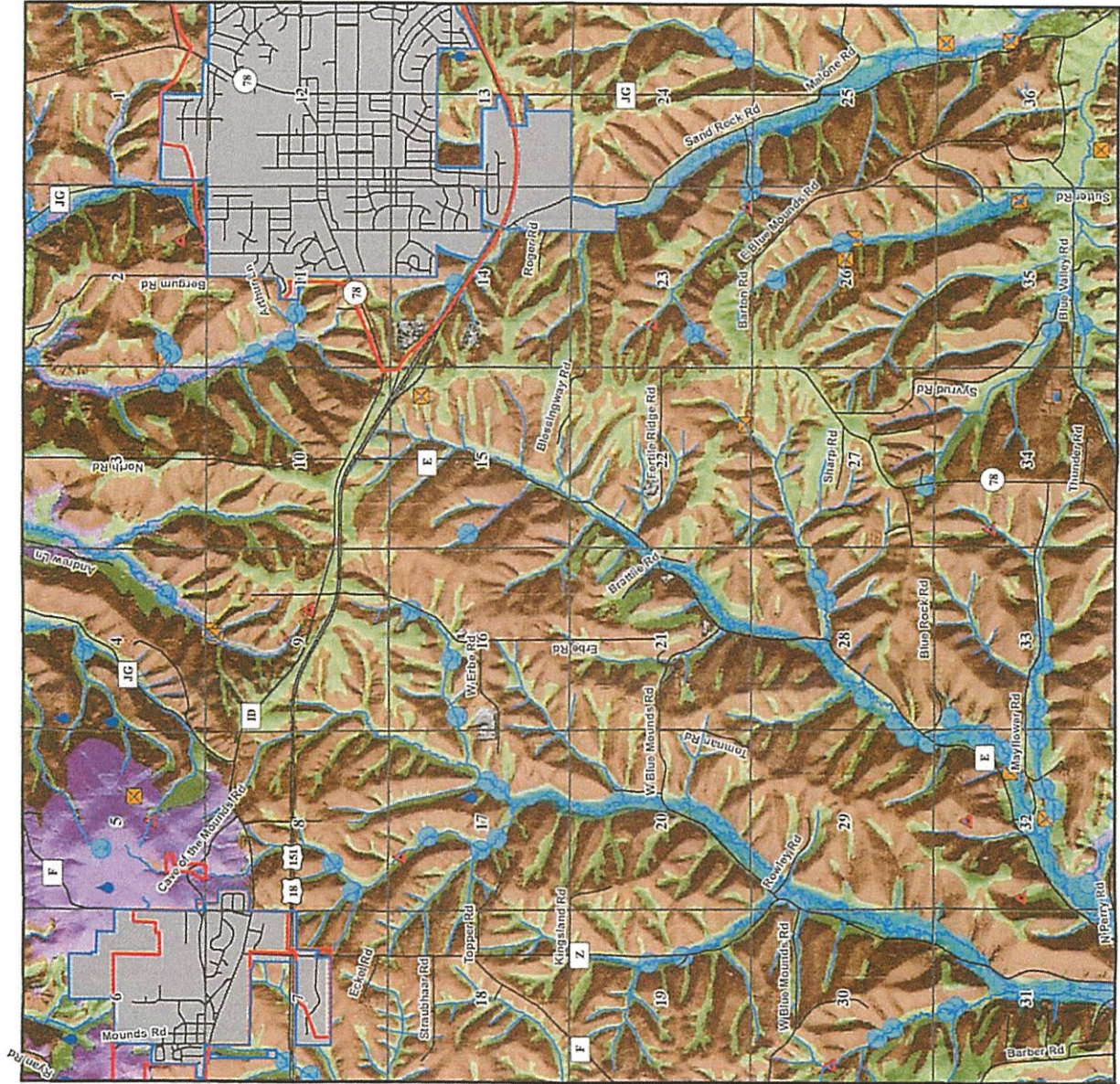
D. (High runoff potential). The soils have a very slow infiltration rate when thoroughly wetted. They chiefly consist of clay soils that have a high swelling potential, soils that have a permanent high water table, soils that have a claypan or clay layer at or near the surface, and shallow soils over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

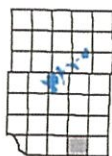
Sept. 2014



Source Info:
 Village Boundary: 2014 (DCTD)
 Hydric Soils: Digital Soils (NRCS, LCD, LURCH)
 Service Areas: 2014, (CAHFC)
 Springs: 2014, (CAHFC)
 Wetlands: 2014, (WIDENB)

This map was prepared through the Dane County Department of Planning and Development in conjunction with the Dane County Land & Water Resources Department, Dane County Land Information Office and the Capital Area Regional Planning Commission





Town of Blue Mounds

Environmental Features

- Village Boundary
- Service Area
- Section Boundary
- Public Land
- Environmental Corridor
- 1 Percent Annual Flood Chance Area
- Steep Slopes
- Percent Slope
 - 12 to less than 20
 - 20 and greater
 - Woodland (80% Canopy)

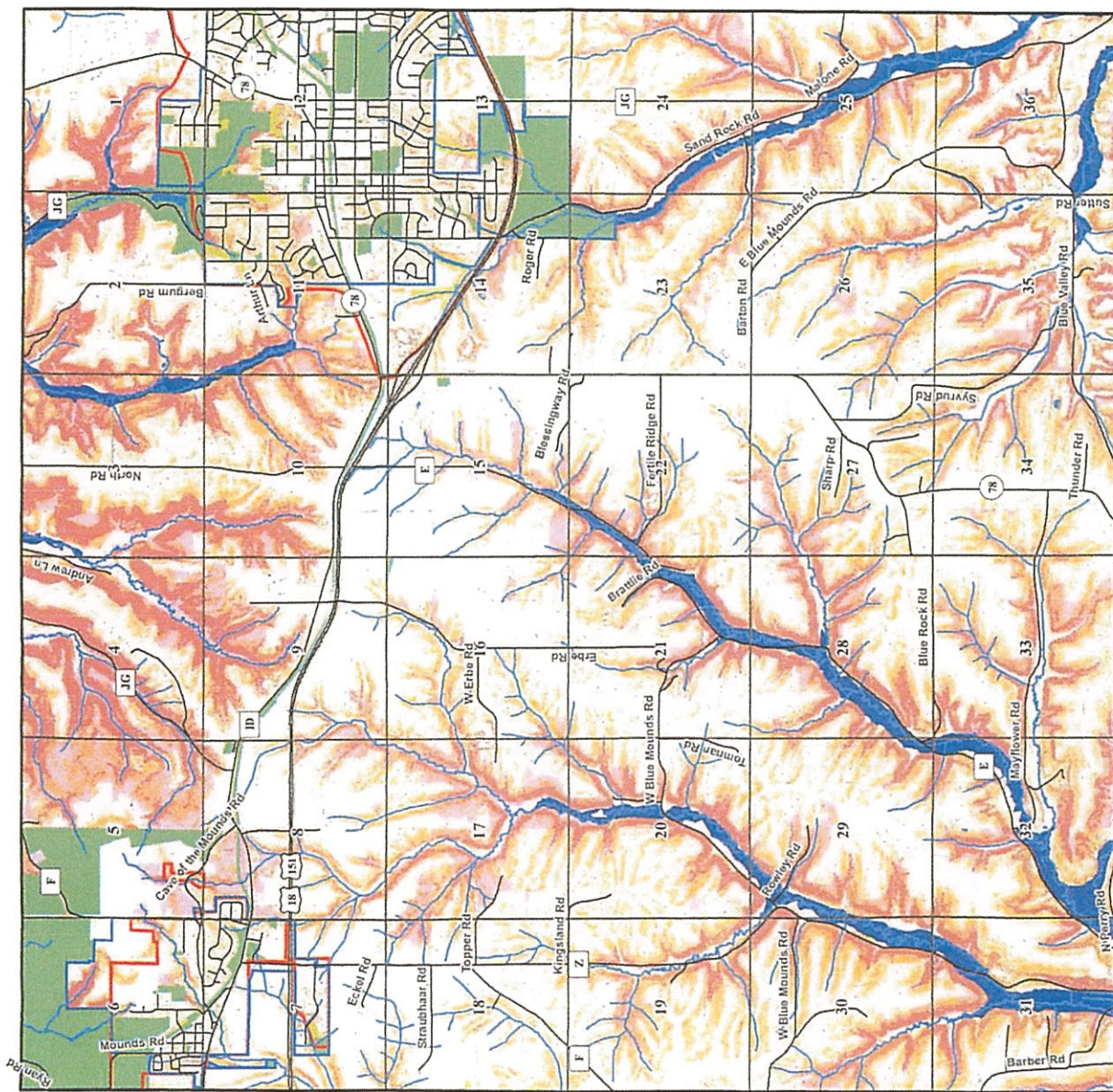
Sept., 2014

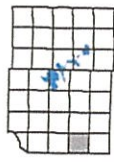


0 0.25 0.5 1 1.5 2 Miles

Source Info:
Village Boundary: 2014 (DCHD)
Environmental Corridor: 2014 (CARPC)
Public Land: 2014 (DCHD)
Service Area: 2014 (CARPC)
Woodland: 2014 (CARPC)

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



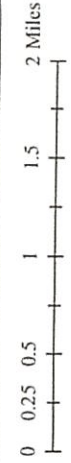


Town of Blue Mounds

Bicycle & Pedestrian Paths

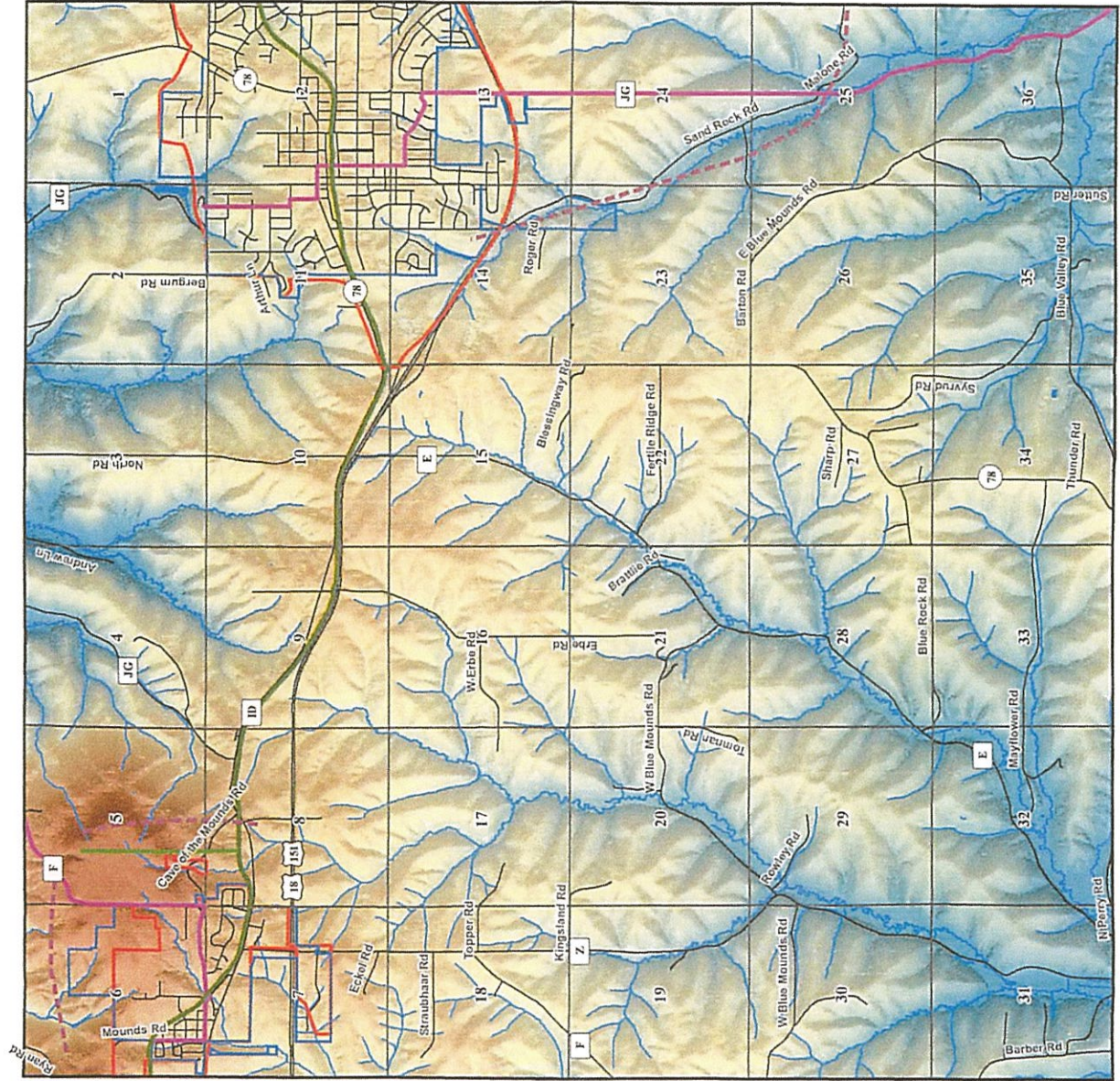
- Proposed Off-road Bicycle and Pedestrian Trail
- Existing Bike Path
- Proposed Bike Path
- Bike Route
- Village Boundary
- Service Area
- Section Boundary

Sept., 2014








Source Info:
Village Boundary: 2014 (DCL10)
Service Areas: 2014 (CABUC)
Trail: 2014 (DCL10)

This map was prepared through the Dare County Department of Planning and Development in conjunction with the Dare County Land & Water Resources Department, Dare County Land Information Office and the Capital Area Regional Planning Commission



Town of Blue Mounds

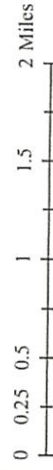
School Districts

-  School
-  School District Boundary
-  Tax Parcel Boundary
-  Village Boundary
-  Service Area
-  Section Boundary

In 2014 the Mount Horeb School District had 2,300 enrollees.
 Their office is located at 1304 E. Lincoln St.
 Mount Horeb WI 53572
 or at www.mhased.k12.wi.us/

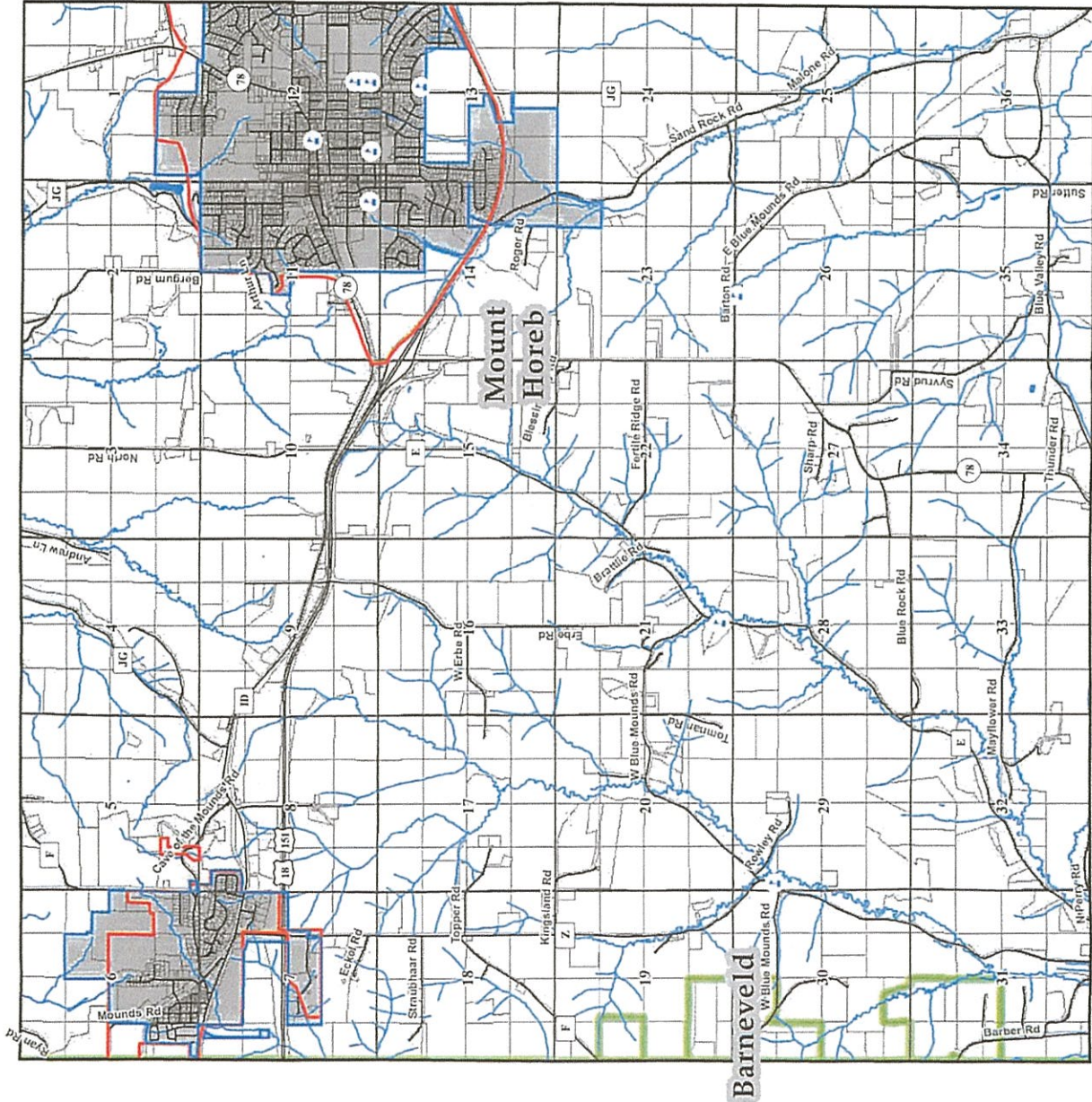
In 2014 the Barneveld School District had 430 enrollees.
 Their office is located at 105 W. Douglas St.
 Barneveld WI 53507
 or at www.barneveld.k12.wi.us/

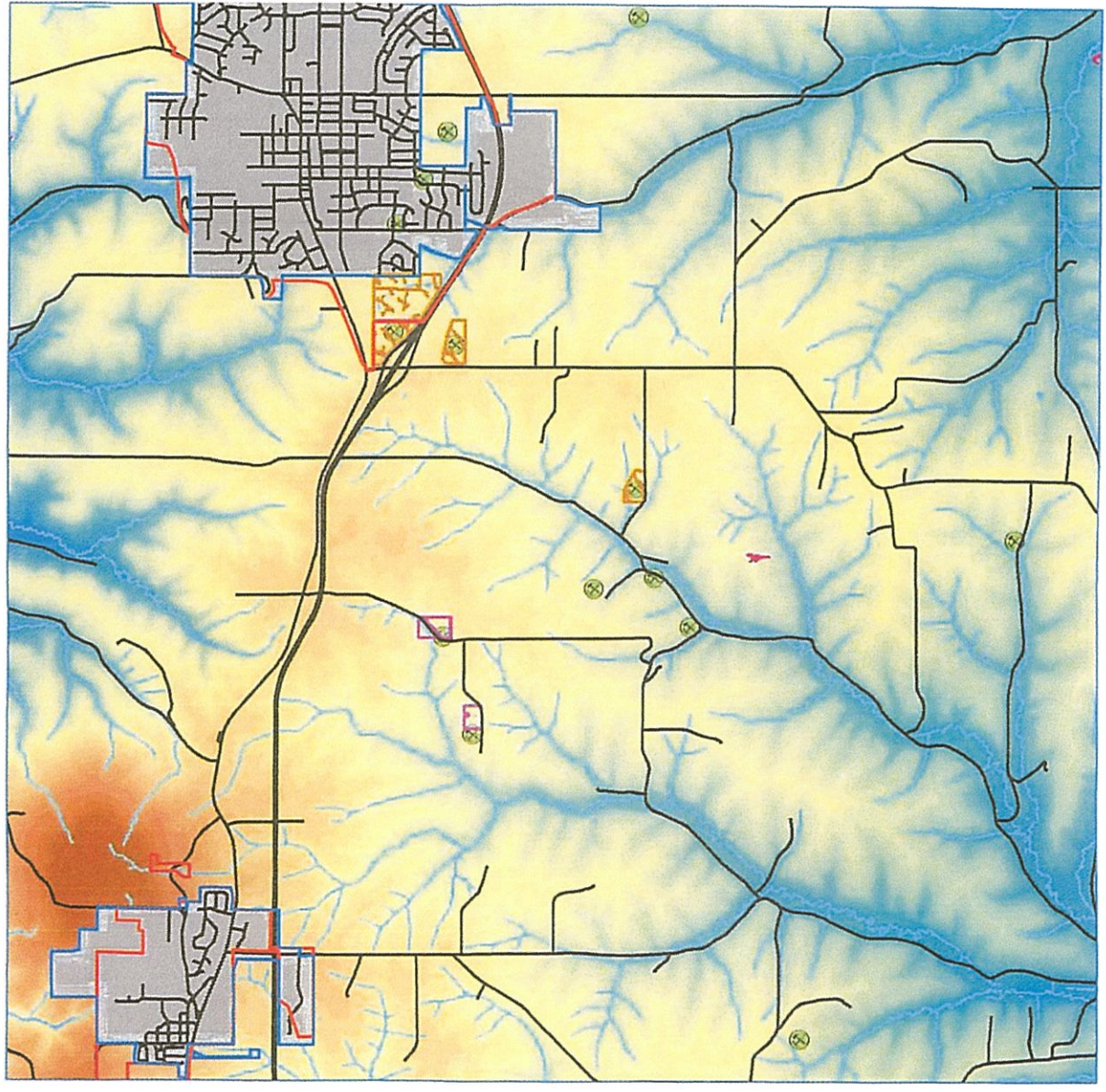
Sept., 2014



Source Info:
 Village Boundary: 2014, (DCTP)
 School District: 2014, (DCTP)
 Service Area: 2014, (CAREC)

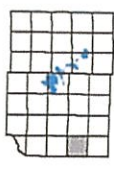
This map was prepared through the Dane County Department of Planning and Development in conjunction with the Dane County Land & Water Resources Department, Dane County Land Information Office and the Capital Area Regional Planning Commission















Town of Blue Mounds

Mineral Extraction



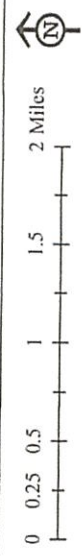
-  Village or City Boundary
-  Urban Service Area
-  Section Boundary
-  Effective Conditional Use Permit for Mineral Extraction

Historical

-  Quarry
-  Gravel Pit
-  Sand Pit
-  Pit
-  Historical Conditional Use Permit for Mineral Extraction
-  Soil Types Likely to Have High Sand or Gravel Content

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

Mar., 2015

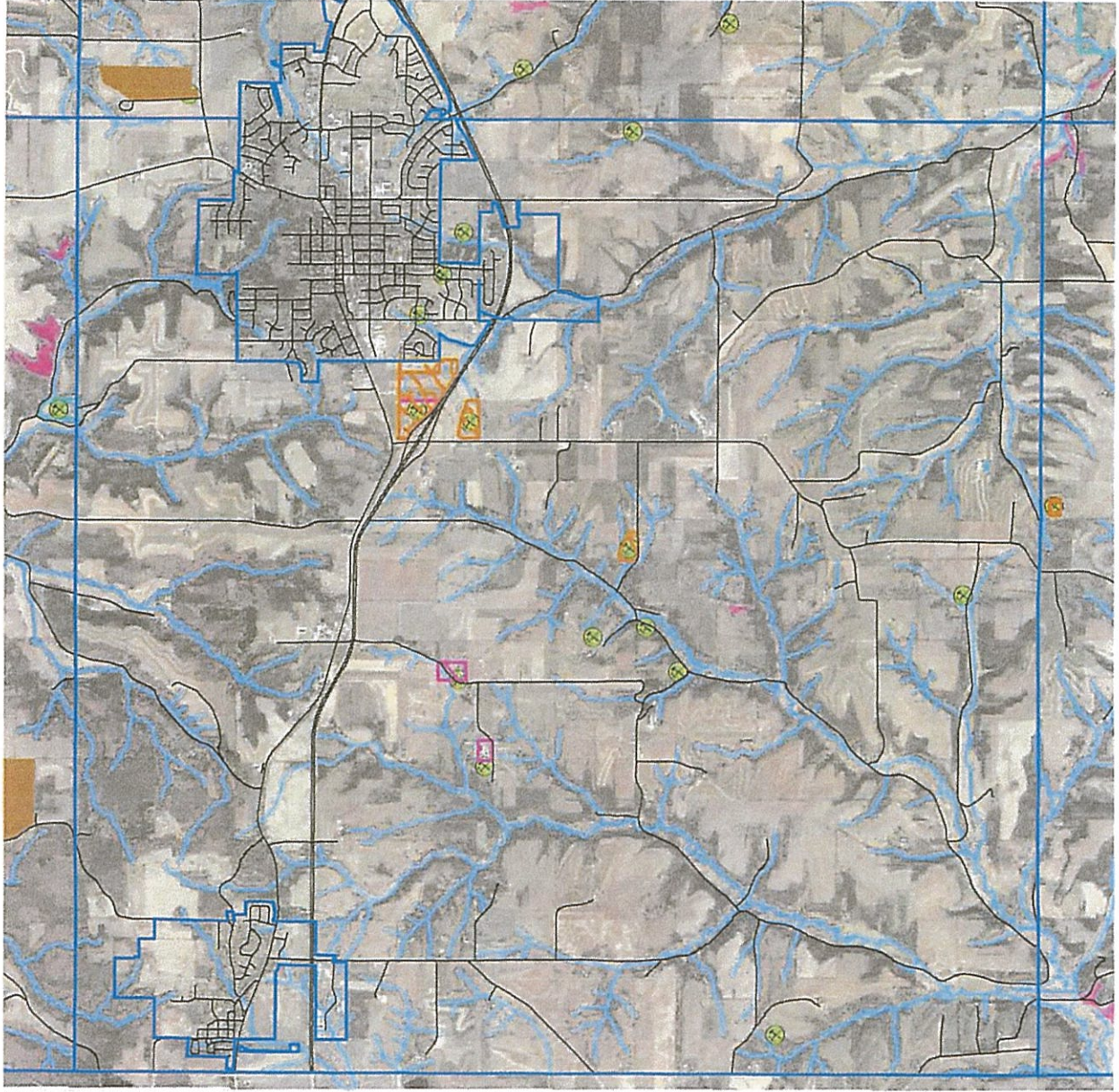
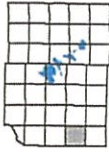


Source Info:
Village Boundary: 2014, (DCPUD)
Mineral Extraction Sites: 2014, (DC Zoning)
Service Areas: 2014, (CAIRUC)
Soils: 2003, (NRCS)

This map was prepared through the Dane County Department of Planning and Development in cooperation with the Dane County Land & Water Resources Department, Dane County Land Information Office and the Capital Area Regional Planning Commission.

Town of Blue Mounds

Mineral Extraction



Municipal Boundary



Effective Conditional Use Permit for Mineral Extraction

Historical

Quarry



Historical Conditional Use Permit for Mineral Extraction



Soil Types Likely to Have High Sand or Gravel Content



Non-Conforming Site



Historic Non-Conforming Site

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

Mar., 2015



Source Info:
AIA: 2013 (DCPD)
TZ: 2013 (DCPD)
Municipal Boundary: 2013 (DCPD)
Mineral Extraction Sites: 2013 (DC Zoning)
Soils: 2003 (DNCR)

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

Mineral Extraction Sites and Status

- NON-CONFORMING (NC) SITES WITH AN APPROVED RECLAMATION PLAN
- NON-CONFORMING (NC) SITES WITH NO RECLAMATION PLAN (abandoned or reclaimed)
- EFFECTIVE CONDITIONAL USE PERMIT FOR MINERAL EXTRACTION

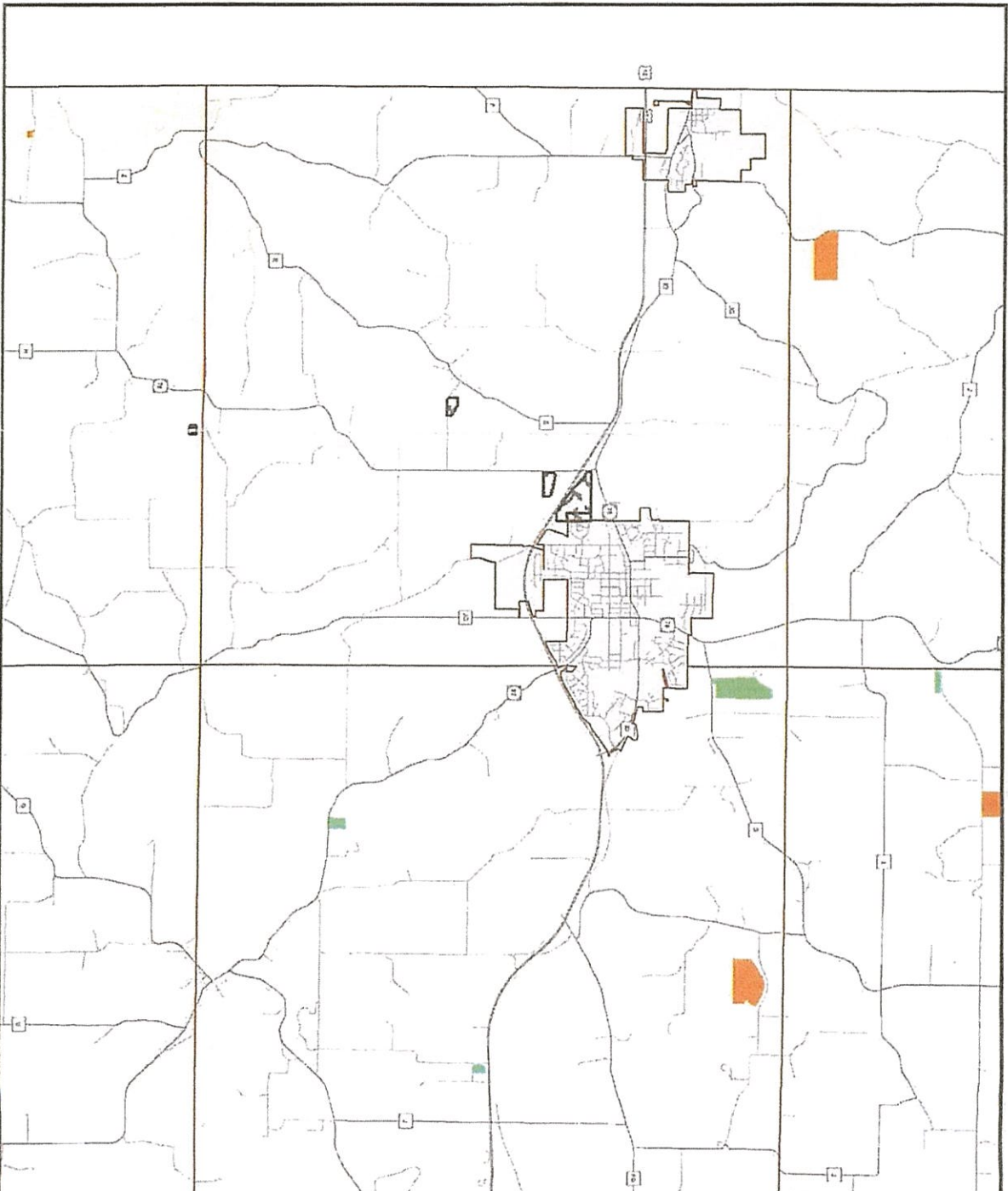
- Interstate
- Highway
- City
- Town
- Village
- Major Lake

Those that have not been:
deleted, removed,
amended or terminated
Dane County, WI

This map was prepared by the Dane County Planning and Development Department from historical records and data located in various public offices. Map information is believed to be accurate but is not guaranteed to be without error. Source data used to compile this map is dynamic and in a constant state of maintenance, correction and update. This map does not represent a field survey and should be used for general geographic and reference purposes only.

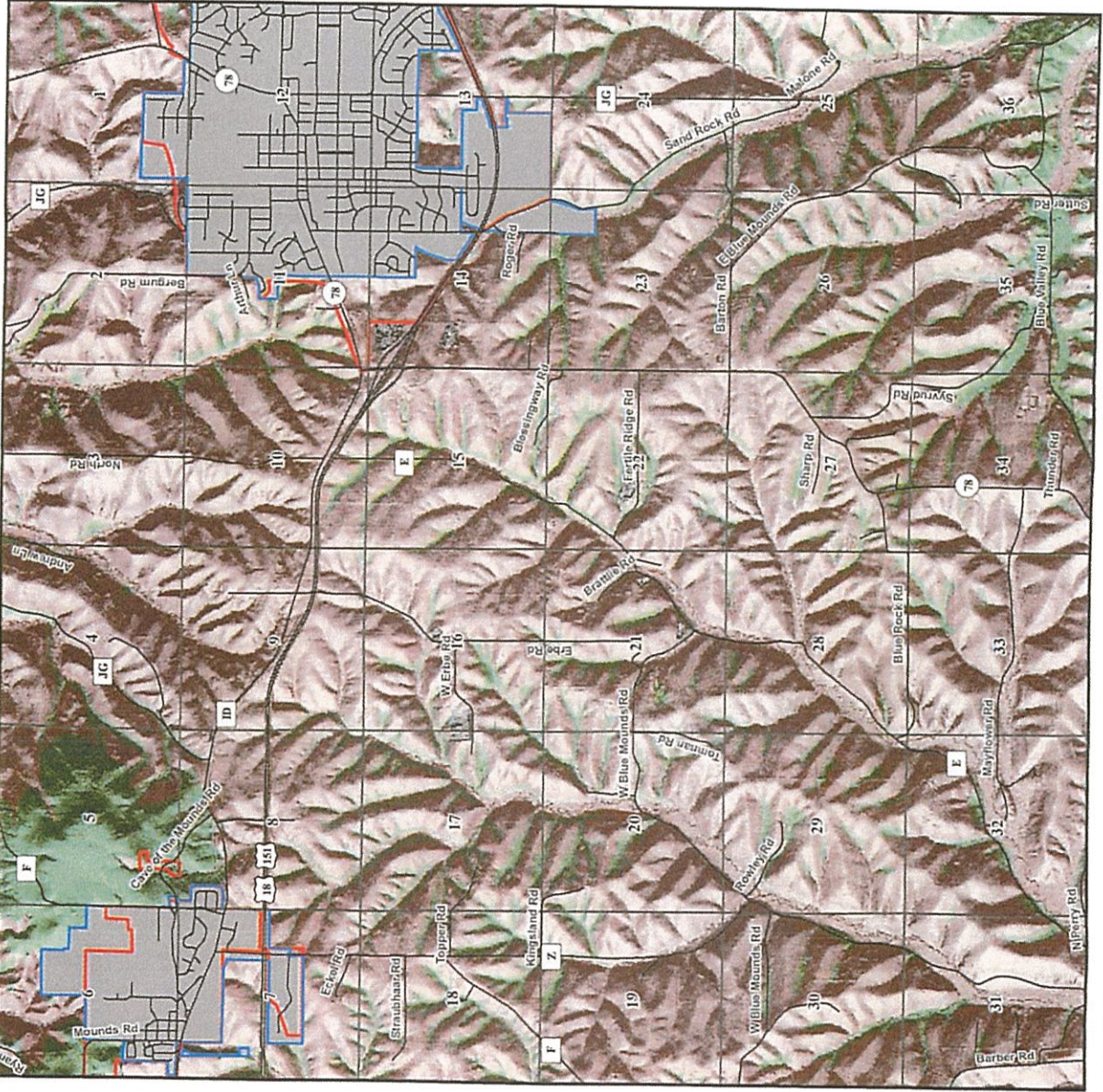


March 2015
Map created by Dane County
Planning and Development



Town of Blue Mounds

Building Site Potential



- Village Boundary
- Service Area
- Section Boundary

Soil Potential Rating for Dwellings

- Very Limited
- Somewhat Limited
- Not Limited

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

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

Sept., 2014



Source Info
Village Boundary, 2014 (DCLD)
Service Area, 2014 (CARPC)
Soils, 2000, (DCLD)

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

Village Boundary

Service Area

Section Boundary

I Most Suitable for Agricultural Use

II

III

IV

V

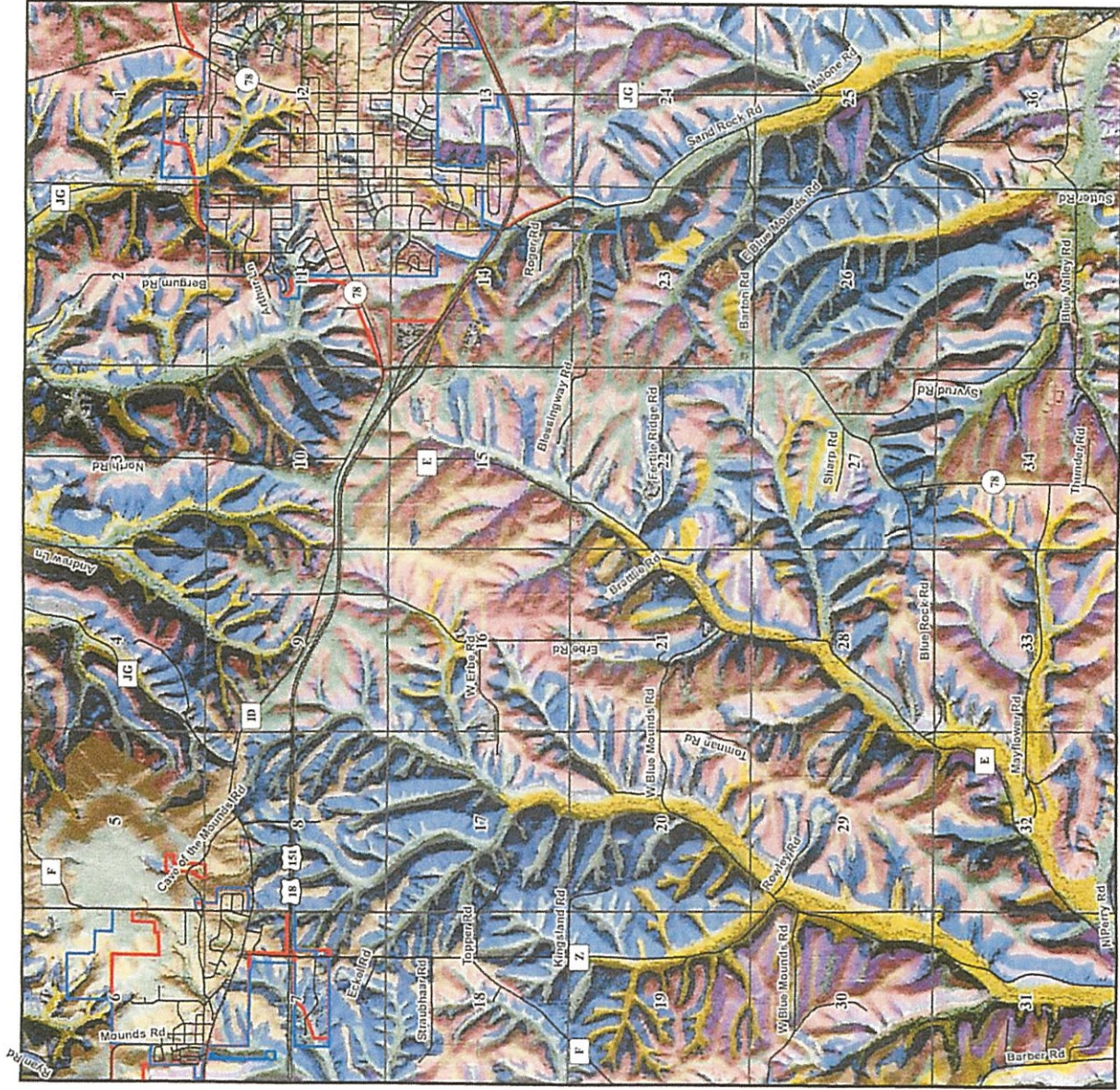
VI

VII

VIII Least Suitable for Agricultural Use

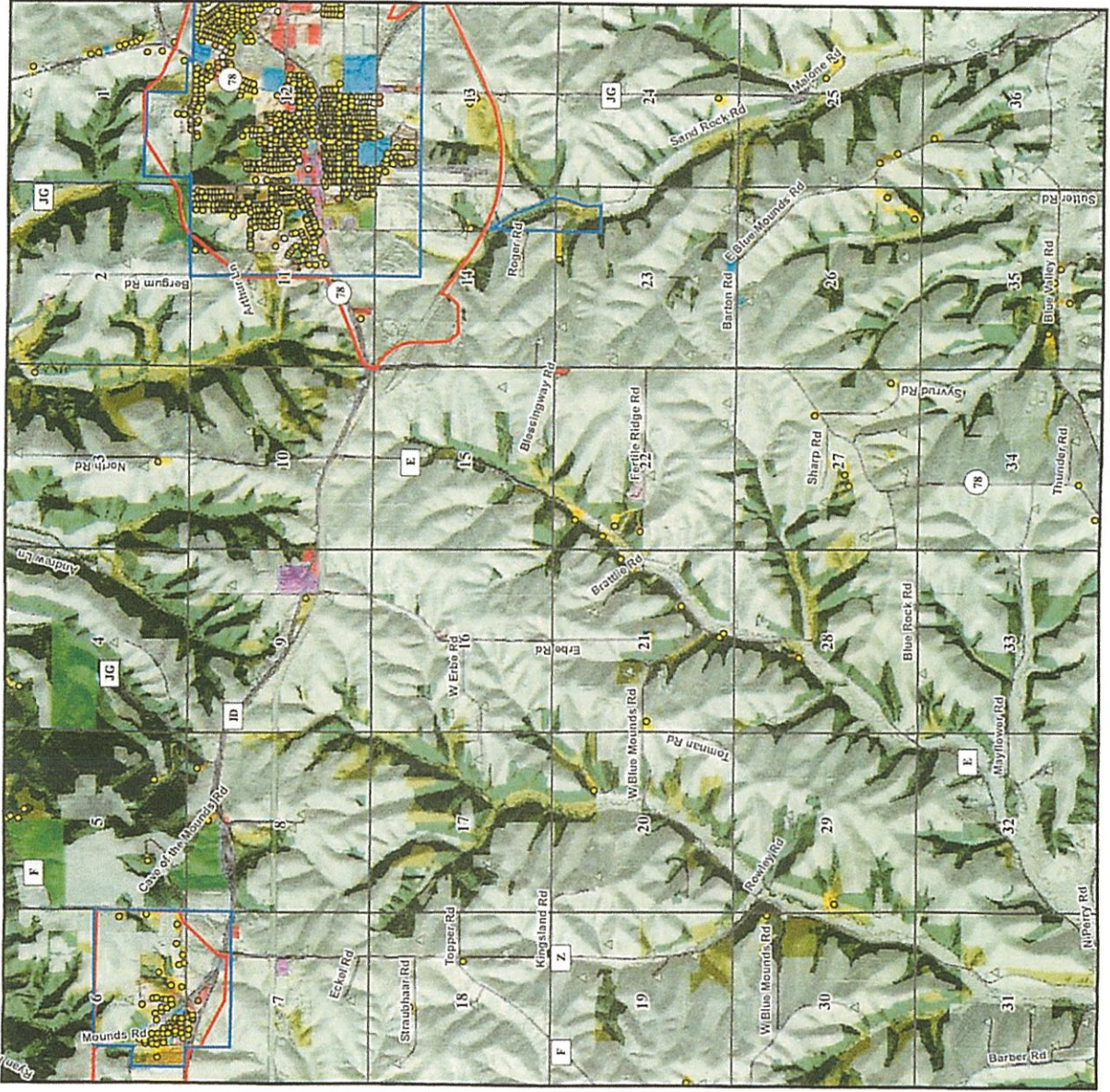
**Contact The Dane County Land and Water
Resources Department for further details.**

Source Info:
Village Boundary: 2014, (DCPD)
Service Area: 2014, (CARPC)
Soils: 2005, (DCHO)



Town of Blue Mounds

1974 Land Use



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

Sept., 2014



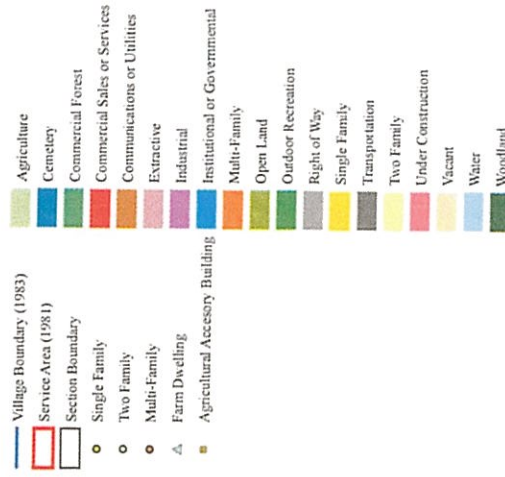
Source: Info.
Village Boundary: 1974, (PCFD)
Land Use: 1974, (CAMC)
Service Areas: 1974, (CAMC)

This map was prepared through the Dane County Department of Planning and Development in conjunction with the Dane County Land & Water Resources Department, Dane County Land Information Office and the Capital Area Regional Planning Commission

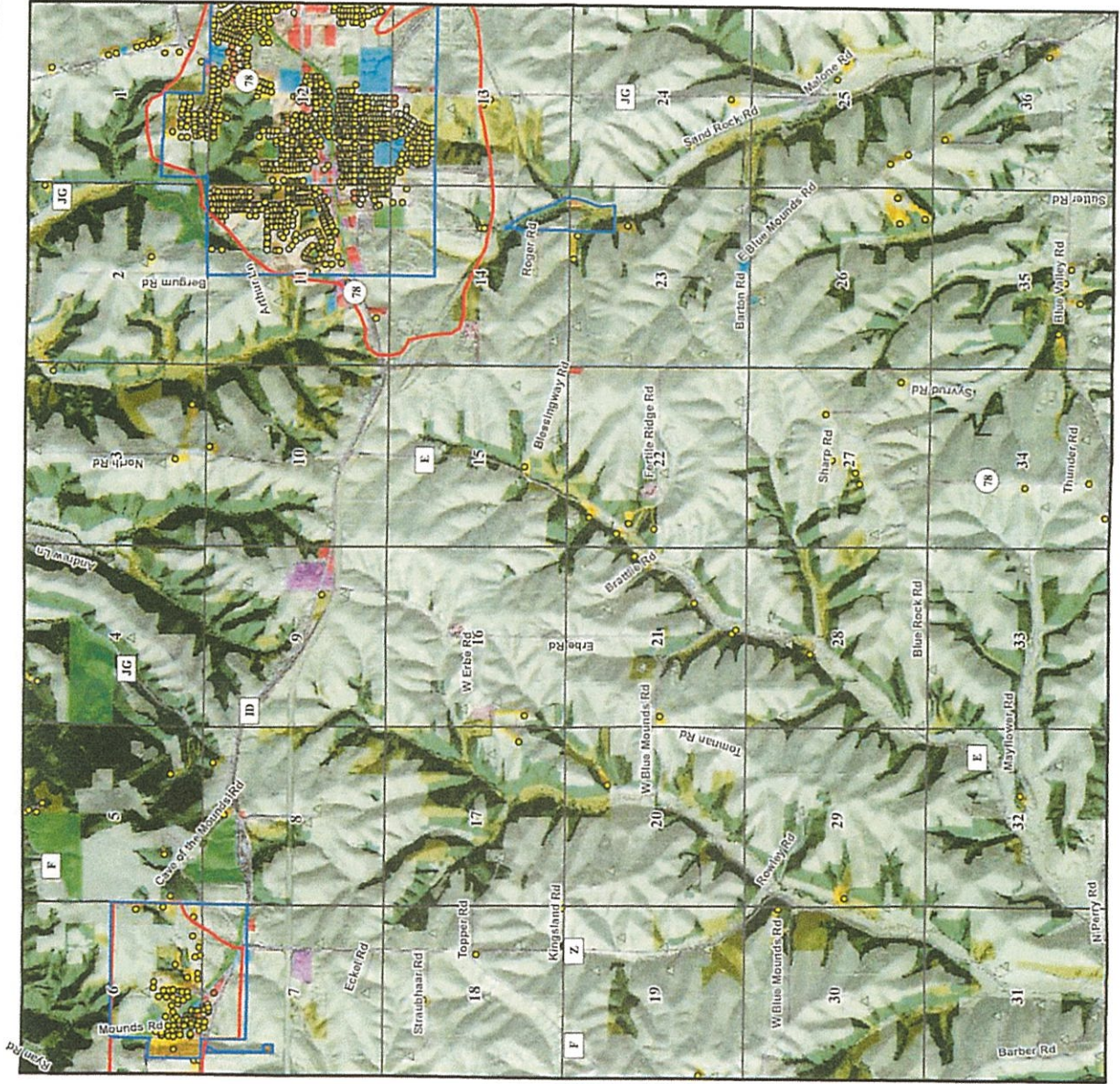
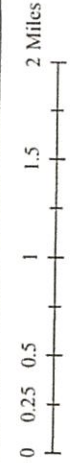


Town of Blue Mounds

1981 Land Use



Sept., 2014

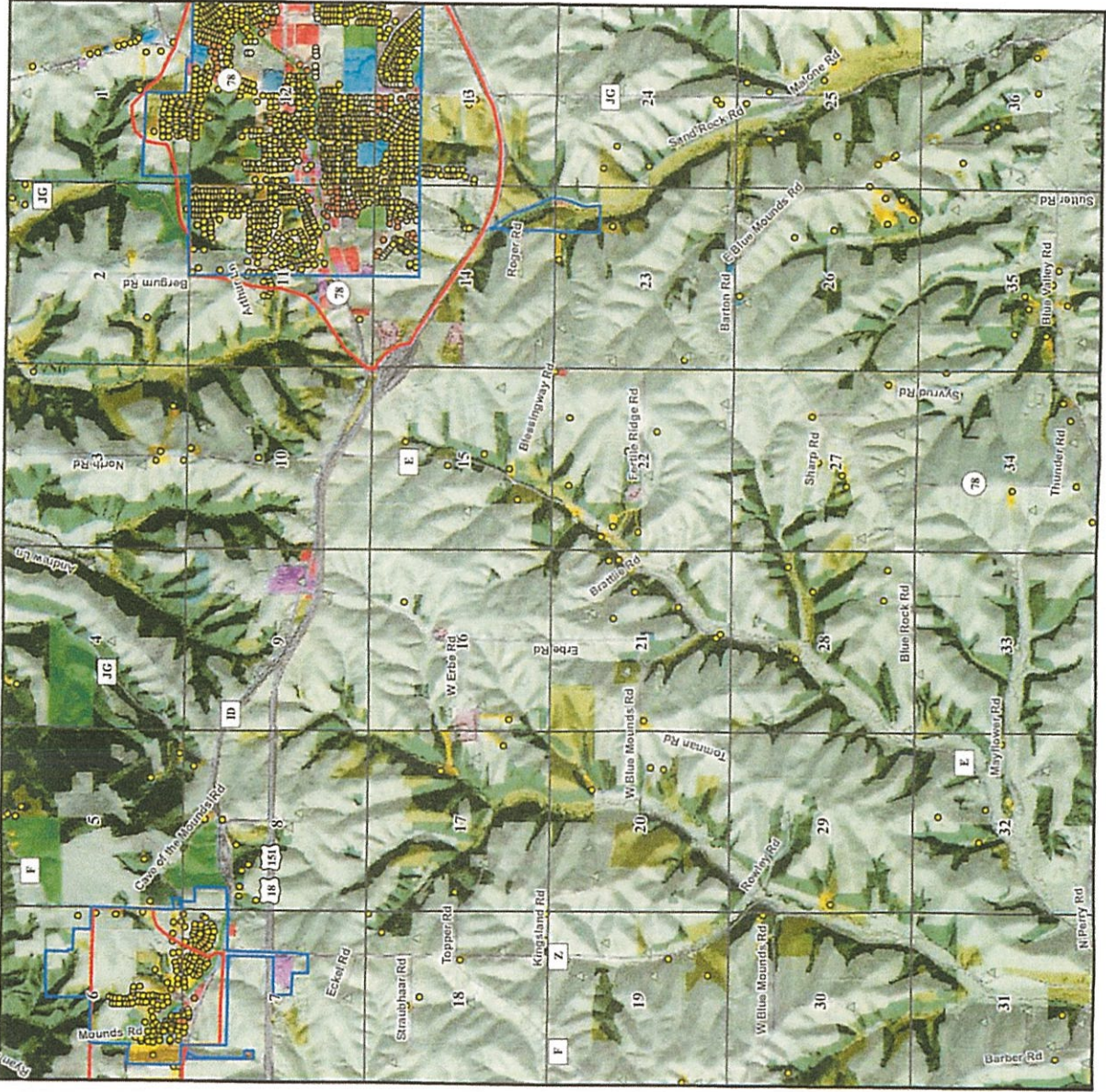


Source: Info. Village Boundary: 1981, (DCTD) Land Use: 1981, (CAM/CRC) Service Areas: 1981, (CAM/CRC)

This map was prepared through the Dane County Department of Planning and Development in cooperation with the Dane County Land & Water Resources Department, Dane County Land Information Office and the Capital Area Regional Planning Commission

Town of Blue Mounds

1990 Land Use



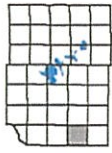
- Village Boundary (1990)
- Service Area (1990)
- Section Boundary
- Single Family
- Two Family
- Multi-Family
- Farm Dwelling
- Agricultural Accessory Building
- Institutional or Governmental
- Multi-Family
- Open Land
- Outdoor Recreation
- Right of Way
- Single Family
- Transportation
- Two Family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

Sept., 2014



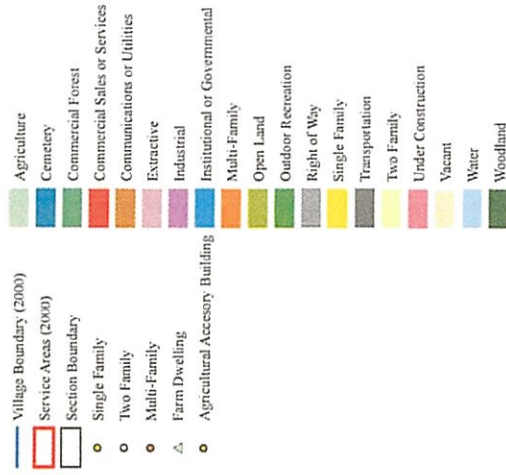
Source Info:
Village Boundary: 1990, (DCTD)
Land Use: 1990, (CAHFC)
Service Area: 1990, (CAHFC)

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



Town of Blue Mounds

2000 Land Use

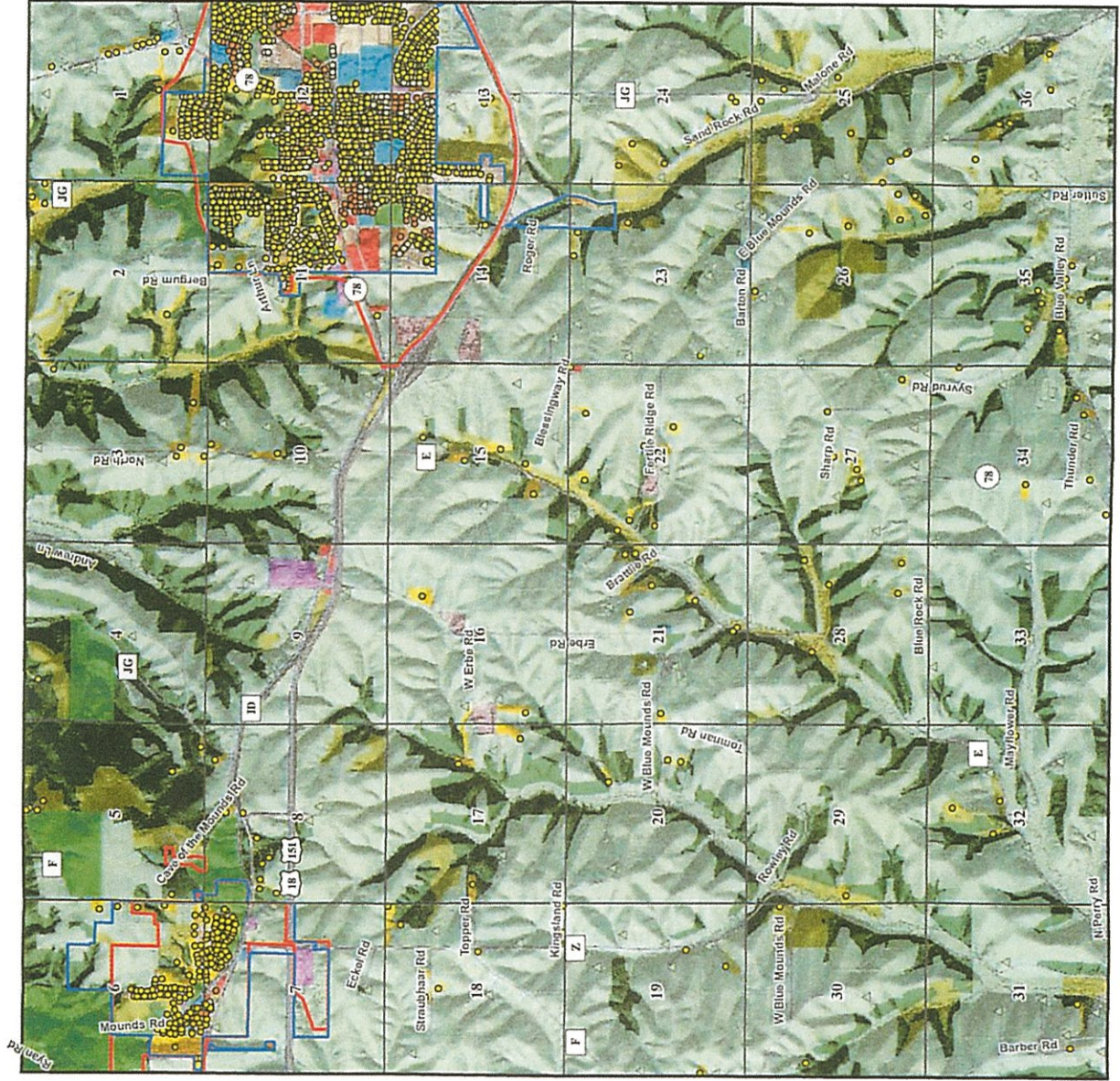


Sept., 2014



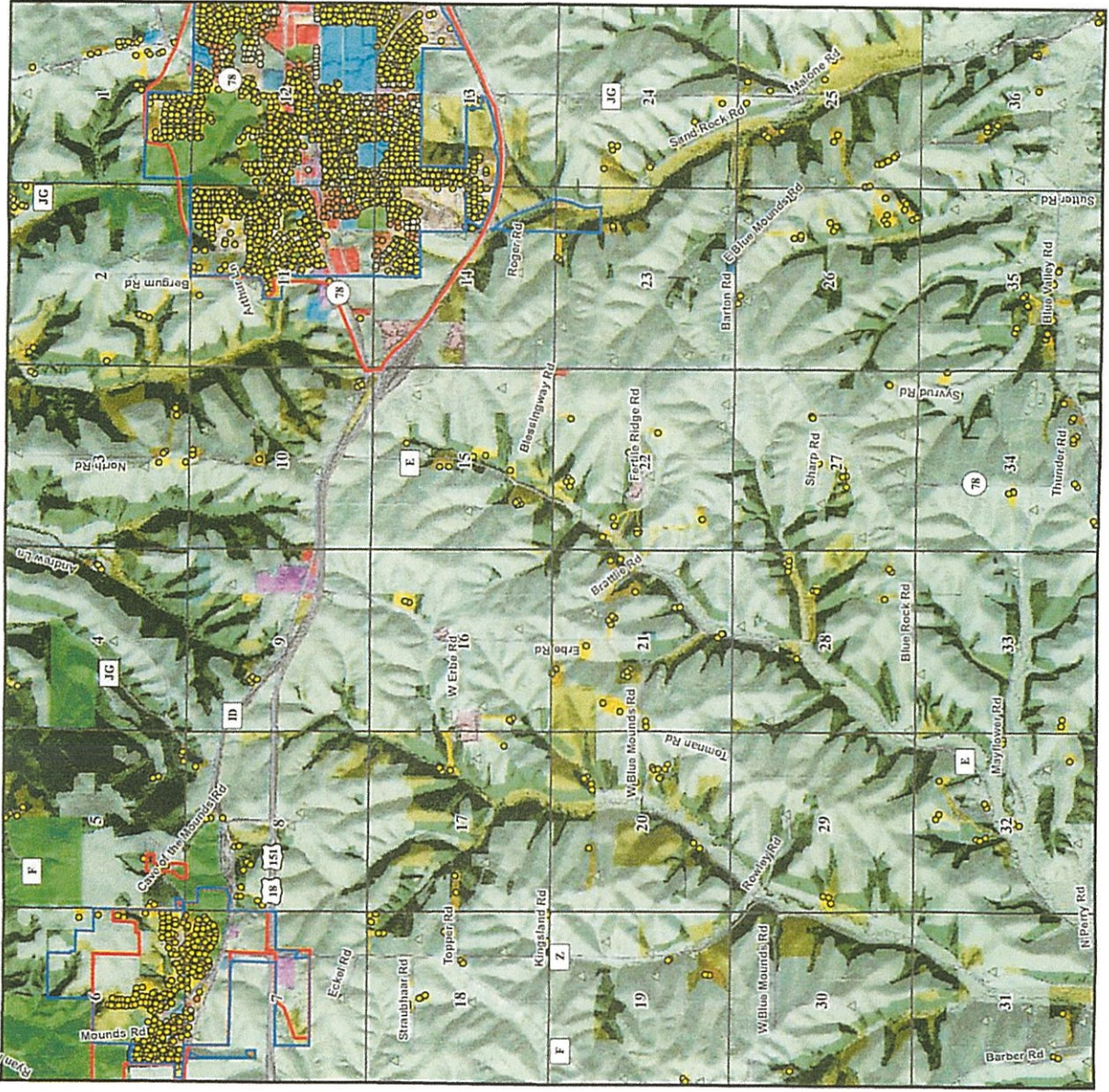
This map was prepared through the Dane County Department of Planning and Development in conjunction with the Dane County Land & Water Resources Department, Dane County Land Information Office and the Capital Area Regional Planning Commission.

Source Data:
Village Boundary: 2000, (DCTD)
Land Use: 2000, (CARPC)
Service Areas: 2000, (CARPC)

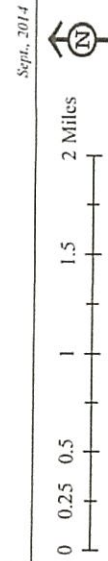


Town of Blue Mounds

2005 Land Use

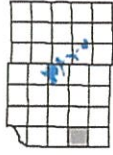


- | | |
|---------------------------------|-------------------------------|
| Village Boundary (2005) | Agriculture |
| Service Area (2005) | Cemetery |
| Section Boundary | Commercial Forest |
| Single Family | Commercial Sales or Services |
| Two Family | Communications or Utilities |
| Multi-Family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



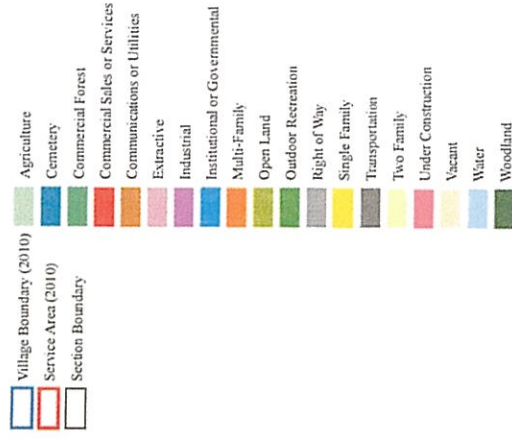
Source Info:
 Village Boundary: 2005, (DCTP)
 Land Use: 2005, (CAHRS)
 Service Area: 2005, (CAHRS)

This map was prepared through the Dane County Department of Planning and Development in conjunction with the Dane County Land & Water Resources Department, Dane County Land Information Office and the Capital Area Regional Planning Commission

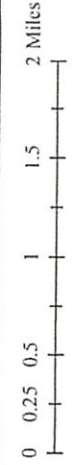


Town of Blue Mounds

2010 Land Use



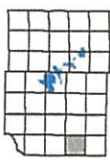
Sept., 2014



This map was prepared through the Dane County Department of Planning and Development in cooperation with the Dane County Land & Water Resources Department, Dane County Land Information Office and the Capital Area Regional Planning Commission.

Source: Info.
Village Boundary: 2010 (DCCPD)
Land Use: 2010 (CARPC)
Service Area: 2010 (CARPC)





Town of Blue Mounds

Recommended Commercial Development Areas

Village Boundary

Service Area

Section Boundary

Effective Zoning Petitions (Rural)

B-1 Local Business

C-1 Light Commercial

C-2 Heavy Commercial

LC-1 Limited Commercial

M-1 Industrial

Area 1 Hwy 10 & 18/151 Corridors

Area 2 Hwy F Interchange

Area 3 Ag Transition

Village ETJ

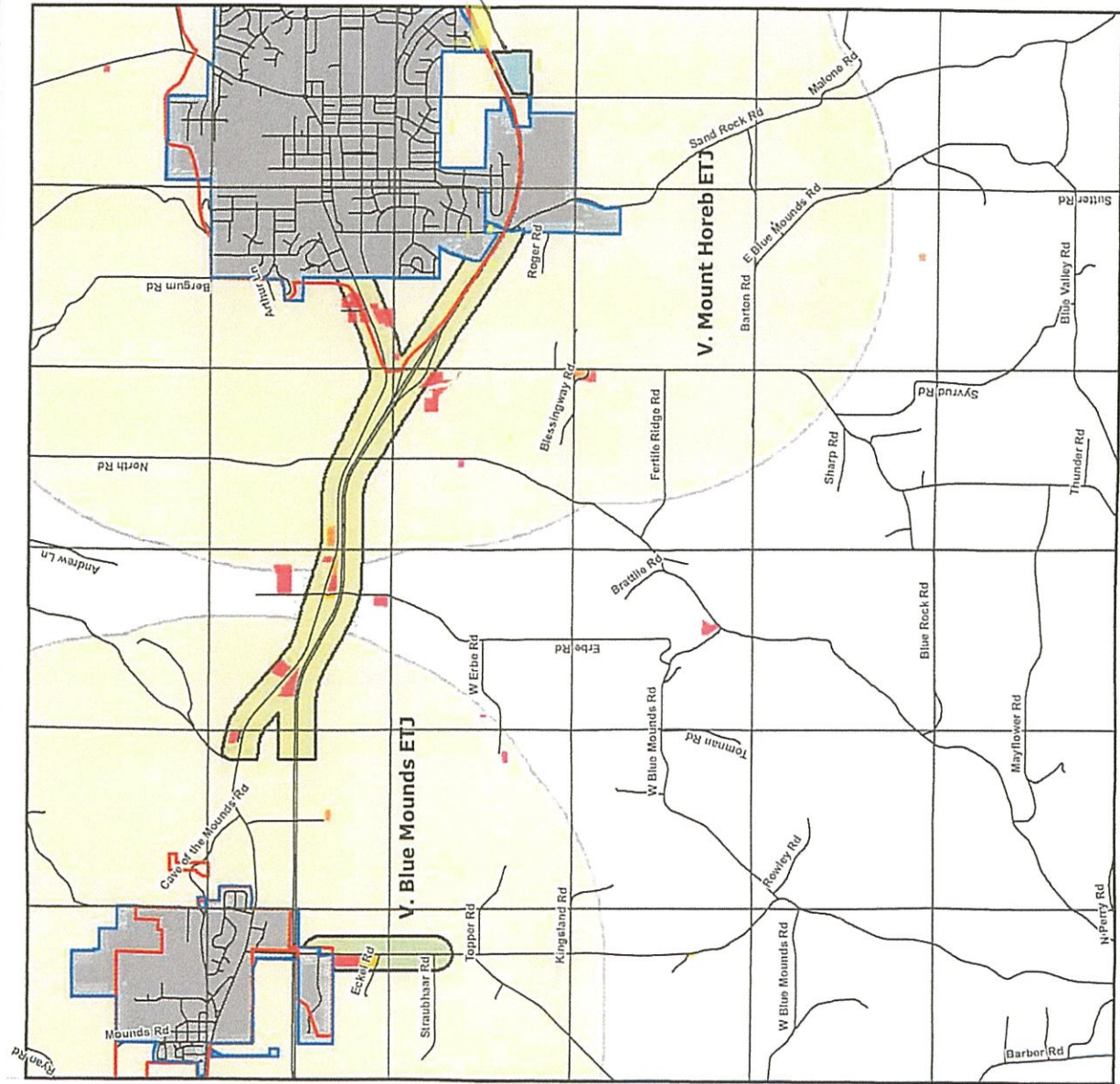
Sept. 2014



0 0.25 0.5 1 1.5 2 Miles

Source: Iowa
Urban Service Area 2014, (GARPC)
Village Boundary 2014, (DCTD)
Zoning 2014, (DCTD)

This map was prepared through the Dane County Department of
Planning and Development in conjunction with the Dane County
Land & Water Resources Department, Dane County Land
Information Office and the Capital Area Regional
Planning Commission

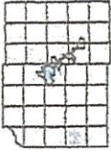


The map displays the following counties and their associated cities and villages:

- Dane County:** Includes the City of Madison, City of Fitchburg, City of Verona, City of Sun Prairie, City of Monona, City of Middleton, City of Stoughton, and various villages like Village of Dairies, Village of Verona, and Village of Sun Prairie.
- DeKalb County:** Includes the City of Fitchburg and the Village of Oregon.
- Rock County:** Includes the City of Sun Prairie and the Village of Rockdale.
- Union County:** Includes the City of Sun Prairie and the Village of Rockdale.

Other notable features include Lake Monona, Lake Kegonsa, and the Village of Mount Hope.

Town of Blue Mounds



Floodplains

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

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

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

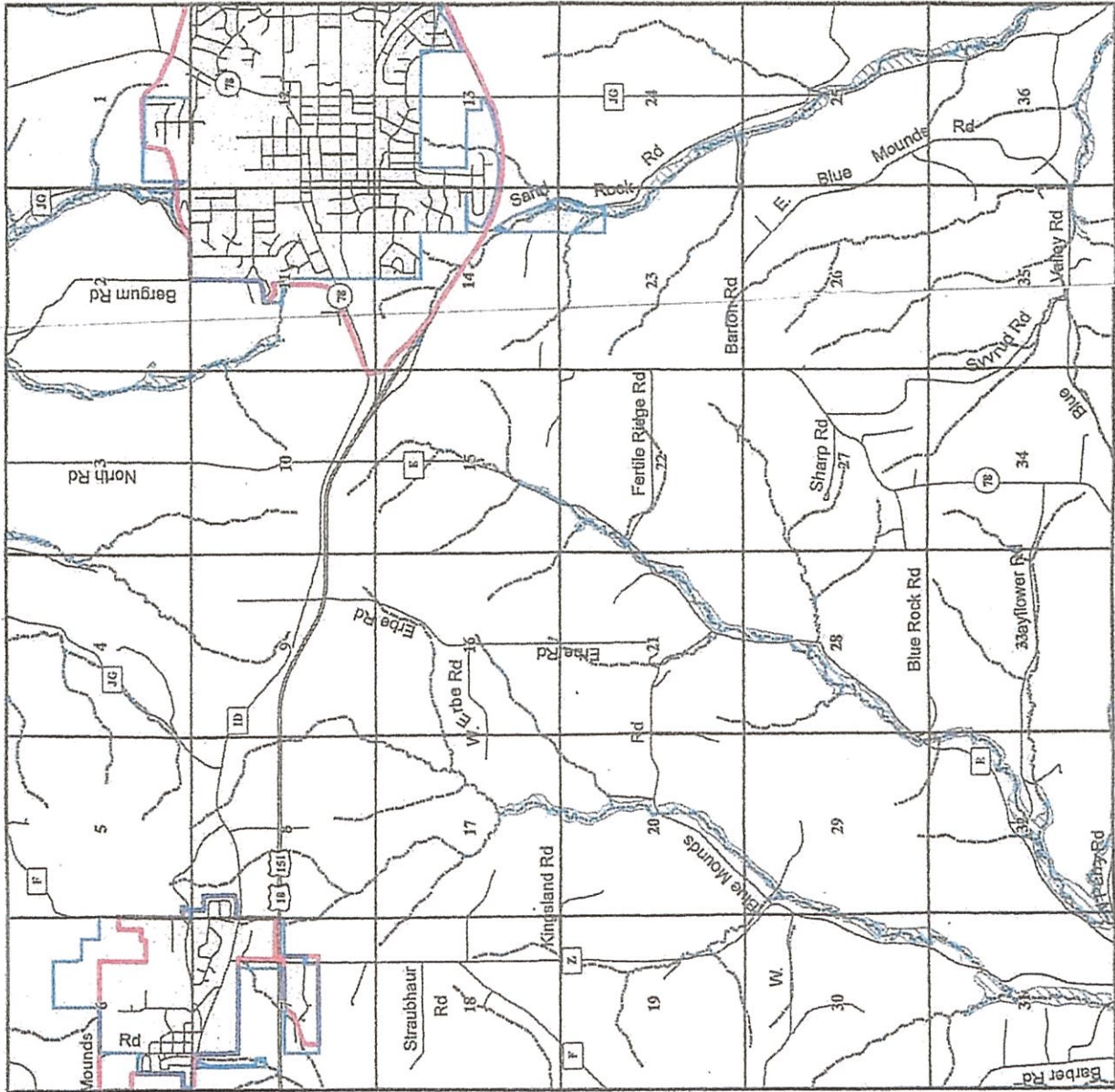
For interpretation or regulation of floodplains contact the Dane County Zoning Administrator's office at 266-9083

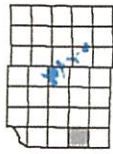
Jan, 2003



Source: FEMA
100 Year Floodplains (FEMA): 2001 (FEMA)
Village Boundary: 01/20/07 (DCH)
Road Network: 2001 (FEMA)
Service Area: 01/08, (CA/DC)

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





Town of Blue Mounds

1981 Farmsteads

- 1981 Farmsteads
- Tax Parcel Boundary
- Village Boundary
- Service Area
- Section Boundary

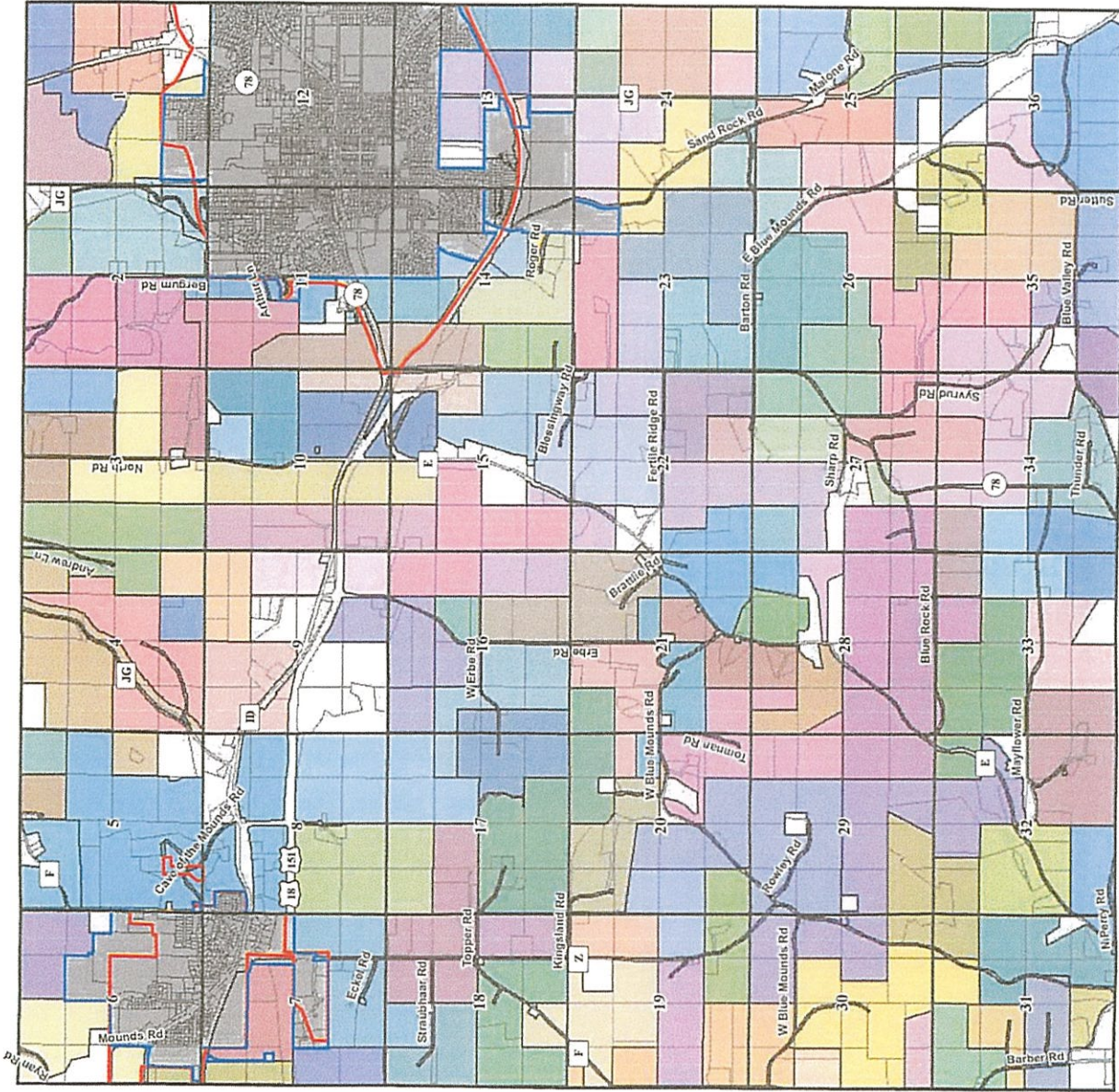
Sept., 2014

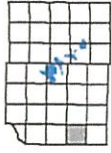


0 0.25 0.5 1 1.5 2 Miles

This map was prepared through the Dane County Department of Planning and Development in conjunction with the Dane County Land & Water Resources Department, Dane County Land Information Office and the Capital Area Regional Planning Commission

Source Info
Village Boundary: 2014, (DCTD)
Original Farmsteads: 2014, (DCTD)
Service Area: 2014, (CARPC)





Town of Blue Mounds

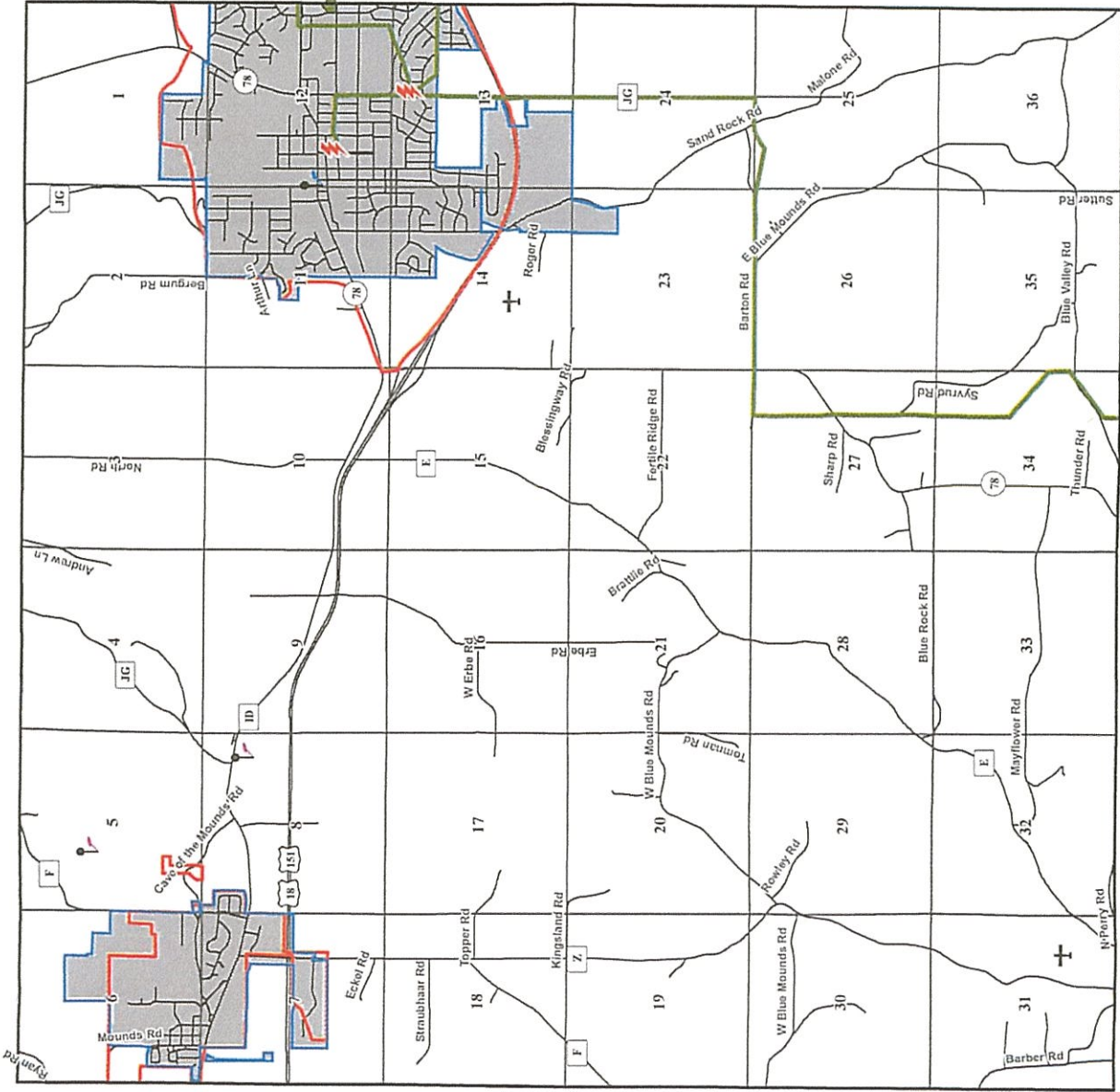
Utilities & Infrastructure

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

Sept., 2014

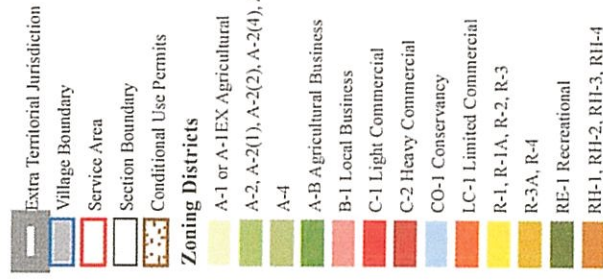


Source: Data provided by the Dane County Department of Planning and Development in conjunction with the Dane County Land & Water Resources Department, Dane County Land Information Office and the Capital Area Regional Planning Commission



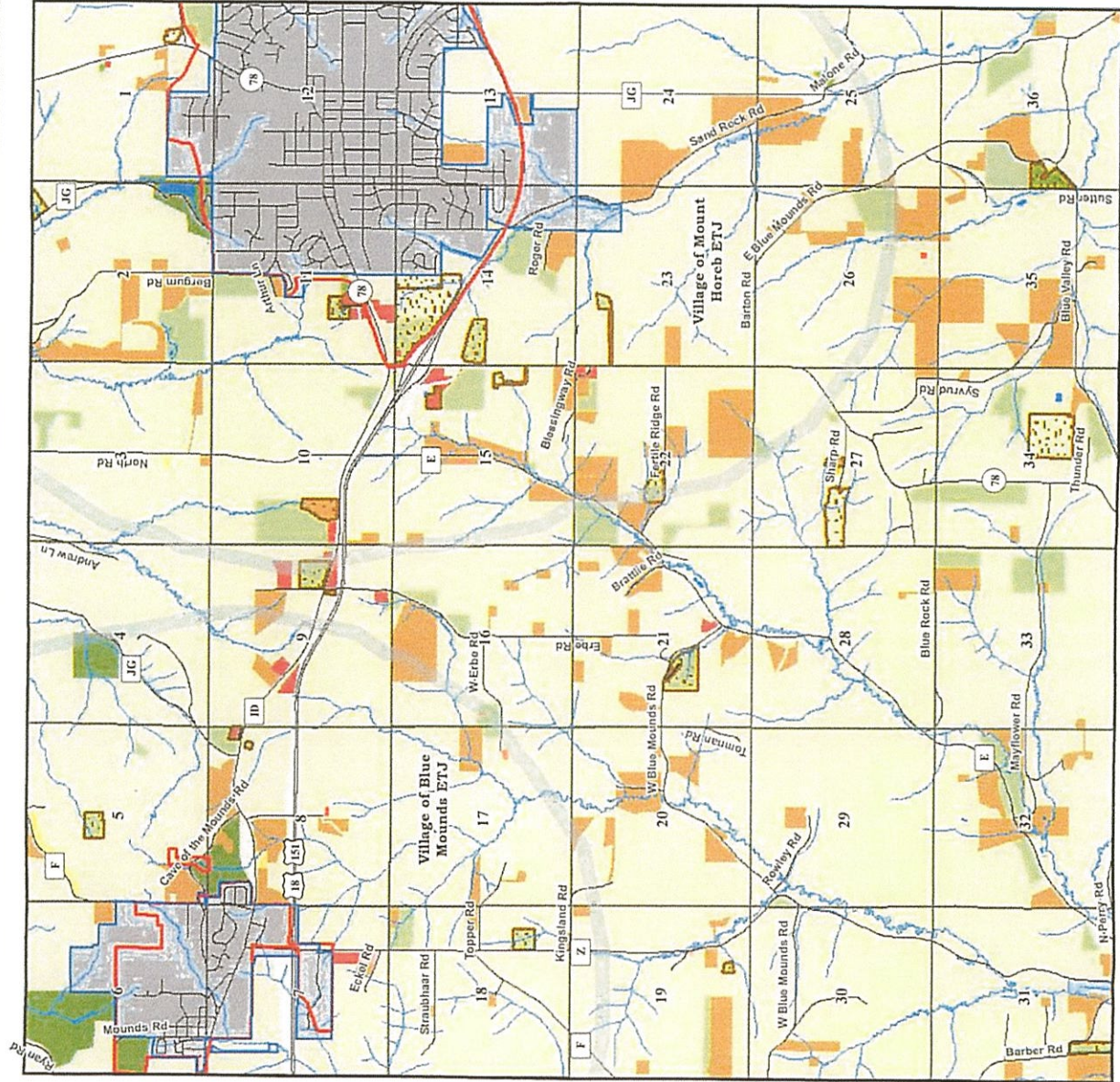
Town of Blue Mounds

Zoning



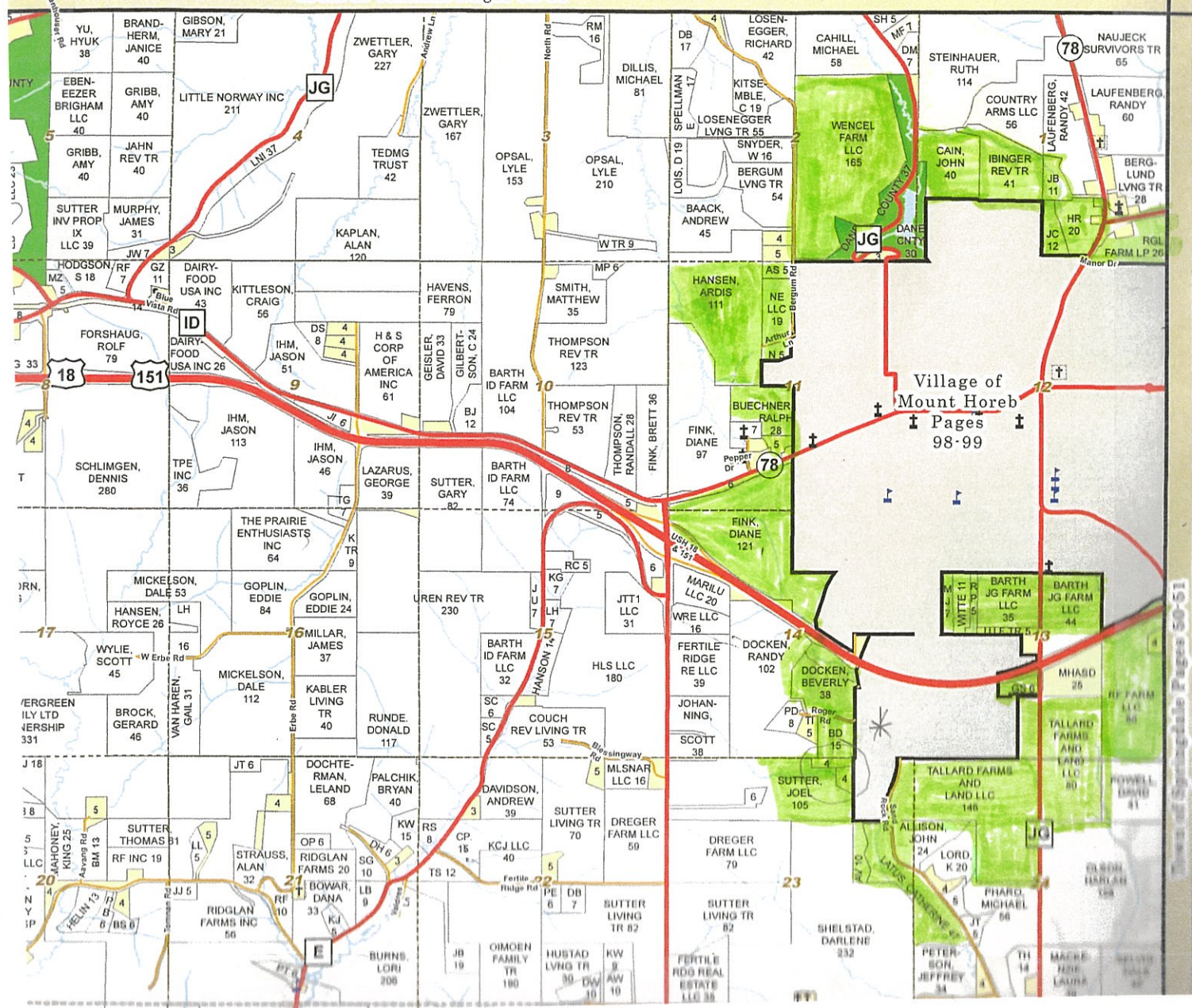
Extra Territorial Jurisdiction refers to land division only.

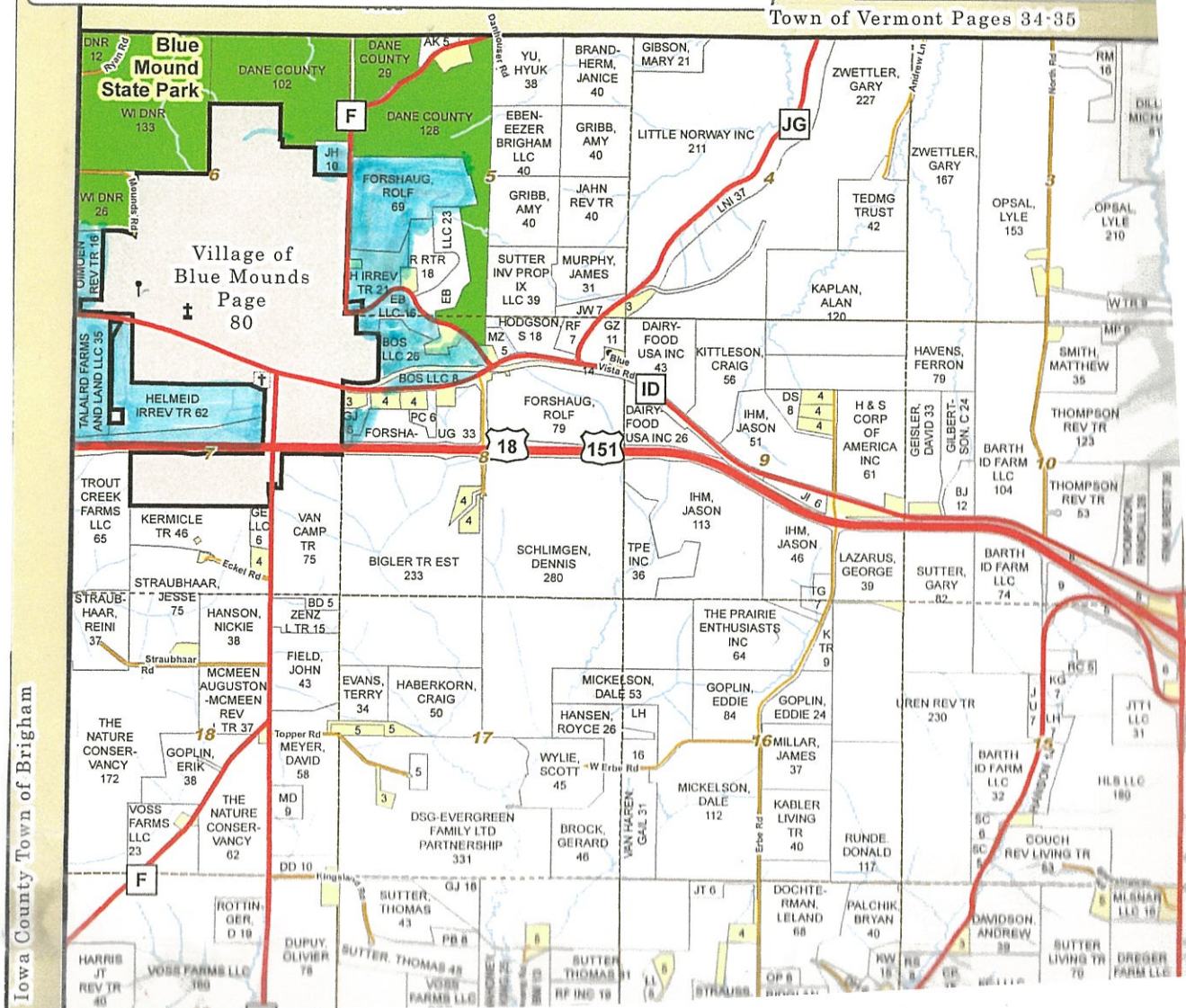
Sept., 2014



Source Info:
Village Boundary: 2014 (DCTD)
Service Areas: 2014, (CARPC)
Zoning: 2014 (DCTD)

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





Attachments

The official attachment set for this plan includes:

Attachment #1—Town of Blue Mounds Ordinance 4:
Construction of Private Driveways

Attachment #2—Town of Blue Mounds Ordinance
11: Small Wind Energy System Ordinance

Attachment #3—Town of Blue Mounds Official Map,
Registered 2017

Attachment #4-- Town of Blue Mounds Ordinance 17

Attachment #5--Town of Blue Mounds Ordinance 23
Transitional Areas

Appendix #4- Parcels that have been identified as Bordering the
Village of Blue Mounds and the Village of Mount Horeb.

TOWN OF BLUE MOUNDS ORDINANCE NO. 4

Relating to Construction of Private Driveways And Imposing Forfeitures

The Town Board of the Town of Blue Mounds, Dane County, Wisconsin, ordains as follows:

Section A. Ordinance: Driveways of the Code of Ordinances of the Town of Blue Mounds adopted April 16, 2007, is hereby created to read:

Ordinance No. 4 Construction of Private Driveways

The following regulations apply to construction or modification of private driveways located on lands in the Town of Blue Mounds, which private driveways provide access to buildings originally constructed or substantially modified after the effective date of this ordinance.

(1) Approval Required

a. In this ordinance, the term "driveway" is defined as a private driveway, road, field road, or other traveled way giving access from a public highway to one or more buildings located or to be constructed on adjacent lands.

b. No person shall establish, construct, improve or rework a driveway which changes the existing topography of the land without first obtaining a Driveway Permit from the Town Board of Supervisors. Re-gravelling of previously constructed driveways does not constitute a change in the existing topography of the land. Application forms and information should be obtained from the Town Clerk. Prior to consideration of the application by the Town Board, the applicant shall submit to the Town Clerk a driveway construction plan which shall accurately describe the location of the proposed driveway and the specifications required by Section (2) of this ordinance for the driveway's construction.

c. Any proposed driveway construction or modification shall be accompanied by an erosion control plan presented to the Town Board prior to the issuance of a Driveway Permit. An erosion control plan shall include the driveway owner's intentions and time table to re-seed, mulch, ditch, place culverts, and carry out other erosion control measures, all of which shall be completed within 90 days after beginning driveway construction or modification. If an engineer's plan of the driveway is prepared according to the requirements of Section (3) of this ordinance, an erosion control plan shall specify only those measures which are not mentioned or required in the engineer's plan. **NOTE: Dane County Land and Water Resources Department also has erosion control plan requirements which must be met prior to issuance of their permits. Information on these requirements will be issued to potential driveway permit applicants.**

d. No building permit for new residential construction will be issued until the driveway is constructed according to the specifications of this ordinance. The only exception will be the final application of gravel which may occur after heavy equipment needed for building activities will no longer be using the driveway.

e. With the approval of the Town Board, the driveway permit may be issued to allow for the excavation of the site to provide for site preparation and to provide fill for the proposed driveway.

f. A non-refundable \$300 fee must be submitted with each driveway application.

(2) Specifications for the Construction of Driveways

a. No land with a grade of more than 25 percent shall be disturbed for the construction, establishment, reworking or improvement of a driveway.

b. An engineer's plan showing adequate erosion control measures is required for any segment of the proposed driveway which disturbs land with a grade of more than 20 percent and less than or equal to 25 percent.

c. Single residence driveways shall be constructed with a minimum roadway of 12 ft in width and a minimum shoulder of 3 feet on each side having a slope of 1 foot of vertical rise for 6 feet of horizontal distance. Please refer to the Typical Driveway Section shown on the attached Exhibit "A" for further information. **NOTE: Driveways used by more than one residence either initially or later modified to more than one residence would be required to be constructed with a minimum roadway of 18 ft in width.**

d. Each driveway shall have a culvert at the ditch line where the driveway meets the public road, unless a special permission is obtained from the Town Board. The culvert shall be at least 18 inches in diameter.

e. A driveway which is at least 24 feet in length shall have a maximum 5 percent grade at the point where the driveway enters onto a public road. A slight dip across the driveway shall be placed just before the culvert at the entrance to the public road to prevent debris from washing onto the public road.

f. Ditches, roadway crowning and culverts which provide acceptable drainage are required.

g. The driveway's side banks shall be graded to a slope of no more than 1 foot of vertical rise in each 3 feet of horizontal distance, except where retaining walls and/or other erosion control measures are installed as specified in an engineer's plan approved by the Town Board.

h. Curves in the driveway shall have an inside radius of not less than 36 feet.

i. Maximum grade of the entire driveway or any given segment of the driveway shall not exceed 13 percent.

j. Side banks shall be seeded promptly to control erosion.

k. Once the construction of the driveway has begun, all specified erosion control measures, including retaining walls, ditching, culverts, crowning, mulching and matting shall be completed within 90 days.

l. The driveway must have at least 6 inches of 2 inch rock on the roadbed covered with 2 inches of ¾ inch gravel.

m. All costs of construction of said driveway, including the cost of the culverts and engineer's plan, if required, shall be paid by the property owner requesting the permit.

n. An area of 18 feet in width and 18 feet in height shall be cleared along the driveway right-of-way in order to permit the safe passage of emergency vehicles. In cases where such clearing would be environmentally damaging, the Town Board will determine if failure to clear will prevent or interfere with emergency service or create a safety hazard.

o. The driveway must have an in-back out with a radius of at least a 90 degree or a 50 foot turning radius.

p. The driveway must have a turning radius at the place where it intersects with a public road of at least 20 feet and an unobstructed view at that place. PER APPENDIX B.

q. Joint driveways will not be permitted without prior review and specific approval by the Town Board of the Joint Driveway Agreement establishing the proposed joint driveway and the manner of its construction, maintenance, and use.

NOTE: the following clause was inserted as an Amendment to Ordinance 4, adopted on September 14, 2009...

r. The Town of Blue Mounds has no restrictions on the length of private driveways.

(3) Requirements for an Engineer's Plan

a. The Town Board may require the applicant to obtain a plan prepared by a professional engineer licensed by the State of Wisconsin (hereinafter "an engineer's plan") prior to the construction or the modification of any proposed driveway. An engineer's plan is required:

1. for a driveway or segment of a driveway whose construction requires the disturbance of the land with a slope of 20 percent or more and less than or equal to 25 percent;

2. for a driveway or segment of a driveway whose construction requires a retaining wall or other special erosion control measure as determined by the Town Board or its authorized representative; or

3. When the Town Board requests a plan for reasonable cause.

b. The engineer's plan will include the following:

1. The precise location of the driveway or segment(s) of the driveway which require(s) an engineer's plan.

2. Grade of the driveway showing no segment exceeding 13 percent.

3. Location and structure of any retaining walls.

4. Location and size of any culverts.

5. Cross section of the driveway.

6. Mulching, matting, or other erosion control measures.

c. When an engineer's plan is required, no construction of a driveway may commence until the engineer's plan is approved by the Town Board, a Town Driveway Permit is issued and, when applicable, any necessary approvals are obtained from Dane County or the State of Wisconsin. (Wis. Stats. Section 86.07)

d. The preparation of an engineer's plan does not guarantee the approval of a driveway permit application.

(4) Existing Driveways and Field Roads

When washing or other conditions created by existing driveways or field roads become a potential hazard to a public road, the Town Board shall notify the owner(s) of the land through which the driveway passes of such condition(s). Any property owner failing to correct such condition(s) within 30 days after notice by the Town Board shall be subject to the penalties of this ordinance and shall also be liable for any costs incurred by the Town to eliminate the hazard as provided in Wis. Stats. Section 66.60(16).

(5) Penalties

a. Should a driveway be constructed or modified in a way which violated the provisions of this ordinance, the owner(s) of the land through which the driveway passed shall pay a fine equal to 3 times the fee chargeable for the permit application, whether or not that fee has been paid. The owner(s) of the land shall also make the corrections indicated by the Town Board within a reasonable period of time determined by the Town Board.

b. If the owner(s) of the land through which the driveway passes do(es) not make the required corrections within the time specified, the town Board shall determine the cost of correcting violations of the provisions of this ordinance including when necessary the

return of disturbed land to its original condition. That cost shall be paid to the Town by the owner(s) of the property through which the driveway passes, as provided in Wis. Stats. Section 66.60(16).

Section B. This ordinance shall take effect upon passage and notification. **The ordinance replaces Ordinance No. 2, December 7, 1992, which becomes null and void upon passage of this said Ordinance No. 4.** The Town Clerk is ordered to publish a copy of this ordinance in a newspaper generally circulated in the Town of Blue Mounds.

Adopted this 16 day of April, 2007.

TOWN OF BLUE MOUNDS

Dennis Jelle, Chairman

Al Antonson, Supervisor

Joel Meylor, Supervisor

original

**STATE OF WISCONSIN
Town of Blue Mounds, Dane County
Small Wind Energy System Ordinance #11**

00.01 TITLE:

This ordinance may be referred to as the Small Wind Energy System Ordinance.

00.02 AUTHORITY:

This ordinance is adopted pursuant to authority granted by: For counties: Wis. Stat. § 59.69 and 66.0401 For towns and villages: Wis. Stat. § 60.61 or 60.62 and 62.23(7), or 60.22(3) and 66.0401

00.03 PURPOSE:

The purpose of this ordinance is to:

- (1) Oversee the permitting of small wind energy systems
- (2) Preserve and protect public health and safety without significantly increasing the cost or decreasing the efficiency of a small wind energy system (per Wis. Stat. §. 66.0401).

00.04 DEFINITIONS; IN THIS ORDINANCE:

- (1) **"Administrator"** means the Town of Blue Mounds Land Use Administrator or Planning and Zoning Administrator
- (2) **"Board"** means the Town of Blue Mounds Board of Supervisors.
- (3) **"Meteorological tower"** (met tower) is defined to include the tower, baseplate, anchors, guy cables and hardware, anemometers (wind speed indicators), wind direction vanes, booms to hold equipment anemometers and vanes, data logger, instrument wiring, and any telemetry devices that are used to monitor or transmit wind speed and wind flow characteristics over a period of time for either instantaneous wind information or to characterize the wind resource at a given location.
- (4) **"Owner"** shall mean the individual or entity that intends to own and operate the small wind energy system in accordance with this ordinance.
- (5) **"Rotor diameter"** means the cross sectional dimension of the circle swept by the rotating blades.
- (6) **"Small wind energy system"** means a wind energy system that (a) is used to generate electricity; (b) has a nameplate capacity of 100 kilowatts or less; and (c) has a total height of 170 feet or less.
- (7) **"Total height"** means the vertical distance from ground level to the tip of a wind generator blade when the tip is at its highest point.

(8) **"Tower"** means the monopole, freestanding, or guyed structure that supports a wind generator.

(9) **"Wind energy system"** means equipment that converts and then stores or transfers energy from the wind into usable forms of energy (as defined by Wis. Stat. §. 66.0403(1)(m)). This equipment includes any base, blade, foundation, generator, nacelle, rotor, tower, transformer, vane, wire, inverter, batteries or other component used in the system.

(10) **"Wind generator"** means blades and associated mechanical and electrical conversion components mounted on top of the tower.

00.05 STANDARDS:

A small wind energy system shall be a permitted use in all zoning districts subject to the following requirements:

(1) **Setbacks.** A wind tower for a small wind system shall be set back a distance equal to its total height from:

- a) Any public road right of way, unless written permission is granted by the governmental entity with jurisdiction over the road;
- b) Any overhead utility lines, unless written permission is granted by the affected utility;
- c) All property lines, unless written permission is granted from the affected landowner or neighbor.

(2) **Access:**

- a) All ground mounted electrical and control equipment shall be labeled or secured to prevent unauthorized access.
- b) The tower shall be designed and installed so as to not provide step bolts or a ladder readily accessible to the public for a minimum height of 8 feet above the ground.

(3) **Electrical Wires:** All electrical wires associated with a small wind energy system, other than wires necessary to connect the wind generator to the tower wiring, the tower wiring to the disconnect junction box, and the grounding wires shall be located underground.

(4) **Lighting:** A wind tower and generator shall not be artificially lighted, unless, such lighting is required by the Federal Aviation Administration.

(5) **Appearance, Color, and Finish:** The wind generator and tower shall remain painted or finished the color or finish that was originally applied by the manufacturer, unless approved in the building permit.

(6) **Signs:** All signs, other than the manufacturer's or installer's identification, appropriate warning signs, or owner identification on a wind generator, tower, building, or other structure associated with a small wind energy system visible from any public road shall be prohibited.

(7) Code Compliance: A small wind energy system including tower shall comply with all applicable state construction and electrical codes, and the National Electrical Code.

(8) Utility notification and interconnection: Small wind energy systems that connect to the electric utility shall comply with the Public Service Commission of Wisconsin's Rule 119, "Rules for Interconnecting Distributed Generation Facilities."□

(9) Met towers, shall be permitted under the same standards, permit requirements, restoration requirements, and permit procedures as a small wind energy system.

00.06 PERMIT REQUIREMENTS:

(1) Building Permit: A building permit shall be required for the installation of a small wind energy system.

(2) Documents: The building permit application shall be accompanied by a plot plan which includes the following:

- a. Property lines and physical dimensions of the property
- b. Location, dimensions, and types of existing major structures on the property
- c. Location of the proposed wind system tower
- d. The right-of-way of any public road that is contiguous with the property
- e. Any overhead utility lines
- f. Wind system specifications, including manufacturer and model, rotor diameter, tower height, tower type (freestanding or guyed)
- g. Tower foundation blueprints or drawings
- h. Tower blueprint or drawing

(3) Fees: The application for a building permit for a small wind energy system must be accompanied by the fee required for a building permit for a Permitted Accessory Use.

(4) Expiration: A permit issued pursuant to this ordinance shall expire if:

- a. The small wind energy system is not installed and functioning within 24-months from the date
- b. The permit is issued; or, The small wind energy system is out of service or otherwise unused for a continuous 12-month period.

00.07 ABANDONMENT:

- (1) A small wind energy system that is out-of-service for a continuous 12-month period will be determined as abandoned. The Administrator may issue a Notice of Abandonment to the owner of a small wind energy system that is determined abandoned. The Owner shall have the right to respond to the Notice of Abandonment within 30 days from Notice receipt date. The Administrator shall withdraw the Notice of Abandonment and

notify the owner that the Notice has been withdrawn if the owner provides information that demonstrates the small wind energy system has not been abandoned.

(2) If the small wind energy system is determined as abandoned, the owner of a small wind energy system shall remove the wind generator from the tower at the Owner's sole expense within 3 months of receipt of Notice of Abandonment. If the owner fails to remove the wind generator from the tower, the Administrator may pursue a legal action to have the wind generator removed at the Owner's expense.

00.08 BUILDING PERMIT PROCEDURE:

(1) An Owner shall submit an application to the Administrator for a building permit for a small wind energy system. The application must be on a form approved by the Administrator and must be accompanied by two copies of the plot plan identified in 00.06 (2) above.

(2) The Administrator shall issue a permit or deny the application within one month of the date on which the application is received.

(3) The Administrator shall issue a building permit for a small wind energy system if the application materials show that the proposed small wind energy system meets the requirements of this ordinance.

(4) If the application is approved, the Administrator will return one signed copy of the application with the permit and retain the other copy with the application.

(5) If the application is rejected, the Administrator will notify the applicant in writing and provide a written statement of the reason why the application was rejected. The applicant may appeal the Administrator's decision pursuant to Chapter 68 Wis. Statutes. The applicant may reapply if the deficiencies specified by the Administrator are resolved.

(6) The Owner shall conspicuously post the building permit on the premises so as to be visible to the public at all times until construction or installation of the small wind energy system is complete.

00.09 VIOLATIONS.

It is unlawful for any person to construct, install, or operate a small wind energy system that is not in compliance with this ordinance or with any condition contained in a building permit issued pursuant to this ordinance. Small wind energy systems installed prior to the adoption of this ordinance are exempt.

00.10 ADMINISTRATION AND ENFORCEMENT:

(1) The Administrator shall administer this ordinance or other official (s) as designated.

- (2) The Administrator may enter any property for which a building permit has been issued under this ordinance to conduct an inspection to determine whether the conditions stated in the permit have been met.
- (3) The Administrator may issue orders to abate any violation of this ordinance.
- (4) The Administrator may issue a citation for any violation of this ordinance.
- (5) The Administrator may refer any violation of this ordinance to legal counsel for enforcement.

00.11 Penalties:

- (1) Any person who fails to comply with any provision of this ordinance or a building permit issued pursuant to this ordinance shall be subject to enforcement and penalties as stipulated in the Town of Blue Mounds Citation Ordinance.
- (2) Nothing in this section shall be construed to prevent the Town of Blue Mounds Board from using any other lawful means to enforce this ordinance.

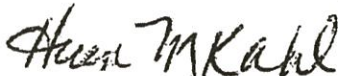
00.12 Severability:

The provisions of this ordinance are severable, and the invalidity of any section, subdivision, paragraph, or other part of this ordinance shall not affect the validity or effectiveness of the remainder of the ordinance.

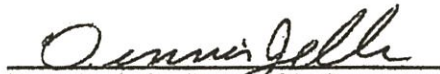
00.13 Effective Date:

This ordinance is effective on publication or posting. The town clerk shall properly post or publish this ordinance as required under section 60.80, Wisconsin statutes.

Adopted this 9 day of June, 2014



Attest: Helen Kahl, Town Clerk

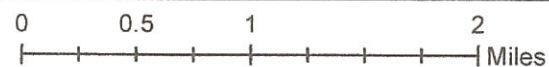

Dennis Jelle, Town Chairperson


Alvin Antonson, Supervisor #1


John Bixy, Supervisor #2

Municipal Boundaries, Parks, Roads and Water Features

 Town of Blue Mounds  Water Feature  Outdoor Recreation



ORDINANCE 17
AMENDING AND READOPTING THE COMPREHENSIVE PLAN
OF THE TOWN OF BLUE MOUNDS
January 30, 2017

The Town Board of Supervisors of the Town of Blue Mounds does hereby ordain as follows:

Section One. Findings. The Town Board finds as follows:

- A. On March 1, 2016, 2015 Wisconsin Act 178 took effect. That Act allows towns in Dane County to withdraw from the Dane County Zoning Ordinance.
- B. After adoption of the Act, the Town Board began evaluating the merits of whether or not to withdraw from County zoning.
- C. On June 13, 2016, the Town Board adopted a Resolution which gave notice that the Town may decide to withdraw from County zoning.
- D. Act 178 provides that, prior to withdrawal, the Town must enact take certain actions, including adoption of a Comprehensive Plan.
- E. The Town adopted its Comprehensive Plan on June 13, 2016. The Town amended the Comprehensive Plan on January 30, 2016. Dane County has incorporated the Comprehensive Plan into its County Comprehensive Plan.
- F. The Comprehensive Plan was based on studies of the current conditions and needs of the Town, identifying important policy needs in major areas of government services. The Plan contains all elements required by Wisconsin law. The Town Board, as the governing body for the Town, is always aware of the major issues confronting the Town, and the circumstances of the community.
- G. The Town Board has reviewed the current Comprehensive Plan, which was adopted to provide policy guidance for land use decision-making by the Town and Dane County. The policies and goals which were established in the Comprehensive Plan are, at this time, sufficient to provide the necessary policy guidance for the Town in adopting and implementing Town zoning, should the Town elect to withdraw from County Zoning.
- H. References in the Comprehensive Plan to the current County-Town zoning system will need to be applied with the understanding that the County no longer will have a role in supporting, administering, advising or enforcing the Town zoning ordinance.
- I. The Portions of the Comprehensive Plan which relate to implementation and intergovernmental cooperation also will be administered and applied with the understanding that the County will no longer be involved in approving, administering or enforcing the Town's general zoning.
- J. The Town finds that the existing Comprehensive Plan provides an adequate factual and policy basis for implementation of new zoning for the Town if the Town elects to withdraw from County zoning. Changes in the Town since the Comprehensive Plan was last revised are minimal and do not require a full study process before re-adoption of the Plan. The Town further finds that after the Town has gained experience administering zoning, the town may

elect to further revise and update the Comprehensive Plan, and that deferring any studies until that time is a more prudent use of public resources.

- K. The Town Board determines that this Ordinance shall be adopted by the Town Board as an administrative and policy decision, and waives any requirements for Plan Commission action to the extent such action might otherwise be required.

Section Two.

- A. The Town Board hereby incorporates the attached Town Comprehensive Plan into this Ordinance, as if fully set forth here.
- B. The Town Board amends the Comprehensive Plan as follows:

1. The following reference changes shall be made:

Old Term	New Term
Dane County Zoning Ordinance [Chapter 10]	Town Zoning Ordinance [nearest equivalent provision, as determined by the Town Board].
Dane County Non-Metallic Mining Ordinance [Chapter 74]	Town Zoning Ordinance
Dane County Land Division Ordinance [Chapter 75]	Town Land Division Ordinance
Dane County Zoning Administrator	Town zoning administrator
Dane County Board of Supervisors, with respect to general zoning, land division and infrastructure	Town Board of Supervisors
Dane County Zoning and Land Regulation Committee	Town Plan Commission or Town Board, as determined by the Town Board
Dane County Comprehensive Planning Ordinance [Chapter 82]	Town Zoning and General Ordinances

2. The following section shall be added to the Implementation section of the Town Comprehensive Plan:

This Plan shall apply to all zoning and land division actions taken by, or affecting, the Town. In the event that it is necessary to interpret any provision of this Comprehensive Plan, the interpretation shall be made by the Town Board of Supervisors. The interpretation of the Town Board shall be followed by all governmental bodies or agencies which are applying this Comprehensive Plan.

3. This Comprehensive Plan is adopted pursuant to sec. 60.62 (6), Wis. Stats. This Comprehensive Plan shall be incorporated, without change, into the Dane County Comprehensive Plan.

Section Three.

This ordinance shall be effective upon its adoption by the Town Board in accordance with the process for revision of the Comprehensive Plan. The Town shall give notice of the adoption of this Ordinance and the amended Comprehensive Plan, including a copy of these documents, to:

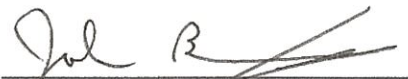
1. Every governmental body that is located in whole or in part within the boundaries of the Town.
2. The clerk of every local governmental unit that is adjacent to the Town.
3. The Wisconsin Department of Administration.
4. The Capital Area Regional Planning Commission.
5. The Public Library for the Town.

Section Four. This ordinance is effective upon its adoption.

Dated this 30 day of January, 2017.

TOWN BOARD OF THE TOWN OF Blue Mounds, Dane County, Wisconsin

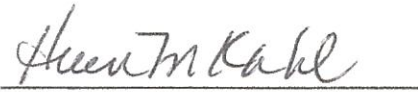

Dennis Jelle, Chairman


John Brixy, Supervisor


Wayne Jones, Supervisor

CERTIFICATION

I, Helen Kahl, the Town Clerk of the Town of Blue Mounds do hereby certify that the above Ordinance was duly adopted by a majority vote of the Town Board of the Town, at a meeting of the same, proper notice of which was given pursuant to the Wisconsin Open Meetings Law.


Town Clerk

ORDINANCE 23
AMENDING AND READOPTING THE COMPREHENSIVE PLAN
OF THE TOWN OF BLUE MOUNDS
November 11, 2019

The Town Board of Supervisors of the Town of Blue Mounds does hereby ordain as follows:

Section One. Findings. The Town Board finds as follows:

- A. On March 1, 2016, Wisconsin Act 178 took effect. That Act allows towns in Dane County to withdraw from the Dane County Zoning Ordinance.
- B. After adoption of the Act, the Town Board began evaluating the merits of whether or not to withdraw from County zoning.
- C. On June 13, 2016, the Town Board adopted a Resolution which gave notice that the Town may decide to withdraw from County zoning.
- D. Act 178 provides that, prior to withdrawal, the Town must enact take certain actions, including adoption of a comprehensive Plan.
- E. The Town adopted its Comprehensive Plan on June 13, 2016. The Town last amended the Comprehensive Plan on January 30, 2017.
- F. The Comprehensive Plan was based on studies of the current conditions and needs of the Town, identifying important policy needs in major areas of government services. The Plan contains all the elements required by Wisconsin law. The Town Board, as the governing body for the Town, is always aware of the major issues confronting the Town, and the circumstances of the community.
- G. The Town Board has reviewed the current Comprehensive Plan, which was adopted to provide policy guidance for land use decision-making by the Town whose policies and goals which were established in the Comprehensive Plan.
 - (1). The Town Board hereby amends the section titled; "Agricultural Transition Areas", on page 29 of the 2017 Comprehensive Land Use Plan, to read as "Transition Areas." Land parcels within the Transition Areas are, generally, identified and noted in the shaded area of map #27 and, specifically, identified by parcel number in Attachment #1.
 - (2). Transition Areas shall be defined and read as; "To facilitate the transition from rural to more urban development, the Town of Blue Mounds may consider higher density residential development within any existing parcel(s), located within the Town of Blue Mound's Municipal Boundary at the time of adoption of this ordinance, with contiguity to any Village, Class of City or any future municipal designation as created by the Legislature of the State of Wisconsin and signed into law by the Governor and thereby enacted is defined as being within the "Transition Area." Any parcel(s) within the Transition Area will be given consideration on a site-by-site basis."

H. The Portions of the Comprehensive Plan which relate to implementation and intergovernmental cooperation also will be administered and applied with the understanding that the County will no longer be involved in approving, administering or enforcing the Town's general zoning.

Section Two.

- A. The Town Board hereby incorporates the attached Town Comprehensive Plan into this Ordinance, as if fully set forth here.
- B. The Town Board amends the Comprehensive Plan as follows:
 - 1. The following reference changes shall be made:
 - (A). "Agricultural Transition Areas" shall be changed to "Transition Areas."
 - (B). Transition Areas shall be defined and read as; "To facilitate the transition from rural to more urban development, the Town of Blue Mounds may consider higher density residential development within any existing parcel(s), located within the Town of Blue Mound's Municipal Boundary at the time of adoption of this ordinance, with contiguity to any Village, Class of City or any future municipal designation as created by the Legislature of the State of Wisconsin and signed into law by the Governor and thereby enacted is defined as being within the "Transition Area." Any parcel(s) within the Transition Area will be given consideration on a site-by-site basis."
 - 2. This amended Comprehensive Plan is adopted pursuant to sec. 60.62 (6), Wis. Stats.
This Comprehensive Plan shall be incorporated, without change, into the Dane County Comprehensive Plan.

Section Three.

This ordinance shall be effective upon its adoption by the Town Board in accordance with the process for revision of the Comprehensive Plan. The Town shall give notice of the adoption of this Ordinance and the amended Comprehensive Plan, including a copy of these documents, to:


- 1. Every governmental body that is located in whole or in part within the boundaries of the Town.
- 2. The clerk of every local governmental unit that is adjacent to the Town.
- 3. The Wisconsin Department of Administration.
- 4. The Capital Area Regional Planning Commission.
- 5. The Public Library for the Town.

Section Four. This ordinance is effective upon its adoption.

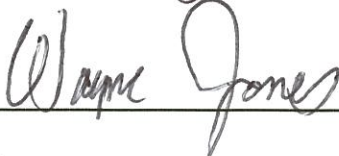
Dated this 11th day of November, 2019.

TOWN BOARD OF THE TOWN OF BLUE MOUNDS, Dane County, Wisconsin

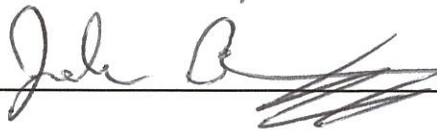
Dennis Jelle, Chairman



Wayne Jones, Supervisor #1



John Brixy, Supervisor #2



CERTIFICATION

I, Michael Fretiag, the Town Clerk of the Town of Blue Mounds do hereby certify that the above Ordinance was duly adopted by a majority vote of the Town Board of the Town, at a meeting of the same, proper notice of which was given pursuant to the Wisconsin Open Meetings Law.

Michael Fretiag, Town Clerk



PROPERTIES THAT BORDER VILLAGE OF MOUNT HOREB

ZONING_DIS	PARCELNO	Owner	PropertyAddress
A-1(EX)	60615280007	BARTH ID FARM LLC	10188 COUNTY HIGHWAY ID
A-1(EX)	60610395009	BARTH ID FARM LLC	10188 COUNTY HIGHWAY ID
A-1(EX)	60615380006	BARTH ID FARM LLC	10188 COUNTY HIGHWAY ID
A-1(EX)	60610295206	BARTH ID FARM LLC	10188 COUNTY HIGHWAY ID
A-1(EX)	60610380006	BARTH ID FARM LLC	10188 COUNTY HIGHWAY ID
A-1(EX)	60610395009	BARTH ID FARM LLC	10188 COUNTY HIGHWAY ID
A-1(EX)	60610280007	BARTH ID FARM LLC	10188 COUNTY HIGHWAY ID
A-3	60613190000	BARTH JG FARM LLC	10188 COUNTY HIGHWAY ID
A-3	60613485200	BARTH JG FARM LLC	10188 COUNTY HIGHWAY ID
COM	60611380004	RALPH L BUECHNER	
A-3	60613295004	BARTH JG FARM LLC	2613 COUNTY HIGHWAY JG
RH-2	60614490850	JUSTIN BELL	2483 DOCKEN RD
A-1(EX)	60623195602	DAN AND MICHELLE TRIMBLE	2314 SAND ROCK RD
A-1(EX)	60623190009	DARLENE J SHELSTAD	
A-1(EX)	60615180204	DIANE V FINK	2732 STATE HIGHWAY 78
A-1(EX)	60611385009	DIANE V FINK	2732 STATE HIGHWAY 78
A-1(EX)	60611385303	DIANE V FINK	2732 STATE HIGHWAY 78
A-1(EX)	60611290807	DIANE V FINK	2732 STATE HIGHWAY 78
C-2	60615180204	DIANE V FINK	2732 STATE HIGHWAY 78
C-2	60611396202	DIANE V FINK	2732 STATE HIGHWAY 78
C-2	60611396104	DIANE V FINK	2732 STATE HIGHWAY 78
C-2	60611396300	DIANE V FINK	2732 STATE HIGHWAY 78
C-2	60611396408	DIANE V FINK	2732 STATE HIGHWAY 78
A-2	60614285004	DIANE V FINK	2732 STATE HIGHWAY 78
C-2	60614285004	DIANE V FINK	2732 STATE HIGHWAY 78
C-2	60611390002	DIANE V FINK	2732 STATE HIGHWAY 78
C-2	60611397103	DIANE V FINK	2732 STATE HIGHWAY 78
C-2	60614280009	DIANE V FINK	2732 STATE HIGHWAY 78
A-2	60611390002	DIANE V FINK	2732 STATE HIGHWAY 78
A-2	60611390002	DIANE V FINK	2732 STATE HIGHWAY 78
A-3	60611397103	DIANE V FINK	2732 STATE HIGHWAY 78
A-3	60611397103	DIANE V FINK	2732 STATE HIGHWAY 78
A-3	60611397103	DIANE V FINK	2732 STATE HIGHWAY 78
A-3	60611397103	DIANE V FINK	2732 STATE HIGHWAY 78
A-3	60614190508	DIANE V FINK	2732 STATE HIGHWAY 78
A-3	60614295500	DIANE V FINK	2732 STATE HIGHWAY 78
A-3	60611397103	DIANE V FINK	2732 STATE HIGHWAY 78
A-2	60614491600	MARK R FRISKE	
A-2(1)	60613399607	FLOM LIVING TR, DAVID L & PATRICIA L	2547 COUNTY HIGHWAY JG
RH-2	60613290214	GARY C WITTE	

Appendix #4

RH-2	60613290214 GARY C WITTE	
A-Ba	60611395258 GAVILON GRAIN LLC	2745 STATE HIGHWAY 78
A-Ba	60611382413 GAVILON GRAIN LLC	2741 STATE HIGHWAY 78
A-1(EX)	60601488113 HEIDI RICHARDSON	
A-1(EX)	60601490226 HEIDI RICHARDSON	2961 STATE HIGHWAY 78
A-1(EX)	60601490226 HEIDI RICHARDSON	2965 STATE HIGHWAY 78
A-1(EX)	60601490226 HEIDI RICHARDSON	2969 STATE HIGHWAY 78
A-1(EX)	60601297310 IBINGER REV TR, T ROBERT & JANET M	
A-1(EX)	60601293710 IBINGER REV TR, T ROBERT & JANET M	
A-1(EX)	60601380810 IBINGER REV TR, T ROBERT & JANET M	
RH-3	60601486606 JAMES O BURNS	3029 STATE HIGHWAY 78
R-1	60613380206 JERRY N MEYER	2563 COUNTY HIGHWAY JG
A-1(EX)	60623287450 JOEL T SUTTER	2432 STATE HIGHWAY 78
A-1(EX)	60601292208 JOHN W CAIN	
A-1(EX)	60601385000 JOHN W CAIN	
A-1(EX)	60601395008 JOHN W CAIN	
A-1(EX)	60601491109 JOHN W CAIN	
C-2	60614285004 JONATHAN R STEINICH	JONATHAN R STEINICH
A-1(EX)	60602392303 JULIE E GARFOOT	
A-1(EX)	60602396907 JULIE E GARFOOT	
A-1(EX)	60611285000 JULIE E GARFOOT	
A-1(EX)	60611290003 JULIE E GARFOOT	
A-1(EX)	60611295704 JULIE E GARFOOT	9935 ARTHUR LN
A-1(EX)	60611280701 JULIE E GARFOOT	
RH-2	60602396907 JULIE E GARFOOT	
R-1	60611395007 KATHLEEN A POST	
R-1	60611399905 KATHLEEN A POST	2749 STATE HIGHWAY 78
RH-2	60613290509 MARK J JOHNSON	
A-2	60614491600 MARK R FRISKE	
A-1(EX)	60623189404 MICHAEL D KILLINGBECK	
A-1(EX)	60623189708 MICHAEL D KILLINGBECK	2415 DOCKEN RD
RH-2	60602398600 MICHELE L PIPP	2965 BERGUM RD
RH-2	60613383007 NORTHWAVE INV LLC	2511 COUNTY ROAD JG
A-1(EX)	60605498408 NORTMAN ENTERPRISES LLC	
A-2	60611295110 NORTMAN ENTERPRISES LLC	9914 ARTHUR LN
RH-2	60611295500 NORTMAN ENTERPRISES LLC	9913 ARTHUR LN
RH-2	60611295500 NORTMAN ENTERPRISES LLC	9917 ARTHUR LN
A-2(4)	60614399500 PETER R DOCKEN	9895 ROGER RD
COM	60611380004 RALPH L BUECHNER	
A-1(EX)	60614382200 RANDY W DOCKEN	
A-2	60601497014 RGL FARM LTD PARTNERSHIP	9543 COUNTY HIGHWAY S
A-2	60601493803 RGL FARM LTD PARTNERSHIP	
A-2	60601496953 RGL FARM LTD PARTNERSHIP	9543 COUNTY HIGHWAY S
A-2	60611280010 ALLEN SCHMIDT	2953 BERGUM RD
RH-2	60614491100 JONATHAN R STEINICH	9787 ROGER RD
CO-1	60613290009 RICHARD L POWELL	
A-1(EX)	60613395003 TALLARD FARMS & LAND LLC	2419 COUNTY HIGHWAY JG

PROPERTIES THAT BORDER VILLAGE OF BLUE MOUNDS

ZONING_DIS	PARCELNO	OWNER	ADDRESS
C-1	60608287000	BURR OAK SAVANNAH LLC	10797 COUNTY HIGHWAY ID
RE-1	60608287000	BURR OAK SAVANNAH LLC	10797 COUNTY HIGHWAY ID
RH-2	60608291705	BURR OAK SAVANNAH LLC	10797 COUNTY HIGHWAY ID
A-1(EX)	60605190007	Current Owner	
A-1(EX)	60605394050	EBENEEZER BRIGHAM LLC	2975 CAVE OF THE MOUNDS RD
A-1(EX)	60605395411	EBENEEZER BRIGHAM LLC	2975 CAVE OF THE MOUNDS RD
RE-1	60608288200	EBENEEZER BRIGHAM LLC	2975 CAVE OF THE MOUNDS RD
C-2	60607494250	EBENEEZER BRIGHAM LLC	2975 CAVE OF THE MOUNDS RD
C-2	60607494100	GRUNDAHL ENTERPRISE LLC	10949 BLACKHAWK DR
60607290002	Active	GRUNDAHL ENTERPRISE LLC	MIDDLETON WI 53562
60607190405	Active	HELMEID IRREV TR	3135 COUNTY HIGHWAY F
60607295007	Active	HELMEID IRREV TR	3135 COUNTY HIGHWAY F
60607288202	Active	HELMEID IRREV TR	3135 COUNTY HIGHWAY F
60605390265	Active	HELMEID IRREV TR	3135 COUNTY HIGHWAY F
RH-3	60606198203	HELMEID IRREV TR	3135 COUNTY HIGHWAY F
A-1(EX)	60607490400	JEAN HANKEL	
RH-2	60607494550	KERMICLE TR, JERRY L & DOROTHEA J	
Village of BM	60606387400	KERMICLE TR, JERRY L & DOROTHEA J	
Village of BM	60606390601	OIMOEN REV TR, DENNIS J & KAY F	4238 Bohle Road
R-1	60606390601	OIMOEN REV TR, DENNIS J & KAY F	4238 Bohle Road
A-1(EX)	60608290028	OIMOEN REV TR, DENNIS J & KAY F	4238 Bohle Road
A-1(EX)	60608297101	ROLF S FORSHAUG	10581 COUNTY HIGHWAY ID
A-1(EX)	60608190001	ROLF S FORSHAUG	10581 COUNTY HIGHWAY ID
A-1(EX)	60608195006	ROLF S FORSHAUG	10581 COUNTY HIGHWAY ID
A-1(EX)	60608187613	ROLF S FORSHAUG	10581 COUNTY HIGHWAY ID
A-1(EX)	60605385100	ROLF S FORSHAUG	10581 COUNTY HIGHWAY ID
RH-3	60608295103	ROLF S FORSHAUG	10581 COUNTY HIGHWAY ID
A-2(1)	60608187613	ROLF S FORSHAUG	10581 COUNTY HIGHWAY ID
	60607385008	ROLF S FORSHAUG	10581 COUNTY HIGHWAY ID
A-1(EX)	60607480011	TROUT CREEK FARMS	2780 COUNTY HIGHWAY F
A-1(EX)	60607495005	VAN CAMP TR	2780 COUNTY HIGHWAY F
A-2(1)	60607480011	VAN CAMP TR	2780 COUNTY HIGHWAY F

Appendix #4

A-1(EX)	60623180001 TALLARD FARMS & LAND LLC	2419 COUNTY HIGHWAY JG
A-1(EX)	60624280008 TALLARD FARMS & LAND LLC	2419 COUNTY HIGHWAY JG
A-1(EX)	60624285003 TALLARD FARMS & LAND LLC	2419 COUNTY HIGHWAY JG
A-1(EX)	60613395400 TALLARD FARMS & LAND LLC	2419 COUNTY HIGHWAY JG
A-1(EX)	60624295001 TALLARD FARMS & LAND LLC	2419 COUNTY HIGHWAY JG
A-1(EX)	60613480400 TALLARD FARMS & LAND LLC	2419 COUNTY HIGHWAY JG
A-1(EX)	60613488000 TALLARD FARMS & LAND LLC	2419 COUNTY HIGHWAY JG
A-1(EX)	60624185004 TALLARD FARMS & LAND LLC	2419 COUNTY HIGHWAY JG
A-1(EX)	60613490007 TALLARD FARMS & LAND LLC	2419 COUNTY HIGHWAY JG
A-1(EX)	60613495002 TALLARD FARMS & LAND LLC	2419 COUNTY HIGHWAY JG
A-1(EX)	60607286400 TALLARD FARMS & LAND LLC	2419 COUNTY HIGHWAY JG
CO-1	60614401230 TIMOTHY YORK	
A-2(4)	60613297404 UNDERWOOD JONES FAMILY TR	2557 COUNTY HIGHWAY JG
A-1(EX)	60623195602 ANTONNIN M VERMAAK	
A-1(EX)	60623196601 ANTONNIN M VERMAAK	2381 SAND ROCK RD
A-1(EX)	60602190010 WENCEL FARM LLC	3036 BERGUM RD
A-1(EX)	60602195600 WENCEL FARM LLC	3036 BERGUM RD
A-1(EX)	60602480350 WENCEL FARM LLC	3036 BERGUM RD
A-1(EX)	60602485010 WENCEL FARM LLC	3036 BERGUM RD
A-1(EX)	60602490020 WENCEL FARM LLC	3036 BERGUM RD
A-1(EX)	60602496004 WENCEL FARM LLC	3036 BERGUM RD
RH-1	60602487100 WENCEL FARM LLC	3036 BERGUM RD
RH-1	60602487400 WENCEL FARM LLC	3036 BERGUM RD
RH-1	60602192400 WENCEL FARM LLC	3036 BERGUM RD
RH-1	60602486400 WENCEL FARM LLC	3036 BERGUM RD
A-1(EX)	60613198010 Z & L PROPERTIES LLC	3036 BERGUM RD
COM	60613199100 Z & L PROPERTIES LLC	3036 BERGUM RD

Plan Updated Date

May 11, 2020

Dennis Jelle,

Town Chairperson

Wayne Jones,

Supervisor #1

John Brixy,

Supervisor #2

Mike Freitag
Clerk



TOWN OF BLUE MOUNDS
• TOWN OF BLUE MOUNDS •

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

Location, 2.5 mi West of Mt. Horeb, just off HWY 10

Town Hall Phone 608-437-8722

www.townofbluemounds.com