

## Acknowledgements

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# Town of Blooming Grove

## Comprehensive Plan Policy Document: 2005 - 2024

Adopted September 13, 2005

Prepared by Vierbicher Associates

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## Introduction

### Forward

In 2002, eight communities in the southeastern portion of Dane County worked in concert to submit a grant to the Wisconsin Land Council to help fund the preparation of comprehensive plans for each consistent with the new planning legislation adopted in 1999. The application was funded in 2003.

Three of the communities, City of Edgerton, Village of Brooklyn, and the town of Deerfield, joined together to work with a single consultant. The other five towns -- Albion, Blooming Grove, Dunkirk, Pleasant Springs, and Rutland -- hired Vierbicher Associates to help them work on their comprehensive plans.

### What Is a Comprehensive Plan?

A comprehensive plan is a document that describes a long-term vision that a community wants to achieve. It is a broad brush look at the entire community in terms of where it is now and where it would like to be in the coming years. It looks at the many parts of the community, how the community functions, and its role in the region.

The future vision is depicted with maps showing future conditions and with goals, objectives, and policies. Tasks and activities are also identified that need to be achieved to help implement the plan. By law, this comprehensive plan must look out at least 20 years.

Having described what a comprehensive plan is, its also appropriate to describe what a comprehensive plan is not. Because a comprehensive plan is strategic in scope, it does not focus on physical design elements. It does not design a park for example, although the plan

Each rezoning after 2010, by law, has to be consistent with the community's comprehensive plan, including the future land use map.

### Chapter Contents

- ◆ Forward
- ◆ What is a Comprehensive Plan?
- ◆ How Will This Plan Be Used?
- ◆ Public Participation and Adoption Process
- ◆ Organization of Plan Document
- ◆ Plan Monitoring and Amendment
- ◆ Community Survey
- ◆ Previous Local Planning Efforts
- ◆ Statewide and Regional Plans

may identify a need for the park and prescribe some parameters for creating one. Neither is a comprehensive plan an engineering document intended to fix safety problems at a particular road intersection, for example. The fine details of design and engineering and many others will flow from the basic direction described in the plan.

### How Will This Plan Be Used?

Prior to the passage of the comprehensive planning legislation in 1999, most comprehensive plans in Wisconsin were not used as intended. In practice, many communities used their plans sporadically and inconsistently. Other plans were soon forgotten following adoption.

After January 1, 2010, land use decisions including zoning, subdivision regulations, and official mapping will have to be consistent with this plan (Exhibit 1-1). This means that land use regulations of these types must be revised or prepared so as to implement the vision articulated in this plan. Not only do the regulations have to be consistent with the plan, all individual decisions affecting land use must be consistent with the plan.

### Public Participation and Adoption Process

Prior to starting the planning process, the town board adopted a public participation plan, consistent with state requirements (§66.1001(4)a, Wis. Stats), to document

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*“A comprehensive plan is intended to provide a rational basis for making local land use decisions and to serve as a blueprint for community-wide effort to achieve its vision.”*

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- official maps
- zoning of shorelands or wetlands in shorelands
- local subdivision regulations
- zoning regulations

Source: §66.1001(3), Wis. Stats.

the ways town residents would be involved in the preparation, review, and approval of the plan.

Preparation and adoption of this plan occurred over a 14-month period. The town board gave the plan commission the responsibility of developing the first draft of the plan. The town board ultimately adopted this plan by ordinance, a copy of which is included as Appendix A. Following plan adoption, a copy of the adopted plan was mailed to the surrounding governmental entities, Wisconsin Land Council, and others as required by state law.

### Organization of Plan Document

The comprehensive plan for Albion, Blooming Grove, Dunkirk, Pleasant Springs, and Rutland consists of two documents. The first document is the background report, which is common to all five jurisdictions. It contains a lot of good information that describes what is and what has been. It is organized into the following chapters:

- ▶ Housing
- ▶ Transportation
- ▶ Utilities and Community Facilities
- ▶ Agricultural, Natural, and Cultural Resources
- ▶ Economic Development
- ▶ Intergovernmental Cooperation
- ▶ Land Use
- ▶ Demographics

The second document is referred to as the policy document. It focuses on future conditions and is therefore unique to each of the five towns.

Collectively, the background document and policy document constitute the comprehensive plan.

### Plan Monitoring & Amendment

From time to time, it will become necessary for the town to amend this plan. The specific details regarding the amendment process are outlined in the last chapter.

### Community Survey

A written questionnaire was sent to every household in the town during November, 2003, in an effort to collect resident opinions and preferences on a number of important questions relating to the preparation of this plan.

The survey consisted of five pages and included 29 questions. Of the 729 surveys that were mailed out, 209 were returned for a response rate of 29 percent. Survey results were used to fashion this plan's long-term vision. A copy of the summary report is on file with the town clerk.

### Previous Local Planning Efforts

In recent years, a number of plans have been prepared specifically for the town of Blooming Grove as described below.

- ▶ Blooming Grove Land Use Plan (2000)
- ▶ Blooming Grove Land Use Plan (1992)

### Statewide and Regional Plans

A number of statewide policy plans have also been prepared (Exhibit 1-2). Each of these were reviewed as part of this planning effort. These will be discussed in more detail in the remainder of the plan when appropriate.

**Exhibit1-2. Statewide Plans: 1994 to 2004**

<b>Title</b>	<b>State Agency</b>	<b>Year</b>
<i>Translink 21</i>	Department of Transportation	1994
<i>Wisconsin Bicycle Transportation Plan: 2020</i>	Department of Transportation	1998
<i>Midwest Regional Rail System</i>	Department of Transportation	2000
<i>Wisconsin State Highway Plan 2020</i>	Department of Transportation	2000
<i>Wisconsin State Airport System Plan 2020</i>	Department of Transportation	2000
<i>State Recreational Trails Network Plan</i>	Department of Transportation	2001
<i>Wisconsin Pedestrian Plan</i>	Department of Transportation	2001
<i>Wisconsin Statewide Comprehensive Outdoor Recreation Plan 2000-2005</i>	Department of Natural Resources	2000
<i>State Rail Plan</i>	Department of Transportation	Pending
<i>Wisconsin Consolidated Housing Plan; 2000-2005</i>	Department of Administration and Department of Commerce	2000
<i>Wisconsin Historic Preservation Plan; 2001–2005</i>	Wisconsin Historical Society	2001
<i>State of Wisconsin Hazard Mitigation Plan</i>	Wisconsin Emergency Management	2001

## Community Vision and Plan Implementation

### Introduction

As most travelers know, it’s a good thing to know where you’re going and generally how to get there. While an adventurous traveler may relish the unknown, a community can’t leave its future to happenstance. It takes a lot of hard work to maintain a high quality of life.



*Healthy communities don’t just happen – it takes commitment and hard work to develop and sustain them.*

*And it all starts with a clear vision.*



This part of the plan provides a vision that will help to avoid the tyranny of small decisions. The town’s vision as shown in the inset box is a description of what the town will be like in 20 years. The goals, objectives, and policies listed in the next section build off of the vision statement.

### Chapter Contents

- ◆ Introduction
- ◆ Goals, Objectives, Policies, and Plan Implementation

The information provided in this chapter will help to guide decisions and decision-makers in the coming years. It will guide development occurring in the private sector. It will guide capital expenditures made by the Town Board and the various town departments.

It will also help give direction to a wide range of non-governmental organizations providing services within the community. It will guide the formation (or revision) of land development regulations, including zoning regulations.

The Town’s vision is set in the context of intergovernmental agreement with Madison that will terminate the town government on October 31, 2027. In the intervening years, Madison will be able to annex specific areas of the Town, while others areas are protected from annexation. All town lands remaining at

### A Vision for Blooming Grove

Over the next 20 years, Blooming Grove is an independent municipality where ...

- ◆ Infrastructure is available to support new development.
- ◆ Citizens and neighbors enjoy a safe and comfortable community environment.
- ◆ The transportation system is multi-modal – walking, biking, rail, and streets.
- ◆ The land use mix is balanced and proportionate. Industrial land uses are only a small percentage of the town.
- ◆ Cooperative boundary agreements with neighboring jurisdictions govern annexation.
- ◆ Recreational opportunities are abundant and well used both by residents and visitors.
- ◆ Overnight accommodations are available to support these recreational opportunities.
- ◆ Churches are a part of community life and the landscape.
- ◆ Communication with neighboring governments is open, frequent, and meaningful.
- ◆ Residents are informed and involved in town governance.
- ◆ The town’s historic resources are protected and promoted.

that time will be annexed into Madison. Given the

amount of land remaining in the Town and the likelihood of continued annexations, the Town Board, supported by town residents, believe the intergovernmental transfer represents a prudent, albeit difficult, step. A copy of the boundary agreement is included as Appendix D.

## Goals, Objectives, Policies, and Plan Implementation

Goals, objectives, and policies help to put the vision statement into bite-sized pieces and provide additional guidance for decision-makers. A goal is a long-term target that may or may not be achieved, but describes a desired outcome. Objectives are slightly different than goals. Objectives for the most part are measurable and therefore achievable. When an objective is achieved, one can see or sense a difference – something has changed.

In contrast, a policy is a statement describing a predetermined position on a particular issue or opportunity. These policy statements are designed to help achieve one or more objectives. Achieving an objective, in whole or in part, will help achieve a stated goal.

Implementation actions are identified here as specific things that should be done to achieve these goals, objectives, and policies.

The town has a lot to do with the quality of life in the community. It however cannot or should not try to do it all alone. Many other local entities also can contribute to achieve the overall vision for the town. Churches, civic organizations, the school district, and community leaders, for example, can and do affect the quality of life for town residents. Given the limited resources these entities have, it will become very important for each of these to look for public/private partnerships whenever they can.

It should be noted that preparation of this plan, and especially the future transportation, facilities, and land use maps, implement a number of the goals, objectives, and policies outlined below.

Some of the goals and objectives contained in this chapter can be mapped. It identifies in broad terms how development should occur in the future and is included in Chapter 5. Once adopted, this map will form the basis for more specific land development regulations. The future transportation map, included in Chapter 6, identifies how the transportation network should look by the end of the 20-year planning period. Finally, a map was prepared to identify what community facilities and utilities will be required to accommodate the growing population and their needs. This is included in Chapter 7.

Taken together, these individual parts will help avoid the “tyranny of small decisions” which occurs when decisions are made without a view toward the future or without a desired end goal.

This comprehensive plan has been drafted as an integrated whole so that all of the parts are consistent with and support each other and the town’s overall vision. As discussed in chapter 4, much of the plan centers on the anticipated change in the town’s population base. The growth rate and the number of additional housing units certainly have direct implications for the housing stock and also for land use. The future land use map has been fashioned to identify those areas where additional development could occur.

Environmental constraints such as wetlands, floodplains and other environmentally sensitive resources dictate what areas should be left undeveloped or perhaps used in such a way as to preserve the integrity of the resource. In turn, the transportation plan along with the goals, objectives, and policies all support housing and future land use considerations. The same holds true for community facilities and utilities. The presence or absence of certain facilities/services can help to define those areas best suited for development. Economic development strategies recognize the town’s position in the regional economy and accommodate the growing population. Because all of the goals, objectives, and policies are contained in this one chapter, it is possible to ensure consistency by reviewing just a few pages out of the entire plan.

**Goal 1 Housing**

Develop a housing stock to meet the diverse needs of current and future residents.

**Objectives:**

1. Increase the variety of housing opportunities.
2. Increase the supply of independent and assisted housing facilities for special populations in the region (e.g., elderly, developmentally disabled).
3. Decrease the number of housing units in need of substantial repair.
4. For new single-family residential development, create housing densities in approximately the following proportions:  
 medium density – 10  
 high density – 90
5. Maintain a mix of housing types in approximately the following proportions:  
 single family units – 90  
 duplex units – <5  
 multi-family units - >5
6. Maintain a vacancy rate in the range of 1 to 3 percent for owner-occupied units and 4 to 6 percent for rental units.

**Policies:**

1. Support and promote state and county-level housing assistance programs available to residents.
2. Locate residential areas and especially higher density development in close proximity to services, schools, and other community facilities.
3. Allow duplex units in some single-family residential areas.
4. Encourage residential development that establishes a variety of lot sizes, dwelling types, densities, and price points.

**Implementation Actions:**

Implementation Action Items	Schedule				Responsible Entity
	2005 to 2009	2010 to 2014	2015 to 2019	2020 to 2024	
1. Review the Town's/County's land development regulations to ensure that policies contained in this part are implemented.	X				Plan Commission
2. Periodically review the amount of land available for residential development to determine if it meets the anticipated growth.	X	X	X	X	Plan Commission
3. Continue to enforce the following codes: building, sanitary, mechanicals, and housing	X	X	X	X	Town Board, Plan Commission

**Goal 2 Transportation Network**

Develop a diversified, safe, efficient, and environmentally sound transportation network to move people and goods within the community and to connect the Town with population centers in the region.

**Objectives:**

1. Maintain a safe and efficient transportation system in the Town.
2. Reduce the potential for traffic accidents and provide for safe transportation throughout the Town.
3. Increase the number of transportation options available in the region.
4. Minimize the negative impacts of future transportation projects to the greatest extent possible.
5. Reduce the amount of non-local traffic passing through residential subdivisions.
6. Reduce traffic volume and congestion on the major highways radiating from Madison.

**Policies:**

1. Establish road systems for residential development that provide alternative travel options and links into the existing road system.
2. Provide bicycle facilities as an alternative transportation mode whenever possible.

3. Install/upgrade bicycle and pedestrian paths in conjunction with road improvement projects.
4. Promote multi-modal transportation systems in the region.
5. Provide continuity between adjacent residential developments and use cul-de-sacs where needed to preserve the natural environment.
6. Limit the number of access points onto major roadways while providing appropriate levels of access to private property.
7. Ensure that local road improvement projects are implemented consistent with Wisconsin's transportation plan.
8. Locate and design transportation projects to minimize negative impacts on natural, cultural, and historic resources and neighborhoods.
9. Plan commercial land uses at Park & Ride lots and transit stations. Aim for efficient, compatible development, well-targeted to local demand (reducing regional shopping trips).
10. Encourage commuter rail cost-effectiveness, especially to outlying communities. Already-existing railroad tracks would help, as would full-cost pricing of urban parking space.
11. Coordinate land use and transportation facilities so they support one another.
12. Plan highway improvements concurrently with land use planning and growth management.
13. Coordinate trail systems within the context of broad transportation planning.

**Implementation Actions:**

Implementation Action Items	Schedule				Responsible Entity
	2005	2010	2015	2020	
	to 2009	to 2014	to 2019	to 2024	
1. Adopt and use an official map to identify existing and planned roads, highways, historic districts, and parks.	X				Public Works, Town Board
2. Plan for and budget for new roads as identified in the comprehensive plan.	X	X	X	X	Public Works, Town Board
3. Initiate a pilot program to identify locations where traffic calming could be developed	X				Public Works, Town Board
4. Conduct an annual review of the Town's streets using the PASER system as required by state law and use the results in developing a work program for improving the Town's roads.	X	X	X	X	Public Works, Town Board

Note: The objectives and policies under Goal 2 support the goals and objectives identified in the Dane County Land Use & Transportation Plan, along with the goals identified in the Wisconsin State Highway Plan 2020.

**Goal 3 Railroad Transportation**

Support the maintenance/development of a safe and efficient rail transportation network that serves the community's economic and transportation needs.

**Objectives:**

1. Maintain the viability of rail service to and through the Town.
2. Minimize the negative effects of the rail line through the community.
3. Increase safety at rail crossings.
4. Maintain the number of rail spurs serving local business and increase the number as opportunities arise.
5. Reduce the amount of time drivers are stopped at railroad crossings.
6. Increase the likelihood of developing transit stations within the town.

**Policies:**

1. Work cooperatively with local jurisdictions, businesses, and railroad operators to protect rail spurs from abandonment that currently serve businesses or have the potential to serve freight or commuter rail uses.
2. Not endorse any activities that would diminish existing rail service to the Town and the surrounding area.
3. Endorse the abandonment of any rail lines only after the corridor has been considered for conversion to trails through the Federal "Rails to Trails" program or similar program.
4. Support efforts to maintain or increase freight rail activity by encouraging expanded use by agricultural, commercial, and industrial interests.
5. Support efforts to develop commuter rail facilities.
6. Encourage redevelopment of vacant properties near the rail line to commercial, industrial, or green space uses.

**Implementation Actions:**

Implementation Action Items	Schedule				Responsible Entity
	2005	2010	2015	2020	
	to	to	to	to	
	2009	2014	2019	2024	
1. Review the Town’s land development regulations to ensure that businesses that use rail are permitted uses, and allowed to locate near the railroad.	X				Plan Commission

Note: The objectives and policies under Goal 3 support the goals and objectives identified in the Dane County Land Use & Transportation Plan.

**Goal 4 Pedestrian and Bicycle Travel**

Develop a complete network of pedestrian and bike ways throughout the community and with other areas in the region.

**Objectives:**

1. Increase opportunities for pedestrian and bike travel within the Town.
2. Increase pedestrian and bicycle safety.
3. Increase the number of miles of sidewalks and bikeways in existing neighborhoods.

**Policies:**

1. Advocate the addition of bike lanes on state and county roads where appropriate.
2. Require the inclusion of bike racks in new commercial, industrial, institutional, and larger multi-family projects.
3. Recommend sidewalks in new developments, including residential, commercial, and industrial projects where appropriate.
4. Support transportation programs that meet the special needs of the elderly, children, and disabled persons.
5. Work to encourage sidewalks and bike paths in appropriate areas of existing developments.
6. Ensure that all new sidewalks are handicapped accessible and that existing inaccessible sidewalks are retrofitted in the coming years.

**Implementation Actions:**

Implementation Action Items	Schedule				Responsible Entity
	2005	2010	2015	2020	
	to	to	to	to	
	2009	2014	2019	2024	
1. Adopt a policy outlining when sidewalks and bike paths will be constructed in established neighborhoods.	X				Town Board
2. Make recommendations to the county and state Department of Transportation regarding bike lanes on state and county roads.	X	X	X	X	Town Board
3. Review zoning map/ future land use map to ensure that land development patterns provide opportunities for pedestrian transportation.	X				Plan Commission
4. Explore opportunities to connect Town bike paths with those in the region.	X	X	X	X	Plan Commission

Note: The objectives and policies under Goal 4 support the goals and objectives identified in the Dane County Land Use & Transportation Plan, the Wisconsin Bike and Pedestrian Plan, and the Dane County Bicycle Transportation Plan.

**Goal 5 Stormwater Management**

Maintain and improve existing stormwater infrastructure.

**Objectives:**

1. Minimize the amount of impervious surfaces in new development to the extent practicable.
2. Eliminate damage to public infrastructure and private property resulting from stormwater events.

**Policies:**

1. Allow the use of grass swales, where appropriate as a means to enhance storm water quality and reduce runoff volumes.
2. Require the use of on-site storm water management facilities when needed to control storm water runoff.
3. Actively plan for, fund, and manage public stormwater management facilities as may be needed.

**Implementation Actions:**

Implementation Action Items	Schedule				Responsible Entity
	2005	2010	2015	2020	
	to	to	to	to	
	2009	2014	2019	2024	
1. Revise road standards to allow narrower streets in residential areas.	X				Plan Commission
2. Plan and budget for needed stormwater projects.	X	X	X	X	Town Board

**Goal 6 Solid Waste and Recycling**

Ensure that residents have cost-effective solid waste and recycling services.

**Objectives:**

1. Increase the amount of recycling on a per capita basis.
2. Decrease the amount of waste generated on a per capita basis that enters the waste stream.

**Policies:**

1. Continue to support waste reduction and recycling efforts.
2. Support the county's "Clean Sweep Program" to collect and safely dispose of household hazardous waste.
3. Encourage Town residents to reduce the amount of household waste they generate, recycle more of their household waste and yard waste, and properly dispose of household hazardous waste.

**Implementation Actions:**

Implementation Action Items	Schedule				Responsible Entity
	2005	2010	2015	2020	
	to	to	to	to	
	2009	2014	2019	2024	
1. Periodically include information in the Town's newsletter about waste reduction, recycling, and proper disposal methods for household hazardous waste.	X	X	X	X	Town Board, Office Staff

**Goal 7 Water and Wastewater Facilities**

Provide an efficient water and wastewater system that meets existing and projected demand, promotes orderly growth and development, and protects the public health of the community.

**Objectives:**

1. Reduce existing threats to the Town's ground water.
2. Maximize the return on investment by promoting infill development and higher density compact development in areas served by sanitary sewer and water.
3. Maintain the existing wastewater system and extend service in to underserved areas.
4. Reduce the amount of inflow and infiltration entering the wastewater and storm water system.

**Policies:**

1. Design new public infrastructure with enough capacity to serve the land uses identified on the future land use map.
2. Maintain enough capacity in the water system and wastewater treatment facility for at least 4 to 5 years into the future.
3. Locate public water and wastewater infrastructure to promote the efficient provision of services, minimize the cost of construction and maintenance and minimize the impact on the natural environment.
4. Encourage the use of neighborhood utility services for sewage and water where access to a regional sewer service system is not possible.
5. Prohibit inappropriate development near public wellheads that could potentially contaminate the Town's drinking water.
6. Protect the area's ground water from pollution.

**Implementation Actions:**

Implementation Action Items	Schedule				Responsible Entity
	2005	2010	2015	2020	
	to	to	to	to	
	2009	2014	2019	2024	
1. Review the Town's capital expenditure budget to ensure that planned infrastructure will meet the needs of new development within the Town limits, and the anticipated development identified on the future land use map.	X				Town Board
2. Periodically project the anticipated future demand on the water system and wastewater treatment facility.	X	X	X	X	Plan Commission
3. Meet with adjoining communities to discuss the need for agreements on future services, and cooperative annexation.	X	X	X	X	Plan Commission, Town Board
4. Refer to the future land use map and community facilities maps when planning for new public facilities and facility upgrades.	X	X	X	X	Plan Commission
5. Continually monitor the condition of the existing water and wastewater systems to identify deficiencies and those areas in need of reconstruction/rehabilitation.	X	X	X	X	Utility District, Town Board

**Goal 8 Land Use**

Create a pattern of development that includes a variety of land uses and that minimizes potential conflicts between incompatible land uses.

**Objectives:**

1. Minimize the preponderance of strip development.
2. Minimize the negative effects of incompatible land uses that adjoin each other.

**Policies:**

1. Promote land uses, densities and regulations that result in the protection of valued resources and recognize existing physical limitations (e.g., slope, woodlands, water).
2. Buildings should be sited to minimize impact on the Town's character and have a harmonious relationship with the surrounding environment.
3. Promote residential development in the Town.
4. Provide for commercial, retail, and office development in select locations.
5. Direct retail centers and other high-intensity commercial development, to those identified in the land use plan districts.
6. Ensure that new development occurs in areas and in a manner that can be efficiently served by town services.
7. Locate schools, churches, libraries, parks, and other community facilities in strategic locations that provide safe and convenient access to residential neighborhoods.
8. New commercial development adjacent to residential developments shall provide adequate buffers and screening.
9. Mixed-use development shall be included within commercial clusters.
10. Provide for mixed-use buildings within areas with a higher intensity use.
11. Promote compact development patterns in residential and commercial areas.

12. Preserve lands identified as environmental corridors.
13. Protect scenic vistas from inappropriate development.
14. Encourage the use of natural resources as visual and physical amenities for development.
15. Support private and public initiatives to protect natural features through the use of conservation strategies such as easements, covenants, and deed restrictions.
16. Rezoning proposals shall be consistent with this plan.
17. The cost of land development shall be the responsibility of the developer.
18. Require buffers between incompatible land uses to minimize potential negative effects.
19. Ensure that development of new cellular towers is consistent with Dane County's ordinance regarding the procedure and standards for the placement, construction, or modification of communication towers.

**Implementation Actions:**

Implementation Action Items	Schedule				Responsible Entity
	2005	2010	2015	2020	
	to	to	to	to	
	2009	2014	2019	2024	
1. Revise the Town's current land development regulations to ensure that relevant policies contained in this plan are implemented.	X				Town Board, Plan Commission
2. Work with Dane County to adopt design guidelines that encourage compact development patterns.	X				Town Board, Plan Commission
3. For each rezoning proposal, ensure that it is consistent with the future land use map contained in this plan.	X	X	X	X	Plan Commission
4. Enforce the County's zoning regulations on a consistent basis.	X	X	X	X	Dane County

**Goal 9 Residential Development Patterns**

Establish new residential development that protects the Town's existing residential character and natural resources.

**Objectives:**

1. Maintain the quiet nature of neighborhoods.
2. Reduce the amount of agricultural land and open space consumed by new residential development.

**Policies:**

1. Prevent the incursion of incompatible non-residential land uses into residential neighborhoods.
2. Encourage cluster development plans to be used for residential development to preserve the natural character of the Town where applicable.
3. Encourage residential development in the following proportions: 2/3 urban , 1/3 suburban.

**Implementation Actions:**

Implementation Action Items	Schedule				Responsible Entity
	2005	2010	2015	2020	
	to	to	to	to	
	2009	2014	2019	2024	
1. Work with Dane County to ensure that the County's land development code does not allow incompatible uses to be established in residential neighborhoods.	X				Plan Commission, Town Board
2. Work with Dane County to establish a conservation subdivision ordinance.	X				Plan Commission, Town Board

**Goal 10 Economic Development**

Foster a local economy that is sustainable, where the economy grows, the community is enhanced, and unique and important resources are respected and protected.

**Objectives:**

1. Increase the number of jobs that pay more than the county average wage rate.
2. Decrease the unemployment rate.
3. Increase the number of full-time jobs.
4. Increase the number of jobs that offer health care benefits.
5. Increase coordination and integration of regional economic development activities.

**Polices:**

1. Encourage development of small to medium-sized businesses.
2. Support regional efforts to actively recruit new employers that pay more than the average wage rate.
3. Promote the growth and expansion of existing businesses (business retention).
4. Accommodate commercial development by providing local services for town residents that are consistent with the capacity of Town infrastructure.
5. Support the development of technology infrastructure such as high-speed internet connections.
6. Provide areas for high quality business parks with natural features and regulated architectural standards.
7. Promote the redevelopment of brownfields and contaminated properties.
8. Provide opportunities for commercial activities and home occupations, as is compatible with the land use plan.
9. Promote economic development and redevelopment opportunities that fit into the community's vision.
10. Locate complimentary land uses together to maximize overall economic function.

**Implementation Actions:**

Implementation Action Items	Schedule				Responsible Entity
	2005	2010	2015	2020	
	to	to	to	to	
	2009	2014	2019	2024	
1. Work with Dane County to ensure that the County's land development regulations allow home-based businesses in residential and agricultural districts where appropriate.	X				Plan Commission, Town Board
2. Conduct a business survey, similar to the one conducted in 2004.	X	X	X	X	Plan Commission

**Goal 11 Community Design**

Create a visually appealing community.

**Objectives:**

1. Improve the appearance and design of commercial and residential projects.
2. Use community and institutional facilities to create social and cultural centers in the Town.

**Polices:**

1. Locate community and institutional facilities in neighborhoods or transitional areas between mixed-use development and residential neighborhoods.
2. Encourage uses that create an identity for the Town and develop a sense of community. (e.g.; historical sites, day care, elderly care facilities, church, community center, or educational facilities.)
3. Incorporate amenities such as bike racks, public art, benches, and fountains into larger commercial projects whenever possible.
4. Require screening (e.g., fences, hedges, landscape planting) between parcels with incompatible land uses.
5. Locate loading areas out of the public view and the view of adjacent properties. Use appropriate screening when needed.
6. Establish design review guidelines for commercial and multi-family projects.
7. Continue to enforce the Town's building code.
8. Encourage the adaptive reuse of older structures.
9. Promote visually appealing development projects.
10. Use signs, monuments, and interpretive displays to acknowledge features unique to the region.

11. Preserve and enhance important views and landmarks in order to maintain visual character and reinforce civic identity.

**Implementation Actions:**

Implementation Action Items	Schedule				Responsible Entity
	2005	2010	2015	2020	
	to	to	to	to	
	2009	2014	2019	2024	
1. Work with Dane County to ensure that the County zoning code and other regulations promote the policies listed in this section.	X	X	X	X	Plan Commission
2. Work with Dane County to adopt and enforce a building maintenance code to ensure that existing buildings and properties meet minimum standards to promote public health, safety, and welfare.	X	X	X	X	Town Board, Building Inspector, Fire Department

**Goal 12 Natural Environment**

Protect natural resources and environmentally sensitive land from inappropriate use and/or development.

**Objectives:**

1. Minimize disruption to environmentally sensitive lands (e.g., wetlands, floodplains, riparian habitat).

**Policies:**

1. Discourage development within drumlins, floodplains, wetlands, and prairies.
2. Discourage incompatible development in woodlands, steep slopes, and shoreland areas to preserve the natural character and utilize these areas as amenities for the Town.
3. Promote the preservation and restoration of wildlife habitats.
4. Protect wetlands from development for their ecological and hydrological functions.
5. Protect the quality of ground and surface waters from pollution.
6. Support the efforts of landowners to keep natural areas from being developed by using conservation easements or other means.
7. Support the efforts of Friends of Starkweather Creek in its efforts to rejuvenate Starkweather Creek.

**Implementation Actions:**

Implementation Action Items	Schedule				Responsible Entity
	2005	2010	2015	2020	
	to	to	to	to	
	2009	2014	2019	2024	
1. Maintain a map of environmentally sensitive areas.	X	X	X	X	Plan Commission
2. Work with Dane County to adopt development restrictions for environmentally sensitive areas.	X				Plan Commission, Town Board

**Goal 13 Historic Preservation**

Protect, preserve, and capitalize on the Town's historic and archaeological resources.

**Objectives:**

1. Increase the number of historic sites in the Town which are listed on the National Register of Historic Places and/or on the State Register of Historic Places.
2. Increase the awareness for and protection of historic and archaeological resources.

**Policies:**

1. Encourage the preservation, rehabilitation, and adaptive reuse of historic buildings.
2. Preserve and protect the scenic and traditional resources of the Town.

3. Preserve historically commonplace and rapidly deteriorating cultural and environmental resources that are of historical significance to the Town of Blooming Grove, Dane County, and Wisconsin.
4. Coordinate closely with and support state and federal agencies working to protect historic resources.
5. Support the identification and designation of eligible national, state, and local historic properties.
6. Interpret and highlight the early cultural heritage of the region with signs, interpretive monuments, and use of historic place names.
7. Educate the public about historic places and archaeological sites.

**Implementation Actions:**

Implementation Action Items	Schedule				Responsible Entity
	2005	2010	2015	2020	
	to	to	to	to	
	2009	2014	2019	2024	
1. Develop an awards program to honor outstanding historic preservation efforts at the local level.	X				Plan Commission, Town Board
2. Develop a plan identifying cultural and historic resources that should be highlighted with signs, monuments, and other forms of recognition.	X				Plan Commission, Town Board
3. Work with state, regional, and local historical societies to identify historic properties.	X				Plan Commission, Town Board

**Goal 14 Parks and Recreation**

Coordinate with surrounding jurisdictions to develop a range of park facilities and programs to meet the current and anticipated needs of Town residents.

**Objectives:**

1. Continue to provide park and recreation areas throughout the Town.
2. Increase opportunities for passive recreational opportunities such as bike trails.
3. Increase use of existing facilities and new ones that may be developed in the future.
4. Increase recreational opportunities for teenagers and young adults who typically are not involved in organized sports.

**Policies:**

1. Preserve existing park and recreation areas.
2. Include a variety of park spaces, including passive and active areas.
3. Develop park spaces within close proximity to higher intensity development or along major arterials.
4. When developing park areas, create links to other natural areas in the Town.
5. Residents should be involved in the design and management of public park areas.
6. Before new parks, trails, and open spaces are created ensure that existing facilities are properly maintained.

**Implementation Actions:**

Implementation Action Items	Schedule				Responsible Entity
	2005	2010	2015	2020	
	to	to	to	to	
	2009	2014	2019	2024	
1. Prepare an annual conditions report to identify maintenance needs for the Town's parks.					Public Works
2. Develop a park, trail, and open space maintenance schedule.					Public Works
3. Plan and budget for needed park facilities.					Public Works, Town Board

**Goal 15 Community Involvement**

Encourage every household to be involved in the affairs of the community.

**Objectives:**

1. Increase the number of families and individuals who volunteer their time within this community.
2. Increase citizen involvement and interest in the functions of Town government.

**Policies:**

1. Seek out and use the skills and expertise of residents to serve on volunteer committees.
2. Provide opportunities for resident involvement in the functions and operation of the Town.
3. Encourage residents to get out and vote.
4. Provide residents with the opportunity to review draft plans, propose plan amendments, and participate in the development of rules and regulations.
5. Encourage each household to become involved in their community.
6. Support the creation of programs in area schools to promote volunteerism among school children and mentoring by adults, especially the elderly.
7. Support the creation of programs in area schools and neighborhoods that foster pride in the community (e.g., school vegetable garden, park clean up, environmental monitoring).

**Implementation Actions:**

Implementation Action Items	Schedule				Responsible Entity
	2005	2010	2015	2020	
	to	to	to	to	
	2009	2014	2019	2024	
1. Continue to use the Town newsletter to involve residents in community events and issues.	X	X	X	X	Office Staff, Town Board
2. Continue to utilize the town's website as a means of communicating with residents, visitors, business owners, and others.	X	X	X	X	Office Staff, Town Board
3. Work with the school district to establish a youth in government or internship program to get young people involved, and to build and utilize their skills.	X				Office Staff, Town Board
4. Conduct citizen academies as a tool for two-way communication between residents and Town officials.	X	X	X	X	Office Staff, Town Board
5. Install a media message board by Town Hall and/or other locations to disseminate local government notices.	X				Office Staff, Town Board
6. Create a program to annually recognize the contributions of individuals and groups who help make the Town of Blooming Grove a great place to live.	X				Office Staff, Town Board

**Goal 16 Governmental Operations**

Provide exemplary service to Town residents.

**Objectives:**

1. Provide cost-effective and exceptional government services.
2. Increase efficiencies in providing governmental services.

**Policies:**

1. Town employees and officials will promptly respond to citizen inquiries and requests.
2. Support innovative ways of doing business that foster efficiency, communication with residents, and open government.
3. Evaluate Town services to ensure efficiency and attain targeted objectives.

**Implementation Actions:**

Implementation Action Items	Schedule				Responsible Entity
	2005	2010	2015	2020	
	to	to	to	to	
	2009	2014	2019	2024	
1. Provide all employees and public officials with training to help them meet citizen's needs.	X				Town Board
2. Research innovative ways of doing business that fosters communication between residents and Town government.	X				Town Board, Office Staff

**Goal 17 Intergovernmental Cooperation**

Achieve a high level of intergovernmental cooperation.

**Objectives:**

1. Improve coordination with adjoining jurisdictions, the county, and those state agencies having a direct impact on the future of the Town.
2. Minimize costs and maximize services for residents by cooperating with other units of government.
3. Establish cooperative planning with surrounding communities.

**Polices:**

1. Continue to work with the city of Madison on the successful implementation of the intergovernmental agreement signed by both parties.
2. Encourage joint planning arrangements with the villages of McFarland and Cottage Grove, towns of Cottage Grove, Sun Prairie, Burke, and Dunn, and with the cities of Fitchburg, Madison, and Monona.
3. Maintain a positive working relationship with Dane County.
4. Discuss common issues and opportunities with nearby municipalities, the school district, special districts, and other government entities.
5. Provide information to adjoining jurisdictions in a timely manner as may be requested.
6. Provide surrounding jurisdictions the opportunity to review and comment on proposed amendments to this plan.
7. Work with adjoining jurisdictions to save money and create efficiencies in the provision of public services by sharing resources, facilities, and services.

**Implementation Actions:**

Implementation Action Items	Schedule				Responsible Entity
	2005	2010	2015	2020	
	to	to	to	To	
	2010	2015	2020	2024	
1. Develop and maintain a listing of all active and terminated intergovernmental agreements.	X				Plan Commission, Town Board, Office Staff
2. Send a letter to the Plan Commissions of the adjoining jurisdictions to propose periodic meetings to talk about issues of common concern and develop an overall strategy for development in the area.	X				Plan Commission
3. Maintain regular contacts with nearby municipalities, the school district, special districts, and other governmental entities.	X	X	X	X	Plan Commission, Town Board, Office Staff

**Goal 18 Plan Monitoring and Evaluation**

Keep this comprehensive plan relevant, useable, and timely.

**Objectives:**

1. Keep the plan up-to-date.

**Policies:**

1. Conduct a formal review of the plan at least once every 5 years consistent with state requirements.
2. Prepare annual reviews of the plan.
3. Amend the plan in a timely fashion.
4. If actual growth and development is significantly below the forecasts contained in this plan, amend this plan as appropriate to account for lower than expected growth and/or adjust those factors that may be inhibiting growth.
5. If actual growth and development exceeds the forecasts contained in this plan, adopt appropriate growth management strategies to bring growth in line with the desired growth rate or amend this plan to account for the additional growth.

**Implementation Actions:**

Implementation Action Items	Schedule				Responsible Entity
	2005 to 2009	2010 to 2014	2015 to 2019	2020 to 2024	
	1. Every 12 months, prepare and present a report to the Town Board summarizing: <ul style="list-style-type: none"> <li>▪ How the plan was used to direct major spending, regulatory, and construction decisions;</li> <li>▪ How development and redevelopment did or did not coincide with the guidelines of this plan;</li> <li>▪ How the Town has changed in ways that may call for amendments to the plan.</li> </ul>	X	X	X	
2. Review the adopted comprehensive plan and revise as necessary (minimum once every 5 years following adoption).	X	X	X	X	Plan Commission to develop draft and Town Board approves
3. Plan for and anticipate costs for amending this plan.	X	X	X	X	Plan Commission, Town Board, office staff
4. Monitor the rate of growth on a yearly basis, and submit this information to the Town Board in a timely manner.	X	X	X	X	Plan Commission
5. Annually review the capital expenditure budget to ensure that infrastructure will meet the anticipated growth.	X	X	X	X	Town Board

## Issues and Opportunities

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### Introduction

This chapter documents the issues that were considered in the preparation of this policy document. The importance of issues can not be overstated. This whole planning exercise and the resultant plan was issue driven.

Issues can be an emerging concern or old an unresolved problem. Issues could be addressed one time, never to reemerge for a long time. Or, an issue could never really go away, always needing attention.

Issues could range from localized concerns to those that are more global and affect many communities throughout the state and nation. Although the town has limited control over global, national, or statewide events, they are included here to ensure that they are considered and factored in the preparation of this plan to the extent appropriate.

The success of this plan in part rests on identifying relevant issues, prioritizing them for action, and adopting appropriate goals, objectives, and policies to address each.

This chapter also identifies those types of businesses that are compatible with the town's long-term vision.

### Identification of Issues and Opportunities

Table 3-1 lists the issues and opportunities that this plan is intended to address. Each was ranked using a 10-point scale to help determine its relative importance. Also, each issue was evaluated to determine if it is becoming more important or less important, or whether it is stable with little movement anticipated in the next five years.

The issues and opportunities were derived over the course of the planning process and were generated in a number of ways.

### Chapter Contents

- ◆ Introduction
- ◆ Identification of Issues and Opportunities
  - ◆ Strengths, Weaknesses, Opportunities, and Threats
  - ◆ Community Survey
  - ◆ Public Meetings
  - ◆ Comparative Analysis
- ◆ Economic Development Approach
  - ◆ Desirable Businesses
  - ◆ Assessment of Strengths and Weaknesses

#### ◆ Strengths, Weaknesses, Opportunities, and Threats

On November 6, 2003 a public meeting for both Blooming Grove and Pleasant Springs was conducted. During this meeting, attendees participated in an activity commonly called SWOT analysis, or "Strengths, Weaknesses, Opportunities and Threats." This process involved a brainstorming session to generate a working list of issues. They were grouped under common themes and are presented in Appendix B.

#### ◆ Community Survey

A community survey was sent to every household in the town to better understand their perceptions and preferences on a range of issues. Many of the questions were designed to solicit input on some of the issues identified in the SWOT analysis and were worded to gauge support for or opposition to various options.

The survey results were compiled and summarized in a separate document. Input from that survey is incorporated here and elsewhere in this plan as appropriate.

#### ◆ Public Meetings

Over the course of the planning project, a number of public meetings were held to help identify and clarify the

list of issues relevant to this plan. A draft list of issues was presented at a public forum held on February 19, 2004. Following that event, the list of issues was refined based on the public input.

#### **Comparative Analysis**

The planning process used to prepare this plan was conducted concurrently with the efforts of the other four towns. While each town had some unique issues, many issues were common to all five towns. To compare the importance of the issues across the five towns, a table was prepared showing the relative rank and the short-term trend (Exhibit 3-2). This analysis was done to identify areas of common concern that could be addressed in a cooperative fashion.

Exhibit 3-1. Issues and Opportunities: 2004

Governance / Citizen Involvement	Importance										Trend	
	Low									High		
Lack of interest in serving in an elected capacity	●	●	●	●	●	●	●	●				—
Lack of interest in local issues until personally affected	●	●	●	●	●	●	●	●	●	●		—
Polarization of public opinion on local issues	●	●	●	●	●	●						—
Development of new avenues to inform town residents	●	●	●	●	●							▲
Increasing volunteerism and community involvement	●	●	●	●	●	●	●	●	●			—
<b>Tax Base</b>												
Loss of state shared revenue	●	●	●	●	●	●	●	●	●	●		▲
Citizens wanting lower local property taxes	●	●	●									—
Over reliance on residential property	●	●	●	●	●							—
Potential negative impacts of growth on local property taxes	●	●	●	●	●	●	●	●	●	●		▲
<b>Demographics</b>												
Aging of population	●	●	●	●	●	●						—
Changing nature of households (more single member households, etc)	●	●	●	●	●	●	●	●				—
Declining household size	●	●	●									—
<b>Housing</b>												
Affordability	●	●	●	●	●	●	●	●	●			▲
Housing age/maintenance	●	●	●	●	●	●	●	●				▲
Few options for housing other than single-family units	●	●	●	●	●	●	●	●	●			▲
Few housing options for certain groups (elderly, handicapped) in the Town	●	●	●	●	●	●	●	●	●			▲
<b>Community Character</b>												
Unightly or blighted properties	●	●	●	●	●							▲
Becoming more of a bedroom community	●											—
Lack of community identity	●	●	●	●	●	●	●	●	●	●		▲
Crime	●	●										—
No town center	●	●	●	●	●	●	●	●	●	●		—
Maintenance of quality of life	●	●	●									—
Historic preservation	●	●	●									—
<b>Transportation</b>												
Few pedestrian paths in Town	●	●	●	●	●	●	●	●	●	●		▲
Increasing traffic levels	●	●	●	●	●	●	●	●	●	●		▲
Number of speeding motorists	●	●	●	●	●	●	●	●	●	●		▲
Safety concerns at problem intersections	●	●	●	●	●	●	●	●	●	●		▲
Induced growth pressures associated with road improvement projects	●											—
Maintenance of local roads	●	●	●	●	●	●	●	●	●	●		▲
Limited specialized transportation for elderly, handicapped	●	●	●	●	●	●	●	●	●	●		▲
Through traffic in residential areas	●	●	●	●	●	●	●	●	●	●		▲

continued

Exhibit 3-1. Issues and Opportunities: 2004

Utilities and Community Facilities	Importance										Trend	
	Low									High		
Child care services	●	●	●									—
Health care services	●	●	●									—
Quality of K-12 education	●	●	●	●	●	●	●	●	●			—
Lack of recreation facilities for youth	●	●	●	●	●	●	●					—
Lack of recreation facilities for teenagers	●	●	●	●	●	●	●	●	●			▲
Lack of recreation facilities for elderly	●	●	●	●	●	●	●	●	●	●		▲
Maintenance of park facilities	●	●	●									—
Citizens wanting more public facilities	●	●	●									—
Energy supply	●	●										—
Electrical distribution	●	●										—
Need for more Town hall space (office space, public meetings)	●											—
Provision of more organized sport facilities	●	●										—
Provision of more passive / unorganized recreation opportunities	●	●										—
Lack of high-speed Internet access	●											—
<b>Agriculture</b>												
Farmland loss	●	●	●	●	●	●	●	●	●	●		▲
Decline in the local farm economy	●	●	●	●	●	●	●	●	●	●		▲
Decline in the state and national farm economy	●	●	●	●	●	●	●	●	●	●		▲
Conflict between rural and urban values	●	●	●	●	●	●	●	●	●	●		▲
Farm agglomeration	●	●	●	●	●	●	●	●	●	●		▲
Conversion of working farms to hobby farms	●	●	●	●	●	●	●	●	●	●		▲
<b>Natural Resources</b>												
Cumulative environmental impacts	●	●	●	●	●	●	●	●	●	●		▲
Air quality	●	●	●	●	●	●	●	●	●	●		▲
Surface water quality	●	●	●	●	●	●	●	●	●	●		▲
Ground water quality	●	●	●	●	●	●	●	●	●	●		▲
Flooding	●	●	●									—
Stormwater	●	●	●	●	●	●	●	●	●	●		▲
Lack of, or improper, woodlot management	●											—
Loss of wetlands	●											—
Development along shores of area lakes and rivers												
Development on steep slopes												
<b>Economic Development</b>												
Lack of jobs in the Town	●	●	●	●	●	●	●	●	●			▲
Decline in local farm economy	●	●	●	●	●	●	●	●	●			▲
Growing opportunities for home occupations	●	●	●	●	●	●						—
Comparatively low household income as compared to others in region	●											—
<b>Intergovernmental Cooperation</b>												
Annexation	●	●	●	●	●	●	●	●	●	●		▲
Competition for tax base growth with other jurisdictions in region	●	●	●	●	●	●	●	●	●	●		▲
Opportunities for intergovernmental cooperation	●	●	●	●	●	●	●	●	●	●		▲

continued

Exhibit 3-1. Issues and Opportunities: 2004

Land Use	Importance										Trend		
	Low					High							
Encroachment of incompatible land uses	●	●	●	●	●								—
Existing land use conflicts	●	●											—
Brownfield sites	●	●											—
Inappropriate signage (size, location, etc.)	●	●											—
Cell towers (location, height, appearance)	●	●	●										—
Loss of rural character	●	●	●	●	●	●	●	●	●	●			▲
Scattered commercial uses	●	●											—
Amount of land in public ownership (federal, state, county, local)	●												—
High-voltage transmission lines (existing / planned)	●	●	●	●	●	●	●	●					▲
“Cost” of managing growth	●	●											—
“Cost” of not managing growth	●	●	●	●	●	●	●	●	●	●			▲
Developing a mechanism to incorporate conservation subdivision design into more residential projects	●	●	●										—

Key for Trend:

- ▲ The issue is anticipated to become more important in the coming years.
- ▼ The issue is anticipated to become less important in the coming years.
- The issue will likely remain stable in the coming years.

Exhibit 3-2. Issue Identification Matrix

Issue	Rank and Trend by Jurisdiction				
	Town of Albion	Town of Blooming Grove	Town of Dunkirk	Town of Pleasant Springs	Town of Rutland
	Lack of interest in local issues until personally affected	9 ▲	10 —	8 ▲	8 —
Polarization of public opinion on local issues	9 ▲	7 —	9 ▲	2 —	8 ▲
Increasing volunteerism and community involvement	7 ▲	9 —	5 —	6 ▲	8 —
Loss of state shared revenue	8 ▲	10 ▲	10 ▲	10 ▲	7 ▲
Aging of population	9 ▲	6 —	7 ▲	3 —	5 ▲
Lack of community identity	6 ▲	10 ▲	1 —	2 —	8 —
Maintenance of quality of life	9 ▲	3 —	1 —	9 ▲	9 ▲
Few pedestrian paths in Town	1 ▲	10 ▲	9 ▲	5 ▲	9 ▲
Increasing traffic levels	9 ▲	10 ▲	9 ▲	8 ▲	8 ▲
Number of speeding motorists	9 ▲	10 ▲	9 ▲	8 ▲	10 ▲
Safety concerns at problem intersections	10 ▲	10 ▲	5 ▲	2 —	9 ▲
Maintenance of local roads	8 ▲	10 ▲	5 ▲	8 ▲	5 ▲
Quality of K-12 education	6 ▼	9 —	1 —	1 —	8 ▲
Farmland loss	5 —	10 ▲	5 ▲	8 ▲	9 ▲
Decline in the local farm economy	7 ▼	10 ▲	8 ▲	5 —	9 ▲
Decline in the state and national farm economy	7 ▼	10 ▲	8 ▲	2 —	9 ▲
Conflict between rural and urban values	8 ▲	10 ▲	10 ▲	5 —	4 ▲
Cumulative environmental impacts	7 ▲	10 ▲	1 —	3 —	8 ▲
Air quality	9 ▼	10 ▲	1 —	2 —	7 ▲
Surface water quality	7 —	10 ▲	1 —	7 ▲	8 ▲
Ground water quality	8 —	10 ▲	5 ▲	9 ▲	8 ▲
Decline in local farm economy	7 ▼	9 ▲	10 ▲	2 —	8 ▲
Growing opportunities for home occupations	10 ▲	7 —	5 ▲	7 ▲	5 ▲
Annexation	8 —	10 ▲	10 ▲	10 ▲	9 ▲
Competition for tax base growth with other jurisdictions in region	9 ▲	10 ▲	1 —	2 —	9 ▲
Opportunities for intergovernmental cooperation	8 ▲	10 ▲	10 ▲	8 ▲	9 ▲
Encroachment of incompatible land uses	4 ▼	5 —	6 ▲	8 ▲	9 ▲
Loss of rural character	1 —	9 ▲	5 ▲	9 ▲	8 ▲

Key for Rank:

1 is low importance and 10 is high

Key for Trend:

- ▲ The issue is anticipated to become more important in the coming years.
- ▼ The issue is anticipated to become less important in the coming years.
- The issue will likely remain stable in the coming years.

## Economic Development Approach

This section documents in general terms the town’s general approach to economic development. It should be emphasized that this section has a limited scope. It certainly doesn’t substitute for a detailed economic development plan or strategic plan. It looks at economic development primarily from the perspective of its relationship to land use. It focuses on what types of economic activity are compatible with the town’s long-term vision. It then identifies the town’s strengths in attracting and keeping those types of businesses and weaknesses that may be working to keep those them from coming to the town.

### ◆ Desirable Businesses

As part of the planning process, we asked the question: “What types of economic activities are consistent with the town’s vision”. The types are shown in Exhibit 3-3, which range from very specific businesses to broad classes of businesses. As depicted, the Town is interested in a variety of different business types.

### ◆ Assessment of Strengths and Weaknesses

Having identified the types of economic activity that are part of the town’s vision, two questions arise. First, “What will draw them here?” And secondly, “What is keeping them from coming?” The results are shown in Exhibit 3-4.

**Exhibit 3-3. Desirable Businesses: 2004**

▪ Hotels	▪ Veterinarian
▪ Specialty shops	▪ Riding stables
▪ Professional services	▪ Artesian shops
▪ Technology businesses – agricultural, research	▪ Bed and breakfast
▪ Light industrial (in select locations)	▪ Nursery
▪ Truck terminal / Distribution Center	▪ Secretarial services
▪ Restaurants	▪ Nursing home
▪ Recreational facilities – e.g. miniature golf	▪ Assisted living facility

**Exhibit 3-4. Economic Strengths and Weaknesses: 2004**

What will draw / keep the identified desirable businesses here?	What is keeping the identified desirable businesses from coming?
▪ Comparatively low tax rates	▪ Annexation
▪ Personalization of Town services	▪ Limited municipal services
▪ Business-friendly	▪ Town is fragmented, spread out
▪ Town form of government	▪ No Town center
▪ Excellent Town services – promptness, quality	▪ No TIF ability
▪ Transportation hub – access to transportation corridors	▪ A lot of untaxable property – e.g. sewer plant
▪ Proximity to airport	
▪ Proximity to downtown	
▪ Proximity to educational facilities – MATC, UW-Madison	
▪ Near major business hubs – e.g., banking, financial	

## Plan-Based Forecasts

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### Introduction

This chapter presents each of the four 20-year forecasts that are fundamental to the preparation of this plan. The smart growth legislation requires that the plan be based on population forecasts over the 20-year planning horizon.<sup>1</sup> The anticipated population base can then be translated into the number of additional housing units that will be needed over the planning period to accommodate the anticipated population base. This same section of the legislation also requires a set of 20-year forecasts for employment.

The final set of forecasts relate to future land use and arise out of the foregoing forecasts<sup>2</sup>. The future land use plan must show additional land for development to accommodate the anticipated number of new households and to facilitate the addition of new employment opportunities.

Table 4-1 presents the four sets of forecasts. The following sections in this chapter present background information about each of the forecasts and describe in more detail how they were prepared.

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◆ Population Forecasts
◆ Housing Forecasts
◆ Employment Forecasts
◆ Land Use Forecasts

### Population Forecasts

A community can directly and indirectly affect how fast it grows and the type of growth that occurs through the policies it adopts and the actions it takes. A community could capture a disproportionate share of the growth potential within the region by proactively creating opportunities for new development through any number of actions, including infrastructure improvement and creation of incentives, for example. A community could create a public private partnership and use its resources to make a project happen that would not otherwise occur. Likewise, it could slow the natural rate of growth by instituting certain policies to limit new development.

Although a community can affect the rate of growth, it needs to take stock of historical growth patterns and understand its strengths and weaknesses relative to the other locales within the regional market. Obviously, a community needs to be realistic in preparing population forecasts because it affects many parts of the comprehensive plan. If a community uses unrealistic population forecasts, the plan will be flawed (although it can be adjusted by amendment).

**Table 4-1. Plan-Based Forecasts: 2005 to 2024**

	2005 to 2009	2010 to 2014	2015 to 2019	2020 to 2024	2005 to 2024
Additional population <sup>1</sup>	90	94	99	104	387
Additional households	54	58	63	68	243
Additional housing units	56	59	64	69	248
Additional land (acres) <sup>2</sup>					
Commercial	10	10	15	15	50
Residential	14	15	15	17	65
Agricultural land	1,400	1,000	600	200	na
Additional employment (jobs)	292	292	437	437	1,458

Notes:

1. The total population includes those living in an institutional setting and those living in households.
2. The amount of land needed for each of these uses includes public infrastructure. A factor was also applied to increase the supply of land to account for consumer choice.

<sup>1</sup> Wis. Stats. 66.1001(2)(a)

<sup>2</sup> Wis. Stats. 66.1001(2)(h)

After evaluating a number of growth rates and looking at potential consequences of each, an annual average growth rate of 1.0 percent rate was selected throughout this plan. This rate is consistent with the town’s long-term vision as articulated in Chapter 2.

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Within any given housing market, a community can promote or discourage new growth through the policies it adopts and actions it takes.

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Table 4-2 shows the year-end population counts and the number of new residents added in each of the five-year increments based on this growth rate. Between 2005 and 2024, close to four hundred new residents are anticipated.

Because a certain percentage of the population may be living in an institutional setting (e.g., nursing home, group home), forecasts were also prepared showing the population living in a household setting (Table 4-2). This step is needed to accurately estimate the number acres needed for residential purposes. For the purpose of this plan, it is assumed that nearly all of the residents will be living in a household (i.e., non-institutional) over the next 20-year period.

### Housing Forecasts

Having established the anticipated resident population living within the town in a household setting, it is possible to forecast the number of housing units that will be needed to accommodate the growing population.

**Table 4-2. Population: 2005 to 2024**

Time Period	Total Resident Population <sup>1</sup>	Population In Households
2005	1788	1781
2006	1806	1799
2007	1824	1817
2008	1842	1835
2009	1860	1853
2010	1879	1871
2011	1898	1890
2012	1917	1909
2013	1936	1928
2014	1955	1947
2015	1975	1967
2016	1995	1987
2017	2015	2007
2018	2035	2027
2019	2055	2047
2020	2076	2068
2021	2097	2089
2022	2118	2110
2023	2139	2130
2024	2160	2151
Number Added During Period		
2005 – 2009	90	90
2010 – 2014	94	94
2015 – 2019	99	100
2020 - 2024	104	104
2005 - 2024	387	388

1. The total population includes those living in an institutional setting and those living in households.

The number of households was estimated by dividing the anticipated population living in a household by the average household size for each of the time periods. Nationally, the average household size has been on a steady downward trend for a number of decades and this trend is also evident throughout much of Wisconsin and in Blooming Grove. From 1990 to 2000, the average household size in the town declined from 2.67 to 2.44. It is anticipated this trend in Blooming Grove will continue throughout the planning period, but at a slower rate of decline, and cause the figure to drop to about 2.2.

This demographic trend suggests that even if the population of the town did not grow, additional housing units would be needed to maintain the same population base to account for a smaller number of people living in each housing unit.

Table 4-3 shows the anticipated number of households over the 20-year planning horizon by year and for each of the 5-year increments. Having established the number of households that will be living in the town, it is necessary to determine the number of housing units that will be needed to house them. The number of housing units will, more often than not, exceed the number of households in that a certain share of the housing units will be vacant at any point in time. A unit may be vacant because it is not considered a primary residence, because it is for rent or for sale, or is simply not occupied for any number of reasons. For the purpose of this plan, it is assumed that 3.3 percent of the housing units will be vacant at any point in time. The calculated number of housing units is also shown in Table 4-3.

### Employment Forecasts

As shown on the future land use map, land is allocated to accommodate new commercial enterprises. Using employment ratios based on acreage, the number of potential new jobs by type was calculated (Table 4-4). During the first five-year increment, it is anticipated that

**Table 4-3. Housing: 2005 to 2024**

Year	Households	Housing Units
2005	745	771
2006	756	782
2007	767	794
2008	778	805
2009	789	816
2010	800	828
2011	811	839
2012	823	851
2013	835	864
2014	847	876
2015	859	889
2016	871	901
2017	884	915
2018	897	928
2019	910	941
2020	923	955
2021	937	969
2022	950	983
2023	964	997
2024	978	1012
Number Added During Period		
2005 – 2009	54	56
2010 – 2014	58	59
2015 – 2019	63	64
2020 - 2024	68	69
2005 - 2024	243	248

1. The total population includes those living in an institutional setting and those living in households.

the land designated for commercial and industrial land uses could support close to 300 additional jobs.

**Table 4-4. Anticipated Number of New Jobs: 2005 to 2024**

	2004 to 2008	2009 to 2013	2014 to 2018	2019 to 2023	Total 2005 to 2024
Office	156	156	233	233	778
Retail / service	136	136	204	204	680
General industrial (e.g., manufacturing, warehouse, and distribution)	0	0	0	0	0
<b>Total</b>	<b>292</b>	<b>292</b>	<b>437</b>	<b>437</b>	<b>1,458</b>

Notes:

1. The amount of land needed for each of these uses includes public infrastructure. A factor was also applied to increase the supply of land to account for consumer choice.

### Land Use Forecasts

In Chapter 2, there is a set of objectives that are intended to help guide the housing mix of new residential development in the coming years. These proportions are shown in Table 4-5 and are used to determine the number of housing units by type (Table 4-6).

The land area requirements for each of these housing types was calculated by applying an average density to each of the categories. These values were then adjusted upward to account for infrastructure (e.g., roads, smaller community parks). Each of these values were then adjusted upward to allow consumers a choice between different competing housing developments. Table 4-7 shows the number of acres needed for each of the housing types in each of the five-year increments. A total of 247 acres should be shown on the future land use map for residential purposes intended to occur over the next 20 years. It should be noted that a large percentage of this total will occur in areas to be annexed by Madison.

As land is annexed into Madison in the coming years and as land is developed in the Town, the agricultural land base will continue to decline. In 20 years, it is anticipated that as few as 200 acres of agricultural land will remain.

These data are intended for planning purposes only. It is important to keep tabs on actual development levels and update these forecasts based on more current information and to account for actual development activity and shifts in the housing market.

**Table 4-5. Housing Types: 2005 to 2024**

	Percent Of Total
Single-Family	
High Density	80
Medium Density	10
Low Density	0
Two-Family	5
Multi-Family	5
Mobile Home	0

**Table 4-6. Additional Dwelling Units by Housing Type: 2005 to 2024**

	2005 to 2009	2010 to 2014	2015 to 2019	2020 to 2024	Total 2005 to 2024
Single-Family					
High Density	45	47	51	55	198
Medium Density	6	6	6	7	25
Low Density	0	0	0	0	0
Two-Family	3	3	3	3	12
Multi-Family	3	3	3	3	12
Mobile Home	0	0	0	0	0
Total	57	59	63	58	247

**Table 4-7. Land Area Requirements by Housing Type: 2005 to 2024**

	2005 to 2009	2010 to 2014	2015 to 2019	2020 to 2024	Total 2005 to 2024
Single-Family					
High Density	10	11	11	13	45
Medium Density	2	2	2	2	8
Low Density	0	0	0	0	0
Two-Family	1	1	1	1	4
Multi-Family	1	1	1	1	4
Mobile Home	0	0	0	0	0
<b>Total</b>	<b>14</b>	<b>15</b>	<b>15</b>	<b>17</b>	<b>61</b>

## Future Land Use

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### Introduction

Among the most effective tools a community possesses to influence its future environment and quality of life is the ability to control and direct future growth patterns. This can be accomplished in a variety of ways, but is most commonly accomplished through zoning and land development ordinances and the way it provides local infrastructure. Through the zoning powers exercised by Dane County, Blooming Grove has the opportunity to guide future growth in a manner that enhances its residents' quality of life and is consistent with its long-term vision. However, misguided or inappropriate use of these tools can lead to undesirable results including unnecessary land use conflicts, inefficient service delivery, and a decreased quality of life, among other potential problems.

In order to effectively plan for efficient and environmentally sound growth, it is necessary to identify those areas that inherently have constraints for development and those areas where new development should not occur at all or in limited circumstances. In the background report, environmental constraints for development were identified and mapped, including wetlands, and floodplains. These factors are carried forward in this document and are portrayed on a development factors map.

Using this information as a point of reference, a number of alternative development scenarios were developed. Each of these were developed and evaluated as the Town crafted its long-term vision. As the vision of the community became more refined, a final land use plan was developed.

This future land use map is intended to illustrate this vision and guide the future growth and development of Blooming Grove over the next 20 years. It will serve as a guide for the plan commission and Town Board when making land use, zoning, and infrastructure related

### Chapter Contents

◆ Introduction
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decisions. It will also provide direction for private sector property owners and potential developers when making decisions about the future of their property.

The relationship between the future land use plan and the other sections of this plan is extremely important and coordinating this information is essential in developing an effective comprehensive plan that is useful to the Town and its constituents.

As noted elsewhere in this plan, it will be necessary to periodically review and update this plan, and potentially the future land use map to ensure that local development preferences are maintained.

### Development Factors

There is a wide range of factors that will ultimately affect future land use in Blooming Grove. The ones that can be spatially mapped and are shown in Map 5-1.

Environmental corridors, as delineated by the Dane County Regional Planning Commission, are systems of open space within the urban service area that include environmentally sensitive lands, natural resources requiring protection from disturbance and development, and lands needed for recreation and open space. Several of these areas are found within Blooming Grove. These areas are delineated to help local governments and other agencies make decisions regarding the location of development. An important use of the corridors is the review of sewer extensions and sewer

service areas, to direct urban development to areas outside the environmental corridors.

Much of the land in the eastern parts of the Town is classified as prime farmland (based on soil characteristics). However, given the proximity to urban areas and development pressures, it is unlikely that agricultural land uses can be maintained.

Hydric soils are also found in much of the eastern parts of the Town. Hydric soils are defined as soils that are formed under conditions of saturation, flooding or ponding long enough during the growing season to develop anaerobic conditions in the upper part. They are one of three criteria used for delineating wetlands, therefore the presence of hydric soils indicates that the presence of wetlands should be considered.

Some smaller areas having steep slopes, or slopes greater than 12.5 percent, are also found throughout the eastern portions of Blooming Grove. Although these slopes do not prohibit development, they create additional considerations including a greater need for post-development erosion control, and issues with road construction, maintenance, and safety. It is also important to recognize that areas with slopes greater than 12 percent are typically designated as environmental corridor at the time the land is brought into the urban service area.

American Transmission Company has identified a proposed 138 kV electric transmission line that may impact the Town. Although the specific right-of-way has not been identified, the line is intended to connect the Sprecher Transmission Site with the Femrite Transmission Site, both located just outside of town boundaries. It is anticipated that this line will be constructed in 2007. Power transmission lines have the potential to create conflicts with certain land uses, particularly residential uses.

Lastly, the WDNR and Dane County have identified proposed park and natural resource sites. Those affecting Blooming Grove include the Capital Springs Centennial State Park and Recreation Area (which includes the Nine Springs E-Way) and the Blooming Grove Drumlins Resource Area. Most of the proposed Capital Springs Centennial State Park and Recreation Area is already in public ownership, and the intention is

to continue to protect these lands for natural resource protection and public recreation purposes. The Blooming Grove Drumlin Resource Area has been proposed as part of the Dane County Parks and Open Space Plan, however the project plan for the site is in draft form; it has not been completed, nor adopted by the County Board. The intention, however, is to use acquisition and/or conservation easements to preserve the Blooming Grove Drumlin Area.

## Future Land Use Plan

The Town is divided into seven land use districts, and two conservancy overlay districts as shown in Map 5-2. A description of each district can be found in Table 5-1. It should be noted that these districts are established for general planning purposes only. They may or may not correlate to the Town's current zoning. Once this plan is adopted, town officials will need to examine the current zoning regulations and associated map to determine if, and how, they should be revised to implement the future land use map.

The overlay districts are used to recognize special characteristics and environmental features of the underlying land that do not occur throughout the entire base district. When planning new development within the overlay districts, it is important to consider these special characteristics. In some cases, certain types of development that are allowed in the base district will not be appropriate in the overlay districts because of the special characteristics.

Collectively, the base and overlay districts established in this plan are intended to present a logical development pattern. The future land use map also identifies five-year development phases extending for the 20-year life of this plan. The development phasing is only intended to facilitate planning for the infrastructure and municipal services. It is not intended to limit or control when development may occur.

Map 5-3 shows the annexations areas that are part of the intergovernmental agreement that Madison and the Town adopted in February 2005.

**Table 5-1. Future Land Use Districts**

Districts	General Description
Public Lands/Institutional	This district includes existing institutional sites and their surrounding land, as well as future civic uses. Existing facilities and land should be maintained to accommodate expansion in the future. These areas create an identity within surrounding neighborhoods and the overall community, and can serve as a place for social events and gatherings.
Medium Density Residential	This district allows for medium density residential development within the Town. Some of these areas have existing residential uses, or are located in areas where high density residential is not appropriate. It is anticipated development will occur on public sewer and water. Density will be four to six dwelling units per acre. Duplexes may be allowed, but the majority of dwelling units are single-family. Public facilities such as parks, open space, and trails are also found here. Incentives for higher density may be provided for preserving land and natural features.
High Density Residential	This district allows for higher density residential development throughout the Town. It is anticipated that development will occur on public sewer and water. Density will be six to eight dwelling units per acre. The intent of this district is to provide opportunities for high density mixed-style (such as single family, duplexes and multi-family) residential developments. Public facilities such as parks, trails, and schools are commonly found here. Incentives for higher density may be provided for preserving land and natural features.
Commercial	Commercial development will be concentrated in these areas. They will be located in areas where the infrastructure and utilities can support such development. To ensure safety, limited access points should be allowed off the roads. Internal circulation should be required for all plans.
Commercial – Tourism	This district is intended to accommodate those commercial land uses that specifically cater to tourists and recreational visitors who come to the area for the day or stay overnight. Such uses may include restaurants, hotels, campgrounds, visitor services, specialty shops, and the like.
Shooting Range	This district is intended to accommodate an existing/planned shooting range.
Extractive	This district is intended to accommodate existing and potential future non-metallic mining activities/facilities.
Conservancy Overlay Districts	Natural features of environmental corridors and conservancy lands contribute to the overall beauty of the town. Development in these areas should consider the special environmental characteristics, and utilize them as amenities for existing and future residents. Environmental conservancy areas include primary and secondary environmental corridors, the drumlins, lakes, streams, wetlands, woodlands, wildlife habitats, isolated natural resource areas, poorly drained soils and severe slopes. Development within these areas may lead to environmental and development problems.

Note: These descriptions correspond to the districts shown on the future land use map.

### Development Policies

A number of design considerations should be incorporated, when feasible, to ensure that development fits with the intended character of the district – how the place looks and what types of activities are recommended. The following design considerations are intended to help developers and elected officials who will review the proposals. Each district is divided into five categories defined as the following:

- ▶ *Visual Character* — the desired visual character of the built environment.
- ▶ *Natural Environment and Landscape* — the patterns of landscape and vegetation that support and complement the visual character, circulation, and the intended social and economic activities of the place.
- ▶ *Traffic and Circulation* — appropriate patterns of vehicular / pedestrian movement and access (including parking) and the integration of these patterns with each other and public places.
- ▶ *Activities and Uses* — the integrated set of social and economic activities associated with public places, including diverse land uses that emphasize traditional values of communities.
- ▶ *Land Management and Control* — the appropriate policies and programs that maintain and manage public places for long-term success.

#### District: Public Lands and Institutional

##### 1 Visual Character

- ▶ *Create strong facades.* Create a strong visual image with the front facade of the building facing the primary public space or street. Create secondary facades facing the other public spaces surrounding the building.

- ▶ *Create a distinctive building.* Create a distinctive architectural building with features that are appropriate for the site. This can be done with materials, color, texture, and composition. When using an existing building, a sign can serve as the distinctive piece for the building.
- ▶ *Give the building prominence.* Make the building more prominent than surrounding buildings, especially in relation to any residential or commercial architecture.
- ▶ *Create landmark features.* Create features on the building which serve as landmarks from a distance (such as a tower, monumental entry, or roof form). When this is not possible with an existing building, the landscaping and signage can create the image for the site.
- ▶ *Design the building to reinforce the surrounding public spaces.* Design the edges of the building to reinforce, and parallel the geometry of the surrounding public spaces.

## 2 Natural Environment and Landscape

- ▶ *Create public spaces.* Create landscape elements that enhance the geometry and pattern of the building and integrate it with the surrounding public places. Particularly for new buildings, a site should be selected which has an adjacent public space for events.
- ▶ *Use landscape elements to form vistas.* Use landscape elements to form vistas to the natural areas around the site.

## 3 Traffic and Circulation

- ▶ *Consider controlled access.* Consider controlled access to the interior of the site as a technique for protecting and enhancing the activities.

## 4 Activities and Uses

- ▶ *Use the site for community activities.* Encourage community interaction in the form of significant cultural, institutional, or other public activities.
- ▶ *Encourage windows and openings.* Encourage windows and openings at the entry that allow people to see activities inside the building (day and night) as well as allowing persons inside to view exterior activities.
- ▶ *Provide space for related activities inside the building(s).* Provide space within the building for public activities and public use such as meeting rooms for neighborhood groups, classrooms or exhibit areas.
- ▶ *Provide for future expansion.* Develop plans that provide for contiguous expansion of governmental or institutional buildings so these uses will continue into the future.

## 5 Land Management and Control

- ▶ *Ensure effective maintenance procedures.* Ensure long-term maintenance by designating it as the responsibility of a specific agency or group.
- ▶ *Reduce maintenance costs.* Reduce the need for major maintenance in this area by selecting appropriate landscaping and screening elements. Select materials that can be replaced and repaired cost-effectively. Use materials that can be repaired easily in case of vandalism or graffiti.

### District: **Medium Density Residential**

#### 1 Visual Character

- ▶ *Create a uniform street edge.* Design lots and layout buildings to form a single street edge with a uniform sight line, setbacks, and evenly spaced buildings. The buildings on each side of the street should collectively create a continuous alignment.
- ▶ *Provide similar setbacks.* Establish setback requirements which should not vary more than five feet between adjacent properties and properties across the street from one another. This will help to create a continuous edge along the street.
- ▶ *Garages shall not be the prominent feature.* Garages shall not be the prominent feature and where feasible shall have a side entry. Alternatively, the garage may be detached and located to the rear.

- ▶ *Create a strong visual order.* Use rhythmic planting of shade trees and street lights to reinforce the continuous street edge.
- ▶ *Enforce architectural regulations.* Enforce criteria established for architectural materials, openings, roof pitches, and porches that match the character of the surrounding houses. Due to the variety of styles in the neighborhood, these criteria will vary from project to project.

## 2 Natural Environment and Landscape

- ▶ *Use plantings to maintain edges along roads where driveway access points occur.* Plant three to four tree species in a simple alternating rhythm along the street.

## 3 Traffic and Circulation

- ▶ *Design street system for local traffic.* Design streets to slow traffic and create vistas within the development.
- ▶ *Allow for street parking.* Allow for parallel parking on the street where deemed appropriate by the Town.

## 4 Activities and Uses

- ▶ *Include shared open spaces.* Design shared open spaces and natural features which will attract home buyers who value direct connection to natural landscape elements, natural environmental features, fields, woodlands and walking and biking trails. The spaces could be used for either passive or active recreational activities.

## 5 Land Management and Control

- ▶ *Require common property maintenance.* Require property owner associations to guarantee maintenance of common areas, including options for public intervention if homeowners fail to maintain the land.

### District: High Density Residential

#### 1 Visual Character

- ▶ *Create a uniform street edge.* Design lots and layout buildings to form a single street edge with a uniform sight line, setbacks, and evenly spaced buildings. The buildings on each side of the street should collectively create a continuous alignment.
- ▶ *Provide similar setbacks.* Establish setback requirements which should not vary more than five feet between adjacent properties and properties across the street from one another. This will help to create a continuous edge along the street.
- ▶ *Garages shall not be the prominent feature.* Garages shall not be the prominent feature and where feasible shall have a side entry. Alternatively, the garage may be detached and located to the rear.
- ▶ *Create a strong visual order.* Use rhythmic planting of shade trees and street lights to reinforce the continuous street edge.
- ▶ *Design of large multifamily or elderly housing complexes.* These projects should be designed in such a manner that they comfortably integrate themselves with single family residential neighborhoods.

#### 2 Natural Environment and Landscape

- ▶ *Use plantings to maintain edges along roads where driveway access points occur.* Plant three to four tree species in a simple alternating rhythm along the street.
- ▶ *Use plantings to create parking courts.* Use dense plantings to create strong edges around parking courts.

#### 3 Traffic and Circulation

- ▶ *Design street system for local traffic.* Design streets to slow traffic and create vistas within the development.
- ▶ *Allow for street parking.* Allow for parallel parking on the street.

#### 4 Activities and Uses

- ▶ *Include shared open spaces.* Design shared open spaces and natural features which will attract home buyers who value direct connection to natural landscape elements, natural environmental features, fields, woodlands and walking and biking trails. The spaces could be used for either passive or active recreational activities.

#### 5 Land Management and Control

- ▶ *Require common property maintenance.* Require property owner associations to guarantee maintenance of common areas, including options for public intervention if homeowners fail to maintain the land.

### District: Environmental Conservancy

#### 1 Visual Character

- ▶ *Preserve and integrate landscape elements.* Link proposed landscape to the environmental features to enhance its value and provide a connection between the built and natural environments.

#### 2 Natural Environment and Landscape

- ▶ *Connect the landscaping.* Extend and connect the existing natural areas and environmental corridors with new plantings and landscaping that match the existing plantings and landscape. Create continuous landscape edges along public roads and between surrounding development using mixtures of species that create a varied image as the seasons change and maintains the rural character.
- ▶ *Use similar plant species.* Utilize the character of the existing environmental corridor as a basis for selecting new plantings.

#### 3 Traffic and Circulation

- ▶ *Include scenic drives.* Encourage the creation of scenic drives where houses are located only on one side of a road and the corridor or conservancy area preserved on the other side. Preserve existing scenic drives in order to protect the natural character of the neighborhood.
- ▶ *Create walking and hiking trails.* Create walking and hiking trails that are adjacent to public roads and that act as buffers to development. Integrate walking and hiking trails with the geometry and pattern of roads.

#### 3 Activities and Uses

- ▶ *Provide paths through the corridors.* Allow access to and through the corridors and conservancy areas but minimize the impact by having only a few, simple paths.
- ▶ *Utilize the natural features as an amenity for development.* Plan the surrounding development such that the feature is seen by many residents. Do not block the view of the corridor or conservancy from public roads.
- ▶ *Allow only passive activities.* Allow only passive activities such as walking, hiking and biking along trails and paths made of natural materials.
- ▶ *Connect areas together.* Connect areas together to provide a greater impact and create a more significant green space.
- ▶ *Allow limited public uses.* Allow limited public use and private uses which expand the opportunities of the general public to experience the natural environment.

#### 5 Land Management and Control

- ▶ *Design to preserve open space.* Encourage the design and preservation of common areas to minimize their future utility as developable parcels.

### District: Commercial

#### 1 Visual Character

- ▶ *Establish strong visual edges along public rights-of-way.* Landscaping and fencing shall be designed to establish a clear edge along the side of the site that is visible to motorists and others passing by or viewing the site. The only openings or breaks in this edge, or surfaces designed for parking or vehicular movement, shall be those

allowed for entries, signage, or other provisions described in these standards. The ground surface shall be grass or other planting material unless otherwise noted.

- ▶ *Design entries as gateways.* Along major edges there shall be gateways for vehicular entrances. These entrances should be marked with decorative columns, fence lines or similar features that are visually more prominent relative to the other features surrounding the site or road. The construction materials shall be similar to those used for the building and other site amenities.
- ▶ *Encourage roadside signage and make sign structures attractive.* All signs along the edge of a property shall be the same design in terms of materials, graphic design, and character within each development. The sign shall be located within the "Roadside Edge," have a minimum height restriction that provide a low profile and be located near the road or at main entrances to the development. Signs should have a masonry base.
- ▶ *Use buildings to form public places.* Building locations should emphasize the shape of public plazas, courtyards, gateways, and significant landscape features. Buildings should have connections to pedestrians with appropriately scaled design details, windows along the parking areas and pedestrian pathways, and special features at public entrances.
- ▶ *Design off-street parking lots as public places.* Parking lots should have strong edges to define them as spaces. This can be achieved with either building forms, landscaping, fencing, light fixtures, or combinations of these elements. The geometry should be orthogonal and parallel to major buildings. Parking areas should include distinctive paving patterns and material changes as a feature to identify travel lanes, parking areas and pedestrian paths. The paving patterns and material changes should create an identity for the parking area and entrances into the space from surrounding development.

## 2 Natural Environment and Landscape

- ▶ *Encourage landscape continuity (not fragmentation).* Landscape plans should encourage the use of a limited number of tree and shrub species for the edge which are native to southern Wisconsin, low maintenance, resistant to salt, and have a relatively fast growth rate. All trees and shrubs planted in groups of up to ten shall be of like species, or similar to the existing vegetation.
- ▶ *Save existing trees.* Incorporate existing trees where possible to form clusters of older and younger trees.
- ▶ *Integrate road drainage with the site design.* Allow for proper road drainage, but consider options that allow for landscaping near the road edge.
- ▶ *Create significant landscapes.* Create significant landscapes between buildings that are meant to be occupied by people. Include seating areas to encourage the use of the space. The landscaping should be grouped together to create a significant place (e.g. groves or gardens) instead of scattered throughout the parking area. Connect the landscape to existing landscape around the site.
- ▶ *Discourage artificial berms and similar topographic changes.* Berms and other topographic changes which appear clearly artificial should be discouraged, especially as visual barriers. Topographic changes should be allowed when needed to accommodate drainage, reduce erosion, or otherwise enhance or preserve the natural environment. When a visual screen is needed a double or single row of trees or shrubs should be used.

## 3 Traffic and Circulation

- ▶ *Make vehicular entrances appealing to motorists.* Create an easily identified entry place for motorists to pass through, which has a distinctive gate-like feature. Signs should be used to highlight the entrance and attract motorists. Such gateways and entrances shall be designed such that they allow for sufficient sight lines for traffic movement.
- ▶ *Encourage vehicular linkages between sites.* Along side yard edges, the plan shall be designed to include options for vehicular linkages between off-street parking lots that are open to the public for general business purposes. Such options shall be created when an off-street parking lot, or a driveway servicing such a lot, is located adjacent to the edge of the site. Such options shall consist of driveway alignments and parking alignments designed to facilitate vehicular movement by the general public from one off-street parking lot to another, across the edge separating the lot from the adjacent lot. This should provide for a safer entrance area onto the street.

## 4 Activities and Uses

- ▶ *Encourage outdoor activities and pedestrian uses.* Integrate uses such as bikeways, outdoor eating, seating, gathering spots, and other park elements that encourage pedestrian use. Provide entrances to these areas between buildings along a pathway from the parking.
- ▶ *Link building interiors to the outdoors.* Promote views into the buildings to attract customers and provide a connection between the indoor and outdoor environments.
- ▶ *Provide for business or mixed use parks.* Provide opportunities for developments which have site regulations and architectural guidelines. The parks should be located in areas with close proximity to access points.
- ▶ *Allow mixed-uses.* Allow a variety of uses, e.g.) offices, retail, industry, to create an active environment throughout the day.

## 5 Land Management and Control

- ▶ *Reduce maintenance costs.* Reduce the need for major maintenance in this area by selecting appropriate landscaping and screening elements. Select materials that can be replaced and repaired cost-effectively. Use materials that can be repaired easily in case of vandalism or graffiti.

Insert Map 5-1 Development Factors: 2004

Insert Map 5-2 Future Land Use: 2005 to 2024

Insert Map 5-3 Planned Annexations

## Future Transportation Systems

**Table 6-1. Near-Term Transportation Improvement Projects In and Adjacent to Blooming Grove**

Road	Segment	Improvement
I-39/90	RR Structure to Milwaukee St.	Noise barrier and landscaping
I-39/90	Buckeye Road overpass	Bridge replacement with bike lanes
I-39/90	Cottage Grove Road overpass	Bridge replacement with bike lanes
I-39/90	Milwaukee Street northbound overpass	Bridge replacement with bike lanes
I-39/90	Milwaukee Street southbound overpass	Bridge replacement with bike lanes
STH 30	N. Thompson Road off-ramp and on-ramp	Construct roundabouts
I-94	Sprecher Road to Gaston Road	New overpass
STH 30	Fair Oaks Ave.	Bridge painting
Cottage Grove Road	Thompson Dr. to Sprecher Rd.	Reconstruct and widen to four lanes plus bike lanes
Femrite Drive	Marsh Rd. to Ohmeda Dr.	Reconstruction to urban standards and widen to four lanes plus bike lanes
Marsh Road	Agriculture Dr. to existing Marsh Rd.	Construct new street and bridge (overpass of S. Beltline)
Marsh Road	Voges Rd. to 2,500 feet south	Reconstruct to urban standards
Sprecher Road	CTH TT to Cottage Grove Rd.	Reconstruct to urban standards with four lanes plus bike lane
Sprecher Road	Buckeye Road to 1,300 feet north of Cottage Grove Road	Reconstruct on new alignment with four lanes plus bike lanes

Source: Madison Area Metropolitan Planning Organization: 2004 to 2008 Transportation Improvement Program for the Dane County Area

### Introduction

For many years, transportation planning and land use planning were seen as independent activities. In recent years, however, there has been a growing recognition, especially at the state and federal levels that land use and transportation are linked in that a change in one will undoubtedly have consequences for the other.

As we drive around we can see this interplay between land use and transportation. Certain types of commercial land uses are typically found only on major roadways, while other types of land uses can easily be served by a local or collector road. When a major employment or activity center locates on a road unable to carry the resulting traffic, local and state officials inevitably end up improving the road to serve the new use.

Its also the case that as roads are improved through widening or other type of improvement, land use pressures on the adjoining parcels will likely change to take advantage of the increased exposure or accessibility.

For these reasons, the future transportation and land use maps of this plan were prepared at the same time to complement one another.

### Chapter Contents

- |  |
|--|
| <ul style="list-style-type: none"> <li>◆ Introduction</li> <li>◆ Future Transportation Plan</li> </ul> |
|--|

### Future Transportation Plan

The town currently has a road system that is in good shape. The majority of roads in the town are in good condition and those in poorer condition are slated for improvement.

Several road improvements in and adjacent to the Town have been identified. These are based on and consistent with those facilities identified by the Madison Metropolitan Planning Organization. These improvements are shown on Map 6-1, and near term improvements are listed in Table 6-1. The functional classification of the roads in the town's boundary are not anticipated to change.

The need for additional bicycle and pedestrian facilities was identified in the planning process as a growing need. The proposed pedestrian facilities are shown on Map 6-2, and near term improvements are listed in Table 6-2. These were based on and are consistent with those facilities identified by the Madison Metropolitan Planning Organization.

**Table 6-2. Near -Term Bicycle and Pedestrian Improvements In and Adjacent to Blooming Grove**

Capital City Trail	Dempsey Rd. to Glacial Drumlin Trail	Construct bike path extension
Femrite Drive	Marsh Rd. to Ohmeda Dr.	Reconstruction to urban standards and widen to four lanes plus bike lanes
Blooming Grove Drumlin Resource Area	Gaston R. to CTH AB	Glacial Drumlin Trail extension
Edna Taylor Conservation Park Path	Woodlawn Dr. to Femrite Dr.	Construct path
Femrite Drive	USH 51	Construct over/underpass & path connection
Soo Line (NE) RR Corridor Path	Isthmus Path to City View Dr.	Construct path extension

Source: Madison Area Metropolitan Planning Organization: 2004 to 2008 Transportation Improvement Program for the Dane County Area, and Dane County Bicycle Plan

## Future Utilities and Community Facilities

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### Introduction

As the town’s population increases in the coming years, it is important to consider what additional utilities and community facilities may be needed to accommodate the additional residents. Although a growing population is an important consideration, it is not the only factor that needs consideration. Other demographics should be considered as well. As documented elsewhere in this plan, the graying of America will have a profound impact on the types of public services that ought to be available. This chapter is intended to answer a basic question: What type of community facilities and services will be needed to accommodate a growing population and a changing population base?

This chapter is based on the population and housing forecasts presented in chapter 4 and the future land use plan in chapter 5.

### Future Utilities

For the most part, the town provides few utilities. Most are provided by the county or by private service providers. The town has considered the utilities that it provides, and does not anticipate making changes to the level of service throughout the planning period.

### Future Community Facilities

There a number of community facilities currently found within the town (Map 7-1). The current facilities are adequate and the town does not anticipate developing new facilities throughout the planning period in that the geographic size and population base of the town will continue to decline over the next 20 years consistent with the intergovernmental agreement with Madison (Appendix D). The town will continue to maintain its physical facilities.

### Chapter Contents

◆ Introduction
◆ Future Utilities
◆ Future Community Facilities

Insert Map 7-1

## PART 1. GENERALLY

### Section 1-1. Authority

This plan is enacted pursuant to and consistent with §66.1001, Wis. Stats.

### Section 1-2. Applicability

1. *Jurisdictional Area.* The provisions of this plan shall be applicable throughout the Town of Blooming Grove, the boundary of which may change over time as the boundary of the cities of Madison, Monona, and Fitchburg and the village of McFarland change through annexation or detachment.
2. *Conformance with Plan.* After January 1, 2010, all Town programs and actions relating to zoning, subdivisions, and official mapping shall be consistent with this plan. Prior to that date, this plan shall be used as a guideline.

### Section 1-3. Repeal of Prior Comprehensive Plan

All comprehensive plans previously adopted prior to the effective date of this plan are hereby repealed when Dane County approves this plan.

### Section 1-4. Severability

If a court of competent jurisdiction determines that a section, subsection, paragraph, sentence, clause, or phrase in this plan is unconstitutional or otherwise invalid, the validity of the remaining portions shall continue in full force and effect.

### Section 1-5. Effective Date

This plan shall be effective when Dane County approves this plan or the first day after the date of publication or posting as provided for in §60.80(3), Wis. Stats., whichever occurs later.

### Section 1-6. Development Expectations

As outlined in Part 3, this plan is subject to amendment and revision including the future land use map. As such, no special development rights are conferred upon any property by any designation or inclusion on the future land use map.

## PART 2. INTERPRETATION

### Section 2-1. Interpretation of Boundaries of Base Land Use Districts

1. *Boundary Line Interpretations.* Interpretations regarding base land use district boundaries and designations shall be made in accordance with the following rules:
  - a. *Political Boundaries.* District boundaries shown as following, or approximately following, any political boundary shall be construed as following such line.
  - b. *Property Lines.* District boundaries shown as following, or approximately following, any property line shall be construed as following such line.
  - c. *Section Lines.* District boundaries shown as following, or approximately following, a section line, quarter-section line, or quarter-quarter section line shall be construed as following such line.
  - d. *Centerlines.* District boundaries shown as following, or approximately following, any stream, creek, easement, railroad, alley, road, street, highway or similar feature shall be construed as following the centerline of such feature.
  - e. *Natural Boundaries.* District boundaries shown as following, or approximately following, any natural feature such as a lake, pond, wetland, woodlot edge, floodplain or topographical features such as watershed boundaries shall be construed as following such natural feature as verified by field inspection when necessary.
  - f. *Other.* In instances where a district boundary does not follow one of the lines or features listed above, the line shall be as drawn as provided for in subsection 2.
2. *Division of Parcels.* Where one or more district boundary line divides a parcel into 2 or more areas, the following interpretation of the boundary and designation shall apply:
  - a. *Parcels of 5 Acres or Less.* For parcels of 5 acres or less, the designation of the largest area of the lot shall apply to the entire lot.
  - b. *Parcels Larger than 5 Acres.* For parcels larger than 5 acres, the parcel shall be divided as depicted by the boundary.

### Section 2-2. Interpretation of Goals, Objectives, and Policies

1. Recognizing that some of the goals, objectives and policies may advance or serve competing interests

in varying degrees, this plan shall be interpreted so as to promote the public interest to the greatest extent.

2. In the construction of goals, objectives and policies, the following shall be observed, unless such construction would be inconsistent with the text or with the manifest intent of the comprehensive plan:
  - a. *Singular and Plural Words.* Words in the singular include the plural and words in the plural include the singular.
  - b. *Tense.* Words in the present tense include the past and future tense and the future tense includes the present tense.
  - c. *Shall or Will.* The word "shall" or "will" is mandatory.
  - d. *May or Should.* The word "may" or "should" is permissive.
  - e. *Include.* The word "includes" or "including" shall not limit a term to the specific examples listed, but is intended to extend its meaning to all other instances or circumstances of like kind or character.

### **Section 2-3. Responsibility for Interpretation.**

In the event that any question arises concerning any provision or the application of any provision of this plan, the plan commission shall be responsible for such interpretation and shall look to the overall intent of the comprehensive plan for guidance. The commission shall provide such interpretation in writing upon request and keep a permanent record of said interpretations.

## **PART 3. AMENDMENT**

### **Section 3-1. Initiation**

The following may submit an application for a plan amendment:

- a. Town board;
- b. Plan commission;
- c. any resident of the town;
- d. any person having title to land within the town;
- e. any person having a contractual interest in land to be affected by a proposed amendment; or
- f. an agent for any of the above.

Proposals to amend this plan shall be submitted to the town clerk between February 15 and March 15, except those recommended by the town board, which may be submitted anytime during the year.

### **Section 3-2. Burden of Proof**

The person that proposes an amendment to the future land use map shall have the burden of proof to show that the proposed amendment is in the public interest and internally consistent with the remainder of the plan.

### **Section 3-3. Application and Review Procedure**

1. *Submittal of Application.* The applicant shall submit a complete application to the Town Clerk along with the application fee if any (See Sections 3-4 and 3-6).
2. *Transmittal of Application to Plan Commission.* The Town Clerk shall forward one copy of the application to each member of the Plan Commission.
3. *Preliminary Review.* The Plan Commission shall review the application at one of its regular or special meetings. No decision shall be made at this time.
4. *Interdepartmental/Agency Review.* The Town Clerk shall forward one copy of the application to appropriate town personnel and department heads that could be directly affected by the proposed amendment.
5. *Plan Commission Meeting.* Allowing for proper public notice, the Plan Commission shall conduct a meeting to review the application.
6. *Plan Commission Recommendation.* The Plan Commission shall pass a resolution stating its recommendation to the Town Board to either:
  - a. deny the proposed amendment; or

- b. approve the proposed amendment without revision; or
- c. approve the proposed amendment with those revisions it deems appropriate, provided such revisions are related to the proposed amendment.

A resolution recommending the amendment of the plan shall be by majority vote of the entire commission. The vote shall be recorded in the official minutes of the Plan Commission.

7. *Notification of Resolution.* If the Plan Commission adopts a resolution to not amend the comprehensive plan, the commission shall send a copy of the resolution to the Town Board. This action terminates the amendment process. If the Plan Commission adopts a resolution recommending amendment of the plan, the secretary of the Plan Commission shall forward a copy of the resolution to Dane County for review and comment.
8. *Public Notice for Public Hearing.* The Town Clerk shall provide a class 1 public notice (under Chapter 985, Wis. Stats.) that is published at least 30 days before the date of the scheduled public hearing. At the discretion of the Town, other notice may be provided.
9. *Public Hearing.* The Town Board shall hold at least one public hearing to consider the recommended amendment.
10. *Town Board Decision.* After reviewing the application and the Plan Commission's recommendation, the Town Board shall make a decision to either:
  - a. deny the recommended amendment; or
  - b. approve the recommended amendment without revision; or
  - c. approve the recommended amendment with those revisions it deems appropriate, provided such revisions are limited to those matters considered in the public hearing.

An affirmative vote to amend the plan shall be by majority vote of the members elect (as defined in §59.001(2m) Wis. Stats.) of the Town Board.

11. *Interagency Notification of Decision.* If the Town Board passes an ordinance to amend the plan, the Town Clerk shall forward a copy of the ordinance and pertinent sections of the plan, as amended, along with an explanatory cover letter, to each of the following:
  - a. Madison Public Library,
  - b. the Clerk for each adjoining jurisdiction,
  - c. County Clerk for Dane County,
  - d. Wisconsin Land Council,
  - e. Department of Administration, and
  - f. other agencies deemed appropriate.

12. *Applicant Notification of Decision.* The Town Clerk shall mail the applicant, by regular U.S. mail, the original copy of the decision and notify the Plan Commission in writing of the Town Board's decision (if it is not the applicant). If the recommended amendment is denied, the notification shall indicate the reasons for the denial.
13. *Update History of Adoption and Amendment.* If the Town Board passes an ordinance to amend the plan, the Town Clerk shall update the table found in Section 3-7 of this chapter.

#### **Section 3-4. Application Content.**

1. *Landowner-Initiated Amendment to the Future Land Use Map.* An application submitted by a landowner to amend the future land use map shall include the following:
  - a. a scaled drawing of the subject property;
  - b. a legal description for each of the parcels in the subject property;
  - c. a map of the existing land uses occurring on and around the subject property;
  - d. a written description of the proposed change;
  - e. a written statement outlining the reason(s) for the amendment; and
  - f. other supporting information the applicant deems appropriate.
2. *Other Amendments.* For all other types of amendments, the application shall include the following:
  - a. a written description of the proposed change;
  - b. a written statement outlining the reason(s) for the amendment; and
  - c. other supporting information the applicant deems appropriate.

#### **Section 3-5. Limitations on Amending the Comprehensive Plan.**

Amendments shall be made so as to preserve the internal consistency of the entire plan.

**Section 3-6. Application Fees.**

1. *Landowner-Initiated Amendments.* For all amendments to the future land use map that are initiated by the owner or another person having a contractual interest in land to be affected by the proposed amendment, an application fee, as set by the town board and on file at the town clerk's office, shall be submitted at the time of application.

2. *Other Amendments.* For all other types of amendments, no application fee shall be assessed.

**Section 3-7. Historical Summary of Plan Adoption and Amendments**

The table below provides an overview of town board action regarding this plan.

Date	Ordinance Number	Description of Action
June __, 2005		Town board repeals the Town's comprehensive plan and adopts a new comprehensive plan to comply with Wisconsin's Smart Growth Legislation.

Identification of Strengths, Weaknesses, Opportunities, and Threats

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On November 6, 2003, a public meeting was held with town officials and residents from the towns of Blooming Grove and Pleasant Springs to identify important issues facing each. The results are shown below and are grouped together in general categories.

	Strength	Weakness	Opportunity	Threat
Parks And Recreation	<ul style="list-style-type: none"> <li>▪ Good park system</li> <li>▪ State park</li> <li>▪ Recreational opportunity (lake, river, bike, snowmobile)</li> <li>▪ Good parks for kids</li> </ul>	<ul style="list-style-type: none"> <li>▪ Nicer outdoor meeting places</li> <li>▪ No horse trails</li> <li>▪ Parks could be improved-bigger playgrounds</li> </ul>	<ul style="list-style-type: none"> <li>▪ Shared parks and roads</li> <li>▪ Great potential for trails and open space corridors</li> <li>▪ Nicer parks/meeting places (outdoors)</li> <li>▪ Reflect the substantial horse owner use in Pleasant Springs in our parks/recreation</li> <li>▪ Outdoor swim pool</li> <li>▪ Create a first rate cycle and jogging path throughout the Town of Pleasant Springs</li> </ul>	
Community Character	<ul style="list-style-type: none"> <li>▪ Diverse population</li> <li>▪ Diversity in land use</li> <li>▪ Personalization of services</li> <li>▪ Low crime</li> <li>▪ Boundary agreement with City of Stoughton</li> <li>▪ Lack of bureaucracy</li> <li>▪ Caring employees</li> <li>▪ Immediacy of dealing with issues</li> <li>▪ Ability to grow</li> <li>▪ Wealth/population</li> <li>▪ Lake Kegonsa</li> </ul>	<ul style="list-style-type: none"> <li>▪ Lack of identity</li> <li>▪ Lack of continuity</li> <li>▪ Territorial pockets</li> <li>▪ Who's responsible?</li> <li>▪ 20 miles from Madison</li> <li>▪ Horse farms</li> <li>▪ Limited identifiable "Center"</li> <li>▪ Lack of power/authority</li> <li>▪ Proximity to cities – annexation, pressure to grow/develop</li> </ul>	<ul style="list-style-type: none"> <li>▪ Incorporate as a City to control destiny independent of Stoughton</li> <li>▪ To involve our people more productively in Town affairs</li> <li>▪ Youth center</li> <li>▪ To build a sense of "community"</li> <li>▪ Community garden</li> <li>▪ To engage all ages in the process (very young, old)</li> </ul>	<ul style="list-style-type: none"> <li>▪ Sewer systems</li> <li>▪ Violation of boundary agreements</li> <li>▪ Commercial sprawl from Stoughton to I90/N intersection</li> <li>▪ Annexation</li> <li>▪ Diminished state funding</li> <li>▪ Madison Central Dane County Planning</li> <li>▪ Overpopulation of lake area</li> <li>▪ Increased costs to Town</li> </ul>

	<ul style="list-style-type: none"> <li>▪ Low cost, efficient, Town government</li> <li>▪ Rural character</li> <li>▪ Individual request considered and acted on</li> <li>▪ Rural character</li> <li>▪ Good mix-residential, agricultural, lake property</li> <li>▪ Not over-populated</li> <li>▪ Strong agricultural base</li> <li>▪ Our people-value rural character</li> </ul>			<ul style="list-style-type: none"> <li>▪ Use of ag land</li> <li>▪ Annexations from city of Stoughton</li> <li>▪ Crime</li> <li>▪ Public apathy</li> <li>▪ Farmer income will drop putting pressure on need to convert land for money</li> <li>▪ Taxes will rise without a plan for growth that supports "Pay as you Grow"</li> <li>▪ Declining shared revenue with no local offsets to generate revenue</li> </ul>
Historic Preservation	<ul style="list-style-type: none"> <li>▪ Dean House</li> </ul>			
Housing	<ul style="list-style-type: none"> <li>▪ Use of farmland is retained by strong I-35</li> </ul>	<ul style="list-style-type: none"> <li>▪ Lack of vision for developing future housing areas</li> <li>▪ Vulnerability of lake development</li> <li>▪ Proximity to Madison population growth</li> <li>▪ More diverse housing opportunities</li> </ul>	<ul style="list-style-type: none"> <li>▪ Residential growth</li> <li>▪ Diverse community</li> </ul>	<ul style="list-style-type: none"> <li>▪ Price of housing</li> <li>▪ Less privacy</li> <li>▪ Added houses</li> <li>▪ Discontinued growth</li> <li>▪ City growth</li> </ul>

<p>Transportation</p>	<ul style="list-style-type: none"> <li>• Good roads/highways</li> <li>• Quality of Town roads</li> <li>• Good transportation system</li> <li>• Potential for transport, energy, communication</li> <li>• I-90 interchange</li> <li>• Major highways in and nearby</li> <li>• Location with Madison, Stoughton</li> </ul>	<ul style="list-style-type: none"> <li>▪ Dissected by I-90 and unattractive transport-driven development I90 and N</li> <li>▪ Proximity to Interstate (noise, traffic, cell towers)</li> <li>▪ County Highway B, west of N</li> <li>▪ Speed on residential roads</li> <li>▪ Vulnerable to new/expanding county/state highways</li> <li>▪ No bike paths</li> <li>▪ No public transportation</li> <li>▪ No transportation systems for older people who can't drive</li> </ul>	<ul style="list-style-type: none"> <li>▪ Safer roads/highways</li> <li>▪ Rail transportation</li> </ul>	<ul style="list-style-type: none"> <li>▪ New/expanded highways</li> <li>▪ Road construction</li> <li>▪ Busier roads, more traffic</li> <li>▪ S1 relocation</li> </ul>
<p>Economic Development</p>	<ul style="list-style-type: none"> <li>▪ Jobs nearby</li> <li>▪ Close to business districts</li> <li>▪ Restricted commercial development</li> <li>▪ Lower taxes</li> <li>▪ Shopping</li> <li>▪ Mostly agriculture</li> <li>▪ Tourism</li> <li>▪ We have a nice mix of existing business to build upon</li> </ul>	<ul style="list-style-type: none"> <li>▪ No central downtown area</li> <li>▪ Low on commercial</li> <li>▪ Commercial development along one road</li> <li>▪ Diminishing farm population</li> <li>▪ No close by shopping for everyday needs</li> <li>▪ Lack of commercial development areas</li> <li>▪ Expensive services combined with Madison</li> <li>▪ Limited tax base</li> <li>▪ Are we matching growth to service costs?</li> <li>▪ Not enough entrepreneurs</li> <li>▪ Annexation</li> <li>▪ No plan for commercial growth</li> <li>▪ Heavy pressure for growth-Stoughton, now-Madison, maybe</li> <li>▪ Extra-territorial planning</li> <li>▪ Annexation by Stoughton</li> <li>▪ Additional commercial needed</li> <li>▪ No specific definition as to what kind of commercial growth business we want</li> <li>▪ Pressure against commercial/business development</li> </ul>	<ul style="list-style-type: none"> <li>▪ Jobs from commercial development</li> <li>▪ Room for more housing growth</li> <li>▪ Pleasant place to raise a family</li> <li>▪ Room for more housing growth</li> <li>▪ Place economic/retail growth near major Highway-I90</li> <li>▪ Directing/controlling growth</li> <li>▪ To direct/limit commercial development in Town</li> <li>▪ Create low density home based business mixed with ag</li> <li>▪ More commercial on both N and B</li> <li>▪ Private sector growth plans</li> <li>▪ Become seedbed of entrepreneurial endeavor</li> <li>▪ Create a commercial shopping district</li> <li>▪ New land use not already in place</li> <li>▪ Bring Village and cities under regional control</li> </ul>	<ul style="list-style-type: none"> <li>▪ Annexation</li> <li>▪ Conflict between commuters and ag</li> <li>▪ Increased taxes</li> <li>▪ Haphazard development</li> <li>▪ Property tax burden</li> <li>▪ Annexation by Stoughton</li> <li>▪ Economic down turns</li> <li>▪ City and Village oriented State planners</li> </ul>

<p>Agricultural, Natural and Cultural Resources</p>	<ul style="list-style-type: none"> <li>▪ Dean House</li> <li>▪ Agricultural economy</li> <li>▪ Environmentally diversity (lake, river, wetland, wooded areas)</li> <li>▪ Cultural life</li> <li>▪ Ag preservation Town with strong land use plan</li> <li>▪ Good land use growth</li> <li>▪ Access to Madison shopping, entertainment, and government offices</li> </ul>	<ul style="list-style-type: none"> <li>▪ Emphasis on farm land preservation-rather than green space and/or rural open space.</li> <li>▪ Land use preserving prime farmland</li> </ul>	<ul style="list-style-type: none"> <li>▪ To maintain agricultural acreage for farming</li> <li>▪ Prevent degradation of water sources and waterways</li> <li>▪ To build on interest in land preservation-expand to rural use and green space-not just farm land</li> </ul>	<ul style="list-style-type: none"> <li>▪ Mineral extraction</li> <li>▪ Damage to watershed</li> <li>▪ Pollution</li> <li>▪ Noise pollution from I-90</li> <li>▪ Large scale annexation pressure-Stoughton, McFarland, Madison</li> <li>▪ Quarries</li> </ul>
<p>Utilities And Community Facilities</p>	<ul style="list-style-type: none"> <li>▪ Good maintenance services</li> <li>▪ Good municipal services-trash, recycling, fire</li> <li>▪ Sanitary district</li> <li>▪ Fire department</li> <li>▪ Rural area with city services close by</li> <li>▪ Municipal court</li> </ul>	<ul style="list-style-type: none"> <li>▪ No water</li> <li>▪ High sewer fee</li> <li>▪ No sewer to outlying areas</li> <li>▪ Wells and septs for great majority of homes</li> </ul>	<ul style="list-style-type: none"> <li>▪ Potential for wind power</li> <li>▪ Urban service areas</li> <li>▪ Extend sewer systems and provide for cleaner environment</li> <li>▪ Inter-government cooperation</li> </ul>	<ul style="list-style-type: none"> <li>▪ Cuts to shared revenue</li> </ul>
<p>Misc.</p>	<ul style="list-style-type: none"> <li>▪ Boundary agreement with Stoughton</li> <li>▪ Physical separation from Madison</li> <li>▪ Good citizen participation in Town government</li> <li>▪ Farm land preservation philosophy of current Plan Commission and Town Board</li> <li>▪ Effective Town governance</li> <li>▪ Very desirable place to live</li> <li>▪ Good housing stock</li> <li>▪ Low taxes</li> <li>▪ Pleasant Springs recently revised land use plan</li> <li>▪ Terrific tax base</li> <li>▪ Valuable land</li> <li>▪ Is populated sparsely enough to give privacy and quiet</li> <li>▪ Great recreational potential-Lake Kegonsa</li> </ul>	<ul style="list-style-type: none"> <li>▪ Pressure from Madison politics on County Board</li> <li>▪ Participation by public is not strong</li> <li>▪ Small population limits tax base</li> <li>▪ Small population limits opportunities and facilities</li> <li>▪ Vulnerable to cottage Grove encroachments and Stoughton annexation</li> <li>▪ Annexation</li> <li>▪ Lack of home rules</li> <li>▪ Revise ordinances</li> </ul>	<ul style="list-style-type: none"> <li>▪ Better communication with surrounding communities</li> <li>▪ Border agreements</li> <li>▪ Work toward home-role (Village status)</li> <li>▪ Making a plan</li> <li>▪ Economics</li> </ul>	<ul style="list-style-type: none"> <li>▪ Annexation</li> <li>▪ Excessive building</li> <li>▪ Over-regulation</li> <li>▪ Rigidity of planning</li> <li>▪ Loss of farms/ag land</li> <li>▪ Increased crime and traffic</li> </ul>

## Glossary

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Agriculture: All uses, commonly classified as agriculture, horticulture, floriculture, or forestry.

Community: A town, municipality, or a group of adjacent towns and/or municipalities having common social, economic, or physical interests.

Conservation Easement: A type of protective covenant the boundary lines of which are graphically depicted on the face of a Certified Survey Map, Preliminary Plat, Final Plat and/or Condominium Plat used to conserve and preserve a natural resource feature that is protected under the provisions of this Plan and Town Ordinances.

Cul-de-Sac Street: A local street for way with only one entrance/exit, which is designed to allow the safe and convenient reversal of the direction of traffic movement.

Easement: A right given by an owner of land to another party for a specific limited use of that land or portion thereof.

Homeowner's Association: A Wisconsin non-profit membership corporation that serves as an association of homeowners within a subdivision, certified survey map (CSM), or condominium having shared common interests and responsibilities with respect to the costs and upkeep of common private property of a subdivision, CSM, or condominium. Such common property includes private recreation and open space areas within the subdivision, CSM, or condominium.

Legal nonconforming lot: Any lawfully established lot or parcel of land at the time of the enactment of the Town Ordinances or any amendment applicable thereto that does not meet the requirements for minimum lot width and area for the District in which it is located.

Legal nonconforming structure: Any lawfully established building or structure at the time of the enactment of the Town Ordinances or any amendment applicable thereto that does not conform to the use regulations or dimensional regulations for the District in which it is located.

Lot: A designated parcel, tract, or area of land established by plat, subdivision, or as otherwise permitted by law. Per Dane County Zoning Ordinance a lot is; a parcel of land occupied or intended to be occupied by one (1) building and its accessory building and uses, except as otherwise provided herein. A lot may be a parcel designated in a plat or described in a conveyance recorded in the office of the register of deeds. No land included in any street, highway, or railroad right-of-way shall be included when computing area.

Natural Resources: Areas of steep slopes, woodlands and forests, lakes, ponds, streams, floodplains, floodlands, wetlands, and shoreland wetlands as defined by the Town and/or County.

Open Space: Any site, parcel, lot, area, or outlot of land that is set aside, dedicated, or reserved for public or private use of owners and occupants of land adjoining or neighboring the space.

Performance Standard: Criterion established to control and limit the impacts generated by, or inherent in, uses of land or buildings.

Scenic View: A view as defined by the Town which has historic or aesthetic value to the Town. The view shall consist of a natural resource and historic feature as deemed significant to the Town's character.

Setback: The horizontal distance between the base setback line and the nearest portion or projection of a building. Per Dane County Zoning Ordinance as setback is the minimum horizontal distance from the front line or from the center of the highway, measured parallel to the highway or front lot line, to the front of the building.

Subdivision: The division of a lot, parcel, or tract of land by the owners thereof, or their agents, for the purpose of transfer of ownership or building development where the act of division creates three (3) or more parcels or building sites. See County Ordinances for additional definitions regarding subdivisions. At this time the Town of Blooming Grove has not adopted its own independent subdivision ordinance.

**TOWN OF BLOOMING GROVE  
DANE COUNTY, WISCONSIN**

**AN ORDINANCE TO ADOPT A COMPREHENSIVE PLAN**

Whereas, the Town, pursuant to §62.23(2) and (3) of the Wisconsin Statutes, is authorized to prepare and adopt a comprehensive plan as defined in §66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes.

Whereas the Town Board has adopted written procedures designed to foster public participation in every stage of the preparation and review of the comprehensive plan as required by §66.1001 (4)(a) of the Wisconsin Statutes.

Whereas, the plan commission has prepared a draft comprehensive plan consisting of two documents: the background report and policy document.

Whereas, the plan commission has, by a majority vote of the entire commission as recorded in its official minutes, adopted a resolution recommending to the Town Board the adoption of the comprehensive plan, which contains all of the elements specified in §66.1001(2) of the Wisconsin Statutes.

Whereas, the Town Board has held at least one public hearing on this ordinance, in compliance with the requirements of §66.1001(4)(d) of the Wisconsin Statutes.

Now therefore, the Town Board adopts said comprehensive plan, pursuant to §66.1001(4)(c) of the Wisconsin Statutes.

Now therefore, this ordinance shall take effect upon passage by a majority vote of the members-elect of the Town Board (as defined in §59.001 (2m) of the Wisconsin Statutes) and **publication/posting** as required by law.

Now therefore, the Town Clerk is directed to send a copy of the adopted comprehensive plan to the following, along with an explanatory cover letter:

- a. Madison Public Library (Pinney Branch),
- b. clerk of each adjoining jurisdiction,
- c. County Clerk for Dane County,
- d. Wisconsin Land Council, and
- e. Department of Administration.

Adopted this \_\_\_ day of June, 2005.

\_\_\_\_\_  
Dwight Johnson, Town Chair

(Published/Posted): June \_\_, 2005

Attested: \_\_\_\_\_  
Mike Wolf, Town Clerk