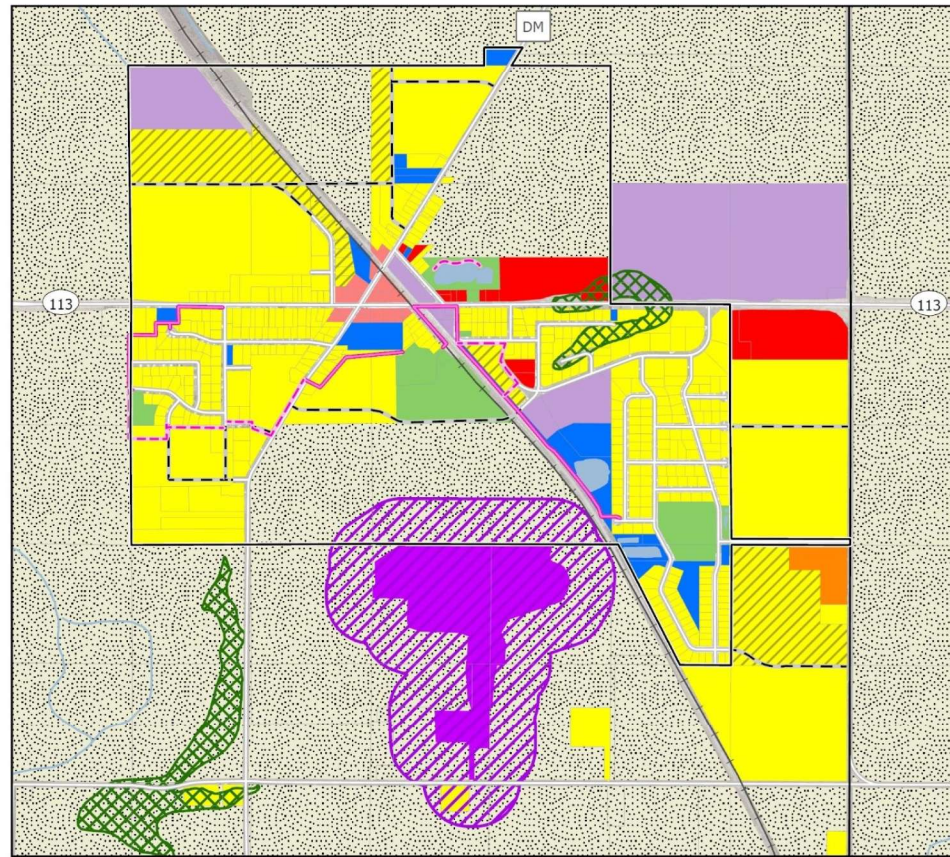


VILLAGE OF DANE 2023-2043 Comprehensive Plan

January 8, 2024



- General Commercial
- Downtown Mixed Use
- Industrial
- Institutional & Utilities
- Parks & Open Space
- Rural Lands
- Quarry
- Neighborhood Residential
- Neighborhood Residential (High Density Overlay)
- Neighborhood Mixed Use
- Proposed Trail
- Proposed Alternate Route
- Proposed Road



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1. Introduction

Introduction

1.1. About the Comprehensive Plan



The Comprehensive Plan is intended to guide decisions and actions affecting Village budgets, ordinances and growth. The Plan looks 20 years into the future to describe what the Village wants but offers policies and actions for implementation now in order to realize that long-term vision. As a broad-based plan, it sometimes relies on other more detailed plans or budget processes to determine when or how implementation will occur.

The Plan's recommendations are intended to:

- Create a collective vision for the future of Dane.
- Establish priorities for public investment, including the Village's Capital and Operating Budgets.
- Provide or inform policies that guide Village decision-making.
- Align the work of Village around the issues that matter most to our residents and stakeholders.
- Create a framework for topic-specific plans and initiatives that will expand on the Comprehensive Plan's recommendations.
- Guide private development through the Future Land Use map and policies.
- Foster partnerships with other entities to address shared goals.

1.2. Plan Adoption and the Consistency Requirement

Under Wisconsin's comprehensive planning statute, a comprehensive plan must receive a public hearing and be approved by resolution by the Plan Commission, and adopted by ordinance by the Village Board.

Wisconsin's Comprehensive Planning law requires that if a local government unit enacts or amends any of the following ordinances, the ordinance must be consistent with the comprehensive plan:

- Official maps
- Local subdivision regulations
- General zoning ordinances
- Shoreland/wetland zoning ordinance

Though adopted by ordinance, the plan itself is not an ordinance. This plan is not intended to be a literal "road map" for the Village that provides a clear path from the present to a point twenty years into the future. Rather, it is intended to guide decision making in the years to come toward a unified vision expressed in this plan. Over the course of time many factors will arise that will significantly influence local decisions. This plan should continue to be consulted to ensure that such decisions contribute to the vision established in this plan.

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1.3. Why Plan

The purpose of this plan is to establish a shared vision for Dane that will guide future actions and decisions. This guidance improves the Village's ability to work cohesively and consistently over time.

1.4. Purpose & Intent

The Comprehensive Plan is a resource for managing the growth of the Village of Dane. It is designed to be a working document used by Village officials to direct community development decisions, to assist with capital and operational budgeting, and as a tool to focus and stimulate private housing, business and industrial investment.

A Comprehensive Plan functions as an umbrella document that considers most issues affected by Village government, and it is to be used in coordination with other documents and ordinances. The plan refers to other plans and studies that address specific topics in greater detail.

The plan is implemented through the use of ordinances, especially the zoning and subdivision ordinances. This plan is intended to help the Plan Commission and Village Board apply those ordinances; in fact, State statutes require that certain decisions must be consistent with this Plan.

1.5. Adoption Process

Prior to starting the update process, the Village Board adopted a public participation plan, consistent with state requirements (§66.1001(4)a, Wis. Stats), to document the ways Village residents would be involved in the preparation, review, and approval of the plan.

The Plan Commission assisted in drafting the plan update, which addresses the many unique needs of the Village. After completion of the draft, the Plan Commission adopted a resolution, as required by State Statute, recommending the updated Comprehensive Plan to the Village Board. The Village Board then held a public hearing and adopted the Plan via Ordinance, which is included as Appendix A. Following adoption, a copy of the adopted plan will be shared with the surrounding communities and others as required by state law.

1.6. Public Involvement

Prior to designing appropriate tools to guide Village decisions about planning and development over the next 20 years, it is necessary to identify and understand the Issues and Opportunities currently facing the Village as well as the future vision of the community. The Village adopted a public participation plan to encourage public input in developing this vision. The public participation plan is included in Appendix A.

The purpose of the public participation plan is to outline procedures for public involvement during every stage of the planning process. Some key components of the public participation plan consist of public Plan Commission meetings, including a project kick-off meeting where issues and opportunities are discussed; distribution of the draft plan to neighboring municipalities for review; and a public hearing before the Village Board, noticed with a Class 1 notice 30 days prior to the hearing.

1.7. Internal Consistency

This plan has been prepared as a single document to guide future decision-making. Prior to adoption, each of the elements were reviewed to ensure internal consistency. In the coming years it will be

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important to ensure the plan remains internally consistent as amendments are made. This is especially true when amendments are made to address particularly pressing or current development issues.

1.8. Plan Maintenance

The plan represents the Village's best effort to address current issues and anticipate future needs, but it can and should be amended as conditions warrant reconsideration of policies. The plan can and should be amended from time to time to adjust to changing conditions, and it should be fully updated with new data every 10 years.

1.9. Planning Jurisdiction

The study area for this plan includes all lands in which the Village has both a short-and-long-term interest in planning and development activity. Wisconsin state law divides municipalities into four classes relating to government administration and local governmental power. Dane is a village, which corresponds to a 1.5-mile extraterritorial jurisdiction. The Village's extraterritorial plat review jurisdiction extends into Dane County. The Village itself is approximately 710 acres in size with the planning jurisdiction covering approximately 9,393 acres. See Figure 1 for a map of the planning jurisdiction.

2. Goals & Strategies

2.1. Overview

This plan comprises two types of information: past/current data and forward-looking content. This chapter is entirely forward-looking, outlining goals, policies, and actions for the Village's future. It provides a 20-year vision for the community and aims to guide decisions, private sector development, Village expenditures, non-governmental organizations, and land development regulations. The process began with a vision statement, and each Comprehensive Plan element includes goals and strategies that address existing and anticipated conditions and respond to stakeholder input.

Concerns Shared at the Beginning of the Planning Process

Issues and opportunities were identified during the Strengths, Weaknesses, Opportunities and Threats exercise with the Plan Commission, and in the results of the community survey. This content may have influenced selection of goals and strategies, but the Issues and Opportunities notes in each chapter are not themselves policy statements.

Goals

A goal is a general statement about a desired future outcome. Goals provide the big idea and direction but do not indicate how they will be achieved.

Strategies

Strategies are the specific policies and courses of action that the Village should actively enforce and/or pursue. Action items are summarized in a quick reference spreadsheet in the Implementation section of this plan.

2.2. Vision Statement

On May 24, 2023, the Village of Dane Plan Commission began work on the comprehensive plan update by hosting a public meeting at which residents shared their concerns and aspirations for the future of the Village. The following vision statement describes how the Village should be at the end of the planning period in 2043. This shared vision is the foundation of the plan – the goals and strategies that follow are all intended to help us realize this vision.

The Village of Dane is a vibrant community where residents know one another and participate in local organizations and events. The Village’s “small-town” charm, walkable and bikable neighborhoods, diverse housing options, low taxes and low crime make Dane a place that people want to live.

The Village has a small but active and attractive mixed-use downtown district (Dane Triangle Area) featuring businesses that meet the basic needs of Village residents and attract visitors with unique offerings and excellent service. The Village celebrates and protects its agricultural resources and heritage. A downtown community center provides a place for Dane residents to use for a variety of purposes.

Village growth is managed at a reasonable pace and new development is integrated with older portions of the community. Village leaders continue to nurture collaborative relationships with neighboring towns, cities, and villages, and Dane County, to provide for a high quality of life in Dane in the most efficient manner possible.

2.3. *Agricultural, Natural and Cultural Resources*



Concerns Shared at the Beginning of the Planning Process

- The Village's expansion is constrained by the presence of surrounding agricultural uses, limiting available land.
- Residents need to travel for cultural events, indicating a lack of local cultural venues.
- The Village lacks natural conservancy spaces, leading to a deficiency in protected natural areas.
- Improved publicity and communication are necessary to promote cultural resources and events effectively.
- Concerns exist regarding manure spills, odors (from liquid manure), and traffic related to the Dane digester.

Goal No. 1: Reinforce the character of the Village and surrounding landscape by preserving agricultural lands and activities, rural vistas, and natural areas.

Strategies

- Encourage compact development to preserve agricultural lands, limiting development in designated areas per the Village's Future Land Use Map.
- Discourage non-contiguous new development.
- Support water quality improvement programs, reducing point and non-point source pollution.
- Use zoning and subdivision authority to protect waterways, shorelines, wetlands, slopes, and floodplains in the Extraterritorial Jurisdiction (ETJ).
- Collaboratively communicate with farmers, anaerobic digester facility managers, residents, and address smaller farm-scale digesters within the ETJ to discuss manure transportation timing, route selection, odor control, and purpose, offering advice to control odors in the Village.

Agriculture, Natural and Cultural Resources

Goal No. 2: Balance conservation of and access to natural resource amenities.

Strategies

- Promote site development and infrastructure improvements in areas with least possible impact to natural environments.
- Encourage landscaping practices on public and private property that help to filter and infiltrate rainwater.
- Prevent excess impervious surfaces through site planning and development review.
- Encourage the use of Wisconsin DNR resources listing native plant recommendations for landscaping.

Goal No. 3: Preserve and create new places and events that contribute to the identity of the Village.

Strategies

- Promote cultural resources by investing in a placemaking initiative in the “Dane Triangle Area” that supports community events and programming year-round.
- In downtown development projects, collaborate with developers to provide unique features that enhance street character and Village identity.
- Collaborate with developers to create unique features and great public spaces.
- Support community organizations and events.
- Develop branding and marketing that promote the Village’s cultural identity as a great place to live, work, and experience community.
- Consider adopting a policy or ordinance to enable privately funded art on public and quasi-public properties.

2.4. Economic Development



Concerns Shared at the Beginning of the Planning Process

- Lack of essential services such as grocery stores, laundromats, car washes, and convenience stores.
- Absence of large industry or a business park for local jobs and tax base.
- Insufficient in-town job opportunities.
- Limited tax base.
- Village does not have a distinctive downtown or a traditional “Main Street.”
- Vacant lots and residential buildings are in commercial zoning.
- Residents need to travel for cultural events, indicating a lack of local cultural venues.

Goal No. 1: Develop and support a comprehensive approach to development activities that will expand and diversify the local economy.

Strategies

- Ensure there is an adequate supply of development and redevelopment sites ready for new business investment (this should include sites that are already served with public utilities).
- Maintain existing infrastructure to support current and potential commercial activities.
- Maintain a balance between community and developer needs in reviewing development projects.
- Encourage financially sound and environmentally friendly commercial activities that fit with community character.

Economic Development

- Ensure appropriate transportation connections and parking facilities for retail, commercial, and industrial land uses.
- Maintain an updated inventory of available development and redevelopment sites.
- Review and update codes and zoning to promote economic growth in suitable areas.
- Encourage home-based businesses that don't generate excessive traffic, noise, odor, light, or changes in appearance.
- Attract a well-established convenience store.
- Collaborate with neighboring municipalities and economic development organizations (e.g., Lodi & Lake Wisconsin Chamber of Commerce, Madison Development Corporation) for regional economic prosperity.
- Explore the shared office spaces and/or co-working facilities to accommodate remote workers.
- Actively encourage the development of commercial condominiums¹ to meet diverse business needs.
- Develop a business park along Main Street on the Village's northeast side to attract new industries and non-retail commercial uses.
- Participate in the Wisconsin Economic Development Corporation (WEDC) Certified Sites and Gold Shovel Sites programs to promote development in the future industrial park.

Goal No. 2: Establish the Dane Triangle² as the Village's unique downtown center.

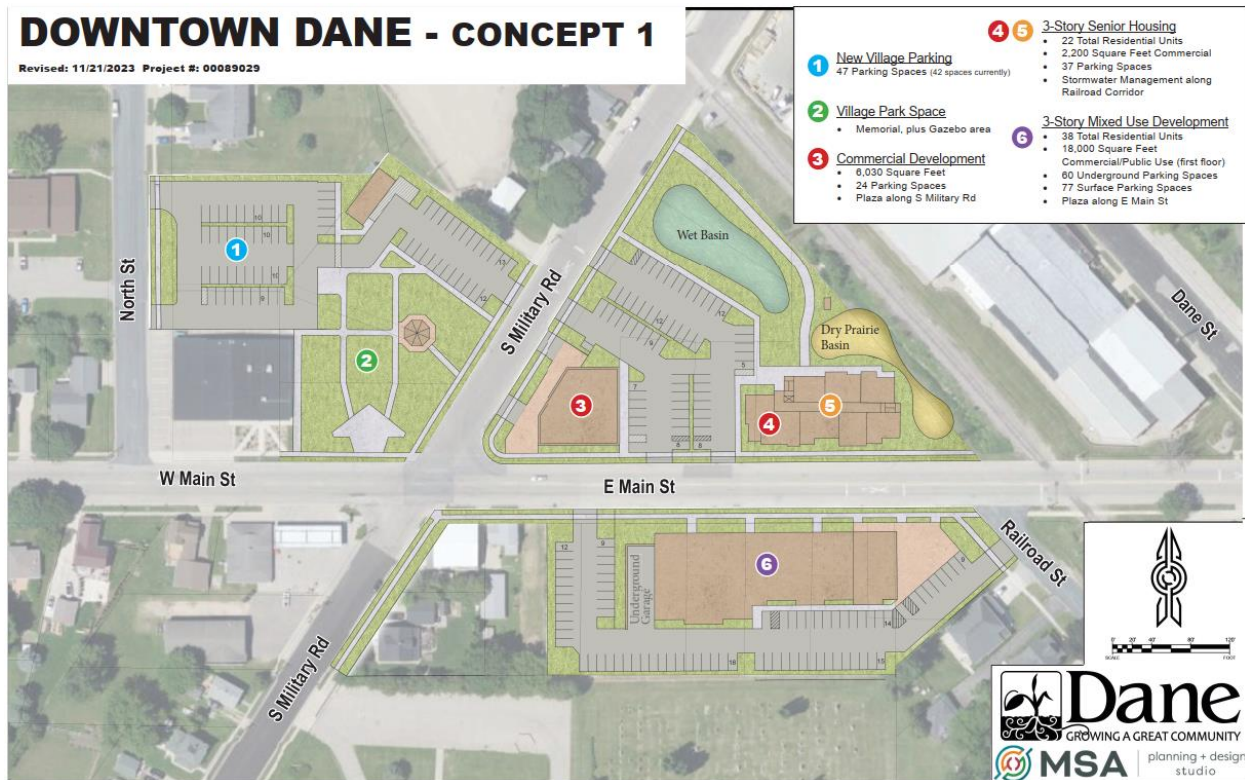
Strategies

- Revitalize the Dane Triangle Area into a vibrant downtown district by identifying unique and memorable features, including public art, streetscaping treatments, and distinctive architecture.
- Revitalize Main Street through innovative streetscaping improvements.
- Create a TIF revolving loan fund to encourage business owners and residents to beautify their properties.
- Coordinate with WisDOT to synchronize streetscaping efforts with the 2026 WIS 113 overlay project.
- Adopt and enforce design guidelines for landscaping, aesthetics, lighting, noise, parking and access.

¹ Commercial condominiums are cost-effective real estate options for businesses, offering units for ownership or lease. They provide affordable office or retail spaces, shared amenities, and potential investment opportunities. These condominiums support small businesses, encourage entrepreneurship, and boost economic growth by offering flexible and customizable commercial spaces for various industries.

² The Dane Triangle refers to the intersecting segments of Main St., Dane St., and Military Rd., including development along both sides of all three street segments.

Figure 2: Dane Triangle Area Concept



Goal No. 3: Establish and support tourism-based businesses

Strategies

- Work with area farmers to develop an agricultural tourism sector by promoting farm-to-table dining, farm to-bottle experiences, food tours, and corn mazes.
- Develop niche attractions (e.g., artisan workshops, microbreweries/distilleries/meaderies, micro-dairy).
- Develop a community-wide way-finding signage system.
- Enhance park amenities to facilitate event hosting.
- Establish a “Dane Farm Days” festival to celebrate the Village’s agricultural heritage.
- Establish a committee to plan and organize art fairs.
- Partner with the Lodi & Lake Wisconsin Chamber of Commerce and Destination Madison to promote tourist activities and community special events.

2.5. Housing



Photo Credit: Livable Communities by Don Tierney

Concerns Shared at the Beginning of the Planning Process

- Limited availability of rental units makes homeownership a requirement for most Dane residents
- Presence of blighted homes in need of repair or demolition
- Need for stricter code enforcement and corrective actions to improve the quality of Village's new and existing housing stock
- New subdivisions developing slowly and lacking in connectivity of streets and pedestrian facilities
- Limited availability of workforce housing, condominiums, and retirement communities
- Preference against rental properties near owner-occupied homes
- Housing is expensive for young families, causing them to leave the Village
- Desire to maintain the small-town feel and preserve farmland
- Noise and traffic issues in the community
- Need a mixture of housing types to serve all residents

Goal: Plan for safe, attractive, and reasonably priced housing to meet existing and forecasted housing demands

Strategies

Housing Diversity and integration

- Promote diverse housing options, including single-family, two-family, multi-family, tiny houses, and senior housing, to meet the varied needs of residents in every neighborhood and subdivision.

Housing

- Encourage at least one mixed-use development in the Dane Triangle Area with retail on the first floor and residential on upper floors.
- Multi-family buildings are limited to 20 units, but exceptions may be considered for developments that align with the community's character.
- New multi-family and senior living developments should prioritize safe pedestrian access to parks, retail, and community facilities without concentrating these housing types in one area.
- Support infill and redevelopment to reinvigorate older portions of the community.

Code Enforcement and Blight Remediation

- Enforce property maintenance/public nuisance ordinances as needed.
- Implement stricter code enforcement and corrective actions to address blighted buildings and ensure housing construction quality.
- Prohibit the accumulation of discarded materials (e.g., scrap metal, inoperable motor vehicles and parts, construction material, or household wastes).

Housing Maintenance and Rehabilitation

- Support programs that maintain or rehabilitate existing housing stock. The Dane County Human Services Department administers HUD Community Development Block Grant (CDBG) and the HOME Investment Partnerships Program.
- Provide resources and incentives for homeowners to repair or demolish blighted homes and enhance neighborhood aesthetics.

Workforce Housing Initiatives

- When TID No. 2 and No. 3 expire, extend their lives for one year to support workforce housing per Section 66.1105(6)(g), Wisconsin Statutes.
- Partner with the Madison Development Corporation to develop workforce housing in the Village and northwestern Dane County.
- Work with local mortgage lenders and the Wisconsin Housing and Economic Development Authority (WHEDA) to ensure all income-qualified residents have access to and knowledge of State subsidized and insured mortgage and loan programs.
- Proactively seek out and recruit developers that are fluent and successful in State and Federal Low Income Housing Tax Credit (LIHTC) application processes administered WHEDA.

Aesthetics and Compatibility

- Encourage condominiums and additional amenities in designated areas that are compatible with the small-town atmosphere.
- Promote design strategies in new attached-unit residential development to ensure compatibility with adjacent, lower-density areas, including setbacks, upper-story step-backs, and buffer plantings.

2.6. Transportation



Concerns Shared at the Beginning of the Planning Process

- Lack of bike and walking paths.
- Poor connectivity and dead-end streets.
- Main Street serving as the sole connector within the Village.
- Insufficient and deteriorating sidewalks.
- Heavy truck loads and noise.
- Speeding issues at various locations.
- Inadequate lighting for roads and sidewalks.
- Need for pedestrian activated flashing beacons.
- Crosswalk improvements necessary.
- Balancing transportation needs with the Village's farming nature.
- Congestion on North Street.
- Informal transportation routes (i.e., access through private business properties).
- Railroad as a transportation barrier.
- WisDOT milling and overlaying Main Street from 2025.
- Intersection improvements required at multiple locations.
- More trees and planter boxes needed along Main Street.

Transportation

Goal No. 1: Provide a multi-modal transportation system that serves all residents in every part of the Village

Strategies

- Repair and maintain existing transportation infrastructure.
- Evaluate existing infrastructure based on county and state transportation plans and utility needs.
- Implement a Complete Streets³ policy with new and replacement streets to ensure safe and convenient access for all users, including drivers, walkers and bikers.
- Promote integrated public and private transportation services, including the Dane County Department of Health and Human Services for special needs transportation and accessibility.
- Establish a well-connected bicycle/pedestrian trail/sidewalk system linking recreational areas, neighborhoods, and regional trails.
- Prioritize ADA compliance for new or improved facilities such as sidewalks and trails.
- Plan transportation system expansions to be compatible with current and future land use, prioritizing safety and efficiency.
- Provide adequate public parking to support business growth while maintaining a compact downtown environment.
- Conduct annual evaluations of Village roads using the PASER program to assess their condition.
- Develop conceptual neighborhood plans in growth areas to ensure well-connected streets and proper bicycle accommodations before initiating development.
- Construct new roads according to Village standards and conduct inspections prior to acceptance for dedication.
- Incorporate snow removal considerations into roadway design, including sufficient terrace width between the street and sidewalk.
- Adopt and regularly update an Official Map to include new streets and extensions as necessary.
- Establish connections between dead-end streets when feasible.
- Actively engage in discussions and planning for potential public transit or passenger rail options should they become feasible in the future.
- Deploy traffic calming measures within residential zones that have a track record of excessive speeding.
- Enhance pedestrian safety by installing flashing pedestrian beacons or speed signs where there are frequent crossings of busy streets.
- Promote the deployment of electric vehicle charging stations.

³ Complete Streets prioritize safe, accessible routes for all users, regardless of age or mode of transportation. They enhance transportation networks for pedestrians, cyclists, drivers, and transit riders of all abilities through various features like sidewalks, bike lanes, public transit facilities, and traffic calming measures.

Transportation

- Incorporate your location onto the Dane County bike map and persist in developing a regional trail network.

Goal No. 2: Work cooperatively with other agencies to develop a local and regional transportation network that provides safe options for traveling to, from and through the Village.

Strategies

- Collaborate with WisDOT, Dane County, and the Town of Dane to address local concerns when improving State, County, and town roads, and improve adjacent roads as needed.
- Align new Village transportation infrastructure construction and maintenance with local, State, and County transportation plan schedules whenever possible.
- Partner with the Town of Dane and Dane County to advocate for bicycle accommodations on Town/County roads, including exploring funding options like the Department of Transportation's Transportation Alternative Program (TAP).
- Evaluate regional bikeway network improvement opportunities and collaborate with neighboring jurisdictions, WisDOT, Wisconsin DNR, and relevant stakeholders to secure funding for expansion.
- Work with the State to ensure railroad network safety while preserving vital rail crossings within the community.
- Collaborate with State and County agencies to integrate transportation plans that benefit Village residents and establish efficient regional transportation infrastructure.
- Promote the utilization of the State's Rideshare program.
- Encourage the development and upkeep of snowmobile trails that facilitate connections with neighboring communities.

Goal No. 3: Ensure that the transportation system is designed, built, and maintained to conserve existing natural resources.

Strategies

- Encourage development of a transportation system that minimizes environmental impacts.
- Leverage new technology to improve safety and reduce the environmental impact of the Village's transportation system.
- Consider the use of "green street" principles⁴ in new and reconstructed streets to mitigate the stormwater runoff impact of the street.
- Review the Village's off-street parking requirements periodically to assess their effectiveness in making efficient use of land for vehicle parking.

⁴ A green street uses vegetation, soil, and engineered systems to manage stormwater by slowing, filtering, and cleansing runoff from impervious surfaces like streets and sidewalks. This contrasts with traditional streets that channel stormwater directly into storm sewer systems, which then discharge into surface waters. (<https://www.epa.gov/G3/learn-about-green-streets>)

Transportation

- Engage in collaboration with businesses that specialize in electric vehicle charging stations and assess the feasibility of installing these units in parking lots owned by the Village.

2.7. Utilities & Community Facilities



Concerns Shared at the Beginning of the Planning Process

- The Village lacks fluoride in its water, which is seen as a weakness compared to other communities.
- Unsightly overhead utility lines along Main Street.
- Need for a centralized gathering space.
- Outdated/inefficient lighting in some areas.
- Insufficient lighting in parks, including poor lighting at Bert Deans ball diamond.
- New community facilities are needed for growing population.
- The Village parks require improvements, such as adding a kitchen and rental space to a new park, addressing aging structures, and increasing awareness of certain parks.
- Fire hydrants need painting.
- Sidewalks do not meet modern design standards.
- Lack of energy efficiency in Village-owned facilities.
- Future expansions of water and sewer utilities are needed to accommodate growth.
- Fire department does not have adequate space to operate effectively.
- Aging infrastructure, buildings, and park equipment.
- The adequacy of the current community center's space needs to be evaluated.
- The Village lacks a senior center for daily activities.
- Lack of connectivity between parks and an absence of walking trails.

Utilities and Community Facilities

Goal No. 1: Maintain reliable and high-quality services, utilities, and facilities

General Strategies

- Ensure that public/private utilities and facilities are constructed and maintained according to professional and governmental standards to protect the public health, minimize disruption to the natural environment and to reinforce the traditional character of the Village (refer to Agricultural, Natural and Cultural Resources Chapter).
- Monitor satisfaction with public and private utility and service providers and seek adjustments as necessary to maintain adequate service levels.
- Ensure that public facilities and services continue to meet the needs of residents and businesses, especially as new development increases demand for those facilities and services.
- Develop a strategy to encourage and recognize community involvement in volunteer services by people of all ages.

Utility Specific Strategies

Water Utilities

- Promote cost-efficient water distribution system expansion as the Village grows.
- Replace lead service lines as part of water main replacement projects.
- Address state reporting issues related to lead service lines.
- Ensure the existing wellhouse meets code requirements and replace pump-casing, if necessary.
- Utilize WDNR Safe Drinking Water Loan Program (SDWLP) funds for well and wellhouse upgrades.
- Identify future locations for additional well(s) and elevated storage tank(s).
- Require developers to size water mains and service laterals adequately for new subdivisions.

Sanitary Sewer Utilities

- Expansion of the sanitary sewer system should prioritize compact and contiguous development.
- Require developers to size sanitary sewer utilities adequately for future growth.
- Encourage development within the Sanitary Sewer Service Area (SSA).
- Ensure adherence to sanitary and water codes.
- Utilize WDNR Clean Water Fund (CWF) Program to replace existing sewer mains and laterals.

Stormwater Management

- Preserve natural drainage patterns during development, when feasible.
- Promote stormwater management strategies that prioritize infiltration and reduce downstream pollution.
- Enforce erosion control and stormwater quality measures.
- Maintain, repair and replace stormwater infrastructure, as needed.
- Collaborate with WisDOT on Main Street overlay project to improve stormwater management.

Utilities and Community Facilities

- Consider improvements to Lake Melvin, such as dredging, breaker run installation and expansion.

Solid Waste and Recycling

- Conduct an annual review of solid waste disposal and recycling services, evaluating, and optimizing the pickup schedule as needed.
- Establish a recycling center in the Village.
- Encourage participation in the Dane County Clean Sweep programs for hazardous materials disposal.
- Explore alternative strategies to mitigate the substantial costs associated with the proposed landfill plans in Dane County.
- Explore the feasibility of food waste composting technology.
- Collaborate with a food waste digester for drop-off services.

Power Plants, Transmission Lines, and Telecommunication Facilities

- Collaborate with relevant authorities and energy providers for infrastructure planning, including transmission lines, facilities, gas lines, wind and telecom towers.
- Proposed facilities should be distant from residential and environmentally sensitive areas.
- Advocate for the use of underground utilities and explore the expenses associated with burying lines when reconstructing streets.

Renewable Energy Facilities

- Encourage renewable energy applications (e.g., solar, wind, geothermal, biomass, solid waste).
- Encourage on-site distributed energy generation such as solar panels and geothermal systems.
- Consider code amendments to allow for small-scale wind turbines on residential properties.

Emergency Services

- Ensure adequate emergency services (fire, police, EMS) for Village residents and businesses.
- Conduct annual review of service provision levels with relevant agencies.
- Resolve EMS concerns pertaining to Waunakee's involvement and billing practices in service provision.
- Plan for potential EMS coordination with other entities if needed.
- Construct a fire decontamination facility, showers, and additional amenities to retain volunteers.
- Strive to maintain a volunteer fire department and anticipate the need for professional fire services if volunteer rates continue to decline.
- Identify space needs through a space needs study within the planning period.

Special Needs Facilities

- Promote the development and establishment of assisted living facilities.
- Promote the development of additional certified childcare facilities within the Village.

Utilities and Community Facilities

- Support non-profit organizations in the community that provide services and programs for families, seniors and individuals needing assistance.

Village Facilities

- Continuously assess and maintain Village facilities to meet community needs.
- Prioritize ADA accessibility upgrades at Village-owned facilities and parks.
- Maintain and update a five-year capital improvement plan.
- Explore options for separating the Fire Department and Community Center.
- Complete a 20-year space needs study, including a new library facility, if needed.
- Continue collaboration with libraries in Lodi, De Forest and Waunakee

Village Fees

- Establish developer agreements or fees for the processing, reviewing, and inspection of proposals and permits.
- Include pass-through fees for consultants.
- Assess impact fees, in compliance with state statutes, to support new developments.

Intergovernmental Cooperation

2.8. Intergovernmental Cooperation

Concerns Shared at the Beginning of the Planning Process

- The village faces constraints with limited staff and resources, and there is a constant demand for various tasks in the village.
- Volunteers are limited (fire and EMS).
- Lack a significant law enforcement presence, highlighting the potential need for it in the future.
- Need improved equipment sharing agreements with neighboring communities.

Goal 1: Maintain mutually beneficial relationships and partnerships with neighboring municipalities, Dane County, State and Federal agencies, and the schools, colleges and universities serving Dane residents.

Strategies

- Reduce costs and improve quality of municipal services through partnerships with neighboring towns and municipalities.
- Ensure adequate school facilities by coordinating, communicating growth plans and seeking input from the Lodi School District.
- Communicate clearly with the Towns of Dane and Vienna and Dane County to establish mutually agreeable development goals and objectives in the Village's extraterritorial area.
- Leverage university and university extension resources to help the Village further its planning and development interests.
- In cases where intergovernmental cooperation does not yield satisfactory outcomes, the Village will utilize its zoning, subdivision, official mapping, and extraterritorial powers to safeguard Village interests and align development in the Planning Area with the Village's Comprehensive Plan.
- The Village will actively engage in reviewing, monitoring, and providing comments on plans from neighboring towns, Dane County, and State or Federal agencies that pertain to land use or planning activities affecting Dane.
- Continuing collaboration with neighboring municipalities and Dane County, the Village will explore opportunities for shared services and cooperative planning efforts (e.g., shared municipal facilities with the Town of Dane, recreational facility sharing with the City of Lodi, and renting street maintenance equipment from neighboring municipalities).
- Consider a shared municipal building with the Town of Dane and prepare a joint space needs study to test the feasibility of sharing facilities.
- Work with the Dane County Sheriff's Office to increase law enforcement presence in the Village or consider shared police services with Lodi or Waunakee.

3. Future Land Use

Future Land Use

3.1. Land Use Goals & Strategies

Concerns Shared During the Beginning of the Planning Process

- Challenges arising from discrepancies between current land use and designated zoning.
- Concerns about mixed-use zoning leading to unrestricted activities.
- Lack of integration of multi-family, condominiums, and light retail in new housing developments.
- Concerns about prime downtown real estate use for the Village Hall and Legion Memorial.
- A demand for larger commercial parcels.
- Apprehensions regarding aesthetically unappealing factors impacting future development.

Goal: Use local ordinances to seek balance between community interests and individual property rights.

- Exercise extraterritorial plat review powers within 1.5 miles of the Village.
- Enforce property maintenance codes.
- Review and update the zoning ordinance to better enable implementation of this plan.

3.2. Future Land Use Needs

Table 1 provides a breakdown of future land use needs. Assuming the population and household projections from the Wisconsin Department of Administration hold true, The Village would need an additional 27 acres for residential, 2 additional acres for commercial and 2 for industrial. The best practice is to designate 2-4 times the needed growth area to allow for competition and/or property owner preferences.

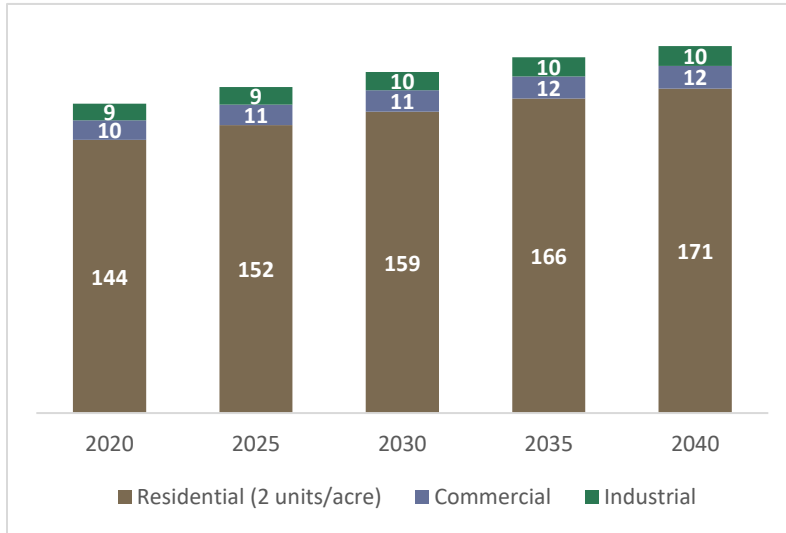
Table 1: Future Land Use Needs

Land Use	2020	2025	2030	2035	2040	20-Year Change
Population	1,117	1,196	1,265	1,329	1,378	261
Household Size	2.71	2.69	2.66	2.64	2.62	(0.09)
Housing Units	389	420	448	476	496	107
Acres Needed	2020	2025	2030	2035	2040	20-Year Change
Residential (2 units per acre)	144	152	159	166	171	27
Commercial (acres)	10	11	11	12	12	2
Industrial (acres)	9	9	10	10	10	2
Total Acreage	163	172	180	187	193	31

* These projections use current land use percentages and projected new housing demand to estimate land needed for other uses.

Source: Wisconsin Department of Administration and 2021 ACS 5-Year Estimates

Figure 3: Future Land Use Needs for Residential, Commercial, and Industrial



Source: Wisconsin Department of Administration and 2021 ACS 5-Year Estimates

3.3. Future Land Use Map

The Future Land Use Map contains different land use categories that establish the Village's land use vision within the corporate limits and the 1.5-mile planning area. Each category includes:

- An explanation of the Village's intent for that category
- Compatible zoning districts
- Design and development policies

These classifications are not zoning districts - they do not establish binding performance criteria for land uses (i.e. setbacks, height restrictions, etc.) nor list every possible use that may be permitted by an allowable zoning district. Instead, they are the guides to acceptable zoning designations.

Key considerations and guidelines related to land use and design policies in this plan:

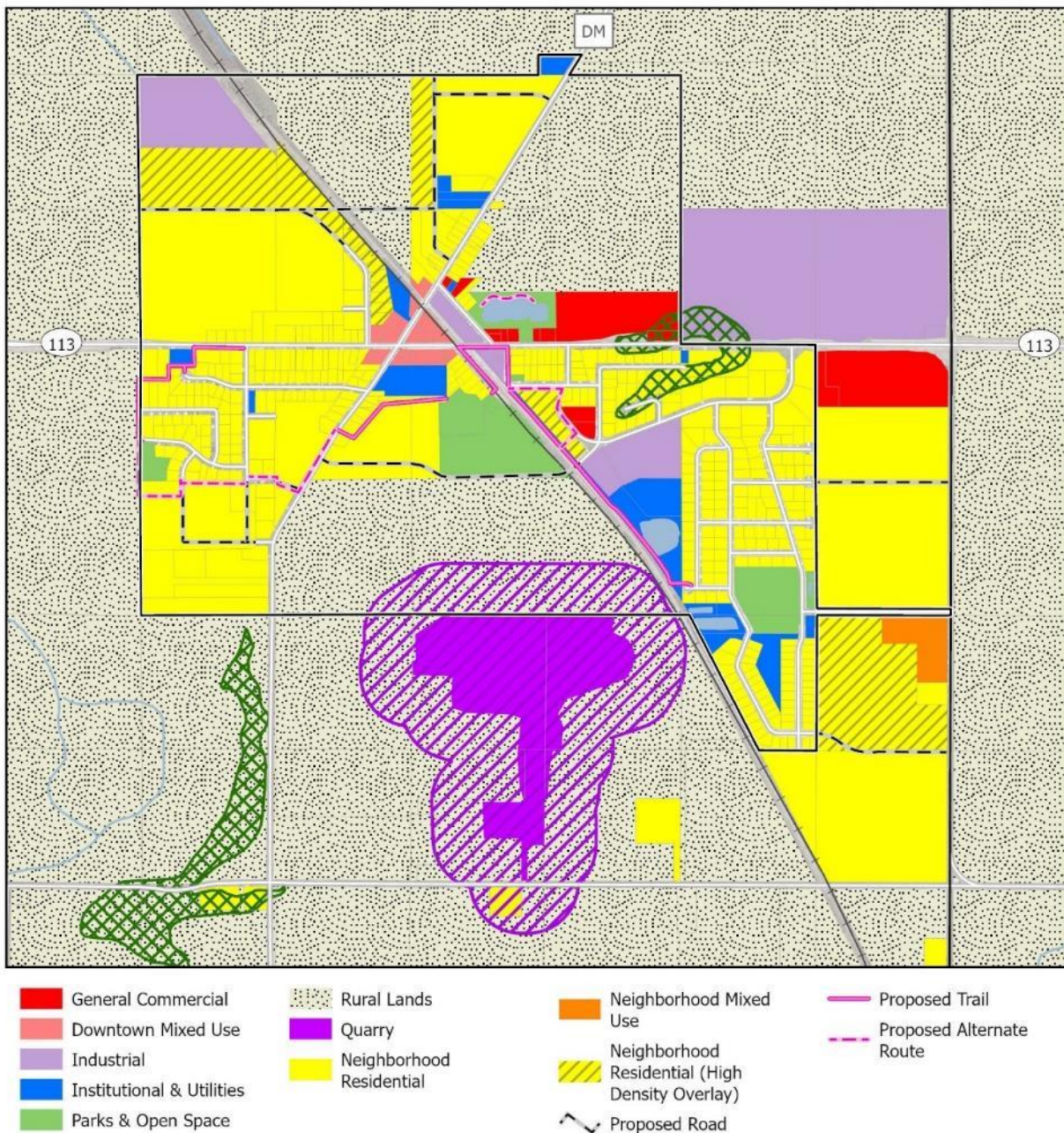
- Land use and design policies in this plan should be considered during all development processes that require Village Board action.
- Consistency with the plan is a statutory requirement during land division and rezoning or zoning ordinance amendment processes.
- This plan does not compel rezoning to one of the compatible zoning districts, and property owners are in most cases able to use their property in accordance with current zoning, even if the desired use and/or district is not consistent with the plan.
- The identification of future land use categories and acceptable zoning districts does not compel the Village to approve development or rezoning petitions matching those categories, however if rejecting a petition the Village should be able to show inconsistency with the plan in some way.
- Amendments to the Future Land Use Map may be considered in response to unforeseen development types in an area.

Future Land Use

- Amendments should be approved based on affirmation of compatibility with other plan policies and consideration of effects on natural resources, transportation, public need, and ability to provide public services.
- Where uncertainty exists as to the boundaries of future land use categories shown on the Future Land Use Map, the Village Board shall decide any inquires related to map boundaries upon the recommendation of the Plan Commission.

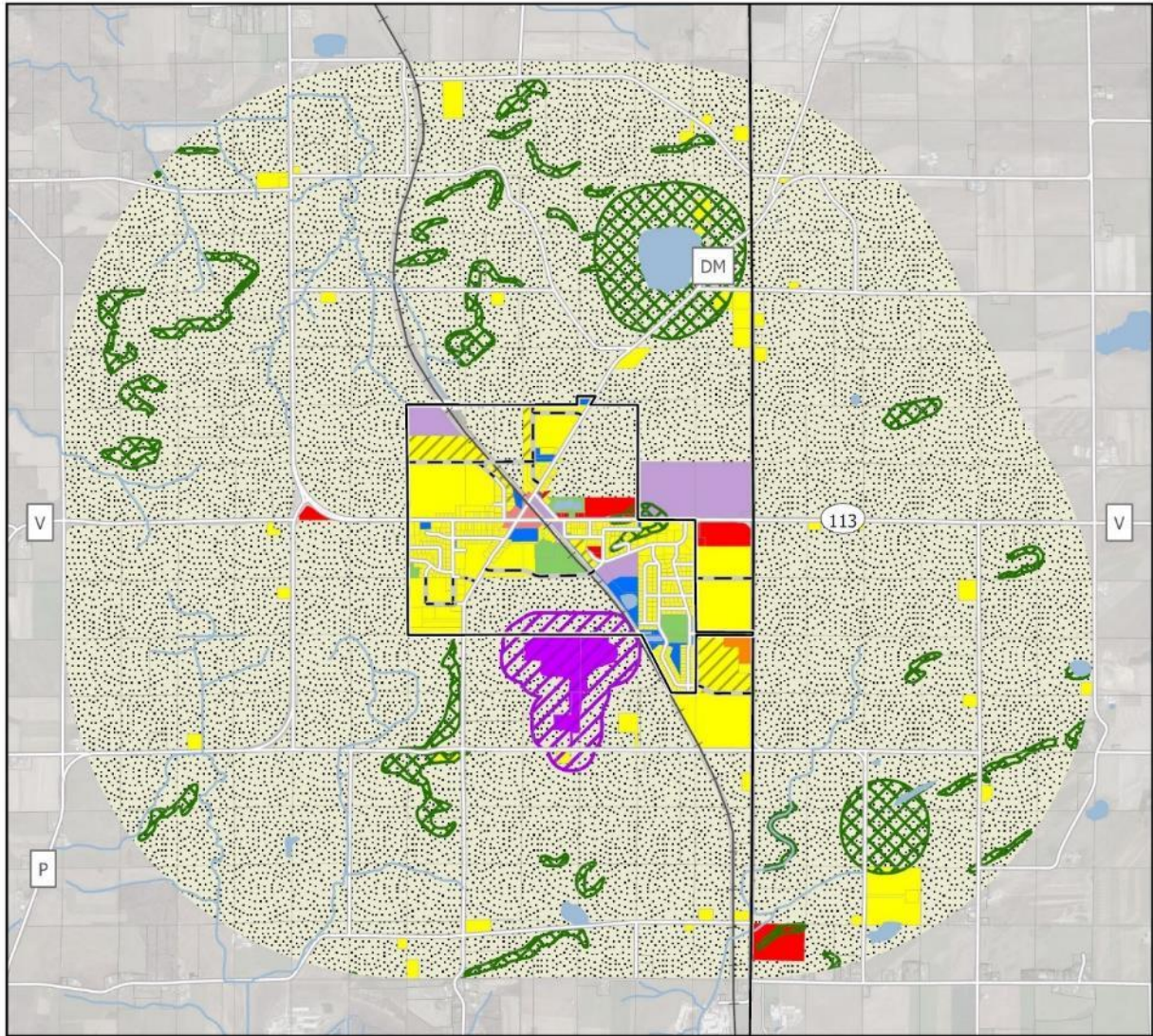
Figure 4 displays the future land use map for the Village of Dane, while Figure 5 features the future land use map for the 1.5-mile planning area.

Figure 4: Future Land Use Map-Village



Future Land Use

Figure 5: Future Land Use Map-Planning Area



- | | | |
|--|--|---|
| General Commercial | Rural Lands | Neighborhood Mixed Use |
| Downtown Mixed Use | Quarry | Neighborhood Residential (High Density Overlay) |
| Industrial | Neighborhood Residential | |
| Institutional & Utilities | | |
| Parks & Open Space | | |

3.4. Future Land Use Map Categories

Neighborhood Residential (NR)

The NR (Neighborhood Residential) areas accommodate a mix of housing types, civic uses, and daycare facilities. While primarily for single-family homes, other housing types like duplexes, townhomes, and small multi-unit buildings (up to 4 units) are suitable. The NR designation aims to create balanced neighborhoods and ensure compatibility between different housing forms. Design guidelines are included to maintain this compatibility.

- Housing will be one to two-and-a-half stories in height (35 feet maximum).
- Residential densities in most places are 2-8 units per net acre.
- New neighborhoods should have a detailed neighborhood plan and/or Planned Unit Development.
- When integrating housing types (other than single-family detached), whether in new or existing neighborhoods, the policies presented in Table 2 should inform neighborhood design and/or infill redevelopment design and approval. If more detailed neighborhood plans are prepared and adopted for specific neighborhoods (either new or existing), additional site-specific designations in those plans may supersede these policies.

Future Land Use

Table 2: Type of Housing and Permitted Locations

Type of Housing	Permitted Locations	Additional Criteria and Notes
Accessory Dwelling Units	<ul style="list-style-type: none"> Any single-family housing district 	
Duplex Units	<ul style="list-style-type: none"> Corner lots 	<ul style="list-style-type: none"> Each unit faces and is addressed to a separate street, meets standard setback requirements, and follows typical street pattern.
	<ul style="list-style-type: none"> Middle of a block between single-family detached homes 	<ul style="list-style-type: none"> Must be substantially similar to other homes along the street in form, architectural character, garage stalls visible from the street, and driveway width.
	<ul style="list-style-type: none"> As a transitional use when facing or adjacent to a more intensive institutional, residential, or commercial use. 	<ul style="list-style-type: none"> Should have general consistency of form and style with other homes in the neighborhood, but more design flexibility compared to sites surrounded by single-family homes.
Townhomes or Rowhouses (up to 4 contiguous units)	<ul style="list-style-type: none"> Facing or adjacent to commercial use, large institutional use, or residential use. 	<ul style="list-style-type: none"> Should be of equal or greater intensity
	<ul style="list-style-type: none"> Facing a public park or permanent green space. 	
Small Multi-Unit Buildings (up to 4 units)	<ul style="list-style-type: none"> Facing or adjacent to commercial, large institutional, or equally intense residential areas. 	
	<ul style="list-style-type: none"> Setbacks from single-family homes along the same street. 	<ul style="list-style-type: none"> Must meet or exceed minimum requirements, and architectural techniques should reduce the apparent size of the building.
	<ul style="list-style-type: none"> Should provide sufficient off-street parking as per Village ordinance, with on-street parking available for visitors. 	<ul style="list-style-type: none"> Requires approval through either the Planned Unit Development (PUD) zoning process or Conditional Use Permit (CUP) process.
Tiny Houses	<ul style="list-style-type: none"> Residential areas 	<ul style="list-style-type: none"> Requires approval through the Planned Unit Development (PUD) zoning process
Larger Multi-Unit Buildings	<ul style="list-style-type: none"> Near major streets, mixed-use, or commercial areas for convenient access to transit, shopping, and other amenities. 	<ul style="list-style-type: none"> Specific sites labeled as High-Intensity Residential (HIR) Overlay on Future Land Use Maps, with additional policies.

Future Land Use

Potentially Acceptable Zoning Districts

Single-Family Residential (R-1 & R-2), Two-Family Residential (R-3), Planned Unit Development (PUD)

High-Intensity Residential (HIR) Overlay

The **HIR** (High-Intensity Residential) overlay identifies suitable properties or areas within the Neighborhood Residential (NR) future land use zones for high-intensity residential development. Its purpose is to achieve balanced neighborhoods while mitigating negative impacts on low-intensity residential areas. Key points:

- HIR is an overlay designation that modifies the underlying NR future land use.
- Residential density of 8-30 units per net acre.
- Requires special design attention near less intense residential areas, Residential Compatibility Standards or the Village's zoning ordinance if amended to include such standards.
- Zoning ordinance standards take precedence.

All development subject to this section shall comply with the following standards:

Use Intensity

In developments with multiple buildings/uses with varying intensities, the development shall locate buildings/uses with the least intense character (e.g., lower heights, fewer units, parks) nearest to the abutting low-intensity residential development.

Building Height

Unsprinklered structure(s) shall not exceed thirty-five (35) feet in height. Greater heights are allowed with a sprinkler system approved by the Fire Department, up to fifty (50) feet.

Bulk and Mass

Primary facades abutting or across a street from lower-intensity residential development shall be compatible with the scale of that housing by employing the strategies in Table 3.

Future Land Use

Table 3: Bulk & Mass Guidelines

Guideline	Description	Example
Setbacks	<ul style="list-style-type: none"> Match the setbacks required by the adjacent lower-intensity district 	<ul style="list-style-type: none"> When single-family houses across the street have an average street yard setback of 30 feet, replicate this setback with the higher-intensity site, even if the zoning allows shallower setbacks.
Massing and Bulk	<ul style="list-style-type: none"> Alter the building form with variation in setback and materials at a scale corresponding to nearby lower-intensity homes Add a gable, dormer, or change the roof shape at intervals equal to or less than the average width of nearby lower-intensity homes. 	<ul style="list-style-type: none"> If adjacent single-family homes are about 30-35 feet wide, use projections and gable designs to reinforce this scale within a wider/longer façade.

Architectural Features

Street-facing facades of buildings should include at least two (2) of the following features:

- Porches or porticos (covered entrances)
- Balconies (raised platforms outside upper floors)
- Dormers (small structures that extend from the roof)
- Gables (triangular shapes on the roof)
- Bay Windows (windows that extend outward from the wall)
- Door and Window Ornamentation.

Garages

Attached garages should not face or open towards the street; if unavoidable, they should be screened and oriented towards the street with the highest intensity of buildings.

Parking

Parking areas in the front of the building should be avoided. If permitted by the zoning ordinance in the front yard and visible from the street, parking should have a barrier at least 36 inches high above the parking surface. This barrier can be landscaping, raised areas, fences, walls, or a mix of each.

Refuse Areas

Dumpsters shall be placed behind the building with adequate screening (at a minimum, a chain link with screening strips). If the refuse area cannot be placed behind the building, a wood fence or wall at least six (6) feet in height shall be required. Additional landscaping around trash enclosures is encouraged.

Potentially Acceptable Zoning Districts

Two-Family Residential (R-3), Multifamily Residential District (R-4), Planned Unit Development (PUD)

Future Land Use

General Commercial (GC)

GC areas provide the Village's population with a wide range of retail goods and services, including professional offices and daycare facilities. Commercial areas include automobile-oriented uses and "heavy" commercial uses with the appearance or operational characteristics not generally compatible with residential or small-scale commercial activities. The type and size of use will be determined by location and business characteristics (e.g., size, hours of operation, traffic impacts, etc.).

- Residential uses are not recommended but may be considered as a conditional use.
- While **GC** areas tend to be auto-oriented, changes to **GC** development that improve walking, biking, and transit access are encouraged.
- Outdoor storage of raw materials is discouraged; if allowed, such materials should be screened by a solid wall, fence or landscaping.
- There is no specific limit on the size of establishments that may be constructed within a **GC** area, but all uses should be compatible with the density and scale of the surrounding development.

Potentially Acceptable Zoning Districts

Commercial (B-1), Planned Unit Development (PUD)

Downtown Mixed Use (DMU)

The **DMU** category accommodates a wide variety of employment, service, retail, government, entertainment and residential uses mostly in multi-story buildings. DMU permits the combination of two or more different land uses within the same piece of land, building, or nearby buildings. The purpose of DMU is to support increased density and intensity of uses, especially in the Dane Triangle area.

When approving zoning, consider the right mix of land uses, densities, and intensities based on market conditions and compatibility with plans.

- Buildings can be two to three stories tall.
- Retail, offices, and services (including restaurants and entertainment venues) should be on the first floor with residential uses on upper floors.
- Drive-throughs and gas station businesses may be allowed if the building has an entrance from the sidewalk and if parking and drive-thru lanes are located at the back or side.

Potentially Acceptable Zoning Districts

Commercial (B-1), Planned Unit Development (PUD)

Neighborhood Mixed Use (NMU)

NMU areas are intended to provide a unique mix of neighborhood commercial, medium- to higher-density residential, institutional and park uses. Areas identified as NMU often serve as a buffer between residential neighborhoods and higher intensity commercial, industrial, or transportation areas.

Residential is also a component of the NMU district - both in mixed use developments and as stand-alone multi-unit residential developments. These parcels usually are located along or adjacent to a local arterial or collector street. The purpose of the NMU category is to provide flexibility in determining the most appropriate mix of complementary land uses near single-family neighborhoods.

Future Land Use

- Residential densities will be 8-30 units per acre (excluding streets, parks, outlots, etc.).
- Nonresidential development within NMU areas should be service and retail to support surrounding residential use.
- Not every building in the NMU district needs to include both residential and non-residential uses.
- New buildings are expected to be one to three stories in height with a preference for multi-story buildings.
- Private off-street parking should be located primarily behind buildings, underground, or shielded from public streets by liner buildings or substantially landscaped.
- Outdoor storage of raw materials should be prohibited, and outdoor display of retail merchandise should be minimized.
- Gas stations are discouraged.

Potentially Acceptable Zoning Districts

Multifamily Residential District (R-4), Commercial (B-1), Planned Unit Development (PUD)

Industrial (I)

I areas accommodate corporate and business offices, research facilities, laboratories, medical clinics/hospitals, manufacturing, wholesale, storage, distribution, transportation, and repair/maintenance uses. The *I* designation is not intended for retail or office uses not related to an industrial use, except for limited retail goods and services provided primarily to employees and users of businesses within the area.

- Development in *I* areas should be compatible with the surrounding density and scale.
- Intensity of development can vary based on location and context.
- "Nuisance" uses should not be located near residential, mixed-use, or other incompatible non-residential uses.
- Architectural, site design, and landscaping features in *I* areas may be less extensive than in GC areas.
- Properties should be buffered and screened from incompatible adjacent land uses.
- Storage areas should be screened from public streets and adjacent non-industrial uses.

Potentially Acceptable Zoning Districts

Industrial District (I-1)

Institutional & Utilities (IU)

IU areas include schools, community centers, cemeteries, government facilities, railroads, utilities and other parcels that are owned by a public, quasi-public, utility, or religious entity. Park and recreational uses are sometimes a secondary use on these sites.

- Larger *IU* uses should be near major streets to limit traffic issues within neighborhoods.
- Pedestrian and bicycle paths should connect to larger *IU* areas.

Future Land Use

- If an institutional parcel becomes vacant, the Village may approve a private use with similar use characteristics (e.g. traffic) without a plan amendment.

Potentially Acceptable Zoning Districts

Permitted or Conditional use in most of the Village's residential and commercial zoning districts.

Parks & Open Space (POS)

POS category includes public parks, conservation areas, recreation areas, private recreation uses (e.g., golf courses), stormwater management facilities, greenways, major public trails, and other natural features and lands with a park-like character that are recommended for preservation.

- Parks and open space uses are allowed in all land use categories, regardless of mapping.
- Smaller parks may share a use designation with adjacent uses, e.g. Neighborhood Residential.
- Parks should have frontages on public streets for visibility and accessibility.
- Greenways and stormwater conveyances connect open spaces, providing habitat corridors and travel routes for pedestrians and cyclists.

Potentially Acceptable Zoning Districts

Conservancy (C-1), Residential Districts (R-1 through R-4); Village's natural resource protection zoning standards apply to most of these areas.

Urban Reserve (UR)

UR areas are suitable for future urban development, but which currently lack utility infrastructure and are not expected to develop within the next 10 years. Restrictions should be placed on urban development until infrastructure is in place. Unsewered development in the UR area must meet compatibility requirements and be reviewed based on future plans for urban development. New development in the UR area can follow one of these processes:

- Develop a neighborhood plan and incorporate it into the Comprehensive Plan by plan amendment.
- Allow unsewered development through extraterritorial plat review, meeting specific standards:
 - Low residential density without public utilities.
 - Industrial use must be compatible and require a Future Land Use Map amendment if only permitted in specific districts.
 - Proposed development should not harm neighboring properties or the area's character.
 - Non-farm development should not hinder future development in the area and meet appropriate design standards.
 - Compliance with applicable agreements and laws.

Rural Lands (RL)

RL areas are within the Village's 1.5-mile extraterritorial area that likely will not develop in the present 20-year planning period. Typical uses in these areas include:

- Agriculture, farmsteads and agricultural businesses

Future Land Use

- Open space and forests
- Quarries
- Limited rural residential areas with well and septic systems

The Village should not encourage early development or utility extensions in these areas. If the Village grows into these areas in the future, some of the land in the RL area could still be used for permanent agriculture. Residential plats are prohibited in RL.

Natural Resource Protection (NRP)

NRP functions as an informational **overlay** designation which identifies sensitive lands that *may* be subject to development restrictions enforced by Village, County, State, or Federal agencies. Mapped NRP areas include lands that meet one or more of the following conditions:

- Water bodies including lakes and streams
- Wetlands mapped in the Wisconsin Wetland Inventory
- 100-Year Floodplains based on FEMA Flood Insurance Rate Maps
- Areas with slopes averaging 20% or more based on USDA-NRCS Soils data
- Areas subject to the Dane County Resource Protection Corridors.

4. Implementation

Implementation

4.1. Responsibility Entities

- The Village Board sets priorities, controls budgets and tax rates, and often makes final decisions on development projects. Council members should be familiar with the Plan's major goals, and staff actions should align with it.
- The Plan Commission guides land use and development decisions, especially Section 4: Future Land Use Plan. If necessary, they can amend the Plan to better serve Village interests, strengthening its role in Village functions.
- Certain initiatives in this Plan may be more suitable for other Village committees or collaboration with external entities. In such cases, the Plan should inform Village decisions, and Village staff should share it with external organizations to convey its objectives and strategies.
- Village staff are vital for project selection and execution. They must actively implement Plan strategies, incorporating the Comprehensive Plan during goal-setting, budgeting, public project planning, and private development project reviews. All department directors should recognize the Plan's relevance to Village projects, enhancing recommendations and emphasizing its importance in Village functions.

4.2. Guiding Annual Decisions

For lasting impact, this Plan must be regularly referenced, particularly during annual goal setting, budgeting, and capital planning. To support these processes, the Village Clerk Treasurer, or their designee, will prepare a concise Comprehensive Plan Annual Update, which includes:

- Ongoing or completed action items from the past 12 months (celebrating successes).
- Staff recommendations for the next 12 months.

This Annual Update should be maintained annually. Completed actions should be celebrated and removed, while pending actions should be given new deadlines (if needed) and assigned to specific individuals, boards, or committees according to the Village Board's directive.

4.3. Implementation Tools

Many of the strategies outlined in this Plan rely on existing Village ordinances and programs. Key implementation tools include:

Operational Tools

- Annual Budget Process
 - Capital Improvement Program

Regulatory Tools

- Land Use Regulations (including zoning, land division, subdivision, landscaping, and signage regulations)
- Architectural/Site Design Regulations
- Historic Preservation Ordinances
- Building and Housing Codes (including sanitary, mechanical, and electrical codes)

Implementation

- Erosion and Stormwater Ordinances
 - Official Map(s)

Funding Tools

- Tax Incremental Financing (TIF) Districts
- Grant Programs
- General Fund Revenues
- Fees & Special Assessments
- Fundraising

4.4. Amending the Plan

The procedures for comprehensive plan adoption or amendment, as per Wisconsin's Comprehensive Planning Law (66.1001, Stats.), require the Village Board to approve the Plan through an adoption ordinance after two key steps:

Plan Commission Recommendation

The Plan Commission recommends adoption or amendment through a resolution summarizing the Plan and its components, referencing the reasons for its creation and the public involvement process. The resolution passes by a Plan Commission majority vote and is included in the Plan document.

Public Hearing

Before adoption or amendment, a public hearing is held by either the Village Board or Plan Commission. A Class 1 notice, published at least 30 days before the hearing, includes the hearing details, a summary of the proposed changes, contact information, and how to access the proposal. Written comments can be submitted and may be summarized at the hearing.

Draft Distribution and Public Hearing Notifications

The Village is required to directly notify specific parties, including permit holders and property owners with an interest in nonmetallic mineral resources. Distributing the proposal and amendment to a broader list is recommended as a courtesy.

Plan Adoption

The Plan becomes official policy when the Village Board passes an adoption ordinance by a majority vote. Revision after Plan Commission recommendation and the public hearing is possible, though not legally required. Consultation with the Plan Commission may be advisable depending on the revision's significance.

Adopted Plan Distribution

After final adoption, a copy of the Plan or amendment must be sent to various entities, including neighboring governmental bodies, regional Plan Commission, and the Comprehensive Planning Program at the Department of Administration.

Implementation

The Village may occasionally face opportunities, like development proposals, that don't align with the Plan but are seen as suitable. To approve such opportunities, the Plan must be amended for consistency. Frequent amendments for individual projects should be avoided as they can compromise Plan integrity.

Wisconsin's comprehensive planning statute (66.1001) mandates updating the Plan at least once every 10 years. Plan updates involve a major rewrite to incorporate new data and maintain relevance. However, significant changes or data updates may justify updates before the 10-year mark, especially if frequent amendments are requested.

The Plan becomes a tool for communicating the Village's land use policy and coordinating legislative decisions once formally adopted. Any local government unit enacting or amending specific ordinances must ensure their consistency with the Comprehensive Plan, focusing on goals, compatibility with land use proposals, and alignment with community facility proposals.

Finally, a severability clause ensures that if any part of the Comprehensive Plan is found invalid or unconstitutional, it won't affect the other provisions or applications. If a requirement or limitation attached to an authorization is found invalid, the authorization is also invalidated.