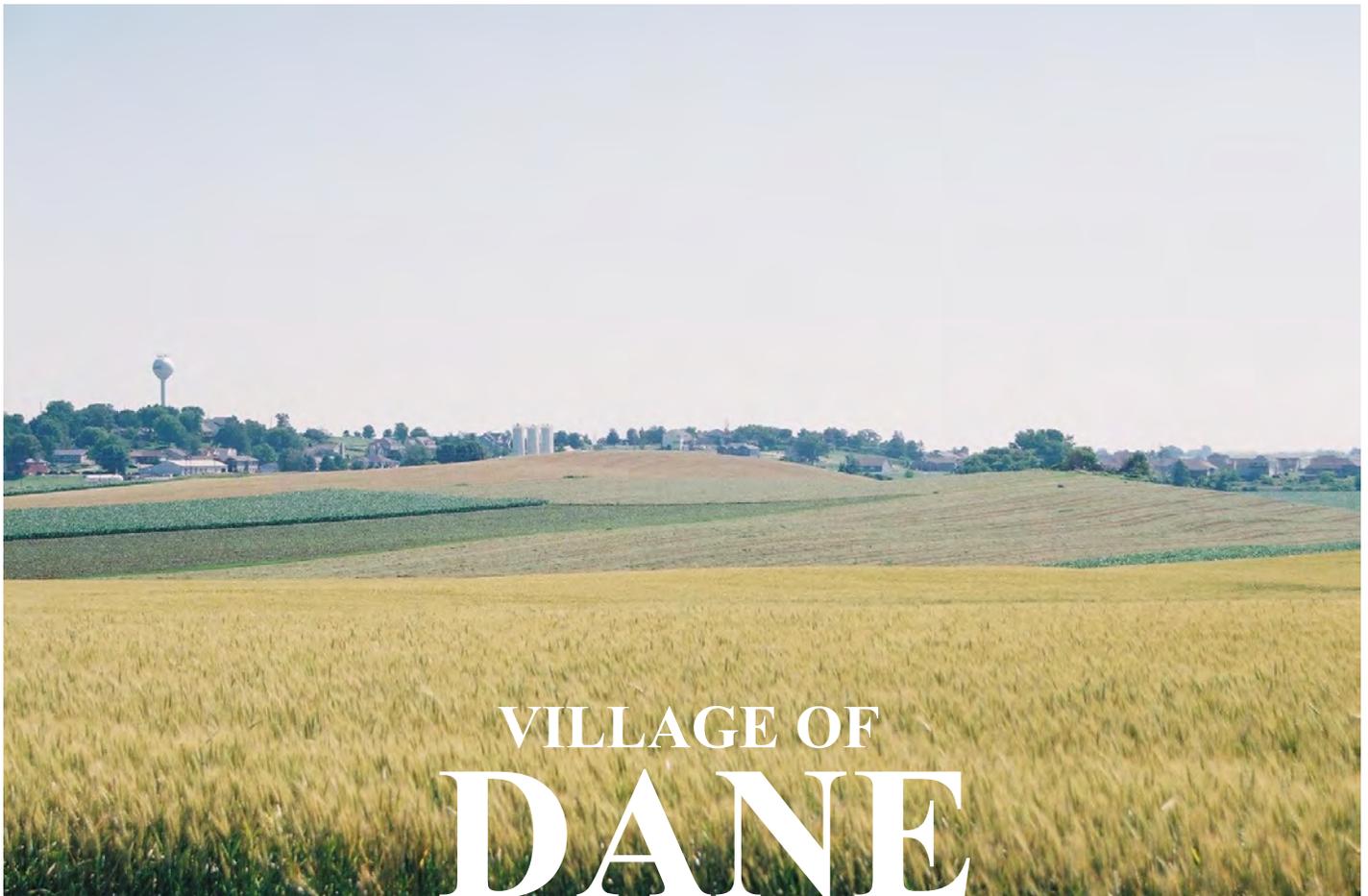


Dane County, Wisconsin



VILLAGE OF  
**DANE**

**2011-2031**  

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**COMPHENSIVE PLAN**

***DRAFT PLAN***  
**August 3, 2011**

**MSA**  
PROFESSIONAL SERVICES



# **Insert Adoption Ordinance**



## **Plan Amendments**

This plan may be amended in the years between major updates (see Section 4.4 Plan Adoption and Amendment Procedures). Amendments should be noted here.

<u>AMENDMENT DATE</u>	<u>PAGE #</u>	<u>DESCRIPTION</u>
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## ACKNOWLEDGEMENTS

### Dane Village Board

- President – Steve Clemens
- Village Trustee – Todd Endres
- Village Trustee – Don Lord
- Village Trustee – Jim Lord
- Village Trustee – Kevin Skinner

### Dane Plan Commission

- Chairperson – Steve Clemens
- Commission Member – Jim Lord
- Commission Member – Todd Straub
- Commission Member – Clarence Mouglin
- Commission Member – John Steele
- Commission Member – Joe Fleischmann
- Commission Member – Ken Robertson

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- Clerk/Treasurer/Administrator  
-Rebecca Simpson
- Director of Public Works  
-David Koenig, Jr.

### MSA Professional Services, Inc.

- Jason Valerius, AICP
- Stephen Tremlett, AICP
- Lou Rada, GISP

*Dane residents, property owners, and business owners attended meetings, reviewed draft materials, and submitted comments that have improved this Plan.*



PROFESSIONAL SERVICES



# CHAPTER 1

## Introduction

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### 1.1 Why Plan?

It is difficult to know what the future may bring for the future of Dane, or for any community. As residents and businesses come and go and economic trends rise and fall, changes will occur. The purpose of this plan is to establish a shared vision for the future of the Village that will guide future actions and decisions. This guidance provides predictability and consistency over time, which encourages investment. We plan so that we can act and react in a changing world with a confident understanding of our common values and goals.

### 1.2 Wisconsin Comprehensive Planning Law

Wisconsin’s “Smart Growth” planning law [s. 66.1001 Wis. Stats.] was adopted in October of 1999. The law requires that, beginning January 1, 2010, the following activities must be consistent with a comprehensive plan:

- Official mapping established or amended under s. 62.23 (6)
- Local subdivision regulations under s. 236.45 or 236.46
- County zoning ordinances enacted or amended under s. 62.23 (7)
- Town, village, or city zoning ordinances enacted or amended under s. 60.61, 60.62, 60.23 (7)
- Zoning of shorelands or wetlands in shorelands under s. 59.692, 61.351 or 62.231

The law defines a Comprehensive Plan as containing nine required elements:

1. Issues and opportunities
2. Housing
3. Transportation
4. Utilities and Community Facilities
5. Agricultural, Natural and Cultural Resources
6. Economic Development
7. Intergovernmental Cooperation
8. Land Use
9. Implementation

## 1.3 Planning Process

In the winter of 2010, the Village of Dane engaged MSA Professional Services, Inc. to assist in completion of a Comprehensive Plan complying with Wisconsin's "Smart Growth" requirements, State Statute 66.1001.

As required by SS 66.1001, every community must adopt a public participation plan at the beginning of the planning process. The purpose of the public participation plan is to define procedures for public involvement during every stage of the planning process (*See Appendix A for the complete Public Participation Plan*). Key components of the planning process included:

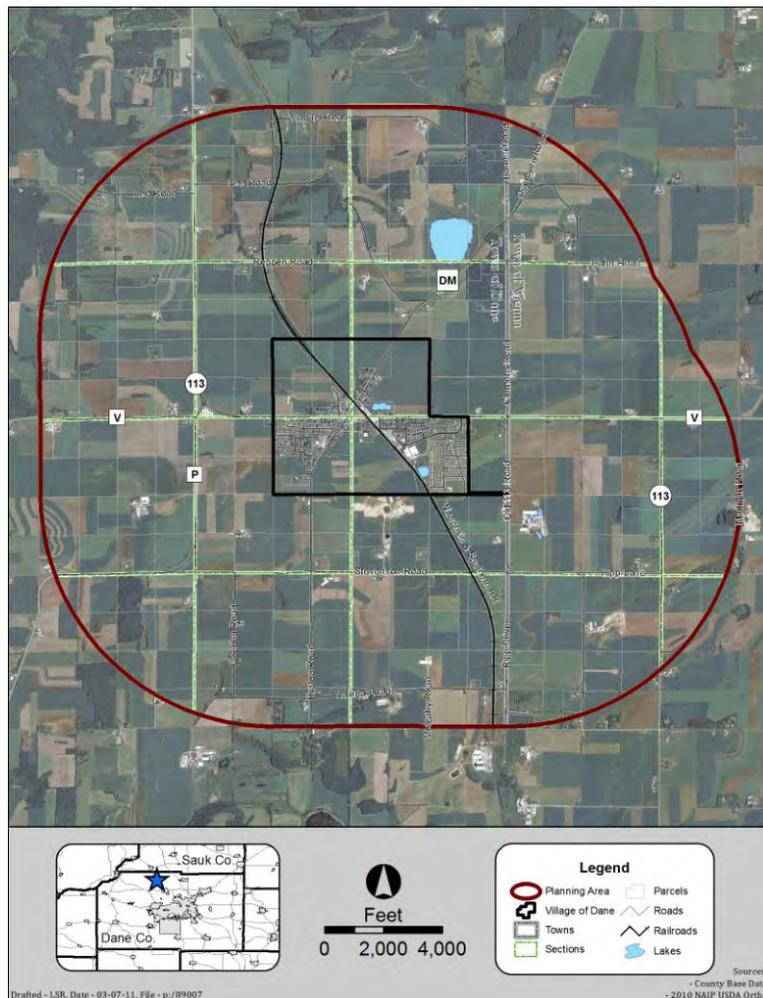
- Two public meetings to solicit ideas about the future of the Village and reactions to the draft plan document. Notice of public meetings was published and posted in accordance with Village procedures and State law.
- A pair of focus group discussions to explore more deeply the issues of economic development and park and recreation needs.
- Six Plan Commission working sessions to review project material and make policy recommendations. All Plan Commission working sessions were open to public attendance and comment.

Figure 1.1: Planning Area Map

## 1.4 Planning Area & Regional Context

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. As shown in Figure 1.2, the Planning Area includes all lands within the current municipal limits and within the Village's potential 1-1/2 mile extraterritorial jurisdiction (ETJ).

The Village of Dane is located in south-central Wisconsin (Dane County), approximately 18 miles north of Madison, WI. The Village is at the eastern border of the Town of Dane. The Village is approximately 732 acres in size (1.14 sq. mi.). The 2010 estimated population for the Village was 960 (842 persons per sq. mi.).



## 1.5 How to Use this Plan

This planning document is a "living" guide for growth and change in the Village of Dane. The plan represents the Village's best effort to address current issues and anticipate future needs; however, it can and should be amended from time to time if conditions warrant reconsideration of policies in the plan.

The plan serves the following purposes:

- ✓ It is a guide for decisions and actions by Village leaders on issues addressed in the plan, especially land use.
- ✓ It guides public and private investment in the Village and will be used to support grant funding requests.
- ✓ It features statistical data and community opinions collected during the planning process - these provide context for policies in the plan and they form a benchmark for future reference and comparison.

Figure 1.2: MSA Planning Model



The plan is organized into four chapters plus several important appendices.

### **Chapter 1: Introduction**

**Chapter 2: Vision, Goals, Objectives, and Policies** - presents a vision for the future of the community and describes goals, objectives, and policies to achieve that vision. This chapter addresses all planning elements except land use.

**Chapter 3: Land Use** - defines categories of land use and features a Future Land Use map showing where each use will be permitted.

**Chapter 4: Implementation** - describes the tools and procedures by which the plan will be implemented.

**Appendix A: Community Indicators** - a compilation of data that describe existing conditions, trends, and projections for the Village. This data informs the planning process and should be updated from time to time to track progress and change in the Village.

**Appendix B: Public Input** - a compilation of opinions and ideas collected from stakeholders that participated in the planning process, including results from a community survey.

**Appendix C: Action Plan** - a set of actions to be pursued in the next 1-2 years to help the Village realize the vision, goals, and objectives in this plan. This action plan is to be updated every 1-2 years.

**Appendix D: Plan Area Maps** – a set of the existing conditions and future land use maps with the entire plan area, including the 1 ½ mile extraterritorial area.

### **A note about amendments and updates**

*Village policies are concentrated in Chapters 2 and 3, and amendments to these chapters require a formal process as defined by state statute (see Chapter 4 for details). The appendices may be updated as desired without the full amendment procedures. Action Plan updates should be consistent with the policies in Chapters 2 and 3.*



# CHAPTER 2

## Vision, Goals, Objectives, & Policies

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On March 8<sup>th</sup>, 2011, the Village of Dane Plan Commission began work on this comprehensive plan by hosting a public meeting at which residents shared their concerns and aspirations for the future of the Village. The following vision statement is one outcome of that meeting – it describes Dane as we wish it to be in 2030. This shared vision is the foundation of our plan – the goals, objectives, policies, and actions that follow are all intended to help us realize this vision.

**VISION STATEMENT**

***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 downtown district featuring businesses that meet the basic needs of Village residents and also 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 resident to use for a variety of purposes.*

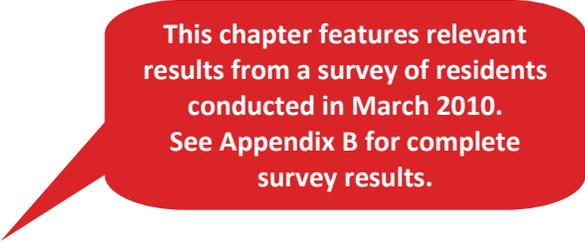
*Village growth is managed at a reasonable pace and new development is integrated with older portions of the community. Village leaders continue to nurture collaborative relationships with neighboring towns, cities, and villages, and Dane County, to provide for a high quality of life in Dane in the most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

Each element of the comprehensive plan contains goals, objectives, and policies established during the planning process based on public input and the information contained in Appendix A: Community Indicators. This section defines goals, objectives and policies, as follows:

**Goal:** A goal is a long-term target that states what the community wants to accomplish. Written in general terms, the statement offers a desired condition.

**Objective:** An objective is a statement that identifies a course of action to achieve a goal. They are more specific than goals and are usually attainable through planning and implementation activities.

**Policy:** A policy is a specific rule of conduct or course of action intended to help the Village achieve the goals and objectives of the plan. Policies using the words “shall” or “will” are firm commitments by the Village – all future actions and decisions made by the Village should be consistent with these policies. Policies using the words “should,” “encourage,” “discourage,” or “may” are intended to serve as a guide for Village decisions and actions.



This chapter features relevant results from a survey of residents conducted in March 2010. See Appendix B for complete survey results.

## 2.1 Agricultural & Natural Resources



### Citizen Concerns Shared at the Beginning of the Planning Process

- *Need to take advantage of agricultural and natural resources*

### GOAL 1

**Reinforce the character of the Village and surrounding landscape by preserving agricultural lands and activities, rural vistas, and natural areas**

#### **Objectives:**

1. Preserve productive agricultural lands for continued agricultural use whenever possible.
2. Identify and preserve key rural vistas valued by Village residents.
3. Avoid land use conflicts between urban and rural uses along the periphery of the Village.

Survey respondents over-whelmingly believe it is important to preserve natural and agricultural features in the Planning Area, including wetlands (76%), farmland (90%), wildlife habitat (85%), forest/woodlands (76%), lakes/river shorelines (75%), scenic views (89%), undeveloped hilltops (75%), and surface water (82%).

#### **Policies:**

1. The Village supports programs to improve the quality of local water resources by reducing non-point and point source pollution.
2. The Village will use its zoning and subdivision powers to protect waterways, shorelines, wetlands, steep slopes and floodplain areas within the Village's extraterritorial area. This is of great importance in guarding against unnecessary erosion as land gets developed.

The majority of survey respondents support stricter regulations on pesticides/fertilizer use (56%), development near surface water (69%), stormwater management (63%), and erosion control (64%).

3. The Village discourages new development that is not contiguous with existing development.

73% of respondents felt that soils that are highly productive for crop production should be preserved for agricultural use.

## 2.2 Economic Prosperity



### Citizen Concerns Shared at the Beginning of the Planning Process

- *Lack of family-oriented businesses (e.g. a sit-down restaurant)*
- *Lost only bank*
- *Lack of business park / employment*
- *Limited tax base*
- *Limited growth prospects*
- *Strong competition from neighboring communities*
- *Failure to attract families*
- *Population decline (kids move away)*
- *Lack of customer base*
- *Little to attract visitors*

### GOAL 1

**Attract, retain, create, and expand businesses that strengthen and diversify the local economy, grow the tax base, and enhance the downtown area.**

### Objectives:

1. Maintain strategies to promote sustainable economic development.
2. Use the Village's strengths and assets as economic drivers, especially agricultural assets.
3. Avoid land use conflicts between business and non-business use.

### Policies:

1. The Village supports the expansion of existing businesses, and also supports the attraction and development of new businesses that complement existing establishments.
2. The Village promotes business growth connected to the agricultural economy, including local food production, value-added products (e.g. certified organic products), and specialty shops.
3. The Village supports the idea of public-private partnerships and will work proactively with private business and land owners to facilitate investment in the community.

Over half of the survey respondents felt the Village needs improvement in support for business development (59%), retention of existing businesses (53%), and enough family-supporting jobs (67%).

4. The Village will collaborate with neighboring municipalities, Dane County, and local and regional economic development organizations to promote economic prosperity for the region.
5. The Village may consider the use of public land acquisition to expand the industrial and commercial tax base of Dane.

65% of survey respondents believe the Village should focus their efforts on recruiting industrial and commercial businesses.

6. The Village encourages brownfield or infill (re)development and development of existing business and industry parks in the region before considering creating new business or industry parks in Dane.

***Brownfield development** refers to the redevelopment of blighted or contaminated commercial or industrial parcels.*

***Infill development** refers to developing or redeveloping vacant sites within built up areas.*

7. The Village will work with private landowners and State agencies to clean up contaminated or blighted sites that threaten the public health, safety and welfare and to redevelop these sites to productive uses.
8. The Village supports the development of farm-based businesses and cottage industries within its boundaries and extraterritorial area to support farm families and enhance the agricultural economy and identity of the area.

*A **cottage industry** is generally defined as a small business located entirely within a dwelling, or in an accessory structure located on the same lot or tract as a dwelling, which complies with the requirements of local code. The use is clearly incidental and secondary to the use of the property and is compatible with adjacent land uses. Cottage industries generally employ less than five full time employees, generate low traffic volumes, and have little or no noise, smoke, odor, dust, glare, or vibration detectable at any property line.*

9. The Village promotes its downtown as a compact, pedestrian-oriented business district that supports employment, shopping, housing, and recreation opportunities.
10. The Village requires industrial or commercial businesses that generate large volumes of traffic or wastewater, or have a high water demand to locate where a full range of utilities, services, roads, and other infrastructure is available to adequately support such developments.

When asked what type of industrial establishments they would support, respondents answered light manufacturing (81%), high-tech manufacturing (70%), transport industrial (52%), and non-intensive agricultural operations (47%).

11. The Village maintains design guidelines for businesses to address landscaping, aesthetics, lighting, noise, parking, and access (see Section 2.4).
12. The Village supports home occupations and home-based businesses in residential districts as a means to enhance residents' income opportunities, increase local employment, and foster business creation and entrepreneurship. However, activities that alter the residential character of the neighborhood, such as objectionable changes in traffic, noise, odor, light, or appearance of the home and property, will not be permitted.

## 2.3 Housing



### Citizen Concerns Shared at the Beginning of the Planning Process

- *Need more affordable housing for seniors*
- *Property taxes high compared to other communities*

### GOAL 1

**Plan for safe, attractive, and affordable housing to meet existing and forecasted housing demands**

#### **Objectives:**

1. Design neighborhoods that integrate a range of housing types, densities and costs, consistent with the traditional character of the Village.
2. Ensure that residential developments are built and maintained according to levels deemed safe by industry standards.

#### **Policies:**

1. The Village encourages the integration of varied housing types and lot sizes throughout the community to meet the needs of residents of varied income, age and health status. This may include a blend of single-family, two-family, multiple family or senior housing choices within the same development area.
2. The Village supports infill and redevelopment practices to reinvigorate older portions of the community. In the downtown area, the Village will consider creative development or redevelopment that includes a mix of residential units, small businesses and/or civic spaces.
3. All residential development, and particularly multiple-family and senior living developments, should be located in areas where safe pedestrian access to parks, retail, and community facilities is

A significant number of survey respondents who had an opinion see a need for single family units (79%), duplexes (45%), apartments (42%), townhomes (37%), affordable housing (57%), senior condominiums (61%), and assisted living for seniors (53%).

possible. However this policy should not result in the concentration of multiple-family housing in any one area – such housing should be located in many parts of the Village, consistent with Policy 1.

4. The Village maintains a comprehensive building code that requires inspection of new structures and repair of unsafe and unsanitary housing conditions.
5. The Village supports programs that maintain or rehabilitate the local housing stock. The Village discourages the use of properties for the accumulation of “junk” materials<sup>1</sup>, and will enforce property maintenance/public nuisance ordinances as needed.
6. The Village plans to maintain a mix of housing units, including approximately 85-90% single-family and 10-15% duplex and multi-family housing units. Multi-family development should be in small buildings (four units or less), though senior housing developments could be larger.

80% of the survey respondents agree that the Village should focus on improving the existing housing quality.

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<sup>1</sup> Junk is any worn out or discarded materials including but not necessarily limited to scrap metal, inoperable motor vehicles and parts, construction material, or household wastes.

## 2.4 Community Character



### Citizen Concerns Shared at the Beginning of the Planning Process

- *Lack of identity*
- *Need to build on agriculture character*
- *Downtown lacks activity and “Main Street” character*

### GOAL 1

**Ensure high quality site and building designs within the community to uphold property values and reinforce the character of the Village**

### Objective:

1. Guide the design of new development such that new development and existing development can coexist in an attractive manner.
2. Maintain site and building design guidelines for new development, especially commercial development, which establish a small-town, “pedestrian-oriented” environment.
3. Enhance the aesthetic appearance of the Village, especially along Main Street.

### Policy:

1. **Utilities** – The Village wishes to bury overhead utilities lines and will evaluate the cost of doing so during street reconstruction projects.
2. **Historic Resources** - The Village encourages maintenance and rehabilitation of older and historic buildings and will support community events and programs that celebrate the history and culture of Dane. The Village will ensure that any known cemeteries, human burials or archaeological sites are protected from encroachment by roads or other development activities. Construction activities on a development site shall cease when unidentifiable archaeological artifacts are uncovered during either land preparation or construction. The developer shall notify the Village of such discovery.

69% of survey respondents believe it is important to preserve cultural/historic sites and buildings.

3. **Building Locations in the Extraterritorial Area** – Any development in the 1-1/2 mile extraterritorial planning area should be consistent with the Village zoning and subdivision requirements.
4. **Natural Resources** – Avoid fragmentation and isolation of natural areas and corridors. To the extent possible, developers shall preserve any existing woodlands and mature trees during and after development. Building development shall be severely limited in areas designated as shorelands, wetlands, floodplains, and areas within steep slopes. In areas with significant environmental sensitive resources or prime agricultural land, the Village encourages the use of cluster development in and adjacent to the Village’s municipal boundary, and conservation subdivision design in rural sections of the Planning Area. Both design practices are alternatives to conventional land division practices, and help to protect the rich natural and agricultural resources of the region. See Figure 2.1 and the text below for similarities and differences between these alternative subdivision design types.

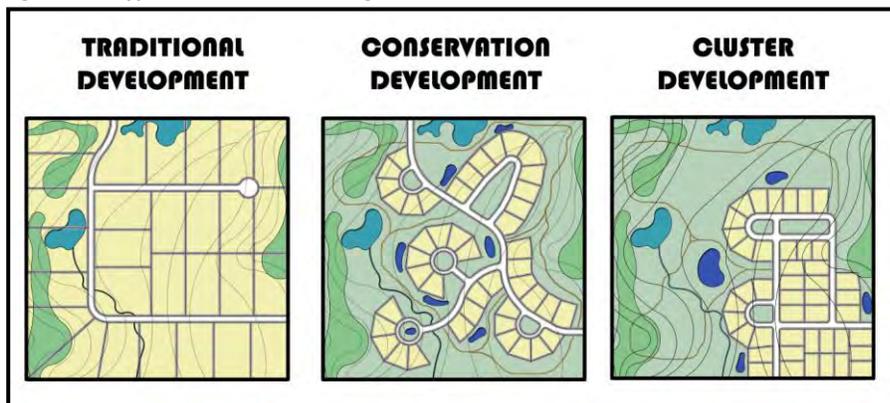
#### Common Principles

- Create pedestrian trails through common open space areas
- Arrange lots so that houses are not placed on exposed hilltops or ridgelines
- Design streets and lot layouts to blend with natural and land contours
- Provide vegetative buffers between building sites, wetlands and streams beyond the minimum setback standards
- Preserve mature trees, stone rows, and tree lines
- Restore the quality and continuity of degraded environmental areas within the subdivision, such as streams and wetlands

#### Differences

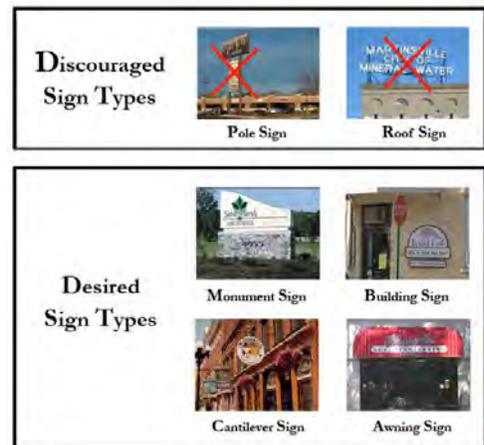
- Cluster development groups parcels in close proximity of one another, limiting the number of streets needed and decreasing the distance utilities have to be run. This is not a primary goal of conservation developments, which can have just as much pavement and utility runs as conventional development practices (dependent on environmental limitations).
- Conservation development usually attempts to hide development from the main road(s) through natural topography, landscape buffers and setbacks in order to preserve rural character. This is not a primary goal of cluster development.

Figure 2.1: Types of Subdivision Design



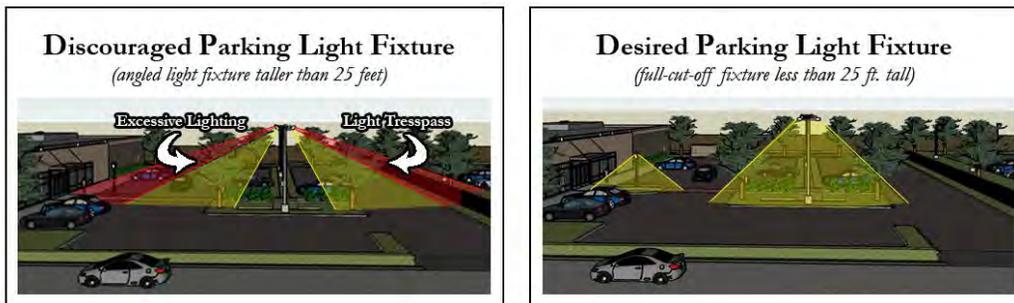
5. **Single-Family Residential** - The Village will consider alternative development approaches such as Traditional Neighborhood Development with shallow building setbacks, small lots, and front porches.
6. **Multi-Family Residential** - Any multi-family building should be of high quality, and should complement the design and character of the surrounding neighborhood. The general guidelines below apply to new multi-family development:
  - Parking and Buffering: Fit the parking below the building or place surface parking behind the building. Provide landscaping of sufficient size to screen parking areas from the street and neighboring properties. Use landscape islands to limit the aesthetic and ecological impacts of large parking areas.
  - Service Areas: Trash containers, recycling containers, street-level mechanical, and rooftop mechanical should be located or screened so that they are not visible from a public street. Screening should be compatible with building architecture and other site features.
  - Common Open Space: Provide gardens, grass areas, and play areas to serve the needs of the residents. The use of contiguous back yards to create a larger network of open space is encouraged.
7. **Commercial and Industrial Development** - Commercial and industrial uses provide the Village with economic stability and provides goods, services, and jobs for its residents. However, the buildings designed for these uses are often not adaptable for another use after the initial user leaves. The following guidelines illustrations (Figures 2.2, 2.3, 2.5) are intended to ensure high-quality and long-lasting buildings:
  - Relationship to the Street: Design the building such that the primary building façade is orientated towards the street. Provide a public entrance on the primary façade.
  - Architectural Character: Design the building using architectural elements that provides visual interest and human scale that relates to the surrounding neighborhood context and the Village’s overall character.
  - Building Materials: Use high-quality, long-lasting finish materials such as kiln-fired brick, stucco, and wood. All exposed sides of the building should have similar or complementary materials as used on the front façade.
  - Building Projections: Canopies, awnings, and/or gable-roof projections should be provided along facades that give access to the building.
  - Signage: Use pedestrian-scaled sign types: building-mounted, window, projecting, monument, and awning. Signs should not be excessive in height or square footage.

Figure 2.2: Desired Sign Types



- **Parking:** Fit the parking below the building or place it on the side/back of the building, wherever feasible. Provide shared parking and access between properties to minimize the number of curb cuts. Provide vegetative buffers between pedestrian circulation routes and vehicular parking/circulation. Access drive lanes should have adequate throat depths to allow for proper vehicle stacking.
- **Landscaping and Lighting:** Provide generous landscaping, with an emphasis on native plant species. Landscaping should be placed along street frontages, between incompatible land uses, along parking areas, and in islands of larger parking lots. Exterior lights should be full-cut-off fixtures that are directed towards the ground to minimize glare and light pollution.

Figure 2.3: Desired Outdoor Lighting



- **Stormwater:** Use rain gardens and bio-retention basins on-site (i.e. in parking islands) in order to filter pollutants and infiltrate runoff, wherever feasible.
- **Service Areas:** Trash and recycling containers/dumpsters, street-level mechanical, rooftop mechanical, outdoor storage, and loading docks should be located or screened so that they are not visible from a public street. Screening should be compatible with building architecture and other site features.

**8. Transportation Facilities** - Transportation facilities shall be designed and maintained according to the following guidelines.

- **Street Design:** Streets should be designed to the minimum width that will reasonably satisfy safety and maintenance needs. Local streets should not be as wide as collector streets, or “micro-freeways,” which encourages higher travel speeds. Streets should be laid out in a manner that takes advantage of the natural topography and aligns with existing facilities. The use of traditional or modified grid-like street patterns, as opposed to multiple cul-de-sacs and dead end roads, is strongly encouraged.
- **Traffic-Calming Devices:** Traffic-calming devices and designs are encouraged, where appropriate. Specific measures may include: curb extensions/intersection bump outs, roundabouts, teardrop islands, median and refuge islands, or turning circles.
- **Pedestrian and Bicycle Improvements:** The Village will design streets for bike safety, and will consider pedestrian/bike facility improvements when roads are reconstructed/repaved/constructed, especially in areas near existing facilities. Specific measures include sidewalks, on-street bike lanes, bicycle route markers, off-street trails, and tweetens (mid-block foot paths). Some local streets may be safe for walking and biking without the need for sidewalks; however, collector or arterial streets should feature sidewalks for

walking and off-street bike paths or marked bike lanes for biking. Bicycle and pedestrian ways shall be designed to connect to adjacent developments, schools, parks, shopping areas, and existing or planned pedestrian or bicycle facilities.

Figure 2.4: Alternative Transportation Designs

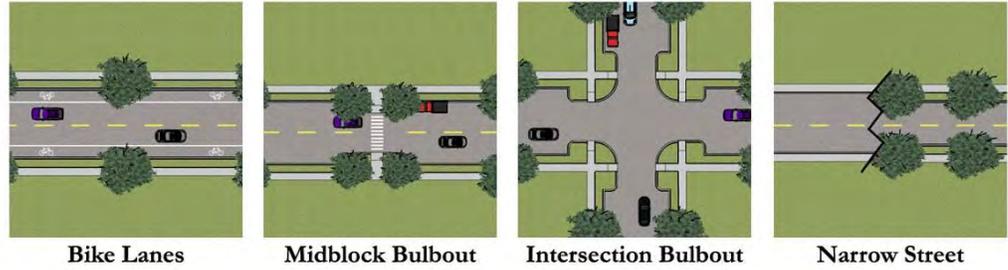
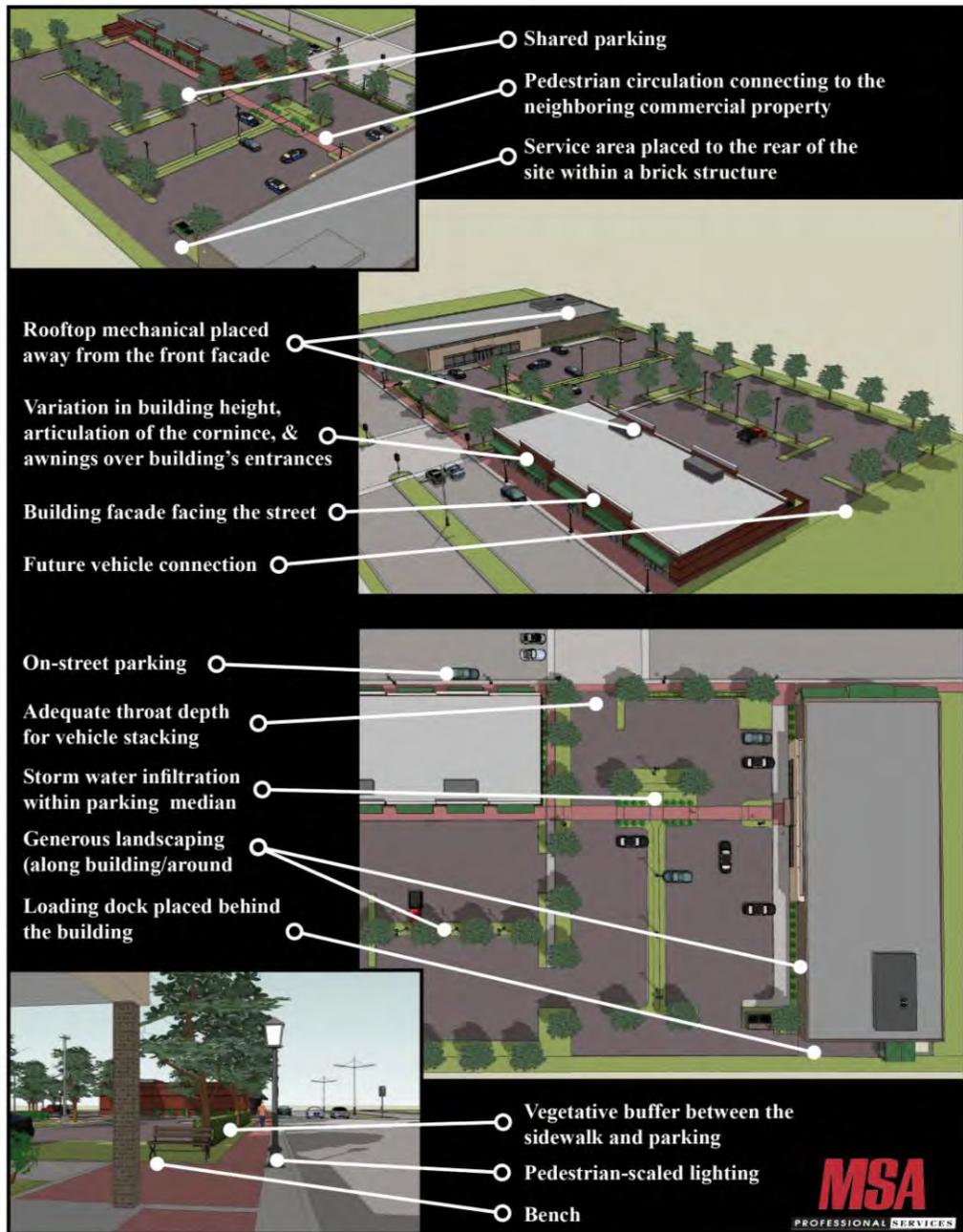


Figure 2.5: Business Design Guidelines



## 2.5 Mobility



### Citizen Concerns Shared at the Beginning of the Planning Process

- *Limited transit options*
- *High volume of traffic through the Village (can be good and bad)*
- *Lack of a pedestrian/bicycle trail system (regional or local)*
- *Surrounding town and county roads are in bad shape, bad for biking*

### GOAL 1

**Provide a safe, efficient, multi-modal, and well-maintained transportation network**

### Objectives:

1. Ensure roads and paths meet the needs of multiple users.
2. Manage access and design of the transportation network in order to effectively maintain the safety and functional integrity of Village streets.
3. Maintain the Village's transportation network at a level of service desired by Village residents and businesses.
4. Coordinate major transportation projects with property owners, neighboring communities, Dane County, and the Wisconsin Department of Transportation.

Approximately 47% of survey respondents felt traffic volumes have gotten a little heavier over the last five years.

### Policies:

1. ***New Roads and Driveways*** – New roads shall be built according to Village standards and inspected before accepted for dedication. The Village maintains requirements for new roads and driveways that aim to ensure safety for all users. Roadway design will account for snow removal needs, including adequate terrace width between the street and the sidewalk. The Village will utilize its official mapping powers to coordinate long-term facility planning in its extraterritorial area.
2. ***Transportation Alternatives for Disabled and Elderly Residents*** – The Village collaborates with and refers residents to Dane County and private vendors in the region to make available transportation services for disabled and elderly residents.

3. ***Pedestrian and Bicycle Facilities*** – The Village will explore with the Village of Waunakee and the City of Lodi the feasibility of a regional pedestrian/bicycle trail route. The Village will work with property owners to create a local bicycle loop (using on- and off-road facilities) to connect important sites within the Village (e.g. parks and public facilities). New developments, and redevelopment, shall be designed to connect to adjacent development and existing/planned pedestrian or bicycle facilities.

Over the next 10 years, the majority of the survey respondents who had an opinion agreed that transportation investment should be made to improve bicycling opportunities (56%) and pedestrian opportunities (67%).
4. ***Maintain Condition Standards for Village Roadways*** – The Village will strive to maintain an average PASER rating of 7 for all Village streets (recommended by WisDOT) dependent on budgetary constraints, and will establish and prioritize future road projects based on the applicable PASER scores, ADT data, current/future land use plans. The Village will retrofit existing roadways to allow for safe bicycling (i.e. pave shoulder) when improving existing streets.

Nearly 70% of respondents rated Dane's road system as good or excellent.
5. ***Protection of Village Streets*** – When considering new development proposals the Village may require intergovernmental agreements that define the responsibilities of the Village, the developer and neighboring jurisdictions regarding any required improvements to Village streets and funding of such improvements. The Village may also require that the property owner, or their agent, fund the preparation of a traffic impact analysis by an independent professional prior to approving new development. Where appropriate, the Village may designate weight restrictions and truck routes to protect local streets.
6. ***Coordination of Improvements to County and State Highways*** – The Village will work with representatives from the WisDOT and Dane County to raise awareness of local concerns when State and County highways in the area are slated for improvement. The Village will coordinate improvements to adjacent local roads, when appropriate.
7. ***Joint Planning of Roads that Cross Jurisdictions*** – The Village will work with the Town of Dane to plan, construct and maintain those roadways that cross jurisdictions, including cost sharing where appropriate.
8. ***Future Transportation Planning*** – The Village will actively participate in any discussions and planning for any form of public transit or passenger rail should these transportation alternatives become feasible in the Village in the future.

## 2.6 Energy, Utilities, & Community Facilities



### Citizen Concerns Shared at the Beginning of the Planning Process

- *Village public works building needs repair/replacement*
- *Costs to expand water service*
- *Possible need for a new water tower*
- *Need to look at alternative energy*
- *Rising crime*
- *Lack of recreation for kids*
- *No library*
- *No bike trails*
- *No local ambulance service*
- *Downtown stormwater management*

### GOAL 1

## Maintain reliable and high quality services, utilities and facilities

### Objectives:

1. 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 Chapter 2.4).
2. Monitor satisfaction with public and private utility and service providers, and seek adjustments as necessary to maintain adequate service levels.
3. 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.

Over half of the survey respondents rated the Village services as good or excellent (except library and police services). Several services were rated good or excellent by over 75% of the respondents.

### Policies:

1. **Utility Services and Extensions** – The Village encourages logical, cost-efficient expansion of utilities to serve compact development patterns. The Village will plan for utility extensions on a system basis, rather than as a series of individual projects and will require that developers locate and size utilities with enough capacity to serve adjacent future growth. The Village generally requires all development that relies on municipal services to be located within the Village of Dane's

corporate limits. Development permits shall not be issued unless there is adequate provision for necessary public facilities to serve such developments.

2. **Sanitary Sewer** – The Village will guide new urban growth to areas within the *Sanitary Sewer Service Area (SSA)*. Development in the SSA shall be designed so that it can be easily and efficiently served with municipal services. Non-farm development not served by public sanitary sewer and water is discouraged within the 2025 SSA boundary, except as approved through intergovernmental planning or related agreements, consistent with adopted comprehensive plans, and designed to potentially accommodate the long-term retrofitting of public services into the development. In areas not served by municipal sewer, the Village requires adherence to the *Wisconsin Sanitary Code* and *Dane County Sanitary Code*.
3. **Water Supply** – The Village will monitor the quality and quantity of water pumped from Village wells to ensure the needs of the community are met in terms of health and sustainability. The Village encourages programs and development techniques that support water conservation and both groundwater protection and recharge.
4. **Stormwater Management** – The Village requires that during development planning, and then site construction, natural drainage patterns (i.e. existing drainage corridors, streams, floodplains and wetlands) are preserved and protected whenever possible. Developers will be responsible for erosion control and stormwater quality and quantity control both during and after site preparation and construction activities in accordance with applicable local, county or state regulations. The Village encourages the use of stormwater management devices that improve the quality and reduce the quantity of runoff (e.g. rain gardens, infiltration basins, vegetated swales) in the design of stormwater management plans and a general effort to reduce the amount of impervious surfaces within new or existing developments.
5. **Solid Waste and Recycling** – The Village annually reviews levels of service provided by the contracted solid waste disposal and recycling services and will meet with them as necessary to address any concerns raised by residents or local businesses. The Village encourages participation in recycling and clean sweep programs for the disposal of hazardous materials.
6. **Parks** – The Village will work to meet the recreational needs of its residents, and coordinate Village activities through its website. The Village will create and maintain a Five-Year Park, Recreation and Open Space Plan to coordinate and prioritize long-term park and recreation improvements, and to maintain eligibility for park acquisition and improvement grant programs. The Village encourages the connectivity of local parks and recreational facilities with regional facilities, via bicycle trails or marked routes on existing roads. The Village requires all proposed residential subdivision developments to dedicate land, or pay a fee in lieu thereof, for public parks, recreation and open space acquisition and development (in accordance with State Statute).
7. **Power Plants, Transmission Lines, and Telecommunication Facilities** – The Village will work with representatives from the Public Service Commission and energy providers to raise awareness of local concerns during the planning and siting of any major transmission lines, facilities, natural gas lines, wind towers or telecommunication towers. If such facilities are proposed, they should be located in an area safely away from existing or planned residential areas and should avoid

81% of survey respondents agree that developers should be required to provide neighborhood parks or other recreation facilities as part of a subdivision approval.

environmentally sensitive areas. Underground placement and co-location (or corridor sharing) of utilities is encouraged and the Village will investigate the costs of burying utility lines as part of street reconstruction projects.

8. **Energy Conservation** – The Village supports the efforts of energy providers, government agencies and others, to inform residents about energy conservation measures. The use of energy-efficient materials or designs is highly encouraged, including LEED certification. The Village will consider the use of energy efficient alternatives when upgrading local buildings or equipment.

*Leadership in Energy and Environmental Design (LEED) is a rating system developed by the U.S. Green Building Council that provides a suite of standards for environmentally sustainable construction.*

9. **Renewable Energy Facilities** – The Village will work with energy providers and land owners to support appropriate applications of renewable energy and utilization of onsite distributed energy generation (e.g., solar, wind, geo-thermal, biomass, solid waste) as a means of protecting the Village against future fluctuations in energy costs. The Village allows the installation of solar and wind energy systems in line with WI State Statute 66.0401.

**WI State Statute 66.0401:  
Solar & Wind Systems**

*No county, village, town or village may place any restriction, either directly or in effect, on the installation or use of a solar energy system (as defined in s.13.48(2)(h)1.g.), or a wind energy system (as defined in s.66.0415 (1)(m)), unless the restriction satisfies one of the following conditions:*

- *Serves to preserve or protect public health or safety.*
- *Does not significantly increase the cost of the system or significantly decrease its efficiency.*
- *Allows for an alternative system of comparable cost and efficiency.*

10. **Cemeteries** – The Village will collaborate with local church associations regarding the need for additional or expanded cemeteries if and when that need is identified by the church association.

11. **Special Needs Facilities** – The Village works with Dane County and adjacent communities to maintain and improve access to special needs facilities (i.e. health care and childcare) for area residents.

12. **Emergency Services** – The Village works with the Dane Police Department, Dane Fire District, and Waunakee Area EMS to maintain adequate provision of emergency services (i.e. fire, police, EMS) for Village residents and businesses, and will review service provision levels with the appropriate agencies annually. The Village encourages opportunities for intergovernmental cooperation on emergency services.

13. **Schools** – The Village collaborates with the Lodi School District and post-secondary institutions to provide high quality educational facilities and opportunities for Village residents, and will actively participate in the planning and siting of any new school facility in the community.

14. **Libraries** – The Village collaborates with the Waunakee Public Library, Lodi Woman’s Club Public Library, and DeForest Public Library to maintain and improve access to public library facilities for Village residents. The Village will consider building its own library, if such need is warranted in the future.

**20% of survey respondents rated library services as poor; however, 40% had no opinion.**

15. **Village Facilities** - The Village annually evaluates the condition of the Village facilities and associated equipment to ensure that it will continue to meet Village needs. Upgrades for handicap

accessibility will be considered for all village facilities (including parks) whenever changes are made to those facilities. The Village will continue to use its Five-Year Capital Improvement Plan to coordinate and prioritize long-term public needs.

16. **Village Fees** - The Village requires developer agreements or fees to recoup the costs associated with processing, reviewing or inspecting building or land use proposals and permits, including pass through fees of consultants hired by the Village to perform these services. The Village may also assess impact fees to recoup the measurable capital costs necessary to support new developments (in accordance with State Statutes).

## 2.7 Collaboration



### Citizen Concerns Shared at the Beginning of the Planning Process

- *Need to utilize University services more*
- *Decrease in State support*
- *Resistance to changing current practices*

### 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.**

### Objectives:

1. Reduce costs and improve quality of municipal services through partnerships with neighboring towns and municipalities.
2. Ensure adequate school facilities by coordinating and communicating growth plans with the Lodi School District.
3. Communicate clearly with the Town of Dane and Dane County to establish mutually agreeable development goals and objectives in the Village's extraterritorial area.
4. Leverage university and university extension resources to help the Village further its planning and development interests.

### Policies:

1. The Village encourages an efficient and compatible land use pattern that minimizes conflicts between land uses across municipal boundaries and preserves natural resources in mutually agreed areas. To the extent possible, the Village will coordinate its Comprehensive Plan with Dane County's and the Town of Dane's Comprehensive Plan.

2. Where intergovernmental cooperation efforts do not yield desirable results, the Village will utilize its zoning, subdivision, official mapping and extraterritorial powers where necessary to protect Village interests and coordinate development in the Planning Area with the Village's Comprehensive Plan.
3. Prior to the adoption of the Dane Comprehensive Plan, and for subsequent updates, the Village will request comments from Lodi School District officials, neighboring municipalities, and Dane County.
4. The Village will actively participate, review, monitor, and comment on pending plans from neighboring municipalities, Dane County, and State or Federal agencies on land use or planning activities that would affect Dane.
5. The Village will continue to work with neighboring municipalities and Dane County to identify opportunities for shared services or other cooperative planning efforts. This may include, for example, shared municipal facilities with the Town of Dane, sharing recreation facilities with the City of Lodi, and renting street maintenance equipment from neighboring municipalities.



# CHAPTER 3

## Land Use

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This chapter contains goals, objectives and policies established during the planning process (based on public input and the information contained in Appendix A: Community Indicators) and describes the desired future land uses for the Village of Dane. The Future Land Use Categories (*Section 3.2 and 3.4*) correspond to the Village of Dane Future Land Use Map (*see Section 3.6*), which depicts the desired pattern of land use in the Village of Dane.

### 3.1 Goals, Objectives & Policies



#### Citizen Concerns Shared at the Beginning of the Planning Process

- *Lack of development at edges*
- *Stagnant, vacant properties*

#### GOAL 1

Ensure that a desirable balance and distribution of land uses is achieved which enhances the Village's unique community character and sense of place, while balancing community interests with individual property rights

**Objectives:**

1. Utilize this plan, including the Future Land Use map, when making decisions about land use.
2. Maintain policies for considering amendments to the Future Land Use Map if and when requested by eligible petitioners.
3. Provide flexibility in development options/tools to create win-win outcomes between landowner desires and community interests.

**Policies:**

1. ***Amending the Future Land Use Map***<sup>2</sup> - A property owner may petition for a change to the Future Land Use Map (*refer to Section 3.7*).
2. ***Planned Unit Development*** - A subdivider may elect to apply for approval of a plat employing a planned unit development (PUD) process.
3. ***Conservation & Cluster Subdivision Development*** - A subdivider may elect to apply for approval of a plat employing cluster design (preferred for Village development) or conservation design (preferred in rural areas). Refer to *Section 2.4* for more information.

*A Planned Unit Development (PUD) refers to a parcel of land planned as a single unit, rather than as an aggregate of individual lots, with design flexibility from traditional siting regulations. Within a PUD, variations of densities, setbacks, streets widths, and other requirements are allowed. The variety of development that is possible using PUDs creates opportunities for creativity and innovation within developments. Since there is some latitude in the design of PUDs, the approval process provides opportunities for cooperative planning between the developer, reviewing boards, and other interested parties.*

<sup>2</sup> Petitions to change future land use classifications may only be submitted by landowners (or their agents) within the Planning Area, by Town Officials, or by officials from adjacent municipalities.

## 3.2 Future Land Use - Rural / Environmental Categories

The future land use categories identify areas of similar character, use and density. These land use areas are not zoning districts, as they do not legally set performance criteria for land uses (i.e. setbacks, height restrictions, etc.); however, they do identify those zoning districts from the *Village of Dane Zoning Code* that currently fit within each future land use classification.

### **NRP - Natural Resource Protection** (*green cross-hatch*)

The NRP overlay classification identifies sensitive lands that may be subject to development restrictions enforced by County, State, or Federal agencies. Mapped NRP areas include all land that meets one or more of the following conditions:

- Water bodies and wetlands mapped as part of the WIDNR Wetland Inventory<sup>3</sup>, or
- 100-Year Floodplains based on FEMA maps, or
- Areas with steep slopes greater than 20%, or
- Areas within 1,000 feet of the ordinary high water mark of navigable lakes, ponds or flowages; or within 300 feet of the ordinary high water mark of navigable<sup>4</sup> rivers or streams, or to the landward side of the floodplain, whichever distance is greater.

The primary intent of these areas is to retain sensitive natural areas in either public or private ownership for the benefit of maintaining fish and wildlife habitat; to prevent and control water pollution; to prevent erosion and sedimentation; to prevent property damage caused by flooding; to preserve areas of natural beauty; and to provide areas for outdoor recreation. A majority of the NRP represents areas that are vital to the region's ecosystem and are key ingredients of the rural character and image of the Village of Dane, and thus development in areas designated NRP shall be limited.

### ***Appropriate Zoning District***

NRP lands may be zoned as described by the underlying land use classification, but are subject to development restrictions defined by the Wisconsin DNR and the Dane County Shoreland Zoning (*Chapter 11*) and Floodplain Zoning (*Chapter 17*) ordinances.

### ***Policies***

1. This classification is intended to function as an overlay district, such that the underlying future land use classification (*Rural Preservation, Low-Density Residential, Industrial, etc.*) remains in place, but the overlay classification indicates the possibility of additional restrictions on development.
2. Landowners are advised that land within NRP areas may be restricted from building development, site grading, or vegetation clearing under the Dane County Shoreland Zoning Ordinance and Dane County Stormwater and Erosion Control Plans. The Village maintains that some sites that have steep slopes may be suitable for development with proper site planning.
3. Agricultural and silviculture operations are permitted in accordance with county, state, and federal law. Best Management Practices are highly encouraged in these areas.

<sup>3</sup> The WIDNR Wetland Inventory for Dane County was derived from 1986 aerial photography and only includes wetlands which are larger than two (2) acres. Wetlands smaller than five (5) acres may exist within the Planning Area and will be subject to the same development restrictions as lands designated NRP.

<sup>4</sup> Determination of navigability shall be made in accordance to the standards set forth in the *Dane County Zoning Code*.

### **RP - Rural Preservation** *(tan with black dots)*

This land use category is intended for areas where the rural character will be preserved, primarily located in the Village's extraterritorial jurisdiction. Uses allowed in this future land use category include farming, farmsteads, forestry, open space, rural residential, farm family businesses, or other agriculture-related businesses. The majority of these lands are undeveloped; however they may contain farmsteads or residential developments generally with a minimum lot size of 1.5 acres. To prevent potential conflicts with farm operations, new housing should locate at the edges of fields, on non-productive lands, and away from hydric (wet) soils. Developments within this category are served by private wells and on-site waste treatment (septic) systems.

#### ***Appropriate Zoning District***

Within the municipal boundaries, the Village's Rural Development (RD) and Agriculture (A-1) districts are most appropriate for this future land use category. All other lands within this future land use category are subject to Dane County zoning.

#### ***Policies***

1. Discourage non-farm commercial and industrial uses in areas planned for Rural Preservation, encouraging such developments in areas mapped as "Mixed Use", "Commercial" or "Industrial".
2. Require protection of natural resources and water quality with new development is required, including assurance that concentrations of on-site waste treatment systems will not negatively affect groundwater quality.
3. Continue to coordinate local policies with town plans adopted by the County Board for lands mapped "Rural Preservation".
4. In areas with significant environmental sensitive resources or prime agricultural land, the Village encourages the use of cluster development patterns (near existing municipal boundaries) and conservation subdivision design (in outlying areas). Both design practices are alternatives to conventional lot-by-lot division, and help to protect the rich natural and agricultural resources of the region (*see Section 2.4*).
5. The Village will allow limited new residential lot development via certified survey map (CSM) in lands designated as "Rural Preservation", but the Village will not support larger-scale subdivisions plats.

### **P/OS - Park and Recreation** *(light green)*

This land use category includes property where active recreation is the primary activity and where there is typically no commercial or residential use. The Village, County, or State usually owns these properties. Some stormwater management or other utility/institutional uses (e.g., water towers) maybe located within these areas.

#### ***Appropriate Zoning Districts***

The Village's *Conservancy District* (C-1) is the most appropriate zoning district for this future land use category; however, *Park and Recreation* is allowed as a conditional use in all the Village's residential zoning districts (R-1, R-2, R-3, R-4, and RD) and a permitted use in the Village's *Commercial District* (B-1).

#### ***Policies***

1. The Village intends to provide sufficient parkland and recreation facilities to meet the recreation demand of Village of Dane residents.
2. The Village does not intend to require an amendment to the Future Land Use Map prior to the approval of a publicly owned park or recreational use in an area that is currently mapped as another

future land use, provided such use is listed as a permitted or conditional use in one of the appropriate zoning districts for this classification.

### **C - Conservation**<sup>5</sup> *(dark green)*

This land use category includes areas that the Village wishes to protect because they are vital to the region's ecosystem and/or they are considered an important part of the Village's character and culture. Conservation areas may include land that is restricted from development due to slope or wetland characteristics, generally identified with the NRP overlay in this plan. Conservation areas may also include land that is otherwise developable but which the Village chooses to protect by preventing such development. The intended use for Conservation land is passive recreation (bike and walking paths, cross country ski trails, etc.).

#### ***Appropriate Zoning District***

The Village's *Conservancy District (C-1)* is the most appropriate zoning district for this future land use category.

#### ***Policies***

1. The Village does not intend to require an amendment to the Future Land Use Map prior to the approval of a conservation area from another future land use, provided such use is either listed as a permitted or conditional use in one of the appropriate zoning districts for this classification.
2. Recreational development and activities which are compatible with natural resource protection are permitted.
3. In general, building development is prohibited, unless the primary use is for storing materials to maintain the land or to support recreational uses.

### **Q - Quarry** *(dark purple)*

This category includes lands currently dedicated to quarry operations within the Plan Area. While the plan does not identify new quarry lands, expansion of existing quarry lands is undetermined. This plan also defines a 500-foot Quarry Buffer Area around existing quarry operations. Development will be limited within these areas.

#### ***Appropriate Zoning Districts***

This future land use category is a conditional use under the Village's *Industrial* zoning district.

#### ***Policies***

1. To mitigate the land use conflicts that result from quarrying, such as noise, truck traffic, dust, and the potential for private well impacts, and the potential for conflicts with quarry operations should the quarry eventually expand, the Village will strongly discourage new residential and commercial development within a 500 feet of existing mining operations.
2. When any new, expanded, or extended quarry operation is proposed near the Village, the Village will seek the following conditions:
  - a. Hours of operation shall be from 6 a.m. to 4 p.m., Monday through Friday. No operations of any kind shall take place on weekends or legal holidays.
  - b. There shall be no blasting, drilling, crushing, or washing on the site.

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<sup>5</sup> It should be noted that conservation delineations are shown only for local land use planning purposes and do not indicate any additional County, State or Federal regulations that would affect a landowner's ability to utilize the property for agricultural or development purposes.

- c. There shall be a safety fence around the entire extraction area at all times with “NO TRESSPASSING” signs posted at regular intervals (approximately every 30 feet) along the fence perimeter
- d. The operator shall require all trucks and excavation equipment to have muffler systems that meet or exceed the current industry standards for noise abatement.

### 3.3 Future Land Use - Urban Categories

The future land use categories identify areas of similar character, use and density. These land use areas are not zoning districts, as they do not legally set performance criteria for land uses (i.e. setbacks, height restrictions, etc.); however, they do identify those zoning districts from the *Village of Dane Zoning Code* that currently fit within each future land use classification.

#### **R - Residential** (*yellow*)

This land use category is intended for existing and planned neighborhoods that feature a mix of housing types with the majority of homes consisting of single-family and duplex units. These neighborhoods will be served by municipal sanitary sewer and water systems. Municipal and institutional land uses (parks, schools, churches, and stormwater facilities) may be built within this district area. The preferred density range is 2-8 units per acre.

#### ***Appropriate Zoning Districts***

The most appropriate zoning for single-family residences is the Village's *Single Family Residential* (R-1) district, for two-family residences the *Two-Family Residential* (R-3) district, for manufactured homes the *Single-Family Residential* (R-2) District, and for multi-family the *Multi-Family* (R-4) district.

#### ***Policies***

1. The Village strongly encourages the use of contiguous building site development that is adjacent to existing public infrastructure (sanitary sewer, municipal water, etc.).
2. Natural areas, including wetlands, wildlife habitats, woodland and unique open spaces, will be protected to the greatest extent possible.
3. The Village encourages park and open space areas within the neighborhood that are sized and located to provide convenient access from all the neighborhood residents.
4. The Village supports small- to medium-sized senior housing developments, preferably near the downtown area, and small multi-family buildings (up to four units) that are dispersed throughout the community. As a general rule, multi-family developments are most appropriate adjacent to more intensive uses.
5. Community Design Principles (Section 2.4) will be considered when new development is proposed.

The majority of survey respondents agreed that new housing/neighborhoods should have sidewalks (58%), recreational trails and open space (62%), and park(s) within walking distance (75%).

#### **MU - Mixed Use** (*pink*)

This land use category is intended for pedestrian-oriented commercial, office, entertainment, civic/institutional, and residential uses in a "traditional downtown setting" with on-street parking and minimal building setbacks. This area will remain as the Village's focal point and activity center. Businesses that are encouraged for this area include restaurants, small grocery or specialty food shops, laundromats, hairdressers/barbers, jewelers, hardware stores, small professional/business offices uses that reinforce the village center's "small-town" character. Several parcels within this area are under-utilized or are in disrepair and are candidates for redevelopment. The Village will actively promote the rehabilitation or redevelopment of these parcels for commercial, civic, or mixed uses.

63% of survey respondents selected "small town" atmosphere as a reason for living in the Village.

#### ***Appropriate Zoning District***

The Village's *Planned Unit Development* (PUD) is the most consistent with this style of development (*note: the Village's Commercial (B-1) district does not allow for buildings to be close to the street or allow residences above ground-floor commercial*).

### **Policies**

1. In order to maintain the Village's small-town character, the Village will promote site design featuring minimal setbacks and limited off-site parking areas. Uses requiring extensive parking may be directed to areas outside the downtown.
2. The Village strongly encourages the concentration of new downtown development placing emphasis on creating an integrated business street, rather than several separated, individual business sites.
3. The Village strongly encourages infill and redevelopment of existing properties in the Village's central area.

78% of respondents agree that new housing/neighborhoods should have a mix of residential and small businesses.

### **C - Commercial (red)**

This land use category accommodates large-scale commercial and office uses with locational requirements and operational characteristics not suitable within the Mixed Use district. Businesses that are encouraged for this area include high-volume restaurants and drive-thru establishments, gas stations, and other high-traffic uses.

More than three-quarters of respondents felt the Village lacked enough retail shops (85%), office development (67%), and restaurants (79%).

### **Appropriate Zoning Districts**

The Village's *Commercial (B-1)* and *Planned Unit Development* (PUD) zoning districts are most appropriate for areas within this future land use category.

### **Policies**

1. The Village encourages commercial uses that fit the "small-town" character of the downtown area to develop or remain in the downtown.
2. The Village will require new development along WI-113 to adhere to established standards for highway access control, shared driveways and cross access.
3. The Village discourages "strip" retail development and long linear corridors of purely commercial growth. The Community Design Principles (section 2.4) will be considered when development is proposed in this area.

The top five retail establishment types desired by survey respondents are family restaurants (92%), convenience stores (71%), small specialty shops (69%), supermarkets (66%), and fast food restaurants (51%).

### **R/C - Recreational Commercial (red with green hatch)**

The primary intent of this classification is to identify areas which provide private recreational activities through a commercial business or fraternal organization. As mapped, this designation may include hunting, fishing, and sports clubs; campgrounds; golf courses; and other recreational facilities.

### **Appropriate Zoning Districts**

This future land use category is a conditional use under the Village's Rural Development (RD) and Conservancy (C-1) districts.

**Policies**

1. The Village prohibits hunting, shooting, or archery uses locating within residential areas outlined within this Plan.
2. The Village will require an amendment to the Future Land Use Map if and when a new commercial recreational use is proposed.

**I - Industrial (light purple)**

This land use category is appropriate for indoor manufacturing, warehousing, distribution, office and outdoor storage usage. The intensity of office and industrial development is regulated by the Village's zoning ordinance.

64% of survey respondents felt the Village had enough light industrial development, while 34% felt the Village did not have enough industrial.

**Appropriate Zoning Districts**

The Village's Industrial (I-1) zoning district is most appropriate for this future land use category.

**Policies**

1. The Village discourages commercial development in the areas planned for "Industrial", unless it is a support service to the industrial properties.
2. Community Design Principles (Section 2.4) will be considered when new development is proposed.

Of survey respondents who had an opinion, 63% supported non-intensive agricultural related businesses, 65% supported transport industrial, 86% supported high-tech manufacturing, and 91% supported light manufacturing.

**P - Public/Institutional (dark blue)**

This land use category includes properties owned by the Village, the school district, and religious institutions. These uses are planned to remain at their present locations in and near the center of the Village to continue to conveniently serve residents.

**Appropriate Zoning Districts**

Institutional buildings are allowed as a conditional use in the Village's residential zoning districts (R-1, R-2, R-3, R-4, and RD).

**Policies**

1. The Village will work with institutions and the surrounding neighborhood when discussing potential expansions or new facilities and how these plans would impact the area.
2. The Village does not intend to require an amendment to the Future Land Use Map prior to the approval of a proposed public or institutional use in an area that is currently mapped as another future land use, provided such use is either listed as a permitted or conditional use in one of the appropriate zoning districts for this classification.

### 3.4 Future Land Use Map Alternatives

Upon completion of the existing conditions analysis, community survey, planning policies, and a working session with Plan Commission focused on developing a future land use map, the consultant prepared two future land use alternatives for review by the Plan Commission. The alternatives identify different development options to be carefully considered and discussed. Based on feedback from the Plan Commission, aspects of each were combined into the recommendations contained in the final Future Land Use Map discussed in Section 3.5 (also see Appendix D: Map 6).

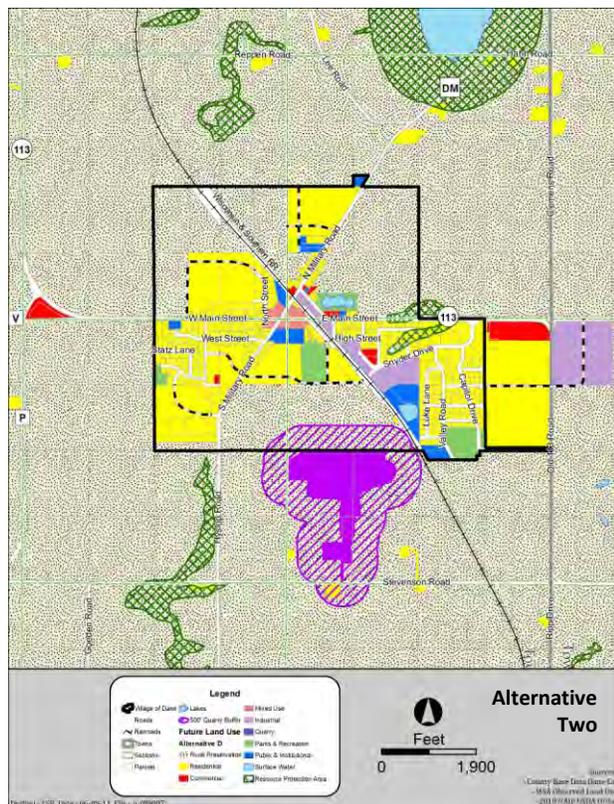
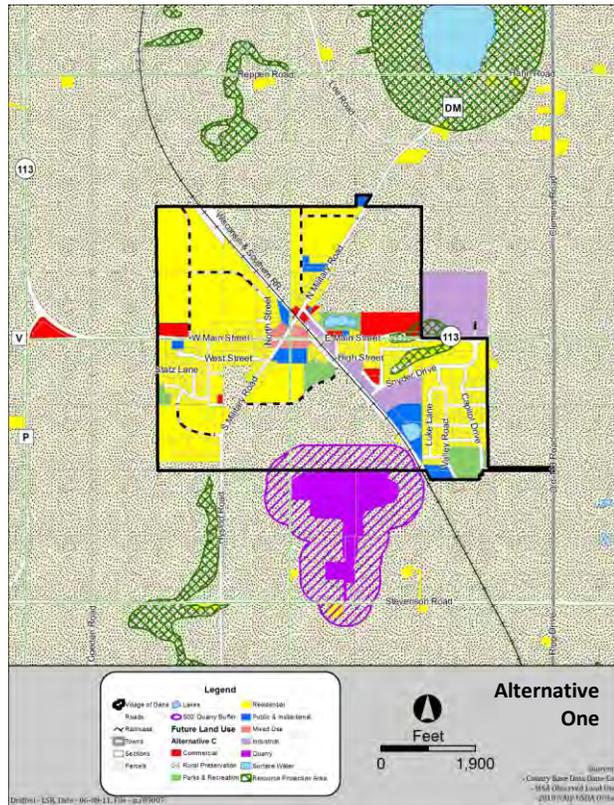
#### Similarities

Both *Alternatives 1 and 2* focused the majority of the new development away from farms participating in the State’s Farmland Preservation Program. Future commercial and industrial growth is planned along STH 113, primarily near the eastern edge of the Village, with existing development unchanged. Mixed-use development is encouraged within the downtown area, and new residential is shown adjacent to existing development.

#### Differences

*Alternative One* concentrates new development in the Village’s current borders, except for an industrial area just north of STH 113; maintains the working farm along Military Road; shows commercial at all four corners of the Dane/Military intersection; and introduces a large residential neighborhood in the northwest section with smaller developments in the southwest, north and central portions of the Village.

*Alternative Two* shows the Village expanding to the east with new commercial, industrial and residential development; shows smaller residential developments in the southwest, northeast and north portions of the Village; extends the industrial area on Dane Street north to Military Road; and doubles the size of Meinrod Karls Park.



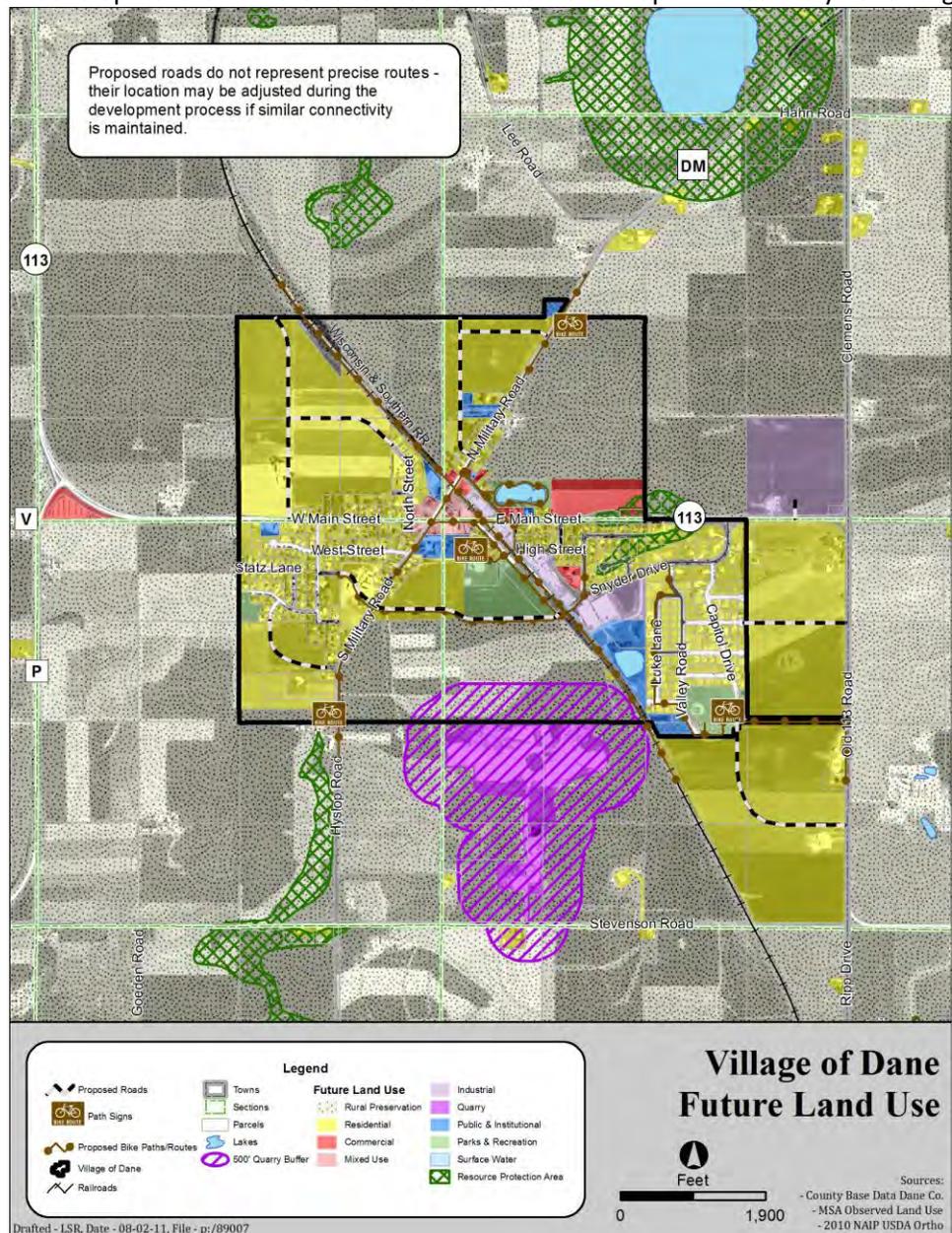
### 3.5 Future Land Use Map

Based on discussion about the consultant’s two alternatives discussed in Section 3.4, Plan Commission developed the final future land use map as shown in Figure 3.1. The Future Land Use Plan, in conjunction with the other chapters of this plan (*in particular Chapter 2*), should be used by Village staff and officials to guide recommendations and decisions on rezoning and other development requests.

The Future Land Use Map has been designed to accommodate a larger population and more growth than what is projected by WIDOA forecasts (see the *Community Indicators Appendix*). The Village does not assume that all growth areas depicted on the Future Land Use Map will develop during the next 20 years. Instead, the Future Land Use Map depicts those areas that are the most logical development areas based on the goals and policies of this plan, overall development trends, environmental constraints, proximity to existing development, and the ability to provide services. The Village does not support the rezoning or development of all the lands identified on the maps immediately following adoption of this Plan.

Other factors will have to be considered, such as the quality of the proposed development, the ability to provide services to the site, and the phasing of development.

Figure 3.1: Future Land Use Map



## 3.6 Future Land Use Map – Interpreting Boundaries

Where uncertainty exists as to the boundaries of districts shown on the Future Land Use Map, the following rules will apply:

1. Boundaries indicated as approximately following the centerlines of streets, highways, or alleys will be construed to follow such centerlines.
2. Boundaries indicated as approximately following platted lot lines or U.S. Public Land Survey lines will be construed as following such lot lines.
3. Boundaries indicated as approximately following municipal boundaries will be construed as following such boundaries.
4. Boundaries indicated as following railroad lines will be construed to be midway between the main tracks.
5. Boundaries indicated as following shorelines and floodplains, will be construed to follow such shorelines and floodplains, and in the event of change in the shorelines and floodplains, it will be construed as moving the mapped boundary.
6. Boundaries indicated as following the centerlines of streams, rivers, canals, or other bodies of water will be construed to follow such centerlines.
7. Boundaries indicated as parallel to extension of features indicated in the preceding above will be so construed. The scale of the map will determine distances not specifically indicated on the map

## 3.7 Future Land Use Map - Amendments

The Village of Dane recognizes that from time to time it may be necessary to amend the future land use map to account for changes in the current planning environment that were not anticipated. A property owner may petition<sup>6</sup> for a change to the Future Land Use Map<sup>7</sup>. The Village will consider petitions based on the following criteria:

### ***Agricultural***

The land does not have a history of productive farming activities or is not viable for long-term agricultural use. The land is too small to be economically used for agricultural purposes, or is inaccessible to the machinery needed to produce and harvest products.

### ***Compatibility***

The proposed development will not have a substantial adverse effect upon adjacent property or the character of the area, with a particular emphasis on existing agricultural operations and residential

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<sup>6</sup> Petitions to change future land use classifications may only be submitted by landowners (or their agents) within the Village, by Village Officials, or by officials from adjacent municipalities.

<sup>7</sup> Changes in the Future Land Use Map, and associated policies, shall require a recommendation from the Village Plan Commission, a public hearing, and Village Board approval.

neighborhoods. A petitioner may indicate approaches that will minimize incompatibilities between uses.

***Natural Resources***

The land does not include important natural features such as wetlands, floodplains, steep slopes, scenic vistas or significant woodlands, which will be adversely affected by the proposed development. The proposed building envelope is not located within the setback of Shoreland and Floodplain zones (raised above regional flood line). The proposed development will not result in undue water, air, light, or noise pollution. Petitioner may indicate approaches that will preserve or enhance the most important and sensitive natural features of the proposed site.

***Emergency Vehicle Access***

The lay of the land will allow for construction of appropriate roads and/or driveways that are suitable for travel or access by emergency vehicles.

***Ability to Provide Services***

Provision of public facilities and services will not place an unreasonable burden on the ability of the Village to provide and fund those facilities and services. Petitioners may demonstrate to the Village that the current level of services in the Village, including but not limited to school capacity, transportation system capacity, emergency services capacity (police, fire, EMS), parks and recreation, library services, and potentially water and/or sewer services, are adequate to serve the proposed use. Petitioners may also demonstrate how they will assist the Village with any shortcomings in public services or facilities.

***Public Need***

There is a clear public need for the proposed change or unanticipated circumstances have resulted in a need for the change. The proposed development is likely to have a positive fiscal impact on the Village. The Village may require that the property owner, or their agent, fund the preparation of a fiscal impact analysis by an independent professional.

***Adherence to Other Portions of this Plan***

The proposed development is consistent with the general vision for the Village, and the other goals, objectives, and policies of this Plan.



# CHAPTER 4

## Implementation

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This Chapter describes the implementation tools available to the Village, including an assessment of current use and future intention to make use of those tools. This chapter addresses the issue of consistency, including how this plan is consistent with existing policies that affect the Village and how local decisions must be consistent with this plan. Finally, this chapter describes the process for reviewing implementation progress and amending the plan in future years.

### 4.1 Implementation Tools

Local codes and ordinances are an important means of implementing the policies of a comprehensive plan. The zoning ordinance and subdivision regulations comprise the principal regulatory devices used to protect existing development and guide future growth as prescribed by the comprehensive plan. The Village Board is responsible for amending and adopting these local ordinances.

#### Zoning Ordinance

Zoning is used to regulate the use of land and the design and placement of structures. A zoning ordinance establishes how lots may be developed, including setbacks and separation for structures, the height and bulk of those structures, and density. The general purpose for zoning is to avoid undesirable side effects of development by segregating incompatible uses and by setting standards for individual uses. It is also one of the important legal tools that a community can use to control development and growth.

- Zoning is controlled through the Village of Dane Zoning Code. The Village intends to use this plan along with the Village’s Zoning Ordinance to guide future development.

#### Official Maps

An official map shows areas identified as necessary for future public streets, recreation areas, and other public grounds. By showing the area on the Official Map, the municipality puts the property owner on notice that the property has been reserved for future dedication for a public facility or purpose. The municipality may refuse to issue a permit for any building or development on the designated parcel; however, the municipality has one year to purchase the property upon notice by the owner of the intended development.

- The Village does not currently utilize an official map as authorized to do so by state statute 61.35 (via 62.23 (6)), and the Village will investigate the option of creating one.

### **Sign Regulations**

Local governments may adopt regulations, such as sign ordinances, to limit the height and other dimensional characteristics of advertising and identification signs. The purpose of these regulations is to promote the well-being of the community by ensuring that signs do not compromise the rights of Village residents to a safe, healthful and attractive environment.

- The Village does not have a sign ordinance. Sign requirements are regulated under the Village's Zoning Code. This Plan includes several policies relating to sign development and the Village of Dane should work to make sure they are addressed during development review.

### **Erosion/Stormwater Control Ordinances**

The purpose of stormwater or erosion control ordinances is to establish rules that will prevent or reduce water pollution caused by the development or redevelopment of land. Local stormwater ordinances may be adopted to supplement existing Dane County and Wisconsin Department of Natural Resources permit requirements.

- The Village has an Erosion and Stormwater Management ordinance (see Title 15: Chapter 2).

### **Historic Preservation Ordinances**

An historic preservation ordinance is established to protect, enhance, and perpetuate buildings of special character or the special historic or aesthetic interest of districts that represent a community's cultural, social, economic, political, and architectural history. The jurisdiction's governing body may create a landmarks commission to designate historic landmarks and establish historic districts.

In accordance with Wisconsin Statutes 101.121 and 44.44, a municipality (city, town or county) may request the State Historical Society of Wisconsin to certify a local historic preservation ordinance in order to establish a "certified municipal register of historic property" to qualify locally designated historic buildings for the Wisconsin Historic Building Code. The purpose of the Wisconsin Historic Building Code, which has been developed by the Department of Commerce, is to facilitate the preservation or restoration of designated historic buildings through the provision of alternative building standards. Owners of qualified historic buildings are permitted to elect to be subject to the Historic Building code in lieu of any other state or municipal building codes.

- The Village does not have an historic preservation ordinance at this time.

### **Site Plan Regulations**

A site plan is a detailed plan of a lot indicating all proposed improvements. Some communities have regulations requiring site plans prepared by an engineer, surveyor, or architect. Site plan regulations may require specific inclusions like: General Layout, Drainage and Grading, Utilities, Erosion Control, Landscaping and Lighting, and Building Elevations.

- The Village does not have site plan regulation at this time.

### **Design Review Ordinances**

Design Review Ordinances are used to protect the character of a community by regulating aesthetic design issues. They include guidelines that can address a wide range of building and site design criteria, and they are typically implemented by a design review committee that reviews all proposed development within a designated area for consistency with the guidelines. Areas designated for application of a design review ordinance are called overlay districts, and they do not change the underlying zoning regulations.

- The Village does not have a design review ordinance at this time. However, the Village has established specific site and design principals in Section 2.4 of this plan.

### **Building Codes and Housing Codes**

The Uniform Dwelling Code (UDC) is the statewide building code for one- and two-family dwellings built since June 1, 1980. As of January 1, 2005, there is enforcement of the UDC in all Wisconsin municipalities. Municipal or county building inspectors who must be state-certified primarily enforce the UDC. In lieu of local enforcement, municipalities have the option to have the state provide enforcement through state-certified inspection agencies for just new homes. Permit requirements for alterations and additions will vary by municipality. Regardless of permit requirements, state statutes require compliance with the UDC rules by owners and builders even if there is no enforcement.

- The Village requires adherence to the Uniform Dwelling Code, including building permit and inspection requirements.

### **Mechanical Codes**

In the State of Wisconsin, the 2000 International Mechanical Code (IMC) and 2000 International Energy Conservation Code (IECC) have been adopted with Wisconsin amendments for application to commercial buildings.

- The Village requires adherence to all state mechanical codes.

### **Sanitary Codes**

The Wisconsin Uniform Plumbing Code (WUPC), which is usually enforced by a county, provides local regulation for communities that do not have municipal sanitary service. The WUPC establishes rules for the proper siting, design, installation, inspection and management of private onsite wastewater treatment systems (POWTS) and non-plumbing sanitation systems.

- The Village requires adherence to the Wisconsin Uniform Plumbing Code and Dane County POWTS maintenance agreements.

### **Renewable Energy Ordinances**

Renewable energy ordinances can be established to oversee the permitting of renewable energy systems (wind, solar, bio-fuels) to preserve and protect public health and safety without significantly increasing the cost or decreasing the efficiency of a renewable energy system.

- At this time, the Village does not have an ordinance that covers all renewable energy systems; however, the Village does have a Wind Energy Systems Ordinance (see Title 13- Article J).

## **Land Division and Subdivision Ordinance**

Land division regulations serve an important function by ensuring the orderly growth and development of unplatted and undeveloped land. These regulations are intended to protect the community and occupants of the proposed subdivision by setting forth reasonable regulations for public utilities, storm water drainage, lot sizes, street design open space, other improvements necessary to ensure that new development will be an asset to the Village. The Village Board makes the final decisions on the content of the land division ordinance. These decisions are preceded by public hearings and recommendations of the plan commission.

- The division of land in the Village is governed by the Wisconsin Statutes, the Village's Subdivision Regulations, and within 1.5 miles of the Village of Dane, by the City's extraterritorial plat review authority. This Plan includes recommendations allowing cluster and conservation subdivision design within the Planning Area.

## **4.2 Plan Adoption and Amendment Procedures**

The procedures for comprehensive plan adoption or amendment are established by Wisconsin's Comprehensive Planning Law (66.1001, Stats.). This comprehensive plan and any future amendments must be adopted by the Village Board in the form of an adoption ordinance approved by a majority vote. Two important steps must occur before the Village Board may adopt or amend the plan: the Plan Commission must recommend adoption and the Village must hold an official public hearing.

### **Plan Commission Recommendation**

The Plan Commission recommends adoption or amendment by passing a resolution that very briefly summarizes the plan and its various components. The resolution should also reference the reasons for creating plan and the public involvement process used during the planning process. The resolution must pass by a majority vote of the Commission, and the approved resolution should be included in the adopted plan document

### **Public Hearing**

Prior to adopting the Plan, the Village (either Village Board or Plan Commission) must hold at least one public hearing to discuss the proposed plan. At least 30 days prior to the hearing a Class 1 notice must be published that contains, at minimum, the following:

- The date, time and location of the hearing,
- A summary of the proposed plan or plan amendment,
- The local government staff who may be contacted for additional information,
- Where to inspect and how to obtain a copy of the proposed plan or amendment before the hearing.

The notice should also provide a method for submitting written comments, and those comments should be read or summarized at the public hearing.

### **Draft Distribution and Public Hearing Notifications**

The Village is required to provide direct notice of the public hearing to any owner, leaseholder or operator of a nonmetallic mineral deposit (i.e. a gravel pit). The Village should send a copy of the public hearing notice at least 30 days prior to the hearing to any known mining operations in the Village and to anyone that has submitted a written request for such notification.

The Village is also required to maintain a list of any individuals who request, in writing, notification of the proposed comprehensive plan. Each such individual must be sent a notice of the public hearing and a copy of the plan at least 30 days prior to the public hearing. The Village may charge a fee equal to the cost of providing such notice and copy.

Finally, the Village should send the notice and a copy of the proposed plan to each of the following:

1. Every governmental body that is located in whole or in part within the boundaries of the Village, including any school district, sanitary district, or other special district.
2. The clerk of every town, city, village, and county that borders the Village.
3. The regional planning commission in which the Village is located.
4. The public library that serves the area in which the Village is located.

These draft distributions are not required by statute prior to adoption, but are strongly recommended as a matter of courtesy and good planning practice. The Village should coordinate directly with the public library to make a hard copy of the proposed plan available for viewing by any interested party.

### **Plan Adoption/Amendment**

This plan and any future amendments become official Village policy when the Village Board passes, by a majority vote of all elected members, an adoption ordinance. The Board may choose to revise the plan after it has been recommended by the Plan Commission and after the public hearing. It is not a legal requirement to consult with the Plan Commission on such changes prior to adoption, but, depending on the significance of the revision, such consultation may be advisable.

### **Adopted Plan Distribution**

Following final adoption of this plan, and again following any amendments to the plan, a copy of the plan or amendment must be sent to each of the following:

1. Every governmental body that is located in whole or in part within the boundaries of the Village, including any school district, sanitary district, or other special district.
2. The clerk of every town, city, village, and county that borders the Village.
3. The regional planning commission in which the Village is located.
4. The public library that serves the area in which the Village is located.
5. The Comprehensive Planning Program at the Department of Administration.

## 4.3 Consistency Among Plan Elements

Once formally adopted, the Plan becomes a tool for communicating the community's land use policy and for coordinating legislative decisions. Per the requirements of Wisconsin's Comprehensive Planning Law, beginning on January 1, 2010 if the Village of Dane engages in any of the actions listed below, those actions will be consistent with its comprehensive plan:

- Official mapping established or amended under s. 62.23 (6)
- Local subdivision regulations under s. 236.45 or 236.46
- County zoning ordinances enacted or amended under s. 62.23 (7)
- Village or city zoning ordinances enacted or amended under s. 60.61, 60.62, 60.23 (7)
- Zoning of shorelands or wetlands in shorelands under s. 59.692, 61.351 or 62.231

An action will be deemed consistent if:

1. It furthers, or at least does not interfere with, the goals, objectives, and policies of this plan,
2. It is compatible with the proposed future land uses and densities/intensities contained in this plan,
3. It carries out, as applicable, any specific proposals for community facilities, including transportation facilities, other specific public actions, or actions proposed by nonprofit and for-profit organizations that are contained in the plan.

The State of Wisconsin planning legislation requires that the implementation element describe how each of the nine-elements will be integrated and made consistent with the other elements of the plan. Prior to adoption of the plan the Village of Dane reviewed, updated, and completed all elements of this plan together, and no inconsistencies were found.

### **Inconsistencies with the 2007 Dane County Comprehensive Plan**

No significant inconsistencies were found. The policies of this Plan encourage continued cooperation with Dane County to jointly plan boundary areas and coordinate their long-term growth plans with the Village Comprehensive Plan.

### **Inconsistencies with 2002 Town of Dane Comprehensive Plan**

The Town's land use and zoning are regulated by Dane County. The policies of this Plan encourage continued cooperation with the Town of Dane and Dane County.

## 4.4 Plan Monitoring, Amending, & Updating

Although this Plan is intended to guide decisions and action by the Village over a 20-year period, it is impossible to predict future conditions in the Village. Amendments may be appropriate following original adoption, particularly if emerging issues or trends render aspects of the plan irrelevant or inappropriate. To monitor consistency with the Comprehensive Plan the Village will review its content prior to any important decisions, especially those that will affect land use. From time to time the Village may be faced with an opportunity, such as a development proposal, that does not fit the plan but is widely viewed to be appropriate for the Village. Should the Village wish to approve such an opportunity, it must first amend the plan so that the decision is consistent with the plan. Such amendments should be carefully considered and should not become the standard response to proposals that do not fit the

plan. Frequent amendments to meet individual development proposals threaten the integrity of the plan and the planning process and should be avoided.

Any change to the plan text or maps constitutes an amendment to the plan and must follow the adoption/amendment process described in Section 4.4. Amendments may be proposed by either the Village Board or the Plan Commission, and each will need to approve the change per the statutory process. Amendments may be made at any time using this process, however in most cases the Village should not amend the plan more than once per year. A common and recommended approach is to establish a consistent annual schedule for consideration of amendments. This process can begin with a joint meeting of the Plan Commission and Village Board (January), followed by Plan Commission recommendation (February), then the 30-day public notice procedures leading to a public hearing and vote on adoption by Village Board (March or April).

As indicated in Section 4.2, some of the aspects of this plan require proactive action by the Village. A working action plan should be maintained on an annual basis, starting with the actions in Section 4.2 and evolving over time. Completed actions should be celebrated and removed, while those actions not yet carried out should be given new deadlines (if appropriate) and assigned to specific individuals, boards or committees for completion per the new schedule. If the updated action plan is consistent with the goals, objectives, and policies of the comprehensive plan, updating the action plan should not require an amendment to the plan and can be approved simply by Village Board resolution.

Wisconsin's comprehensive planning statute (66.1001) requires that this plan be updated at least once every 10 years. Unlike an amendment, the plan update is a major re-write of the plan document and supporting maps. The purpose of the update is to incorporate new data and ensure that the plan remains relevant to current conditions and decisions. The availability of new Census or mapping data and/or a series of significant changes in the community may justify an update after less than 10 years. Frequent requests for amendments to the plan should signal the need for a comprehensive update.

## 4.5 Severability

If any provision of this Comprehensive Plan will be found to be invalid or unconstitutional, or if the application of this Comprehensive Plan to any person or circumstances is found to be invalid or unconstitutional, such invalidity or unconstitutionality will not affect the other provisions or applications of this Comprehensive Plan, which can be given effect without the invalid or unconstitutional provision or application.