

# VILLAGE OF MAZOMANIE, WISCONSIN

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## Comprehensive Plan: 2009 – 2028

Adopted October 27, 2009



## **Acknowledgements**

Vierbicher Associates, Inc. wishes to thank the many people of the Village of Mazomanie who contributed their time, local knowledge, expertise, and ideas to the production of the Village of Mazomanie Comprehensive Plan. The Plan reflects a collective effort of the citizenry, Village staff, Plan Commission members and other stakeholders to guide the future of the community and preserve the attributes that define the Village and make it a special place.

### **Special Recognition to the Citizens of the Village of Mazomanie and the Village of Mazomanie Plan Commission**

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## **Adopted:**

October 27, 2009 by the Village Board of Mazomanie



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# 1

## Introduction

Village of Mazomanie Comprehensive Plan

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## 1.1 Wisconsin's Smart Growth Legislation

Wisconsin's planning legislation, first adopted more than five decades ago, was significantly changed with passage of the state's 1999-2000 biennial budget. On October 27, 1999, Governor Thompson signed 1999 Wisconsin Act 9 into law and two subsequent amendments were made for technical reasons<sup>1</sup>. Quite often this new law is referred to as Wisconsin's smart growth legislation. This legislation has a number of important provisions as discussed below.

## 1.2 Local Comprehensive Planning

Local units of government (counties, towns, villages, and cities) are not required to adopt a comprehensive plan. However, if a local unit of government wants to regulate land use after January 1, 2010, it must have an adopted plan and must make land use decisions consistent with the plan. Section 66.1001 of the Wisconsin State Statutes requires that a comprehensive plan will, at a minimum, address the following nine elements: Issues and Opportunities; Agricultural, Natural, and Cultural Resources; Economic Development; Housing; Utilities and Community Facilities; Transportation; Land Use; Intergovernmental Cooperation; and Implementation. These comprehensive plans are to be adopted by the governing body through an ordinance. As such, an adopted plan becomes much more than a reference document with no consistency requirements.

### Nine Elements of a Comprehensive Plan

- Issues and Opportunities
- Agricultural, Natural and Cultural Resources
- Housing
- Transportation
- Utilities and Community Facilities
- Economic Development
- Intergovernmental Cooperation
- Land Use
- Implementation

## 1.3 Funding

The legislation created a competitive grant program to help finance the preparation of comprehensive plans. In 2007, the Villages of Mazomanie and Black Earth and the Town of Black Earth received a multi-jurisdictional grant from the Wisconsin Department of Administration to assist in the preparation of these local Comprehensive Plans.

## 1.4 State Planning Goals

Although the legislation does not dictate local land use policy, it does include 14 planning goals, as outlined on the following page. State agencies are encouraged to design its programs, policies, infrastructure, and investments to support these local planning goals. In reviewing grant applications under the competitive planning grant program, the Wisconsin Land Council is to consider the extent to which the applicant incorporates the 14 goals into its overall planning program.

<sup>1</sup> Amendments were included in AB 872 in May of 2000 and 2001 Wisconsin Act 16 signed in August 2001.



### **Local Comprehensive Planning Goals**

1. Promotion of the redevelopment of lands with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial, and industrial structures.
2. Encouragement of neighborhood designs that support a range of transportation choices.
3. Protection of natural areas, including wetlands, wildlife habitat, lakes, woodlands, open spaces, and groundwater resources.
4. Protection of economically productive areas, including farmland and forests.
5. Encouragement of land use densities and regulations that promote efficient development patterns and relatively low municipal, state governmental, and utility costs.
6. Preservation of cultural, historic, and archaeological sites.
7. Encouragement of coordination and cooperation among nearby units of government.
8. Building of community identity by revitalizing main streets and enforcing design standards.
9. Providing an adequate supply of affordable housing for individuals of all income levels throughout each community.
10. Providing adequate infrastructure and public services and an adequate supply of developable land to meet existing and future market demands for residential, commercial, and industrial uses.
11. Promoting the expansion or stabilization of the current economic base and the creation of a range of employment opportunities at the state, regional, and local levels.
12. Balancing individual property rights with community interests and goals.
13. Planning and development of land uses that create or preserve varied and unique urban and rural communities.
14. Providing an integrated, efficient, and economical transportation system that affords mobility, convenience, and safety that meets the needs of all citizens, including transit-dependent and disabled citizens.



## 1.5 Purpose of This Plan

This plan was prepared to comply with the state requirements, as mentioned above. In the absence of this plan, the Village could not take actions with regard to zoning, subdivision regulations, or official mapping after January 1, 2010. This plan is intended to provide a long-range perspective of 20 years.

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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 communitywide effort to achieve its vision.”*

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## 1.6 Adoption Process

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

Preparation and adoption of this plan occurred over a 16-month period. The Village Board established a regional advisory planning committee and gave it the responsibility of working with the Village of Black Earth and the Town of Black Earth to develop much of the background information associated with the Plan. After the regional committee worked through much of this information, the Village’s Plan Commission worked for several months to further develop those sections of the Plan that required individual attention. After completion of the drafted Plan, the Village’s Plan Commission adopted a resolution, as required by State Statute, recommending it to the Village Board. The Plan Commission reviewed the draft as prepared by the regional planning committee and continued to develop its context prior to sending it to the Village Board with its recommendation. The plan was adopted by ordinance, which is included as Appendix A. Following plan adoption, a copy of the adopted plan was mailed to the surrounding communities and others as required by state law.

## 1.7 Organization of this Plan

This plan is organized into chapters that, for the most part, follow the elements identified in state law. Goals, objectives, and policies relating to each of the plan elements are included separately in Chapter 3. This is done to allow a reader to easily cross-reference goals, objectives, and policies and see how they all work together to achieve the plan’s vision. All of the forecasts as used in this plan are included in Chapter 4. Here again, this was done to compare and contrast the various forecasts to see how they all relate to one another.

The chapter entitled “general provisions” includes some of the legal provisions relating to this plan and how it will be used, interpreted, and amended.



## **1.8 Internal Consistency**

This plan has been prepared over a 16-month period and was adopted as a single document to guide future decision-making. Prior to adoption, each of the elements were reviewed to ensure internal consistency.

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

Population projections are one of the primary determinants of the plan document. Population projections are used to chart the number of housing units that will be added over the twenty- year planning period, in projecting the amount of land to allocate to different land uses and in evaluating the adequacy of transportation systems and utilities and community facilities. It is imperative that the population projections, if amended, are reflected throughout the remainder of the document.

## **1.9 Plan Monitoring and Amendments**

Monitoring of this plan is an ongoing process to ensure it is being implemented and that the background data, including support maps, are still appropriate and that the goals, objectives, and policies are still appropriate.

Although the state legislation requires a comprehensive review of the adopted plan every ten years, it is recommended that this review occur at least every five years. Specific procedures for amending this plan are included in the General Provisions section.



# 2

## Issues and Opportunities Element

Village of Mazomanie Comprehensive Plan

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## s. 66.1001 (2)(a) Wis. Stats

*The Issues & Opportunities Element is to provide background information on the local unit of government and a statement of overall objectives, policies, goals and programs to guide the future development and redevelopment of the local governmental unit over a 20-year planning period. Background information shall include population, household and employment forecasts that the local government unit uses in developing its Comprehensive Plan, and demographic trends, age distribution, educational levels, income levels and employment characteristics that exist within the local governmental units.*

## 2.1 Introduction

In February of 1850, the Milwaukee and Mississippi Railroad Company was formed with the goal of increasing the supply of fur and lead into developed eastern cities of Wisconsin, Milwaukee in particular, by constructing a railroad from Milwaukee to the Mississippi River. Construction of the rail would present geological and legal challenges, but eventually the rail would reach the Madison area. The population of Mazomanie would be 2,000 in 1854. The following year the Milwaukee and Mississippi Rail Company would be the first to designate a village plat with plans to run the rail through what is now Mazomanie; named after an Indian chief which translated means “Iron that Walks”.

By the time the rail would actually reach the village in 1856 there would already be 80 buildings constructed; the recently restored train depot would be built in 1857, which now houses the village library. The Black Earth Creek provided an opportunity for engineers to generate water power by diverting the water from the creek into a lake against the bluff where it could operate a mill. Due to this opportunity, the village was the first community in the area to have electric street lights. This was also the largest reason for Mazomanie’s strong manufacturing background, which allowed businesses to turn out such products as reapers, fanning mills, cabinets, telephones and knitted goods<sup>1</sup>. At one point, the Village was strongly considered for seat as the state’s capital.

By 1876 Mazomanie would be the second largest city in Dane County. Growth rates began to stagnate in the 1880’s and would remain stagnant for nearly a century until the late 1980’s when Mazomanie would experience an over-flow effect from the City of Madison.

The village originally boasted of an opera house called “Schmitz Hall”, which was located above what is now the “Whistle Stop Cafe”. It was here that the Ringling Brothers of Baraboo put on their very first show, and is memorialized with a marker on site at 18 Brodhead Street<sup>2</sup>.

Although the rail line is still a presence in the community, now owned by Wisconsin and Southern Railroad, it is not the economic force it once was. Many of the citizens in the community find good paying jobs in either the government and private sectors in Madison or the manufacturing and service jobs available in the village.

<sup>1</sup> Source: Mazomanie Historical Society

<sup>2</sup> Source: Mazomanie Historical Society



Access to the rail, Highway 14, reasonable land prices and a healthy market in nearby Madison makes Mazomanie an attractive location for manufacturing firms to import their intermediate pieces, produce final products and sell them in the Madison market. It is important for Mazomanie to continue to exploit the access it has to a transcontinental railroad and the Madison market while utilizing the industrial and commercial districts it has established.

## 2.2 Vision Statement

The way people think about Mazomanie really depends on their unique perspective. To focus on these different perspectives, a vision statement has been fashioned to think about the Village from the vantage point of different groups. These perspectives, when viewed together, paint an exciting future for the Village. A vision statement summary, with more detailed explanation of the components of the statement, are explained below.

The year 2030 finds the Village of Mazomanie with its small-town roots intact. The village has a safe and friendly population with adequate space for future residential, commercial, and industrial expansion. Located on an upgraded US Highway 14, it is a desirable place to live with many recreational resources, an attractive school system, and unique shops with restored historic store fronts. Many residents commute to Madison for employment opportunities while others come into Mazomanie from the surrounding area for employment in the industries and businesses within the village. Community organizations provide for residents interested in the arts, discussion, volunteerism, and personal development.

### Living and Working in the Village

Subdivisions created within the past fifteen years provide a variety of housing alternatives previously unavailable in number and size. This attracts both younger and older people with choices of type and quality of living space. Condominiums, townhouses, assisted living and nursing home environments in addition to duplexes, single-family houses, and rental units meet the needs of its residents. A range of locations within the village provide both upscale and affordable housing selections. Increased sales of property have contributed to the renovation of older residential structures throughout the village.

The Downtown Historic District, highway commercial, and industrial park areas provide employment for those interested in local jobs as an alternative to commuting outside the village. Each of these areas has expanded its shops, kinds of services, and skills required of its employees. Business activity and industry interest have been boosted by an increasing population and labor force and the proximity to good transportation routes, and railroad and utility services. The old downtown is thriving with shoppers drawn off the highway to the attractive environment and variety of specialty and gallery venues.



## **Transportation**

Phased improvements in US Highway 14 have contributed to reasonably speedy access to employment, cultural events, and shopping in Madison, especially the west side of the city. Good Neighbor Committee meetings, initiated in 2006 between the villages and townships adjacent to USH 14, codified ideas and suggestions and assisted the DOT in its final plans for a realignment of the highway. In addition to highway improvements, local participation growing out of the Good Neighbor meetings have, with assistance of grants, opened bike, walking, and multi-use trails for residents for recreational and alternative connections to area schools along USH 14. A reconstructed highway will provide a permanent and continuous bike path between Mazomanie and Middleton. With the addition of three traffic signals on the corners of USH 14 and Walter Road, Brodhead Street, and Highway 78, traffic flows evenly while providing safe crossing for pedestrians. The village is on the route of a county-wide bus service that provides daily transportation for workers and the elderly.

## **Recreation**

A variety of well developed recreational land exists within and immediately adjacent to the village. Connected trails and sidewalks provide ways of safely moving about unrivaled elsewhere. Recreational walking, biking, and snowmobiling provide year-round appeal for people interested in anything from bird watching to flower appreciation. Views abound from the School Section Bluff accessible to those willing to make the effort to climb its height. Lake Marion is attractive to young fishing enthusiasts and hobbyists who use the lake for scale modeling meets. The lake is maintained with the use of volunteers in cooperation with the village. Heavy use is made of developed park space for soccer, tennis, swimming, baseball and other outdoor activities.

## **Intergovernmental Cooperation and Public Policy**

Based on a history of mutual assistance, the townships and villages adjacent to Mazomanie have cooperated in joint bidding of public works projects, have created a joint wastewater treatment plant, an electric utility service, an EMS district, and first response agreements with neighboring fire departments. Intergovernmental agreements and more informal arrangements have helped the villages and townships in the area provide efficient and economical services to local residents. Discussion about other areas of cooperation have been opened by recently implemented comprehensive planning documents.

The implementation of Tax Incremental Finance Districts has provided assistance with incentives for industry and commercial establishments to locate along the highway, railroad, and in the downtown historic shopping district. The retirement of those districts has provided increased revenues for local government and the school district. The overall balance of residential, commercial, and industrial growth has resulted in a stable tax base. Prudent public expenditure provides for continued maintenance of public properties such as the library, swimming pool, museum, and community building which continue to be used by residents and visitors.



## 2.3 Demographics

Before the village can effectively plan for its future, an understanding of current conditions and trends is essential. The following demographic information and background data provides a snapshot of the village’s historical and recent trends.

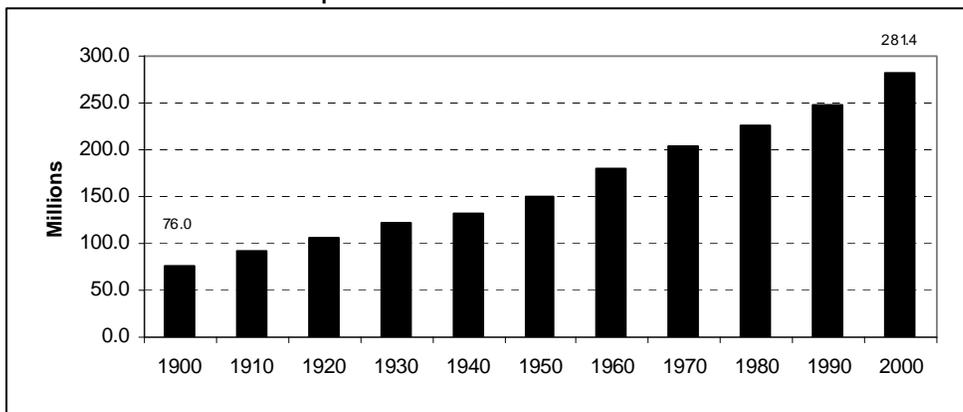
### Population

#### *Nation and Statewide Population Trends*

Before describing the historical population change in Mazomanie, it is important to consider the larger picture by briefly looking at national and statewide demographic trends and shifts. As depicted in Exhibit 2.1 below, the population of the United States has increased steadily from its founding to the current day. During the last decade (1990-2000), however, the rate of population growth was near record levels. Most of the growth resulted from immigration, not from natural increase through births. Changes in immigration law at the federal level will likely continue to facilitate immigration from other countries, especially from Mexico and countries throughout Latin America.

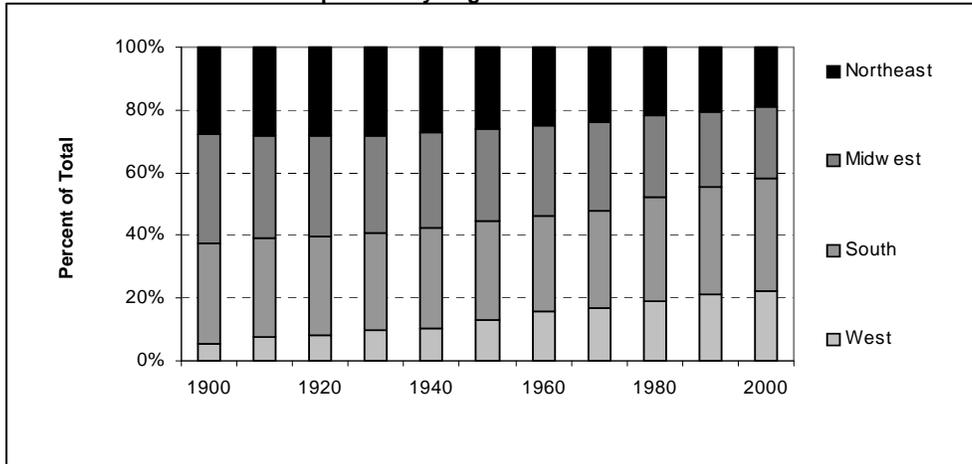
Because of the significant level of immigration in recent years and other demographic shifts, the population center of the United States is moving south and west away from the Midwest and Northeast (Exhibit 2.2). This population shift will have profound implications on Wisconsin’s labor force and its economic development potential

**Exhibit 2.1. United States Population: 1900 to 2000**



Source: Census Bureau

**Exhibit 2.2. United States Population by Region: 1900 to 2000**



Source: Census Bureau



in the coming years, not to mention political influence at the national level. Some economic development specialists in Wisconsin are predicting a labor shortage in the coming years and see immigration to Wisconsin as one way of addressing this potential impediment to sustained economic activity.

The nature of households is also changing throughout the United States. Although married-couple households are most common, other types of living

arrangements are becoming more common (Exhibit 2.3). As the proportion of married-couple households declines, we see a significant growth in one-person households. Although the data presented here is for the entire United States and may not reflect precisely what is happening at the local level, it is a trend that should be considered in assessing the types of housing units that may be needed in the coming years in the region.

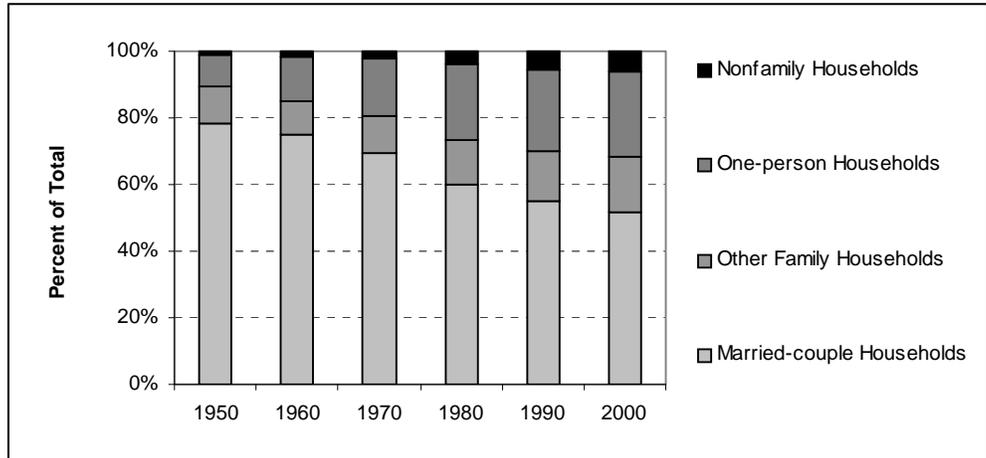
At the state level, the population has been increasing, but slower than the national rate, and at a substantially slower rate when compared to many states in the west and south as noted in the previous section. Between 1970 and 2000, nearly one million new residents have been added to the state. The rate of growth between 1990 and 2000 was 9.6 percent, which was twice the rate of growth experienced in the preceding decade.

Most of the state's growth is centered in and around the Madison and Milwaukee metropolitan areas, along the Fox River Valley, and in St. Croix County (Exhibit 2.4)

**Regional Population Change**

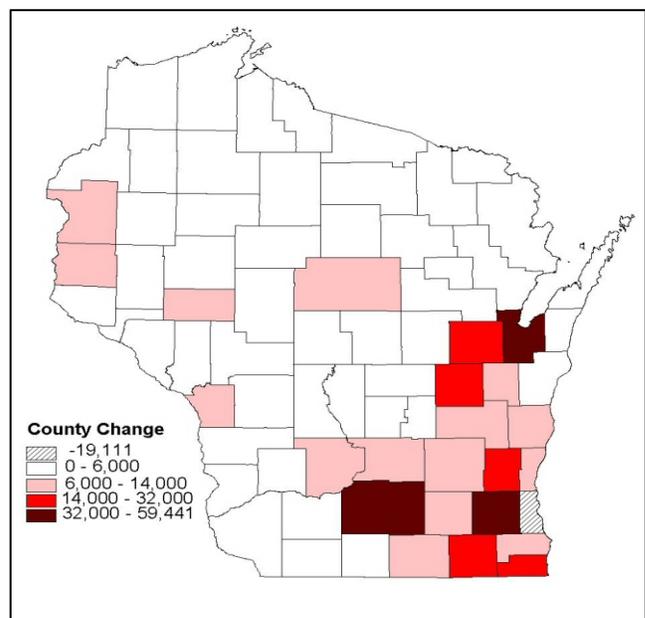
In Dane County, the population grew by 136,254 residents from 1970 to 2000. Between 1970 and 2000, most of the growth occurred in the cities (214,870 new residents) when compared to the county's 10 villages (64,836 new residents). A majority of the county's growth occurred in Madison

**Exhibit 2.3. Households by Type; United States: 1950 to 2000**



Source: Census Bureau

**Exhibit 2.4. Numeric Population Change; Wisconsin: 1990 to 2000**



Source: Census Bureau



or in villages or cities that are in close proximity to Madison. Out of all the municipalities in Dane County, the Village of Cottage Grove experienced the highest growth rate (259%) between 1990 and 2000.

The Village of Mazomanie saw an aggressive growth rate of 10.3 percent from 1980 to 1990, which slowed to 7.8 percent between 1990 and 2000. The Village saw a net growth over the twenty-year period of 237 residents.

It is important to understand what is happening within and around the Villages of Mazomanie and Black Earth. As the communities grow and address boundary issues, they will clearly benefit from intergovernmental coordination and cooperation. The concurrent nature of these planning efforts provides an opportunity to address issues of mutual concern. The extraterritorial jurisdiction of the villages brings the need and opportunity to discuss future land use and how to manage it on the periphery of the village while, at the same time, respecting the rural identity associated with the Towns of Mazomanie and Black Earth.

Jurisdiction	1980	1990	2000	Percent Change	
				1980 to 1990	1990 to 2000
Wisconsin (000s)	4,706	4,892	5,364	4.0	9.6
<b>Dane County</b>	<b>323,545</b>	<b>367,085</b>	<b>426,526</b>	<b>13.5</b>	<b>16.2</b>
Towns in Dane County					
Albion	1,918	1,964	1,823	2.4	-7.2
Berry	1,116	1,098	1,084	-1.6	-1.3
Black Earth	406	365	449	-10.1	23.0
Blooming Grove	1,965	2,079	1,768	5.8	-15.0
Blue Mounds	637	667	842	4.7	26.2
Bristol	1,723	1,835	2,698	6.5	47.0
Burke	2,967	3,000	2,990	1.1	-0.3
Christiana	1,209	1,182	1,313	-2.2	11.1
Cottage Grove	2,952	3,525	3,839	19.4	8.9
Cross Plains	1,003	1,206	1,419	20.2	17.7
Dane	945	921	968	-2.5	5.1
Deerfield	1,111	1,181	1,470	6.3	24.5
Dunkirk	2,098	2,121	2,053	1.1	-3.2
Dunn	4,966	5,274	5,270	6.2	-0.1
Madison	6,162	6,442	7,005	4.5	8.7
<b>Mazomanie</b>	<b>1,007</b>	<b>982</b>	<b>1,185</b>	<b>-2.5</b>	<b>20.7</b>
Medina	1,019	1,124	1,235	10.3	9.9
Middleton	2,598	3,628	4,594	39.6	26.6
Montrose	1,024	1,032	1,134	0.8	9.9
Oregon	1,798	2,428	3,148	35.0	29.7
Perry	632	646	670	2.2	3.7
Pleasant Springs	2,529	2,660	3,053	5.2	14.8
Primrose	654	595	682	-9.0	14.6
Roxbury	1,491	1,536	1,700	3.0	10.7
Rutland	1,393	1,584	1,887	13.7	19.1



Jurisdiction	1980	1990	2000	Percent Change	
				1980 to 1990	1990 to 2000
Springdale	1,279	1,258	1,530	-1.6	21.6
Springfield	2,379	2,650	2,762	11.4	4.2
Sun Prairie	1,990	1,839	2,308	-7.6	25.5
Vermont	634	678	839	6.9	23.7
Verona	2,259	2,137	2,153	-5.4	0.7
Vienna	1,365	1,351	1,294	-1.0	-4.2
Westport	2,748	2,732	3,586	-0.6	31.3
Windsor	3,812	4,620	5,286	21.1	14.4
York	714	649	703	-9.1	8.3
Villages in Dane County					
Belleville	1,203	1,349	1,795	12.1	33.1
Black Earth	1,145	1,248	1,320	9.0	5.8
Blue Mounds	387	446	708	15.2	58.7
Brooklyn	250	406	502	62.4	23.6
Cambridge	785	883	1,014	12.5	14.8
Cottage Grove	888	1,131	4,059	27.4	258.9
Cross Plains	2,156	2,362	3,084	9.6	30.6
Dane	518	621	799	19.9	28.7
Deerfield	1,466	1,617	1,971	10.3	21.9
<b>Mazomanie</b>	<b>1,248</b>	<b>1,377</b>	<b>1,485</b>	<b>10.3</b>	<b>7.8</b>
McFarland	3,783	5,232	6,416	38.3	22.6
Mount Horeb	3,251	4,182	5,80	28.6	40.1
Oregon	3,876	4,519	7,514	16.6	66.3
Rockdale	200	235	214	17.5	-8.9
Shorewood Hills	1,837	1,680	1,732	-8.5	3.1
Cities in Dane County					
Edgerton	0	0	42	-	Na
Fitchburg	11,973	15,648	20,501	30.7	31.0
Madison	170,616	190,766	208,054	11.8	9.1
Middleton	11,848	13,785	15,770	16.3	14.4
Monona	8,809	8,637	8,018	-2.0	-7.2
Stoughton	7,589	8,786	12,354	15.8	40.6
Sun Prairie	12,931	15,352	20,369	18.7	32.7
Verona	3,336	5,374	7,052	61.1	31.2

Source: Census Bureau



## Age and Gender Distribution

The median age of residents in the Village of Mazomanie in 2000 was 35.6, compared to 33.2 for Dane County and 36 for the State. The following table illustrates the village’s population by age group. The 35 to 39 age cohort is the largest age group, taking up 9.1 percent of the population.

**Table 2.2 Age Structure by Percent of Total: 2000**

	State of Wisconsin	Dane County	Village of Mazomanie	Village of Black Earth	Town of Black Earth
Under 5 years	6.4	6.1	6.7	5.8	6
5 to 9 years	7.1	6.3	6.9	7.7	7.3
10 to 14 years	7.5	6.5	8.6	8.3	7.6
15 to 19 years	7.6	7.7	7.1	6.2	6.2
20 to 24 years	6.7	10.3	4.5	3.9	2.9
25 to 29 years	6.2	8.1	7.3	4.3	4.9
30 to 34 years	6.9	8	7.7	9.4	6.5
35 to 39 years	8.1	8.3	9.1	8.4	7.3
40 to 44 years	8.2	8.1	8.4	9.2	8.9
45 to 49 years	7.4	7.8	8.6	6.9	10.0
50 to 54 years	6.2	6.3	6.5	5.8	8.7
55 to 59 years	4.7	4.3	4.3	5.5	8.5
60 to 64 years	3.8	2.9	3	3.4	4.2
65 to 69 years	3.4	2.5	3.7	2.3	3.3
70 to 74 years	3.2	2.3	2.3	2.9	3.6
75 to 79 years	2.7	2	3	3.2	1.8
80 years & older	2.0	2.6	2.3	6.8	2.3
Median Age	36.0	33.2	35.6	37.5	40.4
Total	100	100	100	100	100

Source: US Census Bureau; 100 percent data

## 2.4 Relevant Plans, Policies and Programs

The following relevant plan list is not exhaustive in detail but provides a general overview of the framework through which local plans and programs can be developed. Continuity across units of government can streamline processes and more efficiently use resources.

### Village of Mazomanie Master Plan

The Village of Mazomanie Master Plan was prepared by the Dane County Regional Planning Commission and adopted by the Village Board in 1997. The Master Plan addresses the Village’s land use plans, goals and objectives. It has been used to guide decisions made by the Plan Commission and Village Board for the past ten years and will be a basis for understanding how the Village has grown and developed over that time.

As part of the Master Plan, several subsequent Plans were developed by the Dane County Regional Planning Commission. The Master Plan includes the following plan documents as appendices:



### ***Downtown Revitalization Plan***

The Downtown Revitalization Plan was developed as a framework for revitalization efforts within the village's downtown core. The intent was to provide strategies for re-establishing the vitality of the downtown district by enhancing aesthetics and invigorating businesses. The Plan identifies goals and policies and discusses the coordinated efforts necessary to implement the strategies. Some of the specific topics addressed by the Plan include the Tax Increment Finance District, a way-finding program, and several concepts for the railroad corridor, and a Lake Marion/Downtown path.

### ***Design Review Guidelines***

The Design Review Guidelines provides a checklist for the village to use when reviewing site plan applications. The review outline covers various categories including: land use, circulation, utilities, site design and public facilities. The guidelines provide a list of questions under each category for different uses, in addition to a checklist for landscaping, screening and parking lot requirements.

### ***Industrial Development Plan***

The Industrial Development Plan was created shortly after the Village had annexed approximately 100 acres of land to utilize for industrial and manufacturing purposes. The Plan studied the village's ability to attract new industry and provided strategies for how to accommodate this growth and development. The intent behind the Plan was to assist in meeting several objectives, which included:

- Create good paying employment opportunities for local residents
- Provide a range of jobs, from entry-level to management
- Increase traffic into the village to support retail and commercial businesses
- Continue to diversify the village's tax base
- Improve the image of the village as a place to live and work

### ***Outdoor Recreation Plan***

The Outdoor Recreation Plan identifies objectives, policies and recommendations for the Village's recreation infrastructure and outlines standards and requirements for park and recreation facilities. These standards have been utilized by the Village to ensure adequate park space and facilities are available to the community residents, which has a positive impact on the local quality of life. The Outdoor Recreation Plan was most recently updated in 2009.

### ***Highway Corridor Plan***

The Highway Corridor Plan was developed as a means of planning for the orderly, safe, efficient and attractive development of the U.S. Highway 14 corridor. The village recognized that this is a highly traveled road between the cities of Madison and LaCrosse, creating substantial economic opportunity for the community. The intent of the Plan was to accomplish the following goals:

- Identify and designate land uses which complement the nature of the highway district.



- Provide a safe flow of traffic along the highway through the village, both for vehicles and for pedestrians.
- Improve the general appearance of the highway district.

The Plan meets these goals by studying and identifying desired land uses, roadway improvements, signage, and desired gateways to the village.

### *Neighborhood and Development Plans*

The village has worked with several private property owners in the community to develop targeted neighborhood plans for specific geographic areas. The village is committed to developing high-quality, sustainable neighborhoods that will provide opportunities for growth and meet the needs of the community in the long-term. Several neighborhood plans, as outlined below, have been approved by the Village Board and provide the baseline for growth in these areas.

#### **East Side Neighborhood Plan**

Private property owners on the east side of the village petitioned for annexation in 2006. This land included several hundred acres between the Village's corporate boundary and Highway 78 to the east. As part of the planning for this area, a neighborhood plan was developed that identified a mix of opportunities for the area, including residential and commercial uses. Proposed residential uses include a mix of single-family, multi-family and senior housing units. The commercial component is located along STH 14 and also includes a proposed park-and-ride facility to be utilized by Madison commuters and the general public. The Plan includes a number of interconnected pedestrian and bicycle trail facilities, preserved green and park space and stormwater management facilities.

#### **West Side Neighborhood Plan**

The West Side Neighborhood Plan was developed in 2008 for an area to the south of STH 14 near the Industrial Park. The area includes underutilized parcels, several of which were publicly owned, in addition to plans for the extension of Walter Road through the planning area. There was interest from other property owners in the area, and outside investors, to prepare a neighborhood plan that would identify the long-term capabilities of this area. With easy access and clear visibility on STH 14, the neighborhood provides an opportunity for commercial expansion within the village.

#### **Other Land Division Plans**

The Village of Mazomanie has had several plats for residential land divisions approved over the past twenty years. Each of the subdivisions is being phased in based on market conditions, and none have yet been completely built out. The plats for each subdivision also identify road connections that should be made as development progresses.

## **2.5 Community Participation/Input**

Community involvement and input into the comprehensive planning process is essential in developing a plan that is supported by the community and that will address the true needs of the



village. The village adopted a Public Participation Plan to guide the public participation process and provide for access to draft plan elements and other materials to the general public, community interest groups, adjoining municipalities and overlapping government agencies. This Plan is included in the Comprehensive Plan as Appendix C. In addition, a number of other activities have been incorporated into the planning process to allow the general public and village and town boards and commissions an opportunity to provide input into the development of plan elements and their respective goals, objectives and policies.

### **Public Participation Plan**

As part of Wisconsin's Smart Growth Legislation, written procedures must be adopted by the governing body of a local government unit wishing to adopt a Comprehensive Plan. Specifically, the Act requires:

*"The Governing body of a local governmental unit shall adopt written procedures that are designed to foster public participation, including open discussion, communication programs, information services and public meetings, for which advanced notice has been provided, in every stage of the preparation of a Comprehensive Plan. The written procedures shall provide for wide distribution of proposed, alternative or amended elements of a Comprehensive Plan and shall provide an opportunity for written comments on the plan to be submitted by members of the public to the governing body and for the governing body to respond to such written comments."*

The Village of Mazomanie adopted a Public Participation Plan via resolution on November 13, 2007 to foster public input throughout the planning process. As part of that plan, various techniques for public participation were included. These techniques are described in more detail below.

### **Community Survey**

In the winter of 2007, the Village of Mazomanie worked with the UW-River Falls Survey Research Center to create an instrument by which to survey the opinions of residents with regard to land use, economic development, housing, and other factors affecting residents in the Village of Mazomanie. The village mailed 682 surveys to residents and non-resident landowners. The village enjoyed a 54% return rate, with 366 surveys being completed and mailed back.

The Plan Commission and Village Board relied heavily upon survey results in evaluating plan elements as they were prepared by the consultant. The Village's Comprehensive Plan is based closely upon the opinions of residents as reflected in this survey. The full survey and results are included as Appendix D. The following are key observations from the survey results:

1. The top three reasons Mazomanie residents gave for choosing to live in the Village are to be near family and friends, affordable housing, and the rural atmosphere. Over six in ten Village residents rate the quality of life in Mazomanie as good or excellent.
2. Most community services and facilities were rated highly by a majority of residents. Their primary concerns were about the quality of the school system, repair and maintenance of streets, and snow removal.



3. Most Mazomanie residents placed a high level of importance on the protection of the groundwater and surface water resources base.
4. Majorities said there is a need in the Village for more single family housing, affordable housing, and housing options designed for senior citizens.
5. Mazomanie residents expressed a strong desire for a grocery store in the Village.
6. The majority of Mazomanie residents are satisfied with the new growth in the Village and support additional non-residential development.
7. Although many residents expressed a concern about repair and maintenance of the Village's streets, a majority believe the current condition is satisfactory.

### **Public Open Houses**

The village, in cooperation with the Village of Black Earth and the Town of Black Earth, hosted a series of public open houses for community members. The first open house, held on October 22, 2007, was held at the very beginning of the planning process and was intended to be educational in nature. Community members were sent written invitations and posters were distributed to advertise the event. The open house provided general information about what the Comprehensive Plan was, why it was being completed, and how people could become involved. In addition, it started to gather information about what the existing strengths and weaknesses were in the community, and what people's visions were for the future. As part of this open house, an image inventory was conducted with participants. Images from around the community were provided, and participants were asked to comment on why they did or did not like the image, and discuss why the image was important to the future of the community. The results of the inventory are included at the end of this Chapter.

The second open house was held on June 19, 2008. By this time, the results of the community survey had been gathered, much of the background mapping was complete, a vision statement had been prepared, and existing trends were better understood. The public was invited to view this information and ask questions of Plan Commission members in order to gain an understanding of where the community was right now, prior to moving forward with looking at the future. This also provided an opportunity to get feedback from the community about the results of the survey, and start getting more detailed ideas about potential future land use and transportation scenarios.

The third and final open house was held near the end of the planning process on February 5, 2009. This public event allowed community members to see the completed draft of the Comprehensive Plan and ask questions of local Plan Commission and Village Board members. The open house was held prior to the public hearing, so interested persons had plenty of time to review materials and provide comments back to their local commission members. Those comments and suggestions were then taken into consideration prior to moving forward with the public hearing.

### **SWOT Analysis**

On October 18, 2007, Vierbicher Associates conducted a SWOT Analysis (Strengths, Weaknesses, Opportunities, and Threats) with representatives of the Village of Mazomanie Plan Commission that serve on the Smart Growth Regional Oversight Committee. This Committee is made up of two



representatives of the Plan Commission and one Village trustee from the Village of Mazomanie, and three representatives of the Plan Commissions from the Village of Black Earth and the Town of Black Earth. In addition, a SWOT analysis was conducted at the initial public open house. The results of these sessions are summarized below and will become an important resource for the Village’s Plan Commission in developing goals, objectives and policies under each of the nine required Smart Growth planning elements.

The issues raised range from localized concerns to those that are more global and affect many communities throughout the state and nation. Although the Village 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. Exhibit 2.1 below provides both the results of the regional SWOT analysis exercise, in addition to the comments made by Village residents at the first open house.

**Exhibit 2-1. Identification of Strengths, Weaknesses, Opportunities, and Threats**

	<b>Strength</b>	<b>Weakness</b>	<b>Opportunity</b>	<b>Threat</b>
<b>Growth</b>		<ul style="list-style-type: none"> <li>▪ Physical limitations to growth</li> <li>▪ Vulnerable to realtors and developers offering prospect of increased tax revenues</li> </ul>	<ul style="list-style-type: none"> <li>▪ Potential for controlled increase in number of households</li> <li>▪ Growth due to Madison and Dane County</li> </ul>	<ul style="list-style-type: none"> <li>▪ Too much urban sprawl</li> <li>▪ Development of subdivisions; transformation into suburban community</li> <li>▪ Control of growth</li> <li>▪ Control of Dane County</li> <li>▪ Urban service area</li> </ul>



	<b>Strength</b>	<b>Weakness</b>	<b>Opportunity</b>	<b>Threat</b>
<b>Community Character</b>	<ul style="list-style-type: none"> <li>▪ Small community kindness</li> <li>▪ Rural character</li> <li>▪ Good historical significance in region. Can be used in marketing area for economic growth and attracting people.</li> <li>▪ Restoration/revitalization opportunities</li> <li>▪ Strong sense of history &amp; restoration</li> <li>▪ Appearance of downtown</li> <li>▪ Appearance of Hwy 14 corridor</li> </ul>		<ul style="list-style-type: none"> <li>▪ Improvement of existing land, structures, etc. Some areas have been neglected.</li> <li>▪ Good opportunity for revitalization.</li> <li>▪ Protect traditional rural character of area</li> </ul>	<ul style="list-style-type: none"> <li>▪ Loss of rural character and farmland</li> </ul>
<b>Land Use</b>		<ul style="list-style-type: none"> <li>▪ No intergovernmental agreements</li> <li>▪ High land prices for buyers</li> <li>▪ Hard for land owner to sell</li> </ul>	<ul style="list-style-type: none"> <li>▪ Organic food production</li> </ul>	
<b>Housing</b>		<ul style="list-style-type: none"> <li>▪ Need more housing for elderly people that is affordable.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Establishing areas for affordable elderly housing</li> </ul>	
<b>Transportation</b>	<ul style="list-style-type: none"> <li>▪ Adequate roads</li> <li>▪ Fast access to Madison</li> <li>▪ Potential commuter rail line</li> </ul>	<ul style="list-style-type: none"> <li>▪ Hwy 14 congestion increasing</li> <li>▪ No good Hwy 14 bypass of Village for future</li> </ul>	<ul style="list-style-type: none"> <li>▪ Relocation of Hwy 14</li> <li>▪ Potential for public transportation along rail line &amp; Hwy</li> </ul>	<ul style="list-style-type: none"> <li>▪ Continuously increasing traffic from commuters</li> <li>▪ Four-lane highway of Hwy 14 taking more farmland from production.</li> </ul>



	<b>Strength</b>	<b>Weakness</b>	<b>Opportunity</b>	<b>Threat</b>
<b>Economic Development</b>	<ul style="list-style-type: none"> <li>▪ Established TIF areas</li> <li>▪ Close to Spring Green Arts</li> </ul>	<ul style="list-style-type: none"> <li>▪ Lack of employment opportunities, especially industry</li> <li>▪ Lack of entertainment opportunities</li> <li>▪ Difficult to support local business in downtown.</li> <li>▪ Loss of family farms.</li> <li>▪ Limited services due to proximity to Madison. Difficult to attract small business.</li> <li>▪ Lack of retail diversity</li> </ul>	<ul style="list-style-type: none"> <li>▪ Business and industrial growth</li> <li>▪ Open TIF districts</li> </ul>	
<b>Agricultural, Natural &amp; Cultural Resources</b>	<ul style="list-style-type: none"> <li>▪ Strong natural resources</li> <li>▪ Wisconsin River Corridor</li> <li>▪ Public hunting grounds</li> <li>▪ Black Earth Creek (trout fishing, scenic beauty)</li> <li>▪ Driftless area hills and valleys</li> <li>▪ Beauty of countryside</li> <li>▪ Good agriculture region</li> </ul>	<ul style="list-style-type: none"> <li>▪ Prone to flooding; floodplain areas because of Vermont Creek &amp; Black Earth Creek</li> <li>▪ Loss of family farms.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Preserve farmland &amp; active agriculture/natural areas</li> </ul>	<ul style="list-style-type: none"> <li>▪ Black Earth Creek and floodplain issues</li> <li>▪ Loss of dairy farms</li> <li>▪ Control of environmental groups</li> </ul>
<b>Utilities and Community Facilities</b>	<ul style="list-style-type: none"> <li>▪ Good school district with small class sizes.</li> <li>▪ Good infrastructure for growth</li> <li>▪ Vanguard Electric Commission - intergovernmental cooperation is positive</li> </ul>	<ul style="list-style-type: none"> <li>▪ Shrinking enrollment at schools</li> <li>▪ School doesn't promote the small class sizes.</li> <li>▪ School district can't support programs like other districts.</li> <li>▪ High cost of sewage treatment</li> </ul>	<ul style="list-style-type: none"> <li>▪ Schools with excess capacity</li> <li>▪ Bike and other recreational trails</li> <li>▪ Opportunity to balance declining school population with increased growth</li> </ul>	<ul style="list-style-type: none"> <li>▪ School district going bankrupt</li> <li>▪ Hard to attract families to school district.</li> </ul>



	Strength	Weakness	Opportunity	Threat
Miscellaneous	<ul style="list-style-type: none"> <li>▪ Close to Madison with strong job market</li> <li>▪ Life in smaller communities is better for raising families.</li> <li>▪ Low crime rates</li> <li>▪ Diverse population</li> <li>▪ Inter-municipal cooperation</li> </ul>	<ul style="list-style-type: none"> <li>▪ Lack of tax base, therefore high real estate taxes.</li> <li>▪ People as whole seem to be hesitant to change or improve. Quite happy with just letting things move along as always.</li> <li>▪ Working together of all communities involved.</li> <li>▪ Keeping educated people within the region</li> <li>▪ Weak voice vis-à-vis Dane County &amp; Madison</li> </ul>		<ul style="list-style-type: none"> <li>▪ Proximity to Madison</li> <li>▪ Lack of control at local level</li> <li>▪ Property values and taxes threatening older residents</li> </ul>

### Image Inventory

On October 22, 2007 the Villages of Mazomanie and Black Earth and the Town of Black Earth held a public educational open house. As part of this public event, the communities asked participants to comment on various images taken throughout the area. Participants were asked to comment on what they did or did not like about each image, and were then asked to discuss how the picture was important to the planning for the future of the community. These responses were then utilized by the Plan Commission to assist in developing their Vision Statement and helped guide decisions throughout the planning process. The participant responses to the image inventory are provided on the following pages.



Image #		I like/don't like this image because...	This image is important to the future of our community because...
1		<ul style="list-style-type: none"> <li>• Nothing special here but could be part of a bike or pedestrian trail.</li> <li>• Don't Like.</li> <li>• I like image of industrial providing jobs and clean industry to community.</li> <li>• Like – revitalization of downtown.</li> </ul>	<ul style="list-style-type: none"> <li>• Jobs = future growth and economic prosperity.</li> <li>• Downtown economy, growth in Mazomanie</li> </ul>
2		<ul style="list-style-type: none"> <li>• Looks nice.</li> <li>• Like.</li> <li>• I like businesses but hate to see these buildings vacant and unused.</li> <li>• Don't like – image of highway area.</li> <li>• Like – refurbishing and use of old buildings. Pulling the history together via the buildings.</li> <li>• Like – Attractive, welcoming retail area.</li> </ul>	<ul style="list-style-type: none"> <li>• These kinds of updates are attractive.</li> <li>• There is hope for businesses opening in downtown.</li> <li>• First thing people see when they enter town. Will give Mazo a bad image.</li> <li>• People drawn to shop and enjoy.</li> </ul>
3		<ul style="list-style-type: none"> <li>• Signs of life and activity.</li> <li>• Like.</li> <li>• I like sidewalk cafes. I think they enhance look of downtown like it is in Cambridge.</li> <li>• Like the upkeep of the parks and swimming pool area.</li> <li>• Sense of small-safe home town.</li> <li>• Like – attractive, welcoming retail area plus pedestrian-friendly.</li> </ul>	<ul style="list-style-type: none"> <li>• We need businesses that will be a magnet for our downtown area.</li> <li>• Brings young families to Village = growth.</li> <li>• People drawn to shop and enjoy.</li> </ul>



Image #		I like/don't like this image because...	This image is important to the future of our community because...
4		<ul style="list-style-type: none"> <li>• I like it.</li> <li>• Like, but better signage and more natural.</li> <li>• Wick Homes is a major employer and it supports local fundraisers and local groups.</li> <li>• Like planning of subdivisions.</li> <li>• A solid business interest that is environmentally friendly and promotes the town.</li> <li>• Like – Provide jobs and free firewood.</li> <li>• Dislike – they make hideous buildings.</li> </ul>	<ul style="list-style-type: none"> <li>• Show pride in the community and looks pro-businesses.</li> <li>• Clean industry assures own town has a future.</li> <li>• Fluent Mazo – not in segments.</li> </ul>
5		<ul style="list-style-type: none"> <li>• Like it.</li> <li>• Don't like architecture – ugly.</li> <li>• I am not certain what house it is, but we need residences.</li> <li>• Affordable housing for families.</li> <li>• Dislike – ugly, no character.</li> </ul>	<ul style="list-style-type: none"> <li>• New housing is good to see.</li> <li>• Villages either grow or die, so we need homes.</li> </ul>
6		<ul style="list-style-type: none"> <li>• Like it.</li> <li>• Like.</li> <li>• I love having our history preserved.</li> <li>• Maintaining the historical buildings.</li> <li>• Like – attractive, lots of character, unique.</li> <li>•</li> </ul>	<ul style="list-style-type: none"> <li>• A link to history.</li> <li>• Cambridge does well by keeping its history alive and I think Mazo has to do the same as a tourist attraction.</li> </ul>
7		<ul style="list-style-type: none"> <li>• Very nice.</li> <li>• Like</li> <li>• Love this!</li> <li>• Like – attractive, lots of character, unique.</li> </ul>	<ul style="list-style-type: none"> <li>• Good to see a business in a restored structure.</li> </ul>



Image #		I like/don't like this image because...	This image is important to the future of our community because...
8		<ul style="list-style-type: none"> <li>• Important.</li> <li>• Need landscape to soften</li> <li>• Well kept – clean business.</li> </ul>	<ul style="list-style-type: none"> <li>• The community needs jobs and to attract businesses.</li> </ul>
9		<ul style="list-style-type: none"> <li>• Very nice view!</li> <li>• Like</li> <li>• Community projects</li> <li>• Like – good idea.</li> <li>• Dislike – not executed successfully.</li> </ul>	<ul style="list-style-type: none"> <li>• All kinds of potential for community events.</li> </ul>
10		<ul style="list-style-type: none"> <li>• A little sad.</li> <li>• Should look much better – “pride”</li> <li>• School system</li> <li>• Dislike – That school was not placed closer to either Black Earth or Mazo. As it is, no one can walk/bike to school and traffic is more dangerous.</li> </ul>	<ul style="list-style-type: none"> <li>• The school system problems and enrollment loss need to be reversed.</li> </ul>
11		<ul style="list-style-type: none"> <li>• Rather dated, small.</li> <li>• OK – landscape.</li> <li>• Governmental services (mail, schools, voting)</li> <li>• Like – Having the Village Hall right in town center.</li> <li>• Dislike – ugly building.</li> </ul>	<ul style="list-style-type: none"> <li>• The Village office is inadequate. Needs an upgrade in keeping with community advancement and image.</li> </ul>
12		<ul style="list-style-type: none"> <li>• A little bland. Village streets could use more character.</li> <li>• “Landscape” – roundabouts, etc.</li> <li>• Keep simple.</li> </ul>	





# 3

## Goals, Objectives and Policies

Village of Mazomanie Comprehensive Plan

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### 3.1 Overview

All of the information contained in this plan can be divided into two types. The first set of information is based on what has occurred in the past and on current conditions. The second type of information is designed to look forward, using the historical context and current conditions as a starting point.

This entire chapter is forward looking. It includes goals, objectives and policies to implement Mazomanie’s hopes and aspirations for the future. It identifies what the community should look and feel like in 20 years.

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*This entire chapter is focused on future conditions and is intended to guide day-to-day decision-making and avoid the tyranny of small decisions.*

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The intent of this chapter is to guide decisions and decision-makers in the coming years. It will help to guide the development occurring in the private sector. It will guide capital expenditures made by the Village Board and the various Village departments. It will 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 whole effort of looking toward the future started with a vision statement from which goals, objectives, and policies were written to achieve that vision.

Some of the goals and objectives contained in this chapter can be mapped. The future land use map is one of three maps that are forward-looking. It identifies in broad terms how development should occur in the future. This map, once adopted, will form the basis for more specific land development regulations. The future transportation map 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.

### 3.2 Goals, Objectives and Policies Summary

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.

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*The formation of partnerships will be necessary to achieve the vision for Mazomanie.*

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Achieving an objective, in whole or in part, will help achieve a stated goal.

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



The village 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 Village. Churches, civic organizations, the school district, community leaders, for example, can and do affect the quality of life for village 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, work to implement a number of the goals, objectives, and policies outlined below.

### 3.3 Implementation

Of all the steps in the planning process, implementation has typically been the most problematic for the vast majority of communities with a comprehensive plan. Adoption of a comprehensive plan marks the beginning of a critical new phase – implementation. Without implementation, a plan is of little value.

This section provides a listing of all those actions and activities necessary to implement the spirit and intent of this plan. The various actions are grouped into categories for organizational purposes, some of which correspond to various elements of the plan.

Given the range and scope of activities that must be done by 2030, it should be apparent that it will take a number of years to fully implement this plan. Some actions are more pressing than others. Some actions are quite easy to accomplish while others will involve more effort and will therefore take more time. Consequently, a completion date is included to present a timetable for action. In addition, the responsible party for completing the action is included as well.

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*Implementation involves any action or activity following plan adoption that helps to achieve the vision outlined in this plan.*

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Some of the activities once completed can be removed from this listing. Other activities are ongoing and should not be removed. It is recommended that the Village Board conduct an annual review of this section to ensure that the steps and actions necessary to implement the plan are being done in a timely manner.



## General Community Development

### Goal

To attain a pattern of community development that includes environments suited to a variety of needs, including privacy, productivity, convenience, beauty and diversity.

### Goal

To develop a compact urban community that is both visually and functionally distinct from surrounding agricultural areas.

Objectives	Policies				
<ol style="list-style-type: none"> <li>1. Encourage the development of a moderately growing, balanced community with sufficient business, residential and open space land to meet the needs of the residents, which will require a proportionate development of employment activities and commercial services.</li> <li>2. Encourage new development that is compatible with adjacent land uses, is served by adequate public services and transportation facilities and will not have a deteriorating effect upon the environment.</li> <li>3. Encourage land use patterns that will increase the accessibility of public and private services for all people. New development should help improve employment opportunities, housing and support services.</li> </ol>	<ol style="list-style-type: none"> <li>1. Target future growth areas in locations which can provide full Village services</li> <li>2. Require that new development, wherever possible, link property to existing and/or planned recreational trail networks and circulation routes.</li> <li>3. Protect and strive to enhance the Black Earth Creek.</li> <li>4. Encourage practices that mitigate potential flooding problems within the Village.</li> </ol>				
	Schedule				
	2009 To 2013	2014 To 2018	2019 To 2023	2024 To 2028	Responsible Entity
Implementation Action Items					
1. Send a copy of the adopted Comprehensive Plan to the appropriate entities as required by 66.1001(4)(c), Wis. Stats.	X				Village Staff
2. Conduct a thorough review of all land development regulations to ensure they are consistent with the adopted plan and make revisions as necessary.	X				Village Staff; Village Board
3. Conduct a yearly review of the Implementation items outlined in this Plan and identify those that have been completed and those that should become a priority for the following year.	X	X	X	X	Plan Commission



## Housing

### Goal

To accommodate market demands for housing and to promote housing that will preserve the present character of the Village and not result in excessive public service costs.

Objectives	Policies																		
<ol style="list-style-type: none"> <li>1. Encourage a broad range of housing types and densities so that a variety of housing is available to all area residents.</li> <li>2. Recognize the value of existing housing and established neighborhoods, and support rehabilitation efforts, both public and private, while maintaining the historic and cultural values of the community.</li> </ol>	<ol style="list-style-type: none"> <li>1. Except where site design can overcome development limitations, residential subdivision development will be prohibited on soils that are unsuitable for development due to flooding, the seasonal high water table, bedrock close to the surface, erodibility, low bearing capacity and high compressibility.</li> <li>2. Promote the location of housing in areas that are served by full urban services, including sanitary sewers and public water within convenient access to community facilities, employment centers and to arterial highways.</li> <li>3. Identify multifamily housing sites on the basis of their potential for providing a safe, attractive and convenient living environment for the residents. Do not concentrate multifamily residential development in one or two areas.</li> </ol>																		
Schedule																			
Implementation Action Items	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 12.5%;"></th> <th style="width: 12.5%;">2009 To 2013</th> <th style="width: 12.5%;">2014 To 2018</th> <th style="width: 12.5%;">2019 To 2023</th> <th style="width: 12.5%;">2024 To 2028</th> <th style="width: 37.5%;"></th> </tr> </thead> <tbody> <tr> <td style="vertical-align: top;"> <ol style="list-style-type: none"> <li>1. Adopt a local housing policy that encourages any new assisted rental residential development provide a 20% maximum of assisted units as part of the total R-4 zoning area. Assisted units include: HUD Section 8, WHEDA and the Low-Income Tax Credit program.</li> <li>2. Review on a case-by-case basis projects that provide housing for special populations to determine if they follow policy and assist the Village in meeting goals.</li> </ol> </td> <td style="text-align: center; vertical-align: middle;">X</td> <td style="text-align: center; vertical-align: middle;">X</td> <td></td> <td></td> <td style="vertical-align: middle;">Plan Commission; Village Board</td> </tr> <tr> <td></td> <td style="text-align: center; vertical-align: middle;">X</td> <td style="vertical-align: middle;">Plan Commission</td> </tr> </tbody> </table>		2009 To 2013	2014 To 2018	2019 To 2023	2024 To 2028		<ol style="list-style-type: none"> <li>1. Adopt a local housing policy that encourages any new assisted rental residential development provide a 20% maximum of assisted units as part of the total R-4 zoning area. Assisted units include: HUD Section 8, WHEDA and the Low-Income Tax Credit program.</li> <li>2. Review on a case-by-case basis projects that provide housing for special populations to determine if they follow policy and assist the Village in meeting goals.</li> </ol>	X	X			Plan Commission; Village Board		X	X	X	X	Plan Commission
	2009 To 2013	2014 To 2018	2019 To 2023	2024 To 2028															
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	X	X	X	X	Plan Commission														



## Transportation

### Goal

To achieve a transportation system compatible with desired patterns of area-wide development.

### Goal

Support regional transportation systems that link the area’s cultural, historic, and natural resources.

### *Discussion*

It is important to note the complex interrelationship of land use and transportation. Although sewerage facilities may have a more direct and immediate impact upon urban development at specific locations, the transportation system has a pervasive effect on the overall form and structure of urban areas. Conversely, the density and arrangement of land uses are major factors in determining the feasibility of various modes of transportation (car, truck, bus, bicycle, rail, etc.).

Development of a transportation system, including a variety of modes of travel, will require careful coordination of land use and transportation planning efforts and the creation of land use patterns that will support other forms of transportation in addition to the private automobile.

Objectives	Policies
<ol style="list-style-type: none"> <li>1. Promote the development and maintenance of a multimodal transportation system that offers convenient alternatives to private vehicle travel within the community and to other urban areas.</li> <li>2. Avoid undesirable impacts of the transportation system on residential neighborhoods and sensitive environmental areas, while continuing to alleviate existing traffic conflicts.</li> <li>3. Utilize the existing transportation facilities and services to the most efficient extent possible.</li> <li>4. Consider the needs of bicyclists and pedestrians in all roadway improvements, including roadway surfaces, safety, intersection design, roadway width and/or sidewalks.</li> <li>5. Support paratransit services (senior/disabled services) to provide public transportation within the community, where possible.</li> <li>6. Create a network of alternative (non-vehicular) trails within the Village and to regional destinations.</li> </ol>	<ol style="list-style-type: none"> <li>1. Design new street and roadway improvements in a manner that is compatible with adjoining land uses, and which preserves and enhances the historical, cultural, and environmental qualities of the transportation corridor.</li> <li>2. Review street standards to possibly reduce road construction and maintenance costs without reducing the effectiveness or safety of current street design.</li> <li>3. Preserve sufficient rights-of-way to allow for future transportation facilities for all modes of travel, through official mapping or other means.</li> <li>4. Utilize street and roadway access control measures where appropriate to aid in preserving travel capacity along major streets and roadways.</li> <li>5. Continue to use the Roadware 5 program for street maintenance, repaving and reconstructions.</li> <li>6. Use a capital improvements program for the Public Works and Streets Departments.</li> <li>7. Expand encouragements to commuters by increasing carpool and vanpool services.</li> <li>8. Encourage opportunities for expanded “special event” transportation services between Mazomanie and Madison.</li> <li>9. Encourage the state and county to continue investing in the preservation of rail corridors.</li> <li>10. Support establishment of regional or countywide mass transit services with convenient connections to local employment, residential, retail, and visitor destinations</li> <li>11. Strive to establish sidewalks on at least one side of all Village streets to the extent possible.</li> <li>12. Study changes in traffic volume and patterns due to new development in order to determine the need and location of future traffic signals and other transportation infrastructure improvements.</li> </ol>



Implementation Action Items	Schedule				Responsible Entity
	2009	2014	2019	2024	
	To 2013	To 2018	To 2023	To 2028	
1. The Village, in cooperation with the Wisconsin Department of Transportation, should plan and design signalized intersections at USH 14 and Brodhead Street and USH 14 and Walter Road. Reconstruction would include right-turn lanes. Design and construction should occur within the 20-year planning period.	X	X	X	X	Plan Commission; Village Board
2. The Village and Town of Mazomanie, along with Dane County should cooperatively plan and sign a truck route to provide truck access for deliveries and pickups in the west-side industrial area of Mazomanie without passing through the downtown on CTH Y or Hudson Street. The Mazomanie Police Department should enforce an alternative truck route designation.		X			Village Board; Police Department
3. Update the Official Map to be consistent with the adopted Future Transportation Plan map.	X				Plan Commission; Village Board
4. Coordinate new Village street development and Village transportation maintenance with county and state transportation projects when appropriate.	X	X	X	X	Village Staff
5. Strive to provide bicycle and pedestrian trails and/or connections to the following locations: <ul style="list-style-type: none"> <li>- To the east off of Crescent St. across the creek to the proposed future mixed-use development</li> <li>- Path extending from Westland Promenade, underneath HWY 14, through Lake Marion Park and connecting to the High School</li> <li>- North of Mazomanie up to Sauk City to Devil's Lake State Park. These communities are working with rails to trails to convert the spur running along HWY 78 to a multi-modal path</li> <li>- Creating a connection to the Cross Plains end of the Middleton to Cross Plains trail in order to extend access all the way to the City of Middleton</li> <li>- Through the extent of the Village along the Black Earth Creek Corridor from Lions Park to Lake Marion</li> </ul>	X	X	X	X	Parks & Recreation Committee



## Community Facilities & Utilities

### Goal

To provide community facilities for the use and service of the residents of the Village of Mazomanie.

### *Discussion*

They can take the form of sites, buildings, or other improvements which are considered either essential for municipal operation or the public interest and fall into the following groups: public, government, or administrative buildings and grounds; schools and grounds for education; recreational buildings and grounds; and publicly owned utilities, including sanitary sewer and water.

### Goal

To provide existing and future developments with adequate, efficient and cost-effective public services.

### *Discussion*

Public services function as “magnets” that attract urban growth. This is particularly true of facilities that are actually placed on the land during or prior to the development process: sanitary and storm sewers, water supply, streets and highways. It is the responsibility of government to direct public investments in such a way that they result in the maximum public benefit. This means creating efficient public service systems with capacities reasonably sized to anticipated population growth. Efficiency is a key consideration in the area of public services inasmuch as it is important to avoid waste and to avoid spending large sums of public money in a manner that would not provide any broad public benefit.

The availability of public sanitary sewer is probably the single most important urban service influencing the commitment of land to urban use. We must know the utilization of existing capacities and to what extent they can accommodate anticipated growth.

Objectives	Policies
<ol style="list-style-type: none"> <li>1. Cooperate with other governmental units to avoid duplication of services. Encourage the cooperative planning and implementation of long-range land acquisition and development projects by the Village, the County, the school district and towns.</li> <li>2. Support and assist in the provision of basic public services such as adequate police and fire protection, emergency medical services, street services, education, and other service that should be available to all Village residents.</li> <li>3. Provide total capacity in public utility systems that is reasonably sized to accommodate anticipated growth; avoid overbuilding that would require present residents to carry the costs of substantial, unutilized capacity.</li> </ol>	<ol style="list-style-type: none"> <li>1. Maintain an updated inventory and map of existing community facilities.</li> <li>2. Establish specific standards for the quality of the facilities, equitably serving all sections of the community, ensuring that the planning for development and recreational programs will meet the needs of specific age groups.</li> <li>3. Promote the development of shared facilities among various public land users; including, but not limited to, the coordination of village, school and town recreation facilities.</li> <li>4. Plan public facilities on a systems basis, rather than as a series of individual and unrelated projects. Establish logical service areas for each community service, coincident with the urban service area.</li> <li>5. Encourage the extension and staging of sanitary sewer to the Mazomanie Urban Service Area and discourage premature development of fringe areas.</li> <li>6. Develop a plan to handle stormwater runoff, such as detention or retention basins utilizing natural drainage systems and incorporating water quality protection measures.</li> </ol>



Objectives	Policies
<p>4. Respect natural features and conditions in the design and location of urban service facilities; take all practicable steps to minimize disturbances to natural resources caused by construction of such facilities.</p> <p>5. Locate all urban uses within the community consistent with the willingness and ability of the community to provide services, including streets, public utilities, schools, police and fire protection, in order to prevent problems resulting from excessive traffic volumes, inadequate sanitary facilities, overcrowded schools, or inadequate public safety protection.</p>	<p>7. Use the provision of public services as a tool to guide and control the pace and location of urban development.</p> <p>8. Industries that place excessive burdens upon the Village’s sewer, water, and transportation facilities should be reviewed closely unless additional infrastructure costs are recovered at time of development.</p> <p>9. The Village shall not provide public sewer beyond its corporate limits. If properties contiguous to the Village desire urban services, the owners may submit petitions for annexation.</p> <p>10. The Village should provide sanitary sewer and water main to existing developed areas only if those areas have been annexed by the Village, and if they have failing septic systems or poor drinking water. All other existing developed areas shall remain on septic until there are failures, water quality is reduced, or at the time of some other mutual agreement.</p> <p>11. The Village should not accept annexation of contiguous parcels of land not in the urban service area unless the owner understands and agrees that urban services may be delayed indefinitely.</p> <p>12. Extend sewer and water services only within the urban service area (or amendments to the urban service area) as shown on the Future Community Utilities Plan map.</p> <p>13. Require any land division to be laid out in a manner that would provide for the efficient construction of sewer and water mains and streets.</p> <p>14. Public sewer and water mains should be extended as shown on the Future Utilities Map after individual mains have been determined to be cost-effective and environmentally sound.</p> <p>15. Discourage developments that require sewage lift stations or booster stations.</p>

Implementation Action Items	Schedule				Responsible Entity
	2009 To 2013	2014 To 2018	2019 To 2023	2024 To 2028	
1. Identify a location for a new municipal well.	X				Utilities Committee; Village Engineer; Village Board
2. Prepare a stormwater management plan and provisions for the Village, including water quality protection measures.	X				Utilities Committee; Village Engineer; Village Board
3. Monitor levels of services and costs of delivery to improve efficiency and/or reduce costs.	X	X	X	X	Village Staff
4. As determined by the Village Board, charge appropriate impact fees to new development to cover the costs of services.	X	X	X	X	Village Staff; Village Board



## Recreation, Open Space and Environmental Resources

### Goal

To provide adequate permanent open space throughout the Village for outdoor recreation, environmental protection and to encourage the same within the neighboring municipalities.

### Goal

To recognize the natural environment of the Black Earth Creek watershed and ensure that the health and stability of this resource system are maintained.

Objectives	Policies				
<ol style="list-style-type: none"> <li>1. Provide park areas and recreation facilities which meet the needs of the community and are accessible to all residents.</li> <li>2. Guide the location and design of urban development in order to prevent potential adverse impacts on the quality of ground and surface waters, especially Black Earth Creek.</li> <li>3. Preserve the role of wetlands and woodlands as essential components of the hydrologic system as well as valuable wildlife habitat.</li> <li>4. Protect floodplain, steep slope and bluff areas throughout the Village and emphasize their value to the community as potential focal points of natural beauty and recreation.</li> <li>5. Create a central greenspace and conservancy corridor which works to preserve Lake Marion, Black Earth Creek, and the recreational trails.</li> <li>6. Encourage maintenance and expansion of the Westland Promenade</li> <li>7. Increase public access to Black Earth Creek and attempt to make connections on both sides of the Creek</li> </ol>	<ol style="list-style-type: none"> <li>1. Participate in state and federal programs providing funding for parks and open space and update the Village's outdoor recreation plan every five years.</li> <li>2. Incorporate natural drainage patterns and stormwater detention measures in the design of urban development to minimize pollutants before they enter surface waters.</li> <li>3. The location and size of park and open space sites should correspond to recommendations of the Outdoor Recreation Plan and Future Land Use Map.</li> <li>4. Require dedication of park land or fees-in-lieu-of dedication in new subdivisions consistent with the Future Land Use Map, especially the proposed park on the south side.</li> <li>5. Do not approve development in areas designated as environmental corridors on the Future Utilities map, except for public infrastructure and park facilities</li> </ol>				
Schedule					
Implementation Action Items	2009 To 2013	2014 To 2018	2019 To 2023	2024 To 2028	Responsible Entity
1. Update Village's Outdoor Recreation Plan; and review the Plan every five years after.	X	X	X	X	Parks & Recreation Committee
2. Pursue park funding through the Stewardship, Urban Greenspace, and LAWCON programs to make recommended park improvements.	X	X	X	X	Parks & Recreation Committee
3. Adopt an Official Map to recognize changes to drainage-ways and parkways shown on the Future Land Use Map.	X				Village Board
4. Prepare a stormwater management plan and provisions for the Village, including water quality protection measures. Require that new development efficiently and appropriately handle stormwater.	X	X	X	X	Utilities Committee; Village Engineer; Village Board



## Agricultural Resources

### Goal

Support agriculture as an economic activity within the Mazomanie area.

Objectives	Policies																						
1. Support adopted town land use plans to prevent development of designated agricultural preservation areas.	1. Support adopted town land use plans to prevent development of designated agricultural preservation areas. 2. Direct urban development away from prime or other highly productive agricultural lands except where such lands are adjacent to an existing urban community and are served by urban services. 3. Where possible encourage higher density development on lands within the Village.																						
<b>Schedule</b>																							
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	2009	2014	2019	2024																			
To	To	To	To	To																			
2013	2018	2023	2028		<b>Responsible Entity</b>																		
<b>Implementation Action Items</b>																							
1. Work with the Towns of Mazomanie and Black Earth to promote active agricultural uses and agricultural-supporting businesses.	X	X	X	X	Plan Commission; Village Board																		

## Cultural Resources

### Goal

Protect and preserve the Village’s historic and archaeological resources.

### Goal

Capitalize on the area’s rich heritage by expanding opportunities for heritage tourism.

Objectives	Policies																						
1. Develop capacity to institute and manage a heritage tourism effort. 2. Maintain the historic, cultural, aesthetic and architectural values of the community.	1. Identify Village attributes, both past and present, which could be leveraged in a heritage tourism plan 2. Encourage and assist organizations which can pursue and direct efforts targeted at developing heritage tourism 3. Create policies which will serve to protect and manage cultural and historic resources in order to perpetuate Village history and heritage.																						
<b>Schedule</b>																							
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	2009	2014	2019	2024																			
To	To	To	To	To																			
2013	2018	2023	2028		<b>Responsible Entity</b>																		
<b>Implementation Action Items</b>																							
1. Continue efforts to preserve identified historic and culturally significant neighborhoods, buildings and landmarks.	X	X	X	X	All Entities																		



## Land Use

### Goal

Establish new residential development that protects the Village’s rural character.

### Goal

Promote land uses and densities that result in efficient development patterns.

Objectives	Policies
<p><b>General</b></p> <ol style="list-style-type: none"> <li>1. Encourage a balance of future land uses which encourage long term sustainability</li> </ol> <p><b>Residential</b></p> <ol style="list-style-type: none"> <li>1. Develop future residential at density levels which both maintain the Village character and promote efficient use of land</li> <li>2. Ensure that future residential developments function for a variety of potential users and for a variety of transportation options.</li> <li>3. Provide sufficient housing opportunities for existing and future residents as the commercial and industrial opportunities expand.</li> </ol> <p><b>Commercial</b></p> <ol style="list-style-type: none"> <li>1. Encourage cohesive commercial development which links different retail nodes</li> <li>2. Create a commercial environment with common aesthetic qualities</li> </ol> <p><b>Industrial</b></p> <ol style="list-style-type: none"> <li>1. Integrate industrial development into the fabric of the Village in a manner which minimizes negative externalities on all land uses.</li> </ol>	<p><b>General</b></p> <ol style="list-style-type: none"> <li>1. Require development to locate within areas designated on the Future Land Use Map for that specific land use.</li> <li>2. Prohibit development within areas designated as Park and Open Space. The non-buildable portion of parcels may be included in floodplain or steep slope areas.</li> </ol> <p><b>Residential</b></p> <ol style="list-style-type: none"> <li>1. A mix of average-sized lots and smaller-sized lots should be encouraged in each larger subdivision. Encourage use of the R-2 zoning district to make single-family development more affordable by providing for small-lot, single-family (8,700 square feet). Small portions of residential areas should be reserved for R-2 zoning.</li> <li>2. Low-density residential development (one to five units per acre) located adjacent to more intensive land uses (such as multi-family or commercial development) should utilize design which integrates the uses while minimizing negative impacts on the neighborhood.</li> <li>3. Medium-density residential developments having a density of six to nine housing units per acre should include two-family, rental or single-family attached (zero lot line) developments.</li> <li>4. High-density residential development, usually apartment or townhouse housing, should have a density of 9 to 15 housing units/acre. In most cases, developments at densities of more than 12 housing units/acre are one-bedroom units for persons age 55 or older.</li> <li>5. Use site plan approval for all buildings in the R-4 district so that no building permits will be granted until a site plan is approved. This process assures that all new multifamily developments will be treated equally with an emphasis on site design to fully address density, landscaping, drainage, traffic, parking and open space issues.</li> <li>6. Discourage the development of un-sewered subdivisions (5 or more lots) in the 1 1/2 mile extraterritorial jurisdictional area of Mazomanie that are not consistent with town land use plans.</li> </ol> <p><b>Commercial</b></p> <ol style="list-style-type: none"> <li>1. Require all new commercial development to be subject to design review, which addresses on-site traffic, parking, landscaping, drainage and lighting.</li> <li>2. Continue to follow the historic design theme for the downtown district.</li> </ol>



Objectives	Policies				
	<p>3. Encourage “heavy” non-retail commercial uses, which are not dependent on visual exposure or direct access to the highway, to locate on a site adequately screened from other land uses.</p> <p>4. Use site plan approval for commercial zoning districts to improve design along USH 14 and Brodhead Street. Site planning requirements include highway access control, parking lot landscaping and site design review.</p> <p><b>Industrial</b></p> <p>1. The periphery of future industrial areas adjacent to currently existing residential or commercial areas should be screened to provide quality aesthetics and avoid audio nuisances.</p>				
Schedule					
Implementation Action Items	2009 To 2013	2014 To 2018	2019 To 2023	2024 To 2028	Responsible Entity
1. For all vacant lands within the Village designated medium-density residential on the Future Land Use Map, temporarily zone these lands R-3 in advance of actual subdivision. This prevents difficult rezoning later when the subdivision is surrounded by single-family lots.	X				Plan Commission; Village Board
2. Rezone all vacant lands within the Village designated as high-density residential on the Future Land Use Map to R-4.	X				Plan Commission; Village Board
3. Establish a process for site plan and design review within the Village. The Plan Commission shall review and make a recommendation to the Village Board for all new R-4 development as a condition of receiving their permit. Likewise, all new commercial development must undergo and pass design review as a condition of receiving their permit.	X	X	X	X	Plan Commission



## Economic Development

### Goal

To locate new business uses in planned commercial and industrial districts in a convenient, safe and attractive manner to provide goods and services for the Mazomanie area.

Objectives	Policies																																								
<ol style="list-style-type: none"> <li>1. Recognize and maintain the downtown business district as the center of government services and convenient commercial activities. Support preservation and revitalization of the historic downtown. Discourage new development which conflicts with the goals of downtown revitalization.</li> <li>2. Recognize the need for new business and employment opportunities.</li> <li>3. Encourage continued rehabilitation and revitalization of the downtown business district.</li> </ol>	<ol style="list-style-type: none"> <li>1. Encourage the clustering of commercial uses in planned, compact commercial areas in order to maximize consumer safety and convenience, improve traffic safety and flow, and enhance economic viability.</li> <li>2. Require site planning review for industrial development to assure that new development allows for adequate parking, storage, vehicular movement and landscaping.</li> <li>3. Encourage industrial areas to be readily accessible from residential areas but visually and functionally compatible with them.</li> <li>4. Encourage the expansion of light industrial uses in planned areas, adjacent to existing centers of development, where access can be provided to highways and/or railways.</li> <li>5. Provide for industrial site development utilizing a Tax Increment District or other funding mechanisms, such as TEA grants or CDBG funds.</li> </ol>																																								
<b>Schedule</b>																																									
<table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%;"></th> <th style="width: 10%; text-align: center;">2009</th> <th style="width: 10%; text-align: center;">2014</th> <th style="width: 10%; text-align: center;">2019</th> <th style="width: 10%; text-align: center;">2024</th> <th style="width: 10%;"></th> </tr> <tr> <td></td> <td style="text-align: center;">To</td> <td style="text-align: center;">To</td> <td style="text-align: center;">To</td> <td style="text-align: center;">To</td> <td></td> </tr> <tr style="background-color: black; color: white;"> <th style="text-align: left;">Implementation Action Items</th> <th style="text-align: center;">2013</th> <th style="text-align: center;">2018</th> <th style="text-align: center;">2023</th> <th style="text-align: center;">2028</th> <th style="text-align: left;">Responsible Entity</th> </tr> </thead> <tbody> <tr> <td>1. Pursue recommendations identified in TID project plans.</td> <td style="text-align: center;">X</td> <td style="text-align: center;">X</td> <td style="text-align: center;">X</td> <td style="text-align: center;">X</td> <td>Village Board; Plan Commission</td> </tr> <tr> <td>2. Participate in Dane County CDBG partnerships to pursue economic development efforts.</td> <td style="text-align: center;">X</td> <td style="text-align: center;">X</td> <td style="text-align: center;">X</td> <td style="text-align: center;">X</td> <td></td> </tr> <tr> <td>3. Develop commercial and industrial site planning standards.</td> <td style="text-align: center;">X</td> <td></td> <td></td> <td></td> <td>Plan Commission</td> </tr> </tbody> </table>							2009	2014	2019	2024			To	To	To	To		Implementation Action Items	2013	2018	2023	2028	Responsible Entity	1. Pursue recommendations identified in TID project plans.	X	X	X	X	Village Board; Plan Commission	2. Participate in Dane County CDBG partnerships to pursue economic development efforts.	X	X	X	X		3. Develop commercial and industrial site planning standards.	X				Plan Commission
	2009	2014	2019	2024																																					
	To	To	To	To																																					
Implementation Action Items	2013	2018	2023	2028	Responsible Entity																																				
1. Pursue recommendations identified in TID project plans.	X	X	X	X	Village Board; Plan Commission																																				
2. Participate in Dane County CDBG partnerships to pursue economic development efforts.	X	X	X	X																																					
3. Develop commercial and industrial site planning standards.	X				Plan Commission																																				



## Intergovernmental Cooperation

### Goal

Encourage coordination and cooperation among nearby units of government.

Objectives	Policies				Responsible Entity
1. The Village and surrounding municipalities should cooperatively work to guide urban growth to ensure that new urban development conforms to the adopted plans of the Village of Mazomanie and land use plans of the adjacent municipalities.	1. Pursue long-range boundary agreements with adjacent towns consistent with the Comprehensive Plan policies. 2. Adopt guidelines to the development of a boundary agreement by engaging the adjacent towns in discussion. The guidelines should address the fiscal, planning, social and legal impacts on both the Village and the Town.				
					Schedule
					2009 To 2013
					2014 To 2018
					2019 To 2023
					2024 To 2028
Implementation Action Items					Responsible Entity
1. Foster a cooperative working relationship with adjacent municipalities, Dane County, and the State of Wisconsin.	X	X			Village of Mazomanie
2. Communicate with nearby municipalities, school districts, special districts, and other government entities to discuss common issues and solutions.	X	X			Village Board
3. Form an ongoing committee with the Towns of Mazomanie and Black Earth and the Village of Black Earth to be used as a forum to discuss area-wide issues.	X	X	X	X	Village Board
4. Enhance cooperation and communications with the DNR, DOT, and other state agencies.	X	X	X	X	Village Board
5. Coordinate the siting, building, and redevelopment of public facilities and the sharing of public services if possible.	X	X	X	X	Village Board
6. Continue to pursue intergovernmental cooperation by meeting with neighboring communities and exploring formal cooperative agreements.	X	X	X	X	Village Board
7. Use the guidelines and policies of this plan when reviewing annexation applications for the Village of Mazomanie.	X	X	X	X	Plan Commission; Village Board



## Implementation

**Review and Amendment Procedure for Comprehensive Plan.** The Village’s Comprehensive Plan is a flexible document and may need some revisions to meet changing conditions. The Village Plan Commission will continue to study issues and problems relating to the use of the land in the Village and on an ongoing basis evaluate the effectiveness of this plan and recommend any needed changes to the Village Board. The process for amending this plan shall occur in a manner outlined in the General Provisions of this document.

Implementation Action Items	Schedule				Responsible Entity
	2009	2014	2019	2024	
	To 2013	To 2018	To 2023	To 2028	
1. Review the adopted comprehensive plan and revise as necessary (minimum once every 5 years following adoption.)	X	X	X	X	Village Board
2. Plan for and anticipate costs for amending this plan.	X	X	X	X	Village Board/ Plan Commission
3. Monitor the rate of growth on a yearly basis, and submit this information to the Village Board in a timely manner.	X	X	X	X	Plan Commission
4. Periodically review the amount of developable land available to determine if it meets the anticipated growth.	X	X	X	X	Plan Commission



# 4

## Plan-Based Forecasts

Village of Mazomanie Comprehensive Plan

### Contents

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4.3 Housing .....	4-3
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## 4.1 Overview

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 forgoing 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. Each of the following sections in this chapter present background information about each and describe in more detail how they were prepared.

**Table 4-1. Plan-Based Forecasts: 2009 to 2028**

	2009 to 2013	2014 to 2018	2019 to 2023	2024 to 2029	2009 to 2028
Additional population <sup>1</sup>	83	87	91	96	357
Additional households	39	41	43	47	170
Additional housing units	41	43	44	49	177
Additional land (acres) <sup>2</sup>					
Commercial	5	5	5	5	20
Industrial	39	39	39	39	156*
Residential	58	58	58	58	232**
Agricultural	0	0	0	0	0
Total	102	102	102	102	408
Additional employment (jobs)					
Commercial	64	64	64	64	256
Industrial <sup>^</sup>	314	314	314	314	1,256
Total	378	378	378	378	1,512

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.

\* Includes ROW.

\*\* Includes undeveloped, but platted lots already in Village, plus West Side neighborhood. Acreage assumed for West Side neighborhood includes ROW.

<sup>^</sup> Includes commercial/industrial land designation on future land use map.

## 4.2 Population

Recognizing that Mazomanie can influence the rate of population growth in the coming years and is not strictly bound by historical trends, the community decided to work toward a somewhat faster growth rate than what was experienced from 1990 to 2000. Recent population estimates from the Wisconsin Department of Administration indicated a higher population than would have been expected using the historical growth rate from 1990-2000. The average annual growth rate from 1990-2000 was 0.75%. The average annual growth rate from 1990-2008 was 0.92%, and the average annual growth rate from 2000-2008 was 1.12%. After evaluating a number of growth rates and looking at potential consequences of each, an annual average growth rate of 1.0% percent was selected and is used throughout this plan. This rate is consistent with the Village's long-term vision as articulated and is a realistic assessment.

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

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



Table 4-3 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 2009 and 2028, about 360 new residents are anticipated.

The U.S. Census estimates the amount of population in households in addition to the total resident population. The population in households excludes facilities like correctional institutions, nursing homes, and group homes. In Mazomanie’s case, 100% of the 2000 population was in households. This Plan assumes that will continue to be the case, and does not attempt to predict any future difference between the total population and the population in households. This assumption should not preclude future development of facilities like nursing homes.

### 4.3 Housing

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

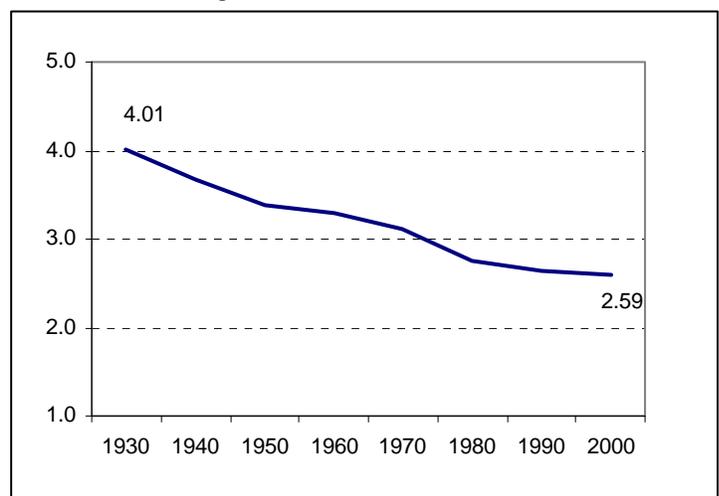
The number of households was estimated by dividing the anticipated population living in a household by the average household size for each of the time periods. Nationally, the average household size has been on a steady downward trend for a number of decades as shown in Exhibit 3-5. This trend is also evident throughout much of Wisconsin and in Mazomanie. From 1990 to 2000, the average household size in Mazomanie declined from 2.61 to 2.50. It should be noted that in 2000 the Village’s average household size was lower than the United States’ average (2.59). It is anticipated this trend will continue throughout the planning period at a similar rate of decline, which will cause the figure to drop to about 2.40.

**Table 4-3. Population; Mazomanie: 2009 to 2028**

Time Period	Total Resident Population <sup>1</sup>
2000 Census	1,485
2008 DOA <sup>2</sup>	1,624
2009	1,656
2010	1,673
2011	1,690
2012	1,707
2013	1,724
2014	1,741
2015	1,758
2016	1,776
2017	1,794
2018	1,812
2019	1,830
2020	1,848
2021	1,866
2022	1,885
2023	1,904
2024	1,923
2025	1,942
2026	1,961
2027	1,981
2028	2,001
Number Added During Period	
2009 – 2013	83
2014 – 2018	87
2019 – 2023	91
2024 – 2028	96
2009 – 2028	357

1. The total population includes those living in an institutional setting and those living in households.  
2. Wisconsin Department of Administration Estimate

**Exhibit 4-5. Average Household Size; United States: 1930 to 2000**



Source: Census Bureau



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

Table 4-4 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 Village, 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. They may be vacant because it is not considered a primary residence, because it is for rent or for sale, or simply not occupied. For the purpose of this plan, it is assumed that 4 percent of the housing units will be vacant at any point of time. The calculated number of housing units is also shown in Table 4-4.

## 4.4 Employment

As shown on the future land use map, land is allocated to accommodate new commercial and industrial enterprises. Using employment ratios based on acreage, the number of potential new jobs was calculated (Table 4-6). All areas shown on the future land use map as planned commercial/industrial were assumed to be industrial for the purpose of calculating job projections.

**Table 4-4. Housing; Mazomanie: 2009 to 2028**

Year	Households	Housing Units
2000 Census	594	618
2008 Estimate	653	679
2009	660	687
2010	668	695
2011	676	703
2012	684	712
2013	692	720
2014	700	728
2015	708	737
2016	716	745
2017	724	753
2018	733	763
2019	741	771
2020	750	780
2021	759	790
2022	767	798
2023	776	807
2024	785	817
2025	795	827
2026	804	836
2027	813	846
2028	823	856
Number Added During Period		
2009 – 2013	39	41
2014 – 2018	41	43
2019 – 2023	43	44
2024 – 2028	47	49
2009 - 2028	170	177

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

**Table 4-6. Anticipated Number of New Jobs: 2009 to 2028**

	2009 to 2013	2014 to 2018	2019 to 2023	2024 to 2028	Total 2009 to 2028
Office	24	24	24	24	96
Retail & Service	40	40	40	40	160
General Industrial <sup>1</sup>	314	314	314	314	1,256
<b>Total</b>	<b>378</b>	<b>378</b>	<b>378</b>	<b>378</b>	<b>1,512</b>

Calculations: office – 350 g.s.f. per employee, FAR of 0.25 = 31.1 employees per acre \* 3.1 acres = 96 employees  
 Retail – 670 g.s.f. per employee, FAR of 0.20 = 13.0 employees per acre \* 12.4 acres = 160 employees  
 Industrial – 610 s.f. per employee, FAR of 0.15 = 10.7 employees per acre \* 117.4 acres = 1,256 employees  
 Acreages reflect allowing 25% of total area for ROW. G.s.f. per employee from Planner's Estimating Guide, APA Press.  
 1. For example, manufacturing, warehouse, and distribution



## 4.5 Land Use

The future land use map shows approximately 318 acres of future residential in the Village. 31.8 acres along Hudson Road is existing residential that is anticipated to be annexed, but not redeveloped. Though that area is not currently in the Village, it is already developed and is not taken into account in population projections. Most of the remaining planned future residential development is either already platted or already has a neighborhood plan that has been approved by the Village. The chart below shows three platted developments within the Village that have vacant lots available.

**Table 4-8. Inventory of Vacant Residential Lots**

Type of Lot	Potential Units per Lot	Pheasant Ridge Run	# Available Coventry Meadows	Lichte	Total Lots Available	Potential Developable Units
R-1	1			31	31	31
R-2	1	45	21	23	89	89
R-3	2	4	4	18	26	52
R-4	4	5		9	14	56
<b>Total:</b>		<b>54</b>	<b>25</b>	<b>81</b>	<b>160</b>	<b>228</b>

Additionally, a neighborhood plan has been approved by the Village Board for the East Side neighborhood. The neighborhood plan projects 221 single-family homes, 28 duplexes (56 units), 20 townhomes, and 92 senior housing units. If 2.4 people per unit is assumed for all units in Table 4-8 and for the single-family, duplex, and townhome units in the West Side neighborhood, there is enough land for 1,193 additional residents. Assuming 1.8 people per senior unit, there is enough land for 1,359 new residents.

It should be noted that 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 4-9. Additional Dwelling Units by Housing Type: 2009 to 2028**

	2009 to 2013	2014 to 2018	2019 to 2023	2024 to 2029	Total 2009 to 2028
Single-Family	85	85	85	86	341
Two-Family	27	27	27	27	108
Multi-Family/Senior	42	42	42	42	168
Mobile Home	0	0	0	0	0
<b>Total</b>	<b>154</b>	<b>154</b>	<b>154</b>	<b>155</b>	<b>617</b>



# 5

## Housing Element

Village of Mazomanie Comprehensive Plan

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## ss. 66.1001(2)(b) Wis. Stats

*“The Housing Element is a compilation of objectives, policies, goals, maps and programs of the local governmental unit to provide an adequate housing supply that meets existing and forecasted housing demand in the local government unit. Specifically the housing element shall assess the age, structural, value, and occupancy characteristics of the local governmental unit’s housing stock. The element shall also identify specific policies and programs that promote the development of housing for residents of the local governmental unit and provide a range of housing choices that meet the needs of persons of all income levels and all age groups and persons with special needs, policies and programs that promote the availability of land for the development or redevelopment of low-income and moderate-income housing, and policies and programs to maintain and rehabilitate the local governmental unit’s existing housing stock.”*

## 5.1 Overview

Wisconsin’s Smart Growth legislation outlines 14 local, comprehensive planning goals; one of which is to provide an adequate supply of housing for individuals of all income levels throughout each community. Related to this goal is that of encouraging neighborhood design that supports a range of transportation options. The location of housing directly impacts adjacent land use patterns and individual choices with regard to transportation.

The term housing refers not only to owner-occupied housing, but also rental, cooperative, and condominium ownership arrangements. The term also refers not only to single family detached units but also multi-family units, duplexes, townhouses, manufactured homes, and accessory apartments<sup>1</sup> which offer independent apartment living as an alternative to single-family homes.

Many forces influence the type and distribution of housing units and tenure patterns within a community. A number of relationships must be examined in order to understand the housing framework in the Village and plan for and provide the type of housing that will be in demand over the next 20-year period.

Housing is very important for Wisconsin and the people who live here. Housing costs are the single largest expenditure for most Wisconsin residents. According to the U.S. Department of Labor (1997), Midwest households, on average, spend 31 percent of their incomes on housing, compared with 19 percent for transportation, and 14 percent for food.

Over two-thirds of Wisconsin households are homeowners and it is likely their home is their most valuable asset and largest investment. Appreciation in home values continues to be a major source of wealth in the United States. In fact, nearly 60 percent of the net worth of a typical homeowner is equity in the home.

While many Wisconsinites enjoy good housing situations, others are struggling in varying degrees. According to Wisconsin's 2000 *Consolidated Plan: For the State’s Housing and Community Development*

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<sup>1</sup> Housing Wisconsin: A Guide to Preparing the Housing Element of a Local Comprehensive Plan. March 2000. UW-Extension.



*Needs*, households in the low-income range have great difficulty finding adequate housing within their means and that can accommodate their needs, despite the state's stable economic health. In addition, the federal government has cut back drastically on housing assistance, leaving state and local communities to grapple with these social issues.

The social benefits of housing are important but difficult to quantify. In addition to being a place to sleep, raise a family, store possessions, receive mail and telephone calls, decent shelter is important for one's self-respect. Furthermore, as people develop responsibility and pride in their homes, it is likely that they will become more involved with the community.

In addition to its importance for social reasons, housing plays a critical role in the state and local economies. It is likely that housing is the largest land use in the community and the community's largest capital asset. According to a study prepared by the Wisconsin Realtors Foundation in 1992, the value of the state's housing stock was worth nearly \$1 trillion dollars. In 1990, the construction industry employed 83,000 workers (not including lawyers, real estate, financial, and insurance workers), making it the state's second leading industry in employment. The study estimated that housing contributed about 12 percent to the state's gross product. Housing is also a major source of revenue for local communities in the form of property taxes.



## 5.2 Local Survey Results

*The following is an excerpt from the Village of Mazomanie Comprehensive Planning Public Opinion Survey Report developed by the University of Wisconsin – River Falls Survey Research Center. Refer to Appendix C for the full report.*

Overall, the majority of Mazomanie residents said that there is a need for more affordable housing, single family housing, and housing options for senior citizens (condominiums and apartments and assisted living facilities). Solid majorities agreed or strongly agreed that there is a need for additional housing of these types.

Respondents were less sure, however, about the need for other types of housing. Although a near majority (48%) said there is a need for more nursing homes, more than a quarter of the respondents had no opinion. Mazomanie residents had split opinions about the need for more duplexes and two-unit townhomes (40 percent agreed or strongly agreed and 40 percent disagreed or strongly disagreed). One in five said they had no opinion about the need for duplexes and two-unit townhomes.



Respondents were more definitive regarding their opinions about the need for apartments. Fifty-eight percent disagreed or strongly disagreed that there is a need for more apartments in the Village. It is particularly noteworthy that this group of housing questions had an unusually high proportion of responses in the no opinion category. All had no opinion responses that were in the double digits, and four of the eight had no option responses exceeding 20 percent.

Male respondents were slightly more likely to see a need for more single family housing in the Village. Not surprisingly, older respondents saw a greater need for senior condominiums and apartments and assisted living facilities. Older respondents were also more likely to say there is a need for more affordable housing. Retired or unemployed respondents were more likely to say there is a need for more assisted living units. Respondents with household incomes below \$50,000 were more likely to say there is a need for additional affordable housing.

Respondents with children living in their household were more likely to see a need for more single family housing in the Village. On the other hand, respondents with no children in their household were more likely to see a need for housing options for senior citizens (senior condominiums, apartments and assisted living facilities).

Respondents were more definitive regarding their opinions about the need for apartments. Fifty-eight percent disagreed or strongly disagreed that there is a need for more apartments in the Village.

## 5.3 Data and Analysis

An important part of assessing the local housing market is to understand current conditions as well as factors that influence residential patterns. By reviewing existing conditions and the factors that influence these conditions, and assessing housing strengths and concerns, we can develop a picture of the local housing market in 20 years.

The housing-related data presented as follows is organized around three categories:

- Local Housing Market Overview
- Factors of supply – number and type of housing units, tenure, vacancies, housing values and rental rates, cost, subsidized and special needs housing and condition of housing stock.
- Factors of demand – population, households, income, and economic factors.



## 5.4 Local Housing Market Overview

A search of the Wisconsin Multiple Listings Service (MLS) was conducted in order to provide a snapshot of the current housing market as represented by the sale of housing units. Tables 5.1 through 5.3 provide a summary of currently listed units in all three communities.

	Number	Range	Average	Median
Single Family	16	\$71,900 – 299,900	\$204,500	\$212,000
Condominium	0			
Vacant Res. Lots	36	\$53,900 – 89,900	\$63,300	\$58,950

Source: South Central Wisconsin Multiple Listing Service, 2008.

	Number	Range	Average	Median
Single Family	16	\$104,500 – 499,900	\$258,700	\$267,450
Condominium	1	\$99,900		
Vacant Res. Lots	69	\$54,900 – 121,000	\$76,000	\$74,000

Source: South Central Wisconsin Multiple Listing Service, 2008.

	Number	Range	Average	Median
Single Family	5	\$179,900 – 775,000	\$380,900	\$259,000
Condominium	0			
Vacant Res. Lots	5	\$180,000 – 394,900	\$281,580	\$249,000

Source: South Central Wisconsin Multiple Listing Service, 2008.

This data shows that the median value of single family homes currently on the market differs little between the Village and Town of Black Earth. However, the range, average and the median in the Village of Mazomanie suggests lower single family home values for those units currently on the market. The most drastic difference between the communities is in the median price of vacant residential lots. The Village of Black Earth has a median value nearly \$20,000 higher than Mazomanie, and the Town of Black Earth's median value of almost \$250,000 is over four times larger than Mazomanie. This suggests that lower and middle income households may have difficulty purchasing vacant lots. In addition, the lack of condominiums for sale in all three communities may signal a lack of typically more affordable housing options.



## New Housing Starts

Between 1990 and 2007, the number of new housing starts has fluctuated from a low of four dwelling units in 1991 to 29 units in 2003 (Table 5.4). Multi-family units accounted for 88 of the housing starts during that period. Single family homes accounted for 121 dwelling units.

<b>Year</b>	<b>Single-Family Units</b>	<b>Multi-Family Units</b>	<b>Total Units</b>
1990	2	4	6
1991	4	0	4
1992	10	2	12
1993	10	2	12
1994	9	0	9
1995	7	8	15
1996	7	6	13
1997	10	0	10
1998	6	6	12
1999	5	0	5
2000	5	0	5
2001	2	4	6
2002	4	7	11
2003	12	17	29
2004	4	8	12
2005	8	10	18
2006	8	12	20
2007	8	2	10
<b>Total</b>	<b>121</b>	<b>88</b>	<b>209</b>

## 5.5 Factors of Supply

### Housing Units

At the time of the 2000 census, there were 618 housing units in the Village of Mazomanie, 527 in the Village of Black Earth, and 172 units in the Town of Black Earth (Table 5.5). When comparing those numbers to the 1990 census there appears to have been moderate to significant growth in all three communities during this decade. The Town of Black Earth grew the most with a 24.6 percent increase in housing units between 1990 and 2000. Although the Town of Black Earth saw the largest percentage increase, the Villages of Mazomanie and Black Earth saw more net new housing units, therefore increasing the gap between the Villages and the Town. In comparison, during the



same time period (1990 – 2000), Dane County experienced a 22 percent increase in the total number of countywide housing units, and the state saw a 12.9 percent increase in housing units. Overall, it would appear that the three communities have grown at a slightly faster rate than the state as a whole, but slower than Dane County.

	1990	2000	Percent Change 1990 to 2000
<b>Village of Mazomanie</b>	<b>528</b>	<b>618</b>	<b>17.0%</b>
Village of Black Earth	469	527	12.4%
Town of Black Earth	138	172	24.6%
Dane County	147,851	180,398	22.0%
Wisconsin	2,055,774	2,321,144	12.9%

Source: Census of Population and Housing (SF1, STF1)  
1. ESRI Business Analyst Prediction based on 2000 census data

### Types of Housing Units

In 2000, single-family units dominated the Village of Mazomanie housing stock, as they also did in the Village of Black Earth and the Town of Black Earth (Table 5.6). Both the Village of Mazomanie and the Village of Black Earth are comprised of approximately three quarters single-family housing, while the Town of Black Earth is made up of virtually all single-family homes. Likewise, multifamily housing, including duplexes, is similar between the two Villages, but is very low in the Town of Black Earth. Comparing these numbers to Dane County as a whole, there are much lower levels of single family housing and higher levels of multi-family in Dane County. However, because Dane County includes a major urban area, the percentage of housing structures will naturally be skewed more towards multi-family than would be the case in a rural community. Therefore, a better comparison for the Village of Mazomanie, the Village of Black Earth and the Town of Black Earth may be the State of Wisconsin as a whole. If that comparison is made, we see mostly similar levels between the Villages and the State in all categories of housing structures, but the Town of Black Earth still has much higher levels of single family and lower levels of multi-family than does the State.



<b>Table 5.6. Occupied Housing Units by Type: Villages of Black Earth and Mazomanie, Town of Black Earth; 2000</b>					
<b>Number / Percent of Total</b>					
	<b>Village of Black Earth</b>	<b>Town of Black Earth</b>	<b>Village of Mazomanie</b>	<b>Dane County</b>	<b>Wisconsin</b>
Single Family	396 (74.3%)	147 (97.4%)	457 (77.7%)	105,903 (58.7%)	69.4%
Duplex	21 (4%)	2 (1.3%)	20 (3.4%)	10,243 (5.7%)	8.2%
Multi-Family	116 (21.8%)	2 (1.3%)	111 (18.8%)	161,886 (34.3%)	18.0%
Mobile Home	0 (0.0%)	0 (0.0%)	0 (0.0%)	2,307 (1.3%)	4.4%
Other (Boat, RV, Van, etc.)	0 (0.0%)	0 (0.0%)	0 (0.0%)	59 (<0.1%)	0.1%
<b>Total</b>	<b>100.0</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>

Source: Census of Population and Housing (SF3)

Note: Percents may not total to 100 due to rounding

From the perspective of consumer choice in the housing market, a good mix of housing options is important. If the housing stock is dominated by single-family units, there may be few options for retirees who are downsizing, young couples who are just getting started, and those unable to afford the high cost of single family housing. In fact, there have been studies to show that many communities with relatively few rental opportunities have higher unemployment rates and/or more residents who are under-employed. This is especially true in those communities that are not within a reasonable commute of a larger employment center. In contrast to renters, homeowners cannot easily move if employment opportunities decline. Homeowners who are laid off, for example, tend to be out of work longer and quite often take jobs for which they are over-qualified at a lower wage rate.

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*A good housing mix is important for a well-balanced community.*

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### Occupancy Status

The vacancy rate is an important measure of housing supply and demand. According to the Department of Housing and Urban Development (HUD), a generally accepted vacancy standard for owner-occupied units is 3 percent, and for renter-occupied units 5 percent. At these rates, there is enough supply to allow consumers an adequate amount of choice, and it is assumed the market is functioning efficiently. When vacancy rates drop below this level, the housing market becomes tight and housing costs invariably increase. In such a market, housing affordability becomes even more important. When the vacancy rate rises, supply exceeds demand creating a special set of considerations. At an extreme, housing prices in such a community typically are stagnant or declining. New units are not being constructed to replace the aging units and comparatively little



home improvement activities are undertaken. Unchecked, such a downward trend will negatively affect the community’s tax base and more importantly, its public image and quality of life. It should be noted that even in the same community it is not uncommon to see a tight housing market for rental units and not for owner-occupied units, and vice versa.

As shown in Table 5.7, the vacancy rates for owner occupied units ranges from 0.5 percent to 3.5 percent and the rate for rentals is around 4 percent<sup>2</sup>. The only number that stands out is the owner-occupied vacancy rate of 0.5 percent for the Village of Black Earth. This is low enough that it may be causing upward pressure on housing prices within the Village. Overall, these vacancy rates are slightly below the County numbers and for the most part represent a good balance between supply and demand.

	Village of Mazomanie	Town of Black Earth	Village of Black Earth	Dane County
Owner-Occupied	2.5%	3.5%	0.5%	1.0%
Rentals	3.7%	0%	4%	4.2%

Source: Census of Population and Housing (SF1)

## Housing Tenure

In 2000, approximately 75 percent of the occupied housing units in the Village of Mazomanie and Black Earth were owner-occupied (Table 5.8), and 25 percent were renter occupied. The Town of Black Earth showed a slightly more skewed mix with 85.5 percent owner-occupied and only 14.5 percent renter-occupied. Many factors can influence tenure patterns. Two important factors are age and household income, both of which will be discussed later in this document.

	Village of Mazomanie	Town of Black Earth	Village of Black Earth	Dane County
Owner-Occupied	436 (73.4%)	142 (85.5%)	395 (76.8%)	57.6%
Rental-Occupied	158 (26.6%)	24 (14.5%)	119 (23.2%)	42.4%
<b>Total</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>

Source: Census of Population and Housing (SF1)

Note: Percents may not add up to 100 due to rounding – Data is for occupied units only.

<sup>2</sup> The vacancy rate of 0% for Town rentals is misleading because of the very small number of rental units available (4), and the high probability of them all being filled at any given time



## Housing Values and Rental Rates

Median home values and rental rates provide a representation of generalized cost of housing in each community. Table 5.9 shows the median values for each community as well as two reference regions; Dane County and Wisconsin. This data shows that in 1990 all three communities were below the median values of the state and well below values in Dane County. However, in 2000 we see that all three communities now have median home values above the State's, and the Town of Black Earth has even surpassed Dane County's median value. Likewise, rent levels have climbed to be roughly equal to or slightly above the State's. This suggests fairly rapid appreciation in all three communities.

	1990 MHV	2000 MHV	1990 Rent	2000 Rent
<b>Village of Mazomanie</b>	<b>\$57,300</b>	<b>\$116,800</b>	<b>\$276</b>	<b>\$469</b>
Village of Black Earth	\$61,400	\$127,300	\$300	\$467
Town of Black Earth	\$60,700	\$149,000	\$289	\$538
Dane County	\$78,400	\$146,900	\$423	\$595
Wisconsin	\$62,500	\$112,200	\$331	\$473

*Source: ESRI Business Analyst & US Census Bureau; sample data  
MHV rounded to nearest \$100*

## Age of Housing

The age of a community's housing stock is an important consideration. As the housing stock grows progressively older, more needs to be done to ensure it is well-maintained. For low- and moderate-income residents this is especially hard to achieve with limited resources. As more fully explained later in this chapter, there are state funds available to help low- and moderate-income residents pay for needed home maintenance and improvements.

When compared to all of Wisconsin and Dane County, we see that the housing stock in the Villages of Mazomanie and Black Earth and the Town of Black Earth is relatively old. As of 2000, between 46 and 54 percent of housing units in the three locations were 40 years old or older; compared to only 31 percent of Dane County and 44 percent of the State of Wisconsin. The Village of Mazomanie is similar to Dane County with 10.2 percent of its housing stock built after 1995. Comparatively, only 4.5 percent of the Village of Black Earth's housing stock and 8 percent of the Town's housing stock was built after 1995. This is less than the 11.5 percent of the County and 9.5 percent of the State as a whole. Overall, both Villages and the Town have housing stocks skewed towards aging units. This will impact the need to maintain local housing structures and potentially provide new structures.



**Table 5.10. Age of Housing Stock: Villages of Mazomanie and Black Earth, Town of Black Earth**

	Village of Mazomanie	Town of Black Earth	Village of Black Earth	Dane County	Percent Wisconsin
1999 to March 2000	<b>13 (2.2%)</b>	4 (2.6%)	0 (0.0%)	4,860 (2.7%)	2.2
1995 to 1998	<b>47 (8.0%)</b>	8 (5.3%)	24 (4.5%)	15,923 (8.8%)	7.3
1990 to 1994	<b>46 (7.8%)</b>	18 (11.9%)	45 (8.4%)	17,300 (9.6%)	7.3
1980 to 1989	<b>26 (4.4%)</b>	14 (9.3%)	56 (10.5%)	23,560 (13.1%)	10.8
1970 to 1979	<b>101 (7.2%)</b>	28 (18.5%)	89 (16.7%)	36,115 (20.0%)	16.9
1960 to 1969	<b>41 (7.7%)</b>	8 (5.3%)	73 (13.7%)	26,265 (14.6%)	11.9
1940 to 1959	<b>94 (15.6%)</b>	14 (9.3%)	77 (14.4%)	29,194 (16.2%)	20.3
1939 or earlier	<b>222 (37.8%)</b>	57 (37.7%)	169 (31.7%)	27,181 (15.1%)	23.4
<b>Total</b>	<b>588 (100%)</b>	<b>151 (100%)</b>	<b>588 (100%)</b>	<b>180,398 (100%)</b>	<b>100.0</b>
<i>Source: US Census Bureau; Census of Population and Housing (SF3)</i>					
<i>Note: Percents may not total to 100 due to rounding</i>					

## 5.6 Factors of Demand

### Household Size

Over the last 6 or 7 decades, the average household size in the United States has been on a steady downward trend. A wide range of factors is working to create an unprecedented change in the housing picture. The “graying” of America is a significant factor. More people, especially women, are living longer and often without a spouse. More than half of all marriages end in divorce. Married couples are having fewer or no children. The number of singles (never married), while still a small fraction of the total population, is ever increasing.

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*Even if the City’s population remained the same, more housing units will be needed to account for the decreasing size of households in the coming years.*

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On the other side of the coin, during times of economic downturn, we see factors pushing family size upward or remaining steady. Some singles never leave the nest, delay their departure, and/or return to live with their parents after being out on their own for awhile. Immediate family members, like a parent, are also more apt to move in with their children’s family. Despite the few situations where family sizes are increasing, the trend is clear – households are getting smaller.

The average household size for the Village of Mazomanie is following the national declining trend, as is the state of Wisconsin and Dane County as a whole (Table 5.11). Although all decreases are small, between 0.11 to 0.30 persons per household, these changes are added up over all households



to have a larger impact. However, the fact that we are seeing an increase in the number of households and housing units means any drop in household size is being obscured by a general increase in population.

	1990	2000	Percent Change 1990 to 2000
<b>Village of Mazomanie</b>	<b>2.71</b>	<b>2.50</b>	<b>-7.7%</b>
Village of Black Earth	2.60	2.49	-4.2%
Town of Black Earth	2.81	2.51	-10.7%
Dane County	2.57	2.46	-4.3%
Wisconsin	2.61	2.50	-4.2%

Source: Census of Population and Housing (SF1, STF1)

## Population

Population changes affect demand for housing by changing the size of the potential consumer base. Between 1990 and 2000 the Village of Mazomanie saw an increase in population of 198 persons for an annual increase of 1.44 percent. The Village of Black Earth saw a lesser increase of 61 persons for an annual increase of 0.47 percent. The Town of Black Earth had an increase of only 64 persons, but because of its smaller population translates into an annual increase of 1.55 percent. In all three communities the rate of population increase is slightly below the rate of household increase.

Using past data on a community’s death rate, live birth rate, and migration patterns, the Wisconsin Department of Administration (DOA) prepares population projections out to the year 2025. Because of the rigorous methodology used to develop the projections, they are included on the following page as estimates of future growth (Table 5.12). Also included in the table below are simple compound growth estimates based on the annual increase between the years 1990 and 2000. Notice that the projections based on past annual increases are considerably higher than the DOA projections. These numbers were not included to cast doubt on the DOA projections, but to suggest that future annual growth rates may be less than what was experienced between the previous two censuses. Further information regarding the Village of Mazomanie’s population projections is included in Chapter 4.



<b>Table 5.12. Population Projections</b>						
	<b>2000 census</b>	<b>2005</b>	<b>2010</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>
<b>DOA Projections</b>						
<b>Village of Mazomanie</b>	<b>1,485</b>	<b>1,534</b>	<b>1,568</b>	<b>1,596</b>	<b>1,631</b>	<b>1,676</b>
Village of Black Earth	1,320	1,332	1,331	1,325	1,327	1,337
Town of Black Earth	449	482	511	536	564	595
<b>Projections Using Past Annual Increase</b>						
<b>Village of Mazomanie</b>	<b>1,485</b>	<b>1,595</b>	<b>1,713</b>	<b>1,763</b>	<b>1,976</b>	<b>2,123</b>
Village of Black Earth	1,320	1,351	1,383	1,416	1,449	1,484
Town of Black Earth	449	485	524	485	611	660

Source: Wisconsin Department of Administration, Vierbicher Associates Inc

### Income

According to 2000 Census figures, the median household income for a resident in each community is as follows<sup>3</sup>:

<b>Village of Mazomanie:</b>	<b>\$49,000</b>
Village of Black Earth:	\$51,300
Town of Black Earth:	\$61,700

The 2000 Census also reports median home value. At the time of the 2000 Census each community had a median home value of<sup>4</sup> (numbers in parenthesis are the median value of homes currently on the market):

<b>Village of Mazomanie:</b>	<b>\$116,800 (\$259,000)</b>
Village of Black Earth:	\$127,300 (\$267,450)
Town of Black Earth:	\$149,000 (\$212,000)

Housing that costs no more than 30 percent of a renter's income is generally considered to be affordable. Income needed to afford the Fair Market Rent (FMR) in Dane County is extremely high when compared to the statewide data, as shown below (Table 5.13):

<b>Table 5.13. Income Needed to Afford FMR*</b>					
	<b>Efficiency</b>	<b>One Bedroom</b>	<b>Two</b>	<b>Three</b>	<b>Four</b>
Dane County	\$21,000	\$26,240	\$31,000	\$41,600	\$51,520
Wisconsin	\$18,766	\$21,913	\$26,633	\$34,563	\$37,894

Source: National Low-Income Housing Coalition (NLIHC); HUD

\*Data not available at the municipality level

<sup>3</sup> Source: US Census Bureau; Sample Data – rounded to nearest \$100

<sup>4</sup> Source: US Census Bureau; Sample Data – rounded to nearest \$100



	<b>Efficiency</b>	<b>One Bedroom</b>	<b>Two</b>	<b>Three</b>	<b>Four</b>
Dane County	\$525	\$656	\$775	\$1,040	\$1,288
Wisconsin	\$469	\$548	\$666	\$864	\$947

Source: National Low-Income Housing Coalition (NLIHC); HUD

\*Data not available at the municipality level

The distribution of income in all three communities is provided below (Table 5.13). Assuming that the income needed to afford FMR in the Mazomanie area is comparable to Dane County, and rents are at or above the fair market rate; just over 13.2 percent of the Village of Mazomanie’s population is unable to afford a market rate efficiency apartment. Further, more than 22 percent do not have the income needed to support a two-bedroom apartment; and 36.5 percent cannot afford a three-bedroom apartment. When combined, this constitutes 72 percent of the Village’s population, which implies that housing affordability is a concern within the Village.

<b>Household Income</b>	<b>Village of Mazomanie (percent of households)</b>	<b>Village of Black Earth (percent of households)</b>	<b>Town of Black Earth (percent of households)</b>
Less than \$10,000	4.5%	4.9%	1.9%
\$10,000 to \$14,999	4.2%	5.3%	0.0%
\$15,000 to \$19,999	4.5%	2.7%	1.3%
\$20,000 to \$24,999	4.9%	5.5%	2.6%
\$25,000 to \$29,999	4.2%	6.9%	3.2%
\$30,000 to \$34,999	7.2%	5.1%	5.8%
\$35,000 to \$39,999	7.0%	4.9%	5.8%
\$40,000 to \$44,999	8.9%	5.1%	3.2%
\$45,000 to \$49,999	5.5%	7.1%	10.3%
\$50,000 to \$59,999	11.9%	15.7%	12.2%
\$60,000 to \$74,999	21.4%	17.8%	23.7%
\$75,000 to \$99,999	8.7%	11.0%	14.1%
\$100,000 to \$124,999	4.4%	4.5%	10.3%
\$125,000 to \$149,999	1.0%	2.7%	2.6%
\$150,000 to \$199,999	1.0%	0.0%	0.0%
\$200,000 or more	0.7%	0.8%	3.2%
<b>Total</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>

Extending the general standard of paying no more than 30 percent of household income on housing to home ownership, we can develop a roughly comparable scenario about a household’s ability to make a monthly mortgage payment. However, the scenario will differ based on the down payment brought to the transaction and private mortgage insurance (PMI) that may be required, as well as



other items that become part of an escrow account. Following is a sample scenario to provide an understanding of ability to pay.

*Assumptions:*

Household income = \$49,000 (median household income in Village in 2000 census)

Median home value = \$116,800 (median home value in Village in 2000 census)

- Median monthly household payment including mortgage and escrowed PMI, taxes and homeowners insurance = \$895 (approx)
- $\$895 \times 12$  (months) = \$10,740 (annual mortgage, PMI, taxes and insurance)
- Annual payment (\$10,740) / Household income (\$49,000) = 22% of total household income

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*The Federal Department of Housing and Urban Development (HUD) sets Fair Market Rents (FMRs) to assure that a sufficient supply of rental housing is available to its program participants. To accomplish this objective, Fair Market Rents must be high enough to permit a selection of units and neighborhoods and low enough to serve as many households as possible. Developed by HUD, FMRs are updated annually based on Consumer Price Index data or HUD regional rent change factors developed from Random Digit Dialing surveys.*

*Source: U.S. Department of Housing & Urban Development (HUD)*



## Age

The median age in all three communities is slightly higher than the State and the County, with the Town of Black Earth being the highest at 40.4 years of age (Table 5.16). All three communities have relatively high populations between the ages of 40 and 54 with the Village of Mazomanie at 23.5 percent. By 2025 this population will be retired or nearing retirement, thus necessitating a different level of service and housing.

Potential first time home buyers are generally in the 25 to 34 age cohort. This group makes up 15 percent of the Village of Mazomanie. It is likely that most of the individuals in this cohort will be looking for, or potentially changing, housing in the next 10 years. Likewise, those in the 15 to 24 age cohort will be moving into the first time buying market during that same time.

This age distribution can be used to aid in the determination of future housing type and mix. For example, first time buyers will require different housing types than will individuals over 65. The exact type needed will be subject to local amenities, desires and lifestyle choices, but a general understanding of future age cohorts is important.

	<b>State of Wisconsin</b>	<b>Dane County</b>	<b>Village of Mazomanie</b>	<b>Village of Black Earth</b>	<b>Town of Black Earth</b>
Under 5 years	6.4	6.1	<b>6.7</b>	5.8	6
5 to 9 years	7.1	6.3	<b>6.9</b>	7.7	7.3
10 to 14 years	7.5	6.5	<b>8.6</b>	8.3	7.6
15 to 19 years	7.6	7.7	<b>7.1</b>	6.2	6.2
20 to 24 years	6.7	10.3	<b>4.5</b>	3.9	2.9
25 to 29 years	6.2	8.1	<b>7.3</b>	4.3	4.9
30 to 34 years	6.9	8	<b>7.7</b>	9.4	6.5
35 to 39 years	8.1	8.3	<b>9.1</b>	8.4	7.3
40 to 44 years	8.2	8.1	<b>8.4</b>	9.2	8.9
45 to 49 years	7.4	7.8	<b>8.6</b>	6.9	10.0
50 to 54 years	6.2	6.3	<b>6.5</b>	5.8	8.7
55 to 59 years	4.7	4.3	<b>4.3</b>	5.5	8.5
60 to 64 years	3.8	2.9	<b>3</b>	3.4	4.2
65 to 69 years	3.4	2.5	<b>3.7</b>	2.3	3.3
70 to 74 years	3.2	2.3	<b>2.3</b>	2.9	3.6
75 to 79 years	2.7	2	<b>3</b>	3.2	1.8
80 years & older	2.0	2.6	<b>2.3</b>	6.8	2.3
Median Age	36.0	33.2	<b>35.6</b>	37.5	40.4
Total	100	100	<b>100</b>	100	100

Source: US Census Bureau; 100 percent data



## 5.7 Housing for Special Populations

In addition to typical housing units, the Village should consider the housing needs of special populations, including the elderly and those needing supportive services. Exhibit 5.1 highlights important statistics regarding the aging of Wisconsin's population and the need for long-term care.

Table 5.17 lists the various types of special housing and provides a short description of each. The following sections talk about these housing types in more detail and the extent to which they are available in and around the Mazomanie area.

<b>Exhibit 5.1. A Snapshot of Wisconsin's Aging Population</b>
<ul style="list-style-type: none"><li>• In 2020, 1 in 6 people will be age 65 or older.</li><li>• Between 2000 and 2010, the population aged 85 and older is expected to increase by 29 percent.</li><li>• 80 percent of the adult long-term care population is over 65 years of age.</li><li>• About 11 percent of state residents 65 and older have long-term support needs that would allow them to receive care in a nursing home.</li><li>• As one ages, the need for long-term care becomes more important:<ul style="list-style-type: none"><li>– 3 percent of those 65 to 74 years old need comprehensive long-term care;</li><li>– 11 percent of those 75 to 84 years old need comprehensive long-term care;</li><li>– 39 percent of those 85 and older are estimated to be in need of nursing home level of care.</li></ul></li></ul>

Source: Wisconsin Department of Health & Family Services



**Table 5.17. Types of Special Housing in Wisconsin (2005)**

Housing Type	General Description	Wisconsin	
		Facilities	"Beds"
Nursing home	A nursing home is a facility providing 24-hour services, including room and board, to 3 or more unrelated persons, who require more than 7 hours a week of nursing care.	401	39,146
Facility for the developmentally disabled (FDD)	A FDD is facility licensed to treat residents who are developmentally disabled, primarily due to mental retardation or cerebral palsy.	19	1,242
Adult family home (AFH)	An AFH is a place where up to four adults who are not related to the operator reside and receive care, treatment, or services that go beyond just room and board. These services may include up to seven hours per week of nursing care per resident. Counties serve to certify AFHs that house one or two beds, and the state certifies those with three to four beds.	1,049	4,059
Community based residential facility (CBRF)	A CBRF is a place where five or more adults, who are not related to the operator or administrator, reside and receive care that is considered above intermediate level nursing care. This care can include no more than three hours of nursing care per week per resident.	1,379	22,379
Residential care apartment complex (RCAC)	A RCAC is a place where five or more adults reside in individual apartment units and receive no more than 28 hours per week of supportive services, personal assistance, and nursing services.	203	9,020

Source: Wisconsin Department of Health and Family Services

## 5.8 Nursing Homes

In 2005, the State of Wisconsin had more than 400 nursing homes serving more than 34,000 state residents. Statewide, the vast majority of nursing home residents (83% in 2005) are admitted directly from an acute care hospital following an illness or injury. Although nursing home occupancy rates are traditionally quite high, they vary widely from a high of 100 percent to a low of 67 percent.

In Dane County, there are 21 nursing homes with a total capacity of 1,865 beds. Table 5.18 on the following page provides a listing of all nursing homes located within Dane County. There are no



nursing homes located in the Village of Mazomanie. The closest facilities in Dane County are in the Villages of Black Earth and Mount Horeb. There is also a facility in Prairie du Sac, which is approximately 10 miles from the Village.

**Table 5.18. Nursing Homes in Dane County (2007)**

Facility Name	Location	Bed Capacity
Attic Angel Place	8301 Old Sauk Rd. Middleton, 53562	44
Badger Health Care Center	1100 E. Verona Ave. Verona, 53593	130
Belmont Nursing and Rehabilitation Center	1100 Belmont Rd., Madison 53714	90
City View Nursing Home	3030 City View Dr., Madison, 53704	50
Four Winds Manor	303 South Jefferson, Verona, 53593	67
Heartland Country Village	634 Center St., Black Earth, 53515	50
Ingleside	407 North 8 <sup>th</sup> St., Mt. Horeb, 53572	119
Karmenta Center	4502 Milwaukee St., Madison, 53714	105
Meriter Health Center	334 W. Doty St., Madison, 53703	100
Middleton Village Nursing/Rehabilitation	6201 Elmwood Ave., Middleton, 53562	97
Nazareth House	814 Jackson St., Stoughton, 53589	99
Oakpark Nursing & Rehabilitation Center	801 Braxton Place, Madison, 53715	100
Oakwood Lutheran – Hebron Oaks	6201 Mineral Point Rd., Madison 53705	137
Oregon Manor, Ltd.,	354 North Main St., Oregon, 53575	45
Rest Haven Health Care Center, LLC	7672 W. Mineral Point Rd., Verona, 53589	21
Skaalen Sunset Home	400 North Morris St., Stoughton, 53589	166
St. Mary’s Care Center	1347 Fish Hatchery Rd., Madison, 53715	184
Sunny Hill Health Care Center	4325 Nakoma Rd., Madison, 53711	68
Sun Prairie Health Care Center	228 West Main St., Sun Prairie, 53597	32
Waunakee Manor Health Care Center	801 Klein Dr., Waunakee, 53597	104
Willows Nursing & Rehabilitation Center	41 Rickel Rd., Sun Prairie, 53590	57

Source: Department of Health and Family Services

Note: Data as of August 25, 2007



## Facilities for the Developmentally Disabled

During 2007, there were 19 facilities for the developmentally disabled (FDDs) in Wisconsin and 3 State Centers for the Developmentally Disabled<sup>5</sup>. FDDs are licensed by the state to treat residents who are developmentally disabled, primarily due to mental retardation or cerebral palsy. On a statewide basis during 2007, approximately 6 of every 10,000 people aged 65 and over resided in a FDD<sup>6</sup>. Occupancy rates are quite variable throughout the state ranging from 100 percent to about 75 percent. In Dane County there are two FDDs (Table 5.19).

**Table 5.19 Facilities for the Developmentally Disabled in Dane County (2007)**

Facility Type	Location	Bed Capacity
Central Wisconsin Center for the Developmentally Disabled	317 Knutson Drive Madison, 53704	374
McCarthy Nursing Home	124 South Monroe St., Stoughton, 53589	15

## Assisted Living Facilities

Assisted living facilities are residential settings for people who need some level of health care, but not 24-hour access to nursing services. These include adult family homes (AFHs), community based residential facilities (CBRFs), and residential care apartment complexes (RCACs).

- **Adult Family Homes (AFHs)** During 2007 there were 1,049 AFHs throughout the state with a total capacity of over 4,000 individuals. This number has increased substantially in just the past six years. In 2001, there were 693 AFHs in the state with a capacity for 2,600 individuals. While AFHs serve a wide range of clients, the three largest groups are those with developmental disabilities, those with mental illness, and those with physical disabilities. In Dane County there are 38 AFHs, with the closest being located in Middleton.
- **Community Based Residential Facilities (CBRFs)** CBRFs serve the second largest number of state residents requiring special housing options. More than 87 percent of all CBRFs are relatively small (less than 20 beds). The elderly make up the largest group served by CBRFs followed by those with Alzheimer's/irreversible dementia. There are 97 CBRFs in Dane County including Girlies Manor III, located in Cross Plains, and two additional facilities, Girlies Manor and Inglehaven, located in Mount Horeb.
- **Residential care apartment complexes (RCACs)** Statewide in 2002 there were over 5,300 RCRA apartments. The number of units in these facilities range from a low of 5 units to more than 100 units, with an average of 36. Monthly costs for a RCAC apartment range from \$1,500 to \$3,000 per tenant. RCACs quite often are part of another facility such as a nursing home or community

<sup>5</sup> The state centers are located in Madison, Chippewa Falls, and Union Grove.

<sup>6</sup> *Wisconsin Facilities for the Developmentally Disabled 2001*, Wisconsin Department of Health and Family Services. Report; January 2003.



based residential facility (CBRF). There are 17 RCACs found in Dane County, with the closest being Inglewood Assisted Living in Mount Horeb.

## 5.9 Federal, State and County Housing Programs

### Dane County

The Dane County Community Development Block Grant (CDBG) program was started in 1988 and receives approximately \$1.8 million annually in CDBG, HOME and ADDI funds. These funds are distributed for the purposes of planning for housing, economic development and community service initiatives for people with low to moderate incomes. Funds are competitive and are available for municipalities, not-for-profit and for-profit agencies.

The Wisconsin Department of Administration and Wisconsin Housing and Economic Development Authority (WHEDA) are the two principal state agencies involved in housing. Each administers a number of housing programs as described below. It should be noted that the following information is intended to generally describe the programs, and that specific requirements should be obtained from the appropriate agency.



### Local

The Village of Mazomanie has a **Revolving Loan Program** that was originally established in 1983. The program has two major purposes:

1. To assist eligible homeowners in making essential home improvements which they would otherwise be unable to afford, and
2. To conserve and stabilize existing Village housing for present and future residents. In addition, housing preservation will help to maintain village neighborhoods and retain the village's historic character.

While available for properties throughout the village, the homeowner program is targeted to serve the central area of the village. In general, this area has the oldest housing, which has a greater need for rehabilitation and is likely to be historically significant.

The Revolving Loan Program provides direct loans to homeowners in amounts up to \$8,000. However, in exceptional circumstances this limit may be exceeded with Village Plan Commission approval. In 2008, the Plan Commission approved assistance to Dane County Habitat for Humanity in the amount of \$20,000 to aid with the purchase of land for a new home. The Program requires monthly installments over a period of 10 years and is interest-free.

## Wisconsin Department of Administration

- **Community Development Block Grant-Small Cities Housing (CDBG)** CDBG funds may be used for various housing revitalization efforts. Any Wisconsin city, village or town with a population of less than 50,000 and not eligible for a direct federal CDBG grant, or any county not defined as "urban" by the U.S. Department of Housing and Urban Development (HUD), may apply. Approximately \$9 million is awarded annually.
- **Community Development Block Grant-Emergency Assistance Program (CDBG-EAP)** This is a special program to assist local units of government address housing needs which occur as a direct result of a natural or man-made disaster.
- **Local Housing Organization Grant (LHOG)** State grants are available to enable community-based organizations, tribes and housing authorities to increase their capacity to provide affordable housing opportunities and services.
- **Transitional Housing Grant Program** This is a state-funded program intended to promote the development and/or expansion of supportive housing and appropriate supportive services to assist homeless individuals and families in their transition from homelessness, and to enable them to live as independently as possible.
- **State Shelter Subsidy Grant Program** This program helps to fund the operation of emergency shelter programs.
- **Emergency Shelter Grant Program (ESG)** ESG funds may be used for homeless prevention activities and essential services, renovation and rehabilitation of shelter facilities and shelter operating costs.
- **Interest Bearing Real Estate Trust Account Program (IBRETA)**<sup>7</sup> Proceeds from this trust account are used to make grants to organizations that provide shelter or services to homeless individuals or families.
- **Housing Opportunities For Persons With AIDS (HOPWA)**  
This program is intended to meet the housing needs of persons with acquired

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<sup>7</sup> Real estate brokers in Wisconsin are required to place down payments, earnest money, and other funds directly related to the conveyance of real estate into a special interest bearing account and submit the earned interest to the Wisconsin Department of Administration.



immunodeficiency syndrome or related diseases and their families. Grants are made to certain entities to prevent homelessness including emergency housing, shared housing arrangements, apartments, single room occupancy dwellings, and community residences. Appropriate services must be provided as part of any HOPWA assisted housing, but HOPWA funds may also be used to provide services independent of any housing activity.

- ***Home Investment Partnerships Program (HOME)***

This program works to help produce housing opportunities for households that earn not more than 80 percent of the county median income (CMI). The state provides HOME funds to local governments, housing authorities, and nonprofit organizations through several subprograms:

- ***Rental Rehabilitation Program.*** This program assists existing residential rental property owners obtain low interest loans to help defray rehabilitation expenses. Owners are required to lease these units at or below a certain level and keep them affordable for a specified time based on the amount of assistance.
- ***Home Owner and Accessibility Rehabilitation Program*** These funds help make repairs that are needed to bring dwellings, owned and occupied by low-income households, up to appropriate housing quality standards and provide accessibility modifications.
- ***Home Ownership Program*** Funding is provided to help low-income households become homeowners.
- ***Wisconsin Fresh Start (WFS) Program*** This program provides at-risk youth (18-24) hands-on construction training to help them become self-sufficient and build affordable housing in rural areas and urban neighborhoods.
- ***Rental Housing Development Program*** This program assists community housing development organizations (CHDOs), local government, public housing authorities, and other nonprofit organizations develop affordable rental housing.

- ***Low-Income Weatherization Program.*** This grant program provides funding to local weatherization programs to help weatherize units owned by low-income households.

## 5.10 Wisconsin Housing and Economic Development Authority

The Wisconsin Housing and Economic Development Authority (WHEDA) serves Wisconsin residents and communities by working with others to provide creative financing resources and information to stimulate and preserve affordable housing through a number of programs as described below.

- ***Low Income Housing Tax Credit*** Established by the Tax Reform Act of 1986, the Low Income Housing Tax Credit Program (LIHTC) authorizes a federal tax incentive for the construction or rehabilitation of rental units occupied by low-income households. The Wisconsin Housing and Economic Development Authority (WHEDA) is the state's housing credit agency responsible for allocating the tax credits to private and public developers of projects chosen in application cycles. Often combined with other public or private sources of financing, the LIHTC program



acts as a major catalyst for creation of rental units for low-income residents. New construction is most common, but LIHTC is also used for acquisition and rehabilitation of existing units including the adaptive reuse of historic buildings.

- **WHEDA Home Program** This program helps first-time homebuyers. WHEDA sells bonds at below-market interest rates to create financing for homebuyers. The loans are originated by private lenders, underwritten by WHEDA, and serviced by both private lenders and WHEDA. Also available are home improvement loans for qualifying low-and moderate-income homeowners.
- **Section 8 Housing** Authorized by Congress in 1974 and developed by the federal Department of Housing & Urban Development (HUD), Section 8 provides rental subsidies to eligible households. WHEDA acts as the state’s Contract Administrator for Section 8 Housing Assistance Payment (HAP) Contracts. In this capacity, WHEDA is responsible for the administration of Section 8 assistance pursuant to Housing Assistance Payment (HAP) Contracts for privately owned and HUD-subsidized rental housing. HAP Contracts specify the number of units in a particular property for which Section 8 assistance will be provided.

In Dane County, WHEDA has financed and/or monitors 142 projects with a total of 7,288 units. No WHEDA projects exist in the Village or Town of Black Earth, and one tax credit project with 16 units is located in the Village of Mazomanie. This project also accepts Section 8 vouchers. Table 5.20 below details the type of housing available in Dane County.

<b>Facility Type</b>	<b>Number of Projects</b>	<b>Number of Units</b>
100% Elderly	45	2,769
Majority Elderly	5	546
100% Family	56	3,350
Majority Family	4	183
100% Special Needs	26	324
Majority Special Needs	3	116
Other	3	0
<b>Total</b>	<b>142</b>	<b>7,288</b>

*Source: WHESA Multifamily Occupancy Records: Past Four Quarters Grouped by Area, County, and Household Type (09/08/2007)*

## 5.11 Relevant Plans

- **Housing: A State Perspective**  
The State of Wisconsin has developed the *Consolidated Plan for the State’s Housing and Community Development Needs* to maintain eligibility for funding from the federal Department of Housing and Urban Development (HUD).



The Consolidated Plan serves as a guide for implementing the State's strategy for the delivery of housing and community and economic development resources. The Plan suggests that, in general, the supply of housing available to the state's low-income population does not meet the demand for such housing. Very low-income older adult households continue to be impacted by severe housing cost burden, as do persons with disabilities.

The state receives four types of funds to support the development of housing affordable to persons with low and moderate incomes as follows:

- Community Development Block Grant (CDBG);
- The HOME Program;
- Emergency Shelter Grants (ESG); and
- Housing Opportunities for Persons with Aids (HOPWA)

The state's priority housing needs are outlined through the following six goals:

- Promote the affordability of housing to all consumers, especially those with severe cost burdens to increase and maintain affordable housing.
  - Encourage the production of new units, including the development of large family units and housing for older adults accompanying support services.
  - Preserve and increase the availability of safe, sanitary housing for low and moderate income renters to include lead based paint hazard reduction and enhanced training and resources for these activities.
  - Provide housing assistance for special needs groups to include homeless prevention activities, expansion of transitional housing programs and increased emergency shelter operating funds.
  - Continue policies and activities that promote fairness and accessibility for all housing consumers, including enforcement and compliance with fair housing laws.
  - Continue efforts to assist with housing disaster relief.
- ***Village of Mazomanie Master Plan: 1997***  
The Village of Mazomanie Master Plan does not contain a specific housing section, but does include a residential land use component which specifies requirements for low, medium and high density residential developments. The requirements delineate location of future development, provide density guidelines and promote the inclusion of affordable housing units.
  - ***Dane County Housing Council Report: 1999-2001***  
This document provided a summary of demographic and housing data as well as some projections through 2015. The Report was compiled to inform the update and implementation of the recommendation from the 1991 Dane County Affordable Housing Task Force. This Report itself does not put forth and recommendations.



- ***Affordable Housing and Land Use: A Report and Recommendations for Action by the Housing-Land Use Partnership: June 6, 2002.***

The goals of this partnership are to identify and promote policies and programs that:

- Make it more possible for all people in Dane County to find a wider range of economical housing choices located near employment and shopping areas, community facilities and transit services.
- Preserve rural character and scenic beauty, farmland and other important natural resources in Dane County through more efficient land use.

- ***Consolidated Plan for Housing and Community Development: 2004-2008. Dane County, WI***

In 1998, Dane County was designated by the US Department of Housing and Urban Development (HUD) as an “urban county”, making it eligible to receive annual allocations of Federal Block Grant Funds for housing and community development activities that primarily benefit people with low to moderate incomes. HUD will allocate more than \$1.2 million in Community Development Block Grant Funds to the County for use in its urban County Program from 2004-2008. The Consolidated Plan was created to enable the County to access these funds.

- The Plan assesses county housing needs with a focus on low income, elderly and disabled individuals and families that have specific housing needs and/or constraints. The plan combines the needs assessment with a county wide market analysis to produce a series of affordable housing priorities. The priorities mostly revolve around providing opportunities for low and very-low income individuals to purchase single-family homes, as well as improving options and living conditions for low-income rental units.

- ***Dane County Comprehensive Planning Housing and Economic Development Work Group Housing Goal, Objectives and Policies: September 2007***

This group was put together under the newly formed Comprehensive Steering Committee in February 2006. The steering committee is in charge of overseeing the Dane County smart growth plan, which is mandated by Wisconsin legislature to be put in place by all towns, cities, villages, and counties in Wisconsin by 2010.

- In September of 2007, the Housing and Economic Development group released the most recent draft of the Housing chapter for the Dane County Wisconsin Comprehensive Plan with three County goals in mind: 1) To support and promote full range of adequate housing which meets all income levels, special needs, age groups and household size, 2) Promote the efficient use of land, and 3) Promote housing that maintains and improves the quality of life for all. Within each of these goals numerous policies and programs are suggested to help fulfill these goals.



# 6

## Transportation Element

Village of Mazomanie Comprehensive Plan

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## s. 66.1001(2)(c) Wis. Stats.

*A compilation of objectives, policies, goals, maps and programs to guide the future development of the various modes of transportation, including highways, transit, transportation system for persons with disabilities, bicycles, walking, railroads, air transportation, trucking and water transportation. The element shall compare the local governmental unit's objectives, policies, goals and programs to state and regional transportation plans. The element shall also identify highways within the local governmental unit by function and incorporate state, regional and other applicable transportation plans, including transportation corridor plans, county highway functional and jurisdictional studies, urban area and rural area transportation plans, airport master plans and rail plans that apply in the local governmental unit.*

## 6.1 Overview

The type, quality and location of transportation facilities are an important component in quality of life and in developing and maintaining a sustainable economy. There is a significant relationship between transportation and land use. New development or changes in existing land uses, whether incremental or sudden, directly affects the safety and functionality of roadways and the demand for additional transportation facilities. On the other hand, the creation of new or improving existing transportation corridors can have a significant effect on the type and timing of development within a community and/or a region. Thus, this element and the Land Use element should support and compliment one another.

For the foreseeable future, the private automobile will continue to dominate transportation in the Village. However, it is important to recognize that people have different needs and capabilities and that a good transportation system should include a variety of transportation choices. A community can influence growth patterns in a desirable way by understanding the existing transportation system.

The intent of this element is to provide basic information on the existing transportation network in the Village and in the region. Statewide planning efforts are reviewed to assess how these efforts may or may not affect transportation facilities within and around the Village. This review will help to better define issues, problems, and opportunities that need to be addressed to accommodate residents' needs. This element is intended to guide development of the transportation network over the planning period.

## 6.2 Local Survey Results

*The following is an excerpt from the Village of Mazomanie Comprehensive Planning Public Opinion Survey Report conducted and developed by the University of Wisconsin – River Falls Survey Research Center. Refer to Appendix C for the full report.*



The survey asked respondents three questions about transportation issues in the Village of Mazomanie. The first question asked respondents to rate the condition of the streets in the Village. Unlike some other questions in the survey that elicited a substantial percentage of no opinion responses, nearly every respondent had an opinion about the condition of the Village's streets. Mazomanie residents are generally pleased with the condition of the community's streets; over three-fourths said the condition is satisfactory (70%) or very satisfactory (7%).

While the responses to this question indicated that Mazomanie residents are relatively satisfied with the condition of their streets, in another question they stated a significant level of dissatisfaction with street repairs and maintenance (60 percent said maintenance was only fair or poor). Similarly, respondents chose streets as their first priority for allocating the Village's repair and maintenance budget. Thus, it appears that Mazomanie residents are fairly satisfied with the current condition of the Village's streets, but have significant concerns about preventative maintenance issues and street repair when problems develop.

Dissatisfaction about street maintenance was also evident in the open ended responses near the end of the survey. The open ended responses also contained a pattern of specific suggestions for a stop-and-go light at the intersection of Highway 14 and Brodhead Street.

The remaining two transportation questions pertained to commuting issues. The majority of Mazomanie residents have a one-way commute time between 20 and 45 minutes. Only one in five respondents drive less than 10 minutes to work; on the other hand just 6 percent drive more than 45 minutes to their place of employment. Thus, few respondents have a short commute and few have an extraordinarily long drive to work. In comparison to the 2000 Census, the sample had fewer workers that commute over 45 minutes and more workers that commute 20 to 29 minutes one way.

When asked the best way to get commuters to Madison and back from the outlying portions of Dane County, respondents had mixed opinions. The largest portion preferred using highways rather than rail; of this group the larger proportion (34%) preferred to expand the highway system, while about a quarter indicated a preference for van or car pools. Of the mass transit options, the development of a commuter rail service was clearly the more popular choice, with 29 percent choosing the development of a commuter rail line. Only eight percent favored extension of the Madison Metro bus lines to serve the outlying portions of Dane County.

## 6.3 Road Network

### Street Classification

Streets are generally classified by function into one of three groups: arterial streets, collector streets, and local streets. Classifications are based upon traffic volumes and the location and purpose of roads within the transportation system. The Wisconsin Department of Transportation (WisDOT) has established street classifications for roadways in counties and communities throughout the state.



Road classification has much to do with access to private property and mobility (safety and efficiency). In general, it is accepted that as access increases, mobility decreases. For example, a local street has a high level of access to property, but less mobility than does a regional highway with virtually no access. This relationship between access and mobility can help define road classifications. Arterial streets are intended to focus primarily on providing a high level of mobility with little need for access. Collectors are designed to transport traffic from local roads with a high level of access to arterials with little access; therefore, collectors offer more access and less mobility than arterials, but less access and more mobility than local streets. Many road construction projects are intended to decrease or increase access on roads in order to better define their purpose.

In addition to this idea of access, the Department of Transportation (DOT) states that arterials serve high traffic volumes, and are typically of regional or statewide importance. Arterials cater to longer trips and carry a higher proportion of vehicles on less roadway miles. The arterial categories can be further split into subcategories; principal and minor. It is beneficial to limit access on arterials to facilitate higher levels of traffic and minimize conflicts. Collectors are the interface between arterials and local streets. Collectors do carry some regional traffic, but are more focused upon providing service and connections to arterials. Local streets are primarily residential or rural in nature, and provide the highest accessibility by allowing for more driveways. Communities collaborating as part of this planning effort share many of the same arterials and collectors. Table 6.1 below outlines the arterials and collectors within and around the community.

**Table 6.1 Road Classification; 2007**

Classification	Village of Mazomanie	Village of Black Earth	Town of Black Earth
<b>Principal Arterial</b>	U.S. Highway 14	U.S. Highway 14	U.S. Highway 14
<b>Minor Arterial</b>	State Highway 78 (Connects to Highway 14 outside of village border)	State Highway 78	State Highway 78
<b>Major Collector(s)</b>	Hudson Rd., County Highways Y and KP	County Highway KP	--
<b>Minor Collector</b>	W. Hudson, Walter Rd. (south of W. Hudson)	--	County Highways F and PF
<b>Local Streets</b>	All other public roads in the communities that are not classified by the DOT are considered to be local roads.		

Source: Wisconsin Department of Transportation

### Existing Traffic Volume Counts

As a part of the statewide system, the Wisconsin Department of Transportation (WisDOT) monitors traffic flow at selected locations. These traffic volumes are reported as Average Annual Daily Traffic (AADT<sup>1</sup>) counts. AADT counts vary widely by community and road classification. Typically the highest AADT counts within each community occur on state or federal highways. Map 6.1 provides an overview of AADT counts within the region.

<sup>1</sup> The AADT counts are not available for every road from the same year. The year of measurement is noted after each count.



The main regional artery of Highway 14 has a 2006 AADT count of 9,800 entering the east side of Black Earth and increases to 10,400 exiting the west side of Black Earth and entering the east side of Mazomanie. County Highway Y has 1,800 (2002) vehicles per day entering the Village of Mazomanie and 2,200 (2002) at the intersection with USH 14. Hudson Road in the Village of Mazomanie just east of the railroad tracks has 1,200 (2002) vehicles per day, and Walter Road on the west side of the Village has a 2002 count of 980 vehicles. Highway KP is a main collector between Mazomanie and Black Earth and its daily average fluctuates between the villages. It experiences a count of 800 (2006) vehicles entering the east side of Black Earth, increases to 1,100 (2002) exiting the Village on the west, drops down to 590 (2002) at the Black Earth / Mazomanie mid point and increases to 660 (2002) entering the east side of Mazomanie. Refer to the Existing Road Network Map (Map 6.1) at the end of this Chapter for additional information.

### Highway Projects

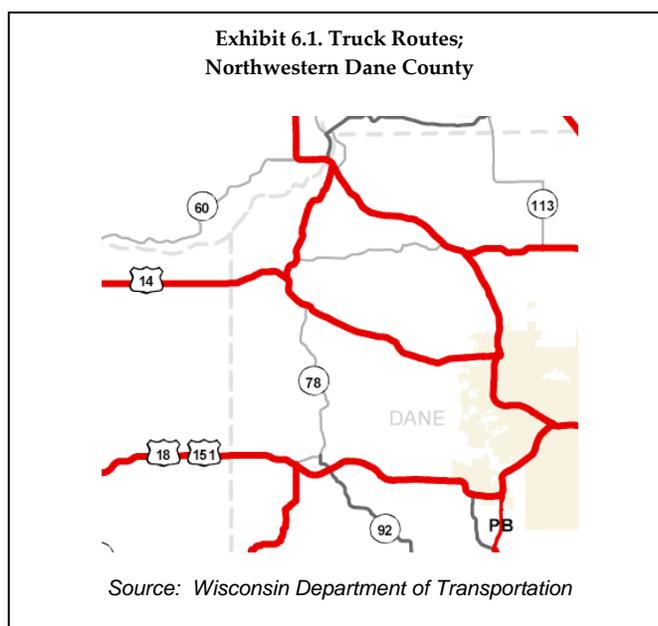
Wisconsin has 113,697 miles of public roads, from Interstate freeways to local roads. The highway improvement program covers only the 11,753-mile state highway stem, which is administered and maintained by the Wisconsin Department of Transportation (WisDOT). The other 100,609 miles are improved and maintained by the cities, villages, towns and counties in which they are located.

The state highway system consists of Interstate freeways, state, and US-marked highways. While these roads represent only 10.5 percent of all public road mileage in Wisconsin, they carry about 60.5 percent of the total annual statewide highway travel. WisDOT prioritizes highway projects and lists them in its Six-Year Highway Improvement Program. The projects listed reflect the department's intent to improve the state highway system based on assumptions about available revenue, inflation and legislative decisions. As these assumptions change, so does the program.

Highway improvements within the communities are scheduled on a 10-mile stretch of State Highway 19. This area, from Mazomanie to Highway 12, is scheduled for reconstruction from 2009 through 2011 in order to meet the standards of a road for at least 45 miles per hour. USH 14 from Cross Plains west to the Dane County line is scheduled for various repaving and intersection improvements during the same period. There are no other scheduled highway improvements in the region in the near term.

### Trucking

Trucks handle almost 90% of all freight tonnage shipped from Wisconsin, serving businesses and industries of all sizes and in all parts of the state. The state has an 112,000-mile network of state highways and local roads, including the 3,650 mile Corridors 2020 network of four-lane



backbone and key connector routes.

In northwestern Dane County the official truck routes include USH 14, USH 12, USH 18/151 and their feeder routers (red on Exhibit 6.1). The primary restricted route is Highway 78 (light grey on Exhibit 6.1). USH 14 travels directly through the Village of Mazomanie.

## 6.4 Air Transportation

Airports, aviation and aviation-related industries play a significant role in the economic success of many Wisconsin communities. There are multiple airports located in close proximity to northwestern Dane County, as identified in Table 6.4 on the following page. The airport classification scheme was developed for planning efforts that expand upon the traditional classification system for defining the role of an airport. The classification process takes into account existing conditions and planned near-term improvements as contained in an airport master plan and/or airport layout plans. The classification system divides airports into four categories.

- **Air Carrier/Air Cargo** airports are designed to accommodate all aircrafts. Airports in this category are usually referenced by the types of air carrier service being provided (short-haul, medium-haul, and long-haul).
- **Transportation/Corporate** airports are intended to serve corporate jets, small passenger and cargo jet aircraft used in regional service, and small airplanes used in commuter air service.
- **General Utility** airports are intended to serve virtually all small, general aviation single and twin-engine piston aircraft with a gross takeoff weight of 12,500 pounds or less.
- **Basic Utility** airports are intended to serve all small single-engine piston aircraft and many of the smaller twin-engine piston aircraft with a gross takeoff weight of 12,500 pounds or less.

**Table 6.4. Airports in the Vicinity of Northwestern Dane County**

Airport	Location	Classifications
Dane County Regional	Madison	Air Carrier/Air Cargo
Baraboo-Wisconsin Dells	Baraboo	Transport/Corporate
Prairie du Chien	Prairie du Chien	Transport/Corporate
Sauk Prairie	Prairie du Sac	Basic Utility-B
Morey	Middleton	General Utility
Iowa County	Mineral Point	Transport/Corporate
Richland	Richland Center	Basic Utility
Boscobel	Boscobel	General Utility

*Source: Wisconsin State Airport System Plan 2020*

The Village of Mazomanie is surrounded by numerous smaller airports serving cargo / transport and small planes. The Dane County Regional airport is the second largest airport in the state, and

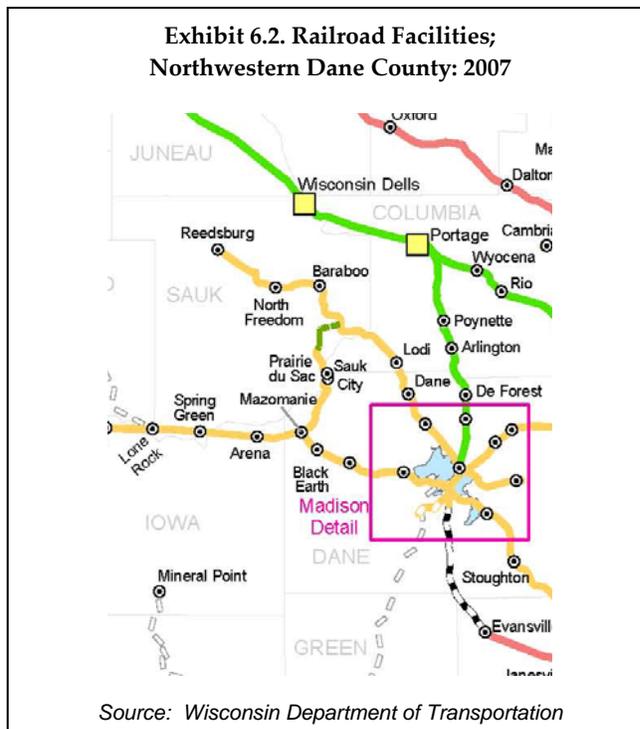


provides south-central Wisconsin with commercial air service. The Wisconsin State Airport System Plan only provides projections for the largest airports, so projected growth for the majority of airports listed in Table 6.4 is not available. Total aircraft operations at the Dane County Regional Airport are expected to increase by 9.7% between 2000 and 2020.

## 6.5 Railroad Facilities

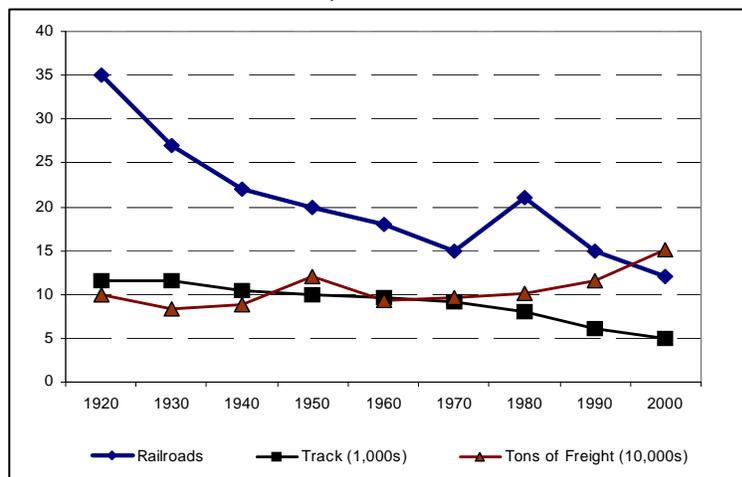
With an increase in rail efficiency and truck-rail inter-modal trends, traffic on Wisconsin railroads has increased in recent years and, according to the Wisconsin Department of Transportation, is forecasted to see continued growth in the future.

Railroad facilities play an important role in moving both people and goods around the state. The impact of freight rail is important not only to individual businesses, but also the statewide economy. Although the number of railroads and miles of track have been decreasing throughout the 20<sup>th</sup> century, the amount of freight being transported by rail has been increasing, particularly over the last 20 years. Twelve freight railroads in Wisconsin operate on a system of over 3,600 route miles. Combined, they handled over 2.5 million cars and almost 150 million tons of freight in 2000.



Amtrak operates two passenger trains in Wisconsin: the long-distance Empire Builder operating from Chicago to Seattle and Portland, with six Wisconsin stops; and the Hiawatha Service that carries about 420,000 people each year on six daily round-trips in the Chicago-Milwaukee corridor.

Exhibit 6.3 Railroad Trends; Wisconsin: 1920-2000



Source: Office of the Wisconsin Commissioner of Railroads

Amtrak does not travel through Dane County, however, there is a stop in the City of Columbus in southeastern Columbia County and in the Wisconsin Dells in Sauk County. In addition to supporting passenger and freight rail activities in the state, the Wisconsin Department of Transportation works to improve safety at over 4,400 public highway-rail grade crossings throughout the state.

Using railroads is a highly efficient



way to transport goods and raw materials. According to the American Association of Railroads, a typical train can haul the equivalent of 280 trucks using only one-third of the energy. A growing trend in the rail industry is inter-modal transportation, using two or more transportation modes. Wisconsin businesses are increasingly combining the efficiency of freight rail with the flexibility of truck transport.

Wisconsin and Southern Railroad Company owns and operates the rail line that runs through the communities. Several businesses, including Wick Building Systems, Roundy's and Plastic Ingenuity in the Village of Mazomanie, use the railroad to order and ship goods. The importance of freight rail connections for communities is growing with the steady instability of gasoline prices. Many industries, such as plastics, fertilizer, wood products, and food processing, depend upon rail connections. The area has a strong connection to the railroad – the first train traveled through the region in the mid-1850s. Exhibit 6.3 shows railroad trends throughout the state. The number of railroad companies (blue) has decreased, while the tons hauled (red) stayed relatively flat from 1920 until steadily starting to increase in 1980. This increase has happened in spite of an overall decrease in the total miles of track (black).

## 6.6 Bicycle and Pedestrian Facilities

Bicycle and pedestrian facilities play an important role in moving people within a community for purposes of necessity and/or pleasure. These types of mobility are often overlooked, yet many individuals choose these modes for their primary transportation. Improvements to bicycle/pedestrian facilities typically occur in conjunction with road projects and road improvement. Schedules for such improvements are usually tied to local, county, and state capital improvement budgets.

The Dane County Bicycle Map identifies both on-road and off-road bike routes, and also identifies roads that are not recommended for bicycling. This map does not evaluate local roads, but assumes that most are suitable for bicycling. Recommended bike routes for the communities include Highways Y and KP in the Village of Mazomanie, Highways KP, F, and 78 in the Village of Black Earth, Highways F, FF, and PD in the Town of Black Earth. These routes are identified on Exhibit 6.4 on the following page.

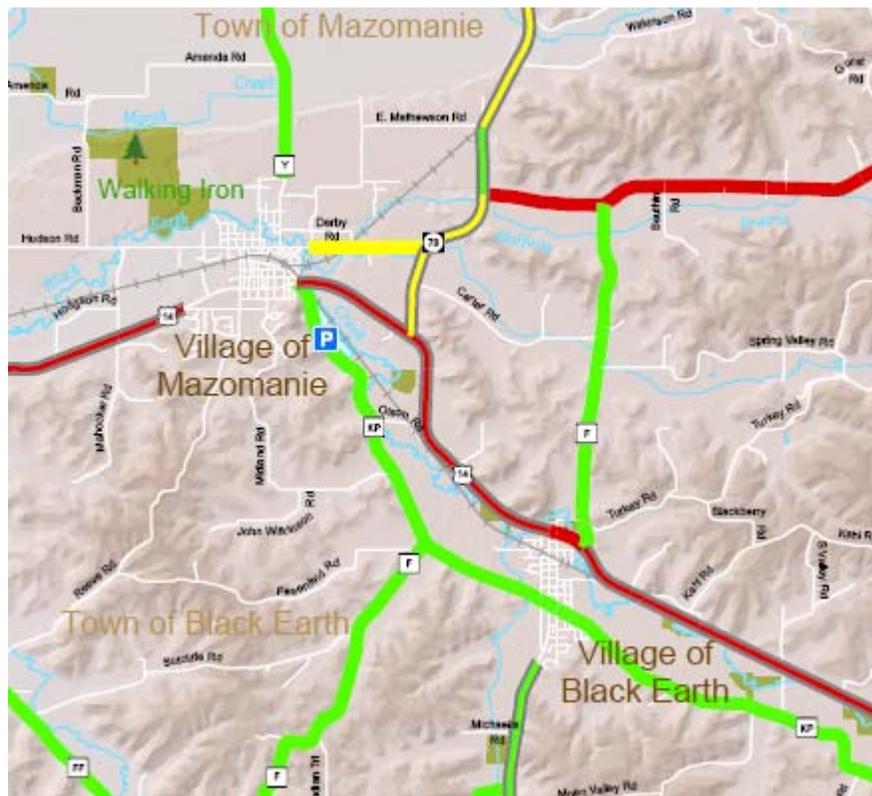
In addition to the bicycle infrastructure in and around Mazomanie, there are 151 miles of bike paths in Dane County and 263 miles of on-street bicycle facilities (bike lanes, paved shoulders). Although many bicycle trails can also be used for pedestrian movement, it is also beneficial to have dedicated pedestrian trails for recreational purposes. Among the communities, the only designated walking trail is the nature trail at Walking Iron County Park outside Mazomanie. In addition to recreational infrastructure, villages should have adequate pedestrian access in their downtown areas made up of sidewalks, pedestrian routes, and street crossings. Refer to the regional connections map at the end of this Chapter for additional information regarding planned regional pedestrian and bicycle connections.



**Exhibit 6.4 Bike Routes**

**Map Legend**

- █ Most Suitable for Shared Bicycle/Motor Vehicle Use
- █ May be Suitable Depending on Individual Bicyclist's Skills Operating with Motor Vehicle Traffic
- █ Least Suitable for Shared Bicycle/Motor Vehicle Use
- █ Roadways with Paved Shoulders/Most Suitable
- █ Roadways with Paved Shoulders/May be Suitable
- █ Roadways with Paved Shoulders/Least Suitable
- █ Bicycles Prohibited or Not Recommended
- █ Local Roadway Not Evaluated\*
- █ Multi - Use Trail or Path\*\*
- █ Future Multi - Use Path



## 6.7 Snowmobile Trails

The Wisconsin statewide snowmobile trail system ranks among the best in the nation. This trail system would not be possible without the generosity of the thousands of landowners around the state who have donated land on which the trails can operate. Currently 70 percent of all trails run on private land. Trails are established through annual agreements and/or easements granted by these private property owners to the various snowmobile clubs and county alliances throughout the state. According to the Dane County Parks Division, local snowmobilers can access County trails through the Walking Iron County Park in Mazomanie. Also, the Village of Mazomanie has formally approved snowmobile trails within the Village's corporate boundaries.

Snowmobile club members work closely with landowners in the placement of the trails. They also assist by performing pre-season preparation, brushing, grading, grooming, safety inspections of the trails and fund raising to support the trail projects. This cooperation results in the promotion of safe, responsible snowmobiling. Under Wisconsin State law, Sections 350.19 and 495.52, landowners are not liable for injury on their property when they have granted permission for snowmobiling.

## 6.8 Special Transit Facilities

### Paratransit

Paratransit services provide transportation for those people whose needs are not met by traditional transit options. Paratransit service is required by the Americans with Disabilities Act (ADA) as a supplement to any fixed route public transportation system. Typically, paratransit is provided on an as-needed basis, rather than a scheduled route. Eligibility to use paratransit services requires that an individual be unable to use the existing transit service. Since there is no mass transit system in the communities, paratransit service is not currently available.

### Specialized Transportation Services

Dane County Human Services provides funding for various transportation services for the elderly and people with disabilities, both inside and outside of the Madison Metro transit service area. Seven of these programs may benefit residents of these communities.

*The Rural Senior Group Transportation Program* provides regularly scheduled trips for adults over age 60 for trips to nutrition sites, senior center activities, libraries, adult daycare centers, and shopping areas. Rural residents with disabilities may also use these services. Annually, around 23,000 one-way trips are provided by this service to Dane County residents located outside of the Madison Urban Area. Group ride service is also available for adults with disabilities attending work or day programs in Madison, Stoughton, and Mt. Horeb.

*Rideline* is a service that provides limited individualized transportation to low-income and persons with disabilities primarily for the purpose of employment, education, or medical trips.



*The Retired Senior Volunteer Driver Escort Program (RSVP)* provides medical rides for the elderly and is a driver-volunteered door to door transportation service. Volunteers of the program use their own vehicles and thus typically provide non-handicap accessible transportation. This service is funded by the Dane County Department of Human Services, using a variety of federal, state and local funds, along with private donations.

*Supplemental Medical Transportation Assistance Program* provides transportation to patients who are receiving treatments which require frequent visits, long durations, or to facilities located 25 miles or more from the patient's home.

*The Department of Administration* also provides a vanpool rideshare program for state and non state employees who commute to the Madison from outlying communities. There are currently two vans which provide service to the Black Earth / Mazomanie / Arena / Cross Plains area.

## 6.9 Review of Existing Transportation Plans

There are a number of statewide transportation planning efforts that will have a bearing on the presence or absence of transportation facilities and services in the region. Most of these efforts developed umbrella policy documents that provide general goals and policies covering the state. The following section provides a brief overview of the plans that have been completed or that are in a draft phase and how they might affect area residents and the preparation of this plan.

- **Regional Transportation Plan 2030** – The Regional Transportation Plan is prepared by the Metropolitan Planning Organization (MPO) and focuses on transportation development in the Madison metropolitan area and Dane County as a whole. The plan analyzes the current transportation system and projects an overall direction of the system with the goal of providing safe and efficient movement of people and goods in the region. The MPO recommends the continued promotion of mixed modal transportation – public transportation, car pool services, park and ride, etc., a strong continuous regional transportation network for the benefit of commuters and the local economy, and pedestrian and bicycle trails while cautioning against the over expansion of the current road system.
- **Connections 2030: State Long-Range Transportation Plan** – The Wisconsin Department of Transportation has undergone planning efforts that have identified rail planning issues that are critical to the state's transportation network and economy. These issues will be incorporated into Connections 2030, the states long-range all mode plan. This will address freight rail as well as passenger rail, including the proposed Midwest Regional Rail System.
- **Dane County Bicycle Transportation Plan** –The Bicycle Transportation Plan was created in 2000 by the Metropolitan Planning Organization and adopted by Dane County and the City of Madison. The plan focuses on the metropolitan Madison area and rural Dane County with the goal of increasing the volume and safety of bicyclists in the region. The MPO uses what they



call the four E's - education, engineering, encouragement, and enforcement – to promote the integration of bicycle paths into community planning.

- **Dane County Commuter Rail Feasibility Study** – The goal of this study was to examine commuter rail as part of a balanced transportation system in Dane County, primarily focusing on Madison and surrounding communities. The anticipated increase in population and jobs in the future will affect traffic patterns and congestion, and this study provided a preliminary investigation of the physical, operations, and financial feasibility of commuter rail. While the study found commuter rail to be feasible based on projected ridership and fee collections, the study also acknowledged the challenge in financing needed rail upgrades and construction of boarding stations. The proposed full commuter system would consist of four lines connecting Madison to the communities of Mazomanie, Sun Prairie, De Forest, and Stoughton. But given the challenge of financing and uncertainty of actual ridership, the goal of all involved is to start with a “starter system” which would travel from Middleton through downtown Madison to East Towne Mall on the east side of Madison, and gradually expand outward from those locations. Given the delays of the “starter system”, it is unlikely that the Village of Mazomanie can expect to see a commuter rail station in the near future. However, as progress is made, this Comprehensive Plan should be updated to reflect any potential changes to local transportation systems that would have an impact on the community.
- **Dane County Land Use & Transportation Plan – Vision 2020** - This countywide plan is intended to provide a framework for land use and transportation decisions through the year 2020. It was developed as part of a cooperative planning process involving the Dane County Regional Planning Commission, Dane County, the City of Madison, the Wisconsin Department of Transportation, and residents of Dane County. The plan establishes 11 goals focusing on balanced communities that provide a variety of different opportunities for housing, employment, transportation, agricultural land, environmental, cultural, and historic resources. The plan identifies urban service areas, open space/environmental corridors, and rural preservation areas to guide development. It also suggests transportation improvements and implementation tools for local governments.
- **Translink 21** (WisDOT) – Prompted by the federal Intermodal Surface Transportation Efficiency Act (ISTEA), Translink 21 is a broad plan intended to guide transportation investments through the year 2020. From this plan, individual plans for highways, airports, railroads, bikeways, pedestrian, and transit continue to be shaped.
- **Wisconsin Bicycle Transportation Plan 2020** (WisDOT) – This State-wide plan provides a blueprint for integrating bicycle transportation into the overall transportation system. The plan analyzes the condition of all county and state trunk highways and shows the suitability of roadways for bicycle travel. Guidelines for accommodating travel by bicycles when roadways are reconstructed, or new roads are built, are available and their use is encouraged. WisDOT devotes two staff positions to bicycle and pedestrian planning and safety. Many publications are available on safety, education and enforcement.



- **Wisconsin State Highway Plan 2020 (WisDOT)** - The State Highway Plan 2020 outlines investment needs and priorities for the state's 1,800 miles of State Trunk Highways through 2020. Given the financial realities of maintaining this extensive road network, the plan established priorities for funding. Most of the funding is allocated to Corridors 2020 backbone and collector routes.
- **Wisconsin State Airport System Plan 2020 (WisDOT)** – This plan provides for the preservation and enhancement of public use airports that are part of the State Airport System over a 21-year period. Overall, the Plan recommends no new airports and no elimination of existing facilities.
- **State Recreational Trails Network Plan (WI DNR)** – This plan identifies a network of trail corridors throughout the state referred to as the “trail interstate system” that could potentially consist of more than 4,000 miles of trails. These potential trails follow highway corridors, utility corridors, rail corridors, and linear natural features. Major trails included are abandoned rail corridors, utility corridors, critical road connectors, and natural feature corridors such as the Ice Age Trail and the State Scenic Trail. The plan recognizes the importance of local trails as part of this network, and the ongoing need for trail planning at the local level.
- **Wisconsin State Pedestrian Policy Plan 2020 (WisDOT)** – The plan outlines state and local measures to increase walking and promote pedestrian safety. It provides a vision and establishes actions and policies to better integrate pedestrians into the transportation network. Pedestrian travel is an often overlooked, yet important mode of transportation. The plan asserts that Wisconsin's transportation network should be created with all users and modes in mind. Statewide goals include increasing the quality and quantity of walking trips, reducing the number of pedestrian crashes, and increasing the availability of pedestrian related information. The plan recognizes WisDOT's leadership role in pedestrian planning efforts, however, also recognizes that the success of the plan is dependent upon creating partnerships with local governments and planning organizations.

## 6.10 Highway 14 Studies

The Wisconsin Department of Transportation undertook a comprehensive study of the Highway 14 corridor in 2008. The study looks at the Highway between the Village of Spring Green and the City of Middleton, and is intended to identify necessary long-term improvements to improve the flow of traffic. Traffic volumes along this corridor have steadily increased over the past decade as increasing numbers of commuters use this route for access to the City of Madison and outlying communities. Although there is the potential for this Highway to be re-routed in the future, it is unlikely that would occur within the planning horizon of this Plan. The DOT is interested in making potential improvements to the existing corridor to improve traffic flow and safety over the next twenty years. The study will be completed in 2009 and will include recommendations for enhancements to the existing highway, which may include such things as intersection relocations or closings, road widening, turn-lanes, lighted intersections, etc.



## 6.11 Funding

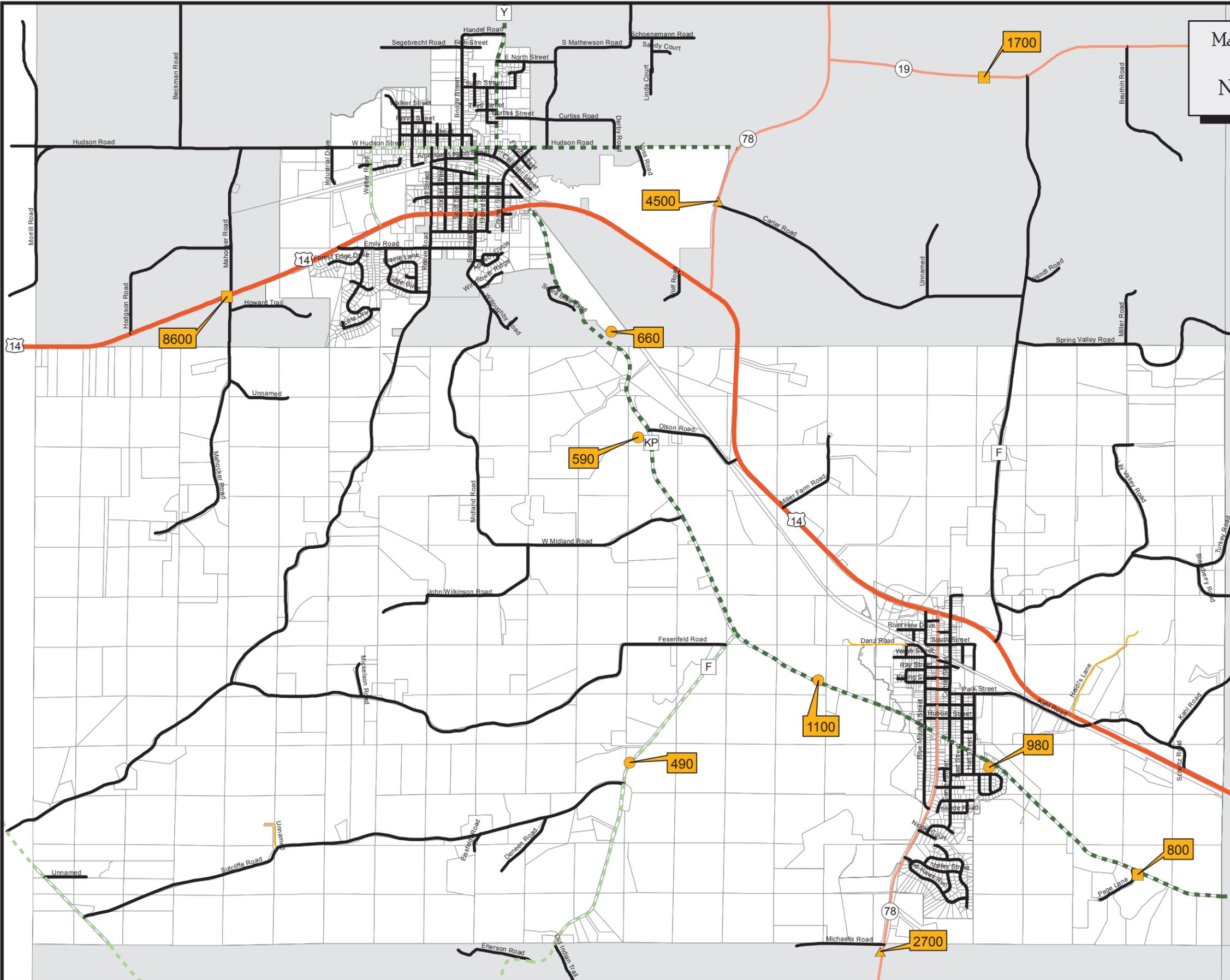
WisDOT administers a number of programs to defray the cost of enhancements to local transportation systems. Eligibility options may increase through coordination due to population thresholds associated with some programs. In addition, cost savings and a more seamless transportation network between and around communities may be realized as a result of joint efforts. A complete list of programs is available at [www.dot.state.wi.us](http://www.dot.state.wi.us) and should be consulted to understand the full array of programming.

- **Local Transportation Enhancements Program** – Federally created program to promote air quality, open space and traffic congestion by promoting the upkeep and construction of bicycle and pedestrian trails - including the conversion of abandoned railroad tracks into trails. Other projects eligible for funding include preservation of eligible historic sites and buildings, creation of transportation museums and sites and funds for streetscapes. The DOT currently lists annual funding at 6.25 million and subsidizes qualified projects up to 80%.
- **Elderly and Disabled Transportation Capital assistance program** - This annual grant program provides capital funding for specialized transit vehicles used to serve the elderly and persons with disabilities for whom public transportation is unavailable, insufficient, or inappropriate. The program covers 80 percent of the total cost of equipment.
- **WisDOT Six Year Highway Improvement Program** - The state highway system consists of 743 miles of Interstate freeways and 11,069 miles of state and U.S.-marked highways. While the 11,812 miles of state highways represent only 10.4 percent of the 113,697 miles of public roads, they carry over 36 billion vehicle miles of travel a year, or about 59.6 percent of the total annual statewide travel. The remaining 101,885 miles are maintained and approved by local units of government. The DOT invests over 750 million a year to improve over 565 miles of highway per year helping to increase safety and transportation efficiency for travelers and transporters of goods in the State of Wisconsin.
- **Statewide Transportation Improvement Program (STIP)** – Statewide 4 year plan for highway and transit projects in urban and rural areas. Revisions are made annually and include analysis of the Transportation Improvement Program prepared by the State’s 13 metropolitan organizations. Since the projects in the program are funded by the Federal Highway Administration and Federal Transit Administration they must approve all revisions and amendments.



Map 6.1  
Existing Road Network  
Northwestern Dane County: 2008

Comprehensive Plan Villages  
of Black Earth and Mazomanie  
and the Town of Black Earth



**Road Legend**

- Principal Arterial
- Minor Arterial
- - - Major Collector
- - - Minor Collector
- Local
- Private

**AADT Legend**

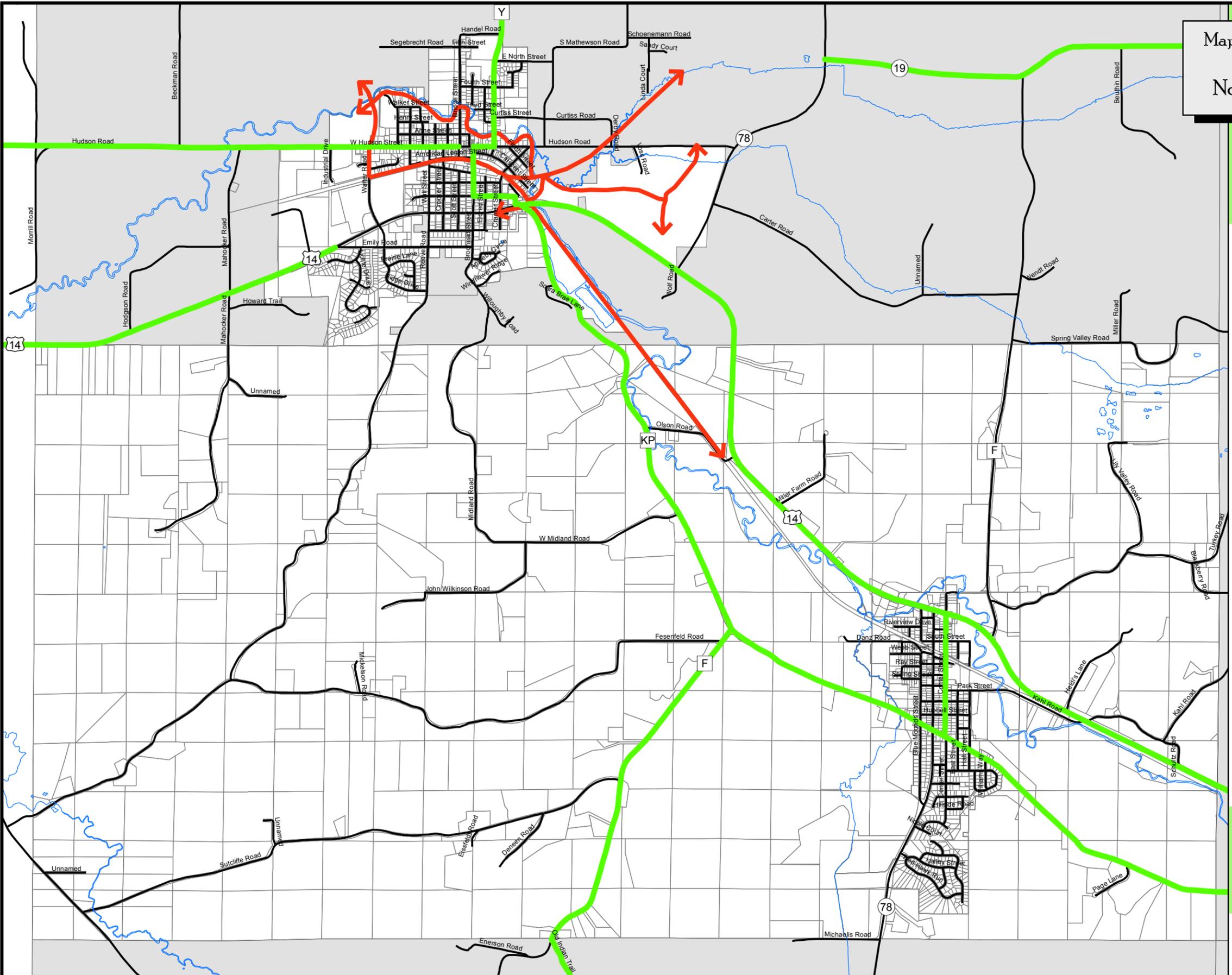
- AADT 2006
- ▲ AADT 2005
- AADT 2002
- ▨ Average Daily Traffic Count



Source: Base map provided by Dane County Land Information Department  
Data Source: Wisconsin Department of Transportation (AADT counts).

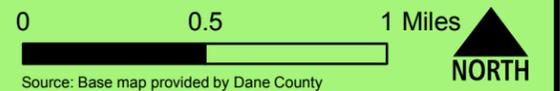
Map 6.2  
**Bike Routes**  
 Northwestern Dane County: 2008

Comprehensive Plan Villages  
 of Black Earth and Mazomanie  
 and the Town of Black Earth



- Map Legend**
- Existing Bike Routes
  - Proposed Bike Routes

- Map Features**
- Rivers or streams
  - Roads



Source: Base map provided by Dane County  
 Land Information Department

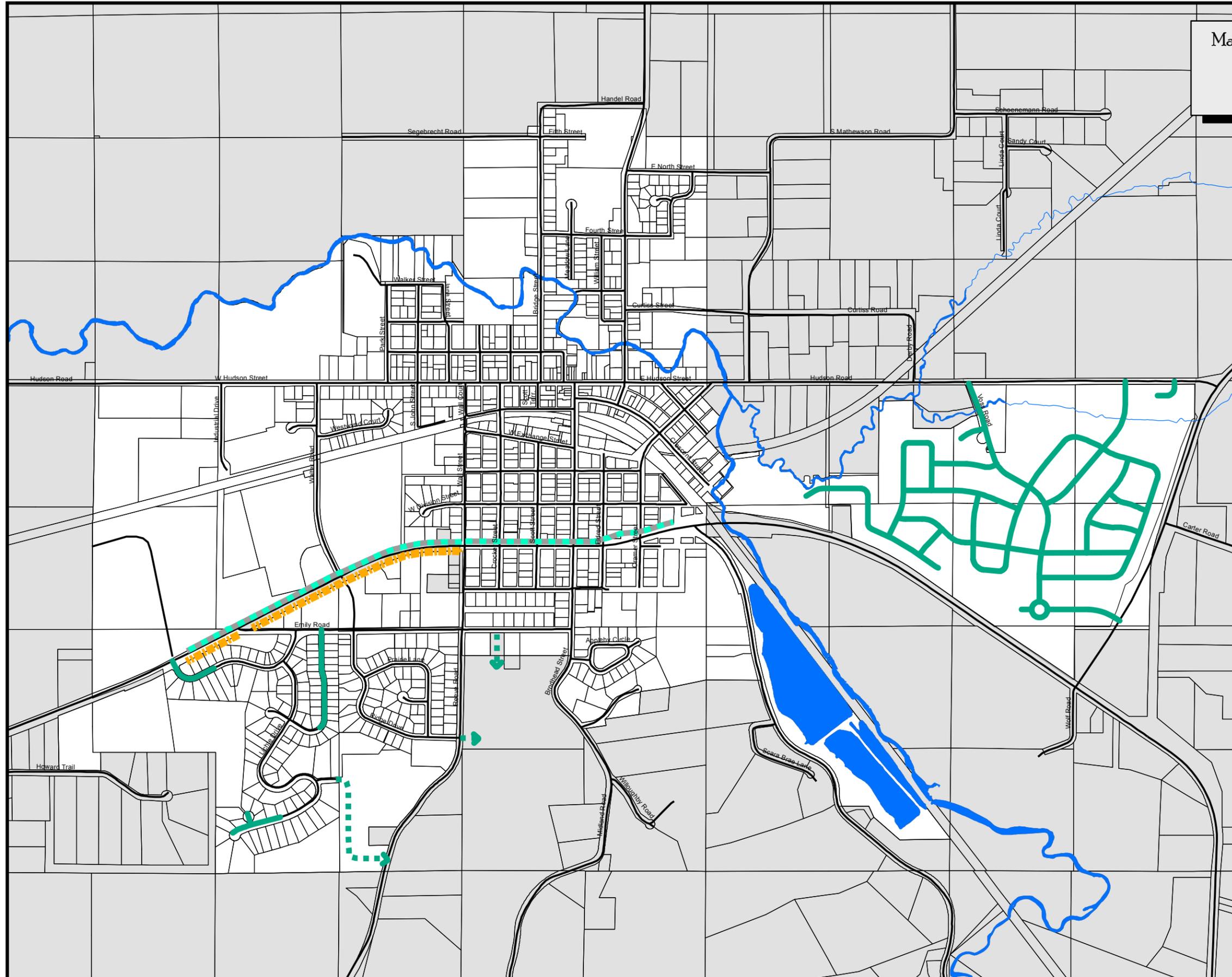
Data Source: Madison Area Metropolitan Planning  
 Organization (bike routes).

Map Created: October 18, 2007  
 Map Edited: October 8, 2009



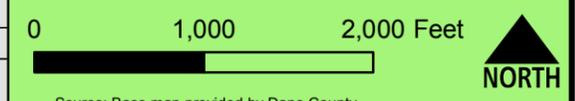
Map 6.3  
 Future Transportation Network  
 Village of Mazomanie

Comprehensive Plan Villages  
 of Black Earth and Mazomanie  
 and the Town of Black Earth



- Map Legend**
- Future roads (planned)
  - Future roads (general locations)
  - Planned curb & gutter (both sides)
  - Planned sidewalk (both sides)

- Map Features**
- Roads
  - Waterbodies



Source: Base map provided by Dane County Land Information Department.

Map Created: October 15, 2007  
 Map Edited: October 15, 2009



# 7

## Utilities & Community Facilities

Village of Mazomanie Comprehensive Plan

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### s. 66.1001(d) Wis. Stats.

*A compilation of objectives, policies, goals, maps and programs to guide the future development of utilities and community facilities in the local governmental unit such as sanitary sewer service, storm water management, water supply, solid waste disposal, on-site wastewater treatment technologies, recycling facilities, parks, telecommunications facilities, power-generating plants and transmission lines, cemeteries, health care facilities, child care facilities and other public facilities, such as police, fire and rescue, libraries, schools and other governmental facilities. The Element shall describe the location, use and capacity of existing public utilities and community facilities and include an approximate timetable that forecasts the need to expand or rehabilitate existing utilities and facilities or create new utilities and facilities. Future needs for government services in the local governmental unit that are related to utilities and facilities shall also be assessed.*

## 7.1 Overview

A community needs a wide variety of utilities and community facilities to ensure basic health and safety needs are met, maintain a high quality of life, and promote a sustainable economy. The intent of this plan element is to provide an inventory of community facilities and services currently offered in the Village of Mazomanie and identify utilities and facilities needed to accommodate the Village's future population and business activity. The Public Facilities Plan is intended to identify what public services should be expanded or rehabilitated and what, if any, new services should be provided to meet the community's needs. To assist the Village in meeting its projected needs identified during the planning process, recommendations and implementation strategies are provided in Chapter 3. These recommendations and strategies will need to be reviewed together with the Village's annual budget, which sets forth proposed expenditures for systematically constructing, maintaining, and upgrading community utilities and facilities.

For the purpose of this plan utilities and community facilities are defined below. Information on the current status, condition and, where available, capacities of these resources will also be provided.

- **Utilities/Infrastructure** – the physical systems, networks and/or equipment necessary to provide for and support the basic human needs, including systems, networks and equipment, but excluding transportation infrastructure.
- **Community Facilities** - public buildings and grounds that provide space, services or programs that are aimed at improving the quality of life, safety, or general welfare of community residents.



## 7.2 Local Survey Results

*The following is an excerpt from the Village of Mazomanie Comprehensive Planning Public Opinion Survey Report conducted and developed by the University of Wisconsin – River Falls Survey Research Center. Refer to Appendix C for the full report.*

Village of Mazomanie residents indicated a relatively high level of satisfaction with most local facilities and services. A majority gave ratings of excellent or good to twelve out of the eighteen services listed. Trash collection and recycling services received particularly high ratings; both were rated good or excellent by over 80 percent of respondents. At least seven in ten residents gave excellent or good ratings to emergency medical services, fire protection, library service, parks and recreation, and police protection.

Respondents were less than positive in their rating of the school system. Fewer than half gave it a combined rating of good (38%) or excellent (8%), while 38 percent gave it a rating of fair or poor.

Although majorities gave good or excellent ratings to sewer service and water service, there were a noticeable number of comments in the open ended question at the end of the survey that were critical of the billing rates for these utilities.

Older residents gave slightly higher ratings to electric service, emergency medical service, and fire protection, while younger residents gave higher ratings to the swimming pool. Homeowners were more satisfied with the emergency medical service and with fire protection than were renters. Longer-term residents gave higher ratings to the emergency medical service and to stormwater management. Residents with children in the household gave slightly higher ratings to the swimming pool. Respondents without children in the household were more likely to say they have no opinion about the quality of the school district.

Another question asked respondents to identify the recreational activities in which members of their household engaged. By far, the most popular activity chosen was walking, with 86 percent of households participating. Biking and swimming came in a distant second and third place with 44 percent and 40 percent respectively.

Younger respondents (less than 45 years old) were more likely to have household members who participate in biking. Respondents with household income above \$50,000 were more likely to have household members who participate in golf. Respondents with children in their household were more likely to have household members who participate in swimming, biking, and basketball.



## 7.3 Wastewater Systems

The location and design of wastewater treatment facilities and their collection systems both reflect and impact local development patterns. Planning for these facilities is essential for determining if and how a community retains the fundamental elements that make up its character and design.

The Village’s wastewater collection system is composed of 64,349 feet of sanitary sewer mains serving 714 customers, as of December, 2008. The Village’s wastewater flows by gravity through the collection system to a lift station which then pumps the wastewater through a force main to the regional wastewater treatment facility. The lift station has a capacity of 600 gallons per minute (gpm).

The Dane-Iowa Wastewater Treatment Facility (WWTF) is located west of the Village of Mazomanie. This WWTF also serves the communities of Arena and Black Earth and the regional Wisconsin Heights High School. The WWTF has an average daily capacity of 0.693 million gallons per day (MGD) and 0.255 MGD of that capacity is the design allocation that is currently being used by Village of Mazomanie. Capacity at the WWTF is available on a first-come basis and is not directly allocated to any particular community.

The wastewater treatment plant (WWTP) was last upgraded in the year 2000, and discharges treated effluent to the Black Earth Creek. The influent loadings and treatment capabilities of the WWTP are listed in Table 7-1. There is remaining lift station pumping capacity and remaining treatment facility capacity when comparing the year 2007 loadings to the lift station pumping capacity and treatment facility capacities.

	Flow		Average Daily BOD <sub>5</sub> <sup>3</sup> (lb/d)	Average Daily TSS <sup>4</sup> (lb/d)
	Average Daily (MGD) <sup>2</sup>	Peak Hourly (gpm)		
WWTF Design Allocation	0.255	500	475	408
Year 2007 Loadings	0.134	246	261	284
Lift Station Capacity	-	600	-	-
<b>Remaining Lift Station Capacity</b>	-	<b>354</b>	-	-

1: Source: Town & Country Engineering

2: Million gallons per day

3: Five-day Biochemical Oxygen Demand

4: Total Suspended Solids

## 7.4 Water System

The water supply and distribution system provides potable water and fire protection to the village’s residents, commercial businesses, and industries, which totaled 725 customers in the year



2007. Water is obtained from the local aquifer via two wells. One well, located on Walter Road, is a gravel pack well that is 120 feet deep. The second well, located on South Cramer Street, is a rock well that is 640 feet deep. The wells have a combined capacity of 1,000 gallons per minute (see Table 7-2). No water quality violations were reported in the Year 2007 Consumer Confidence Report submitted to the WDNR.

The storage system consists of a 96,000 gallon water storage ground reservoir and a 350,000 gallon water storage ground reservoir (See Table 7-3). The effective storage of the system is 379,100 gallons. The effective storage is 85 percent of the total storage because the reservoirs are not completely full at all times. Water is distributed to system customers through approximately 13.6 miles of water main piping.

Well	Capacity (gpm)
Well No. 2	500
Well No. 3	500
<b>Total:</b>	<b>1,000</b>

Facility	Capacity (gallons)
Reservoir No. 1	96,000
Reservoir No. 2	350,000
<b>Total:</b>	<b>446,000</b>
<b>Effective (85%) Storage</b>	<b>379,100</b>

The average daily pumpage, maximum day pumpage, and maximum day/average day ratio, as reported to the Public Service Commission (PSC) of Wisconsin over the past five years are shown in Table 7-4. The historical residential water demands over the past five years are shown in Table 7-5, while the commercial and industrial demands for the year 2007 are shown in Table 7-6.

Year	Annual Pumpage (MG)	Average Daily Pumpage (mgd) <sup>1</sup>	Maximum Day Pumpage (mgd) <sup>1</sup>	Maximum Day/Average Day Ratio
2003	50.14	0.137	0.278	2.02
2004	48.18	0.132	0.291	2.20
2005	52.01	0.142	0.184	1.29
2006	50.45	0.138	0.238	1.72
2007	50.21	0.138	0.325	2.36
<b>Averages:</b>	<b>50.19</b>	<b>0.138</b>	<b>0.263</b>	<b>1.92</b>
<i>1: Million gallons per day</i>				



Year	Population	Annual Residential Water Sales (MG)	Average Daily Residential Water Sales (mgd) <sup>1</sup>	Average Demand (gpcd) <sup>2</sup>
2003	1,523	31.31	0.086	56
2004	1,543	29.79	0.082	53
2005	1,558	28.90	0.179	51
2006	1,578	29.79	0.082	52
2007	1,606	30.77	0.084	52
<b>Average:</b>		<b>30.11</b>	<b>0.082</b>	<b>53</b>

*1: Million gallons per day; 2: Gallons per capita per day*

Year	Land Use Area for 2007 (acres)	Annual Water Sales (MG)	Average Daily Water Sales (mgd) <sup>1</sup>	Average Demand (gpd/acre) <sup>2</sup>
Commercial	28	2.38	0.007	230
Industrial	93	6.15	0.017	181
Institutional	49	1.01	0.003	56

*1: Million gallons per day  
2: Gallons per day per acre*

The adequacy of a water supply system can be evaluated by applying the following design criteria.

1. The peak hourly demand<sup>4</sup>, excluding fire flow demand, should be provided by well capacity.
2. The peak hourly demand plus fire flow should be available from wells and effective storage. This criterion addresses the worst case scenario of a fire occurring during a period of peak hourly demand.
3. An average daily demand should be available in total storage.

**Adequacy of the Existing System**

The highest water demands over the past five years in the Village were as follows:

Average daily demand = 137,556 gallons

Maximum day demand = 325,000 gallons

Estimated Peak hourly demand = 451 gpm (Assumed peaking factor of 2.0)

The system is evaluated by using the Engineering Design Criteria as follows:

<sup>4</sup> The peak hourly demand is determined by applying a peaking factor of 2 to the maximum day pumping rate.



1. The estimated peak hourly demand (451 gpm) is provided by current well capacity (500 gpm firm capacity, i.e., the largest well out of service). Therefore, Criterion #1 is satisfied.
2. The Insurance Services Office (ISO) determines communities public protection classification system grades (PCC), and calculates needed fire flow for individual buildings. Needed fire flow for individual buildings can range from 500 gpm to 12,000 gpm; however, the ISO does not consider buildings with fire flow greater than 3,500 in determining the PPC. Since the community contains a manufacturing facility with large amounts of flammable building materials on hand, a fire flow of 2,500 gpm for 2.0 hours will be used.

Estimated Peak hourly demand.....	451 gpm
Fire Flow.....	+ 2,500 gpm
<u>Well Pumping Capacity</u> .....	-500 gpm
Rate Required for Storage.....	2,451 gpm

Required storage volume:

$$(2,451 \text{ gpm})(2.0 \text{ hrs})(60 \text{ min/hr}) = 294,120 \text{ gallons}$$

The effective storage (379,100 gallons) is greater than the required storage (294,120 gallons). Therefore, there is an excess of 84,980 gallons of storage available to satisfy Criterion #2.

3. The available total storage of 446,000 gallons is greater than the average daily demand of 137,556 gallons. Therefore, Criterion #3 is satisfied.

The village’s water supply and storage system is adequate in terms of well capacity meeting the peak hourly demand and the total storage meeting the average daily demand for the existing conditions.

## 7.5 Telecommunication Facilities and Fiber Optics

Telecommunication facilities are an important consideration for personal convenience and economic development in today’s world of electronic media. However, facilities that provide cellular service have become controversial issues in some local communities. Legal battles over the location of wireless service facilities, and concerns about their impact on property value and health have led some municipalities to develop restrictions on the location, placement, and appearance of wireless service facilities.

According to the Public Service Commission of Wisconsin, local telephone service is available in the Village through the following providers:

- CenturyTel
- Charter Communications



According to the Dane County Land Information Office, there is one cellular tower located within the Village of Mazomanie. The tower is located at the corner of North Street and Highway Y (State Street). The tower nearest the Village is located approximately two-thirds of a mile to the south along Reeve Road in the Town of Black Earth on land owned by Dane County.

Charter Communications provides the Village with cable and high speed internet services.

## 7.6 Electrical and Natural Gas

In 2000 the Villages of Mazomanie and Black Earth formed the Vanguard Electric Commission. The Commission was established through intergovernmental agreement which provides for a common crew of professional electrical workers, directed by an Electrical Superintendent, to service and maintain the two municipal electric utilities. Members of the governing commission represent citizens and board utility committee members. The 2008 rates for the Village of Mazomanie as supplied by Mazomanie Electric Utility are:

### RATE CHART<sup>5</sup>

Charge	Residential	Commercial	Small Industrial	Large Industrial	Large Power Time-of Day Service
Fixed	\$6.00/month (single phase) \$13/month (three phase)	\$6.00/month (single phase) \$13/month (three phase)	\$15/month	\$200/month	\$200/month
Energy	\$.081/KWH Plus PCAC	\$.081/KWH Plus PCAC	\$0.0475/KWH Plus PCAC		
Public Benefit	\$1.33/month	\$1.33/month	\$1.33/month	\$1.33/month	
Customer Demand			\$1.00/KW	\$1.00/KW	\$7.50/KWH
Demand			\$6.00/KW	\$7.50/KW	
On Peak				\$0.0471 KWH plus PCAC	\$0.0471/KWH plus PCAC
Off Peak				\$0.390 KWH plus PCAC	\$0.0390/KWH plus PCAC

American Transmission Company (ATC) is a multi-state company whose function is solely to provide electric transmission service. ATC serves parts of the upper Midwest, including much of

<sup>5</sup> [Mazomanie Electric Utility](#). January 2009



the state of Wisconsin. Transmission is a critical portion of the electric utility system, moving electricity from where it is generated at power plants to individual users. ATC's transmission planning process involves a 10-year assessment of the current transmission systems ability to meet the demands of current and future users. This includes identifying current transmission capacity, projected limitations of the current system, and potential solutions to reduce current or anticipated limitations. The 2003 10-Year Transmission System Assessment indicates a need for transmission improvements that will impact northwestern Dane County. Major proposed and conceptual transmission system changes include a 345 kV line from Spring Green north towards Lake Delton, and a 345 kV line from west Middleton to Spring Green<sup>6</sup>, which includes ATC upgrades through Mazomanie. A new substation is planned for the Village, which is to be located in the Mazomanie Industrial Park.

The Village of Mazomanie provides electricity to the Village and to small portions of nearby townships with maintenance being provided by Vanguard Electric.

Natural gas is provided to the Village of Mazomanie by MG&E. Up-to-date rate information is available from the Madison MG&E office.

## 7.7 Stormwater Management Facilities

The Village of Mazomanie is within the Black Earth Creek watershed. Most of the storm water in the village is conveyed by storm sewers that discharge to the Black Earth Creek. There are several areas within the village which have had reported problems with flooding. These areas include:

- Hudson Street, State Street & Finch Street
- State Street from 3<sup>rd</sup> St. to 4<sup>th</sup> Street
- Bridge Street & 4<sup>th</sup> Street
- Curtiss Street

Areas near the western boundaries of the village, south of the railroad tracks, have also experienced flooding in the past. However, the village has taken appropriate measures to mitigate this problem. Any future development or redevelopment that occurs within the West Neighborhood area needs to be cognizant of these previous issues and adequately deal with flood mitigation and stormwater management. The village developed a Neighborhood Plan for this area in 2008 that identifies preliminary locations for these stormwater management facilities.

Each of the individual residential subdivisions within the village has their own stormwater management ponds, which are municipally maintained. The village does not have any true regional detention facilities.

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<sup>6</sup> ATC 20-year analysis. <http://www.atc10yearplan.com>



## 7.8 Solid Waste Disposal and Recycling Facilities

The village is dedicated to reducing the amount of solid waste going to landfills as much as possible and supporting any and all recycling efforts that support that goal. The Village of Mazomanie contracts with Town and Country Sanitation for weekly curb-side solid waste and recycling pick-up. Town and Country also accommodates special pick-up of appliances, tires, and construction and demolition debris. There are no landfills within the Village; waste is hauled out of the community.

## 7.9 Recreation Facilities

One of the principle assets of a community is its recreational opportunities. The village’s park and open space system includes many parks and open space areas with a total of 56.4 acres (Table 7.7).

Park/Trail	Location	Facilities / Characteristics	Acreage/Miles
Lions Park	Intersection of Walter Rd. and West Hudson St.	<ul style="list-style-type: none"> <li>• Three Baseball Diamonds</li> <li>• Two Basketball Courts</li> <li>• Two Playground Areas</li> <li>• Three Tennis Courts</li> <li>• Swimming Pool</li> <li>• Two Restroom Facilities</li> <li>• Three Shelters</li> <li>• Four Soccer Fields</li> </ul>	18.0 ac.
Walking Iron County Park (Located in Town of Mazomanie)	636 Hudson Rd. (Village Entrance) 6064 Beckman Rd. (Parking Lot Entrance) Segebrecht Rd.	<ul style="list-style-type: none"> <li>• Hiking and Bridle Trails</li> <li>• Access to Snowmobile Trails</li> <li>• Picnic Area</li> </ul>	320 ac.
Westland Promenade	Downtown adjacent to railroad tracks	<ul style="list-style-type: none"> <li>• Picnic Area</li> <li>• Three Shelters</li> <li>• Benches</li> <li>• Lawn Area</li> <li>• Historical Kiosks</li> <li>• Walking Paths</li> </ul>	4.5 ac.
Appleby Circle Park	Appleby Circle	<ul style="list-style-type: none"> <li>• Picnic Tables</li> <li>• Swings</li> <li>• Sliding Board</li> <li>• Sandbox</li> <li>• Bench</li> <li>• Teeter Totter</li> </ul>	1.3 ac.
Lake Marion Park	Highway KP	<ul style="list-style-type: none"> <li>• Picnic Shelter</li> <li>• Handicap-Accessible Fishing Pier</li> <li>• 3 Ponds</li> <li>• Benches</li> <li>• Picnic Tables</li> </ul>	15.4 ac.



Whitechapel Greenway	E. Whitechapel Street	<ul style="list-style-type: none"> <li>• Part of snowmobile trail</li> <li>• Drainage-way</li> </ul>	1.6 ac.
Enchanted Forest Conservancy	Enchanted Forest Subdivision	<ul style="list-style-type: none"> <li>• Dedicated open space</li> </ul>	22.6 ac.
Railroad Corridor Park	Downtown adjacent to railroad tracks	<ul style="list-style-type: none"> <li>• Former railroad right-of-way</li> </ul>	1.0 ac.
Pheasant Ridge Run Park	Pheasant Ridge Subdivision	<ul style="list-style-type: none"> <li>• Two play-sets</li> <li>• Swings</li> <li>• Benches</li> </ul>	2.0 ac.
Conservancy Bluff	Adjacent to Lake Marion	<ul style="list-style-type: none"> <li>• Open Space for Scenic Viewing</li> <li>• Heavily Forested with Steep Slopes</li> </ul>	13.5 ac.

Source: Village of Mazomanie Outdoor Recreation Plan

## 7.10 Library Services

Library resources are an important part of the community base. No exact social standard can be applied to any one community as the needs and desires of citizens vary widely. The Mazomanie Free Library is located at 102 Brodhead Street. It is part of the South Central library system that serves 52 libraries and seven counties in south central Wisconsin. The library is located in the previous train depot, which received over \$300,000 in public funding and private donations to restore to its original condition. The structure is the oldest wooden train depot in Wisconsin.

The library is approximately 3,000 square feet. As of 2008, the library had a service population of approximately 3,000 patrons. The library employs one full-time position and two part-time positions. In 2008 the library housed 17,964 books, 8,370 electronic books, 61 periodical subscriptions, 1,669 movie materials and 817 audio books and musical materials. The library reported a total circulation of 38,943 materials. The library also provides four computers for patron use. Three of these computers provide internet access, one computer is reserved for non-internet activity and a fourth computer is reserved for library catalog and database use.

## 7.11 Police Protection

The Village of Mazomanie contracts law enforcement services with the Dane County Sheriff's Department. The department has an office located in the Village Hall at 133 Crescent St. and provides law enforcement, crime investigation, patrol, traffic supervision, and community programs such as D.A.R.E. The department consists of three full-time deputies provided by Dane County Sheriff's office.

The Dane County Sheriff's Department employs over 425 sworn personnel, who provide a variety of functions including patrol, investigations, jail, warrant and civic process service, dispatchers, lake and snowmobile patrol, and the D.A.R.E. education unit.



## 7.12 Fire Protection

Fire services within the village are provided by the Mazomanie Fire Department, which was founded in 1866 and is located at 133 Crescent Street. The Department is staffed with 25 to 30 volunteer personnel, who are primarily state-certified firefighters with some support staff. The Department's firefighting apparatus include two engines, an aerial ladder truck, and a rescue squad/support vehicle. Each of the two engines carries 1,000 gallons of water, over 2,000 feet of fire hose, and each is capable of pumping 1,250 gallons of water per minute.



Fire departments nationwide are assigned an Insurance Service Office (ISO) rating based on their ability to respond to fire emergencies. Some factors considered in the rating schedule include ability to receive and dispatch fire alarms, number of engine companies, community water needs and supplies. The rating is a numerical scale from 1 to 10, with 1 being the best possible rating. ISO ratings are used by insurance carriers in determining insurance premiums. The Department is an ISO Class 6 department and provides a full range of fire suppression, prevention and education services.

## 7.13 Emergency Medical Services

Dane County District One EMS, formed in 1977, serves the Villages of Mazomanie and Black Earth and the Towns of Black Earth, Mazomanie, Berry, and Vermont. In total this EMS unit serves an area of 85 square miles with more than 5,600 residents. The Emergency Service consists of 54 volunteer EMTs, and one vehicle, Rescue 28. Based on time and expected volume, District One dispatches three to four EMTs to each call. The emergency medical service averages approximately 325 calls annually. The EMS facilities are located at 316 W. Commercial Street (Highway 14) in the Village of Mazomanie.

## 7.14 Municipal Facilities

The Village of Mazomanie owns and operates a Village Hall located at 133 Crescent Street. This building houses the administrative facilities for the Village, in addition to the police department and fire department.



## 7.15 Schools

The Village of Mazomanie is part of the Wisconsin Heights School District. Map 10-1 in the Intergovernmental Cooperation chapter shows the boundaries of this district, which encompasses approximately 100 square miles. The Wisconsin Heights School District contains four school



buildings (Table 7-15). Information about school-aged children and the district schools they attend can be found in Table 7-15 below. The District's total enrollment for the 2008-2009 school year was 917 students.

Schools	Location	Grades Served	Enrollment
Black Earth Elementary	1133 Center St.	Pre-Kindergarten - 2	217
Mazomanie Elementary	314 Anne Street	3-5	170
WI Heights Middle School	10173 Hwy 14	6-8	191
WI Heights High School	10173 Hwy 14	9-12	339

Source: Wisconsin Heights School District, WI Department of Public Instruction. Wisconsin School Performance Reports.

The Mazomanie Elementary School had a 2008 enrollment of 170 students in the third, fourth and fifth grades. The facility is located near the village's downtown at 314 Anne Street. The Wisconsin Heights High School was built in 1965, with the Elementary School, located within the Village of Black Earth, following in 1978. The Middle School was most recently constructed in 1995.

Within the past decade the school district has seen significant decline in enrollment. The district saw a more than a 23 percent decrease in enrollment between 2001 and 2007, as shown in Table 7.16 below. Due to this trend, the school district has faced significant reductions in budget and staffing while trying to maintain an appealing curriculum. It is important that the municipalities within this district work together to identify opportunities to change this trend. The land use and transportation initiatives discussed within this plan will have an impact on the future livelihood of the school district. Thus, the goals, objectives and policies included have been derived with the best interest of the school district in mind.

School District	2001-2002	2002-2003	2003-2004	2004-2005	2005-2006	2006-2007	% Increase or Decrease
Wisconsin Heights	1,194	1,130	1,814	1,006	963	917	23.2% Decrease

Source: Wisconsin Department of Public Instruction



## 7.16 Childcare Facilities

In 2007 nearly 20,000 children were enrolled in regulated child care in Dane County. The Village of Mazomanie has regulated day care programs that had a 2007 enrollment of 47 children<sup>7</sup>. A regulated program has either been licensed through the state or certified by Dane County. A program’s capacity does not necessarily reflect the number of children that are currently enrolled in programs. The capacity reflects the amount of children the program could possibly serve at any one time.

There are two categories of state licensed day care facilities that differ based on the number of children served. Licensed Family Child Care Centers provide care for up to eight children, and is often located in the provider’s home. Licensed Group Child Care Centers provide care for nine or more children, and are usually located somewhere other than the provider’s home. County Certification is a voluntary form of regulation for childcare programs that do not need a license. Data generally shows that childcare demand outstrips supply locally, statewide and nationally. The cost of care plays a big part in household decisions about childcare arrangements.

## 7.17 Health Care Facilities

Some communities in Wisconsin have been designated by the U.S. Department of Health and Human Services as a Health Professional Shortage Area (HSPA). Either a geographic area or a specific population can be designated as a HSPA. This designation is used to determine eligibility for at least 34 federal programs, and state loan programs. According to the Wisconsin Office of Rural Health, portions of Dane County have been designated as a Health Professional Shortage Area, but they do not include the Village of Mazomanie. About 20 percent of the U.S. population lives in areas designated as a shortage area.

There are five hospitals located within 25 miles of the Village, primarily located in Madison. The Mendota Mental Health Institute is a state hospital that provides psychiatric services. It is also located in Madison.

**Table 7.17. Regional Hospitals; 2007**

Name	Location	Type
Meriter Hospital	Madison	General Medical-Surgical
Sauk Prairie Memorial Hospital	Sauk City	General Medical - Surgical
St. Mary’s Hospital	Madison	General Medical-Surgical
Stoughton Hospital	Stoughton	General Medical-Surgical
University of Wisconsin Hospital	Madison	General Medical-Surgical
Mendota Mental Health Institute	Madison	State
William S. Middleton Memorial VA Medical Center	Madison	General Medical-Surgical

*Source: Wisconsin Department of Health and Family Services.*

<sup>7</sup> 4-C Community Coordinated Child Care, Inc. Based on geographic area of zip code 53560.



There are 23 nursing homes in Dane county (Table 7.18). The Heartland Country Village is located in Black Earth and can serve up to 50 individuals. Ingleside is also near the Village, located in Mount Horeb, and can serve up to 119 individuals.

**Table 7.18. Regional Nursing Homes; 2007**

Name	Location	Capacity
Attic Angel Place	Middleton	44
Badger Prairie Health Care Center	Verona	130
Belmont Nursing and Rehabilitation Center	Madison	90
City View Nursing Home	Madison	50
Four Winds Manor	Verona	67
Greenway Manor	Spring Green	60
Heartland Country Village	Black Earth	50
Ingleside	Mount Horeb	119
Karmenta Center	Madison	105
Maplewood of Sauk Prairie	Sauk City	120
Meriter Health Center	Madison	100
Middleton Village Nursing/Rehabilitation	Middleton	97
Nazareth House	Stoughton	99
Oak Park Nursing & Rehabilitation Center	Madison	100
Oakwood Lutheran-Hebron Oaks	Madison	137
Oregon Manor	Oregon	45
Rest Haven health Care Center	Verona	21
Skaalen Sunset Home	Stoughton	166
St. Mary's Care Center	Madison	184
Sunny Hill Health Care Center	Madison	68
Sun Prairie Health Care Center	Sun Prairie	32
Waunakee Manor Health Care Center	Waunakee	104
Willows Nursing and Rehabilitation Center	Sun Prairie	57

*Source: Wisconsin Department of Health and Family Services.*

## 7.18 Cemeteries

There is one cemetery located within the Village of Mazomanie, which is owned and maintained by the Village. There is also a cemetery directly across the street in the Town of Mazomanie, which is owned and maintained by Saint Barnabas Church.

## 7.19 Public Facilities Plan

Considering this inventory of the Village's existing utilities and community facilities, this section is intended to assess the adequacy of these utilities and facilities to meet the existing and future needs of the Village's population.

Table 7.19 lists each of the utilities and community facilities in the inventory and considers whether it will be adequate throughout the planning period, based on five-year increments. The table makes



recommendations about whether existing or future needs should be met by expanding or improving existing facilities, or creating new facilities.



**Public Facilities Plan**

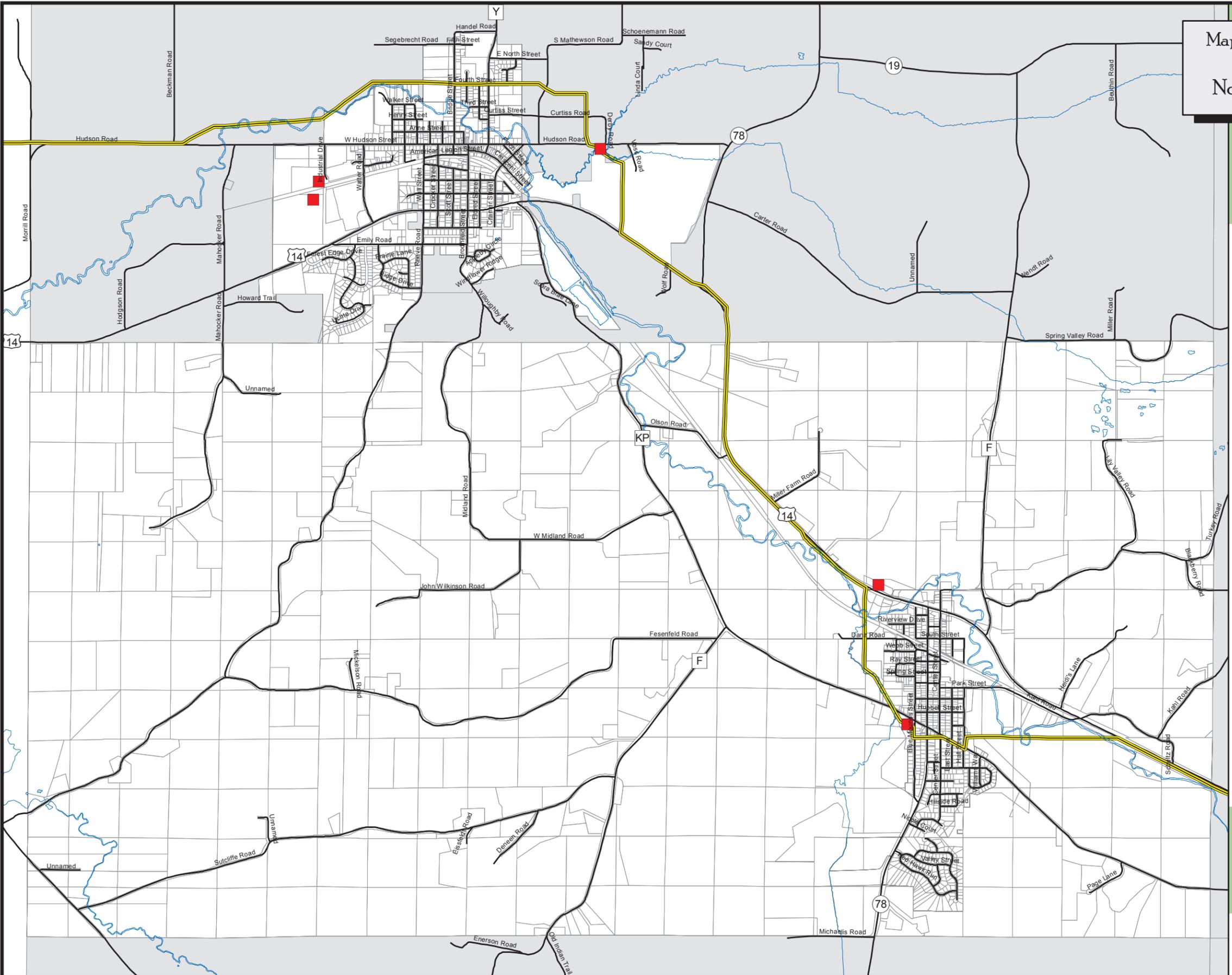
**Table 7-19. Utility and Community Facility Assessment; Village of Mazomanie Year 2009 - 2028**

Village Facility	(Year 1 – 5)				(Year 6 – 10)				(Year 11 – 15)				(Year 16 – 20)			
	Ample	Expand	Improve	New/ Replace	Ample	Expand	Improve	New/ Replace	Ample	Expand	Improve	New/ Replace	Ample	Expand	Improve	New/ Replace
Water and Wastewater	X				X	X			X						X	
Tele-communication and Fiber Optics			X				X				X				X	
Electrical and Natural Gas	X						X			X					X	
Stormwater Management		X				X			X						X	
Recreation Facilities			X				X				X				X	
Library		X					X				X			X		
Police Services	X					X			X					X		
Fire Protection			X				X		X						X	
EMS	X						X				X				X	
Municipal Buildings			X		X				X						X	
Municipal Parking Lots	X				X				X						X	
Schools	X						X				X					X
Child Care	X						X				X				X	
Health Care				X			X				X				X	
Cemeteries	X				X				X				X			

Source: Village of Mazomanie

Map 7.1  
**Electrical**  
 Northwestern Dane County: 2008

Comprehensive Plan Villages  
 of Black Earth and Mazomanie  
 and the Town of Black Earth



**Electrical Legend**

- Substation
- Transmission Lines

**Map Features**

- Rivers or streams
- Roads



Source: Base map provided by Dane County Land Information Department.  
 Data Source: Public Service Commission of Wisconsin (electrical).

Map Created: October 18, 2007  
 Map Edited: January 12, 2009



Map 7.2  
Existing Community Facilities  
Village of Mazomanie: 2008

Comprehensive Plan Villages  
of Black Earth and Mazomanie  
and the Town of Black Earth

Map Legend

-  Village Hall
-  School
-  Fire Station
-  Church
-  Cemetery
-  Wells
-  Lift Station
-  Reservoir
-  Waste Water Treatment Plant

Map Features

-  Water bodies
-  Roads

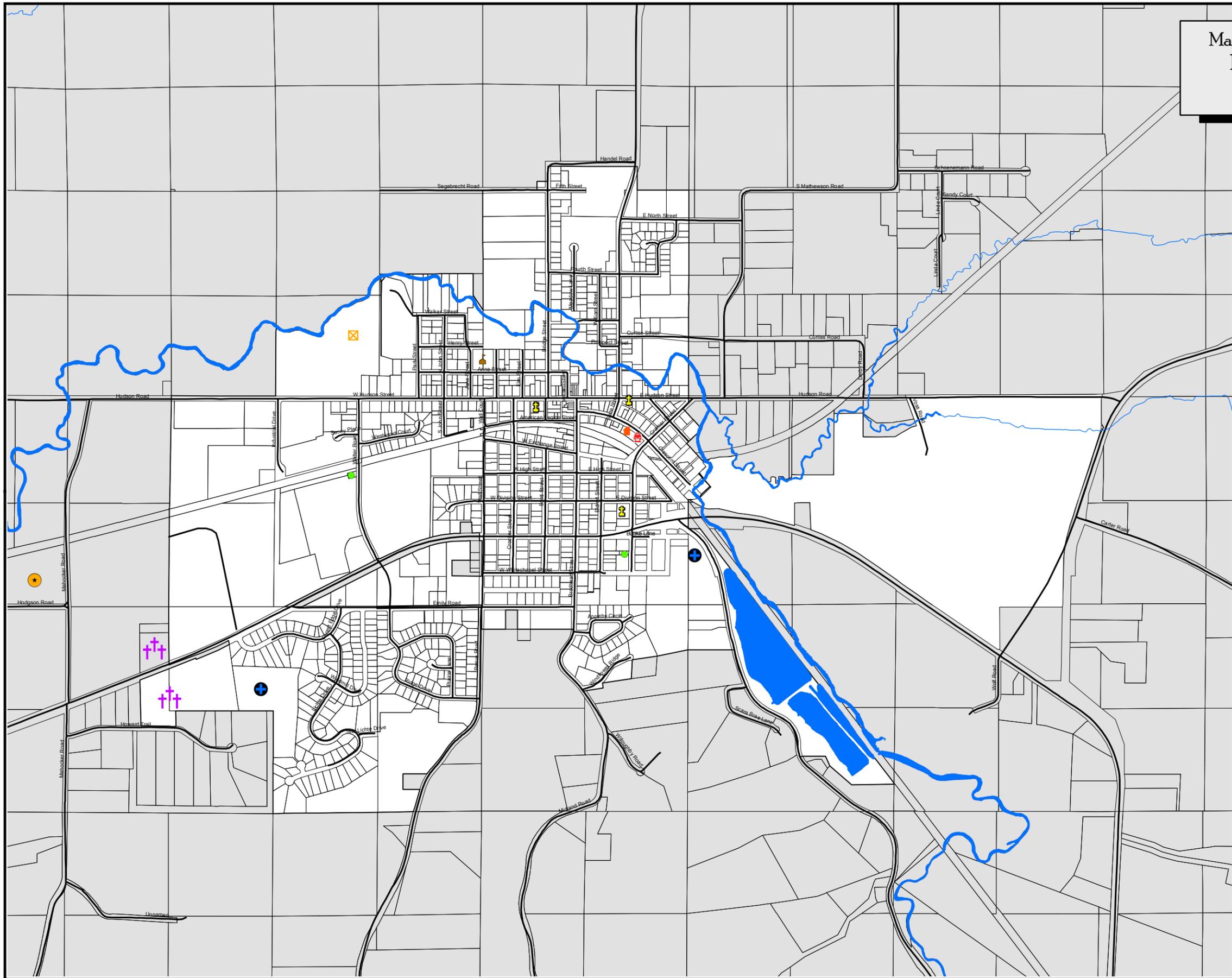


0 1,000 2,000 Feet



Source: Base map provided by Dane County  
Land Information Department.  
Data Source: Village of Mazomanie.

Map Created: October 18, 2007  
Map Edited: October 15, 2009



Map 7.3  
 Urban Service Areas  
 Village of Mazomanie

Comprehensive Plan Villages  
 of Black Earth and Mazomanie  
 and the Town of Black Earth

Map Legend

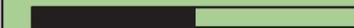
-  Mazomanie Urban Service Area
-  Proposed Urban Service Area Addition
-  Proposed Urban Service Area Subtraction

Map Features

-  Rivers or streams
-  Roads

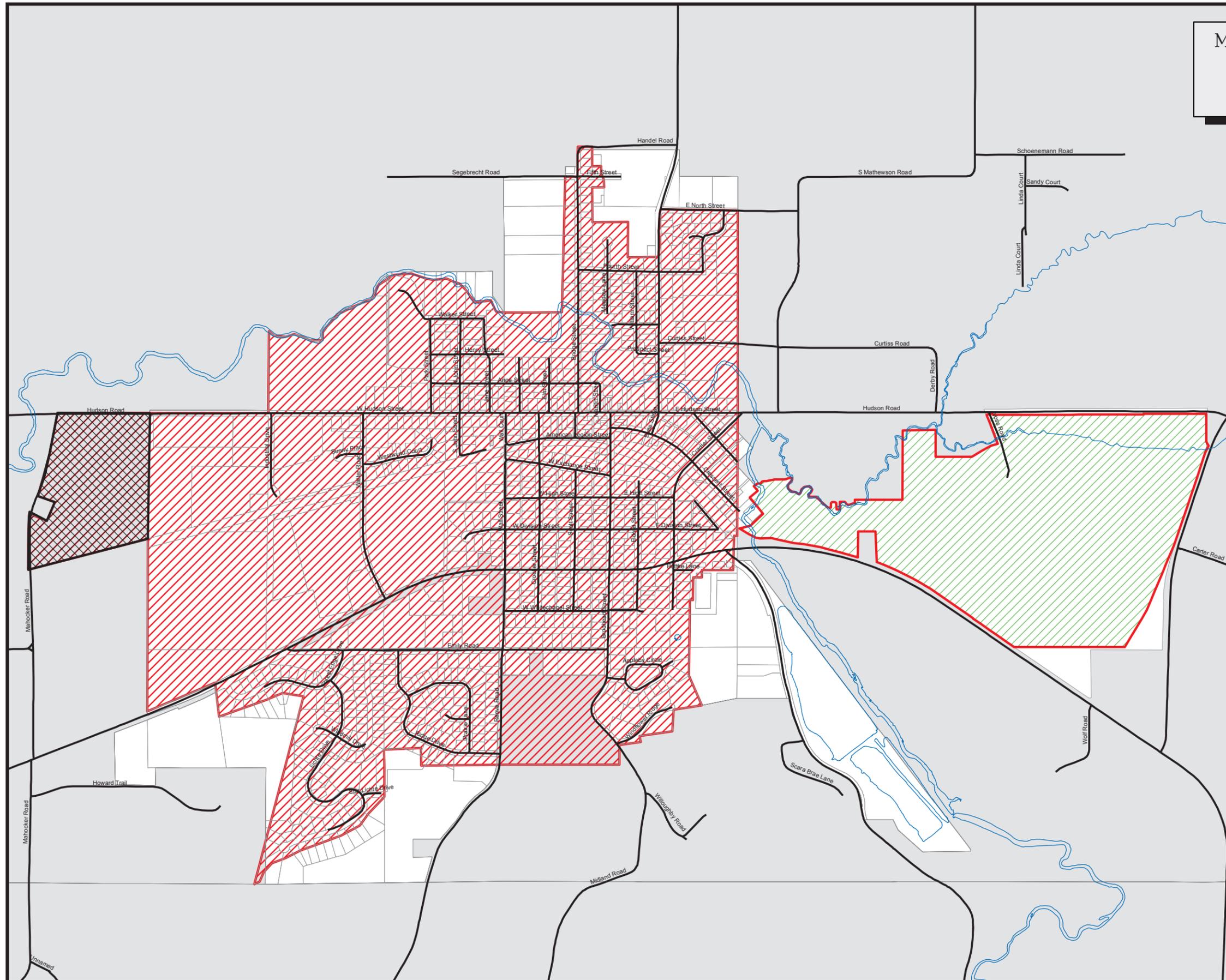


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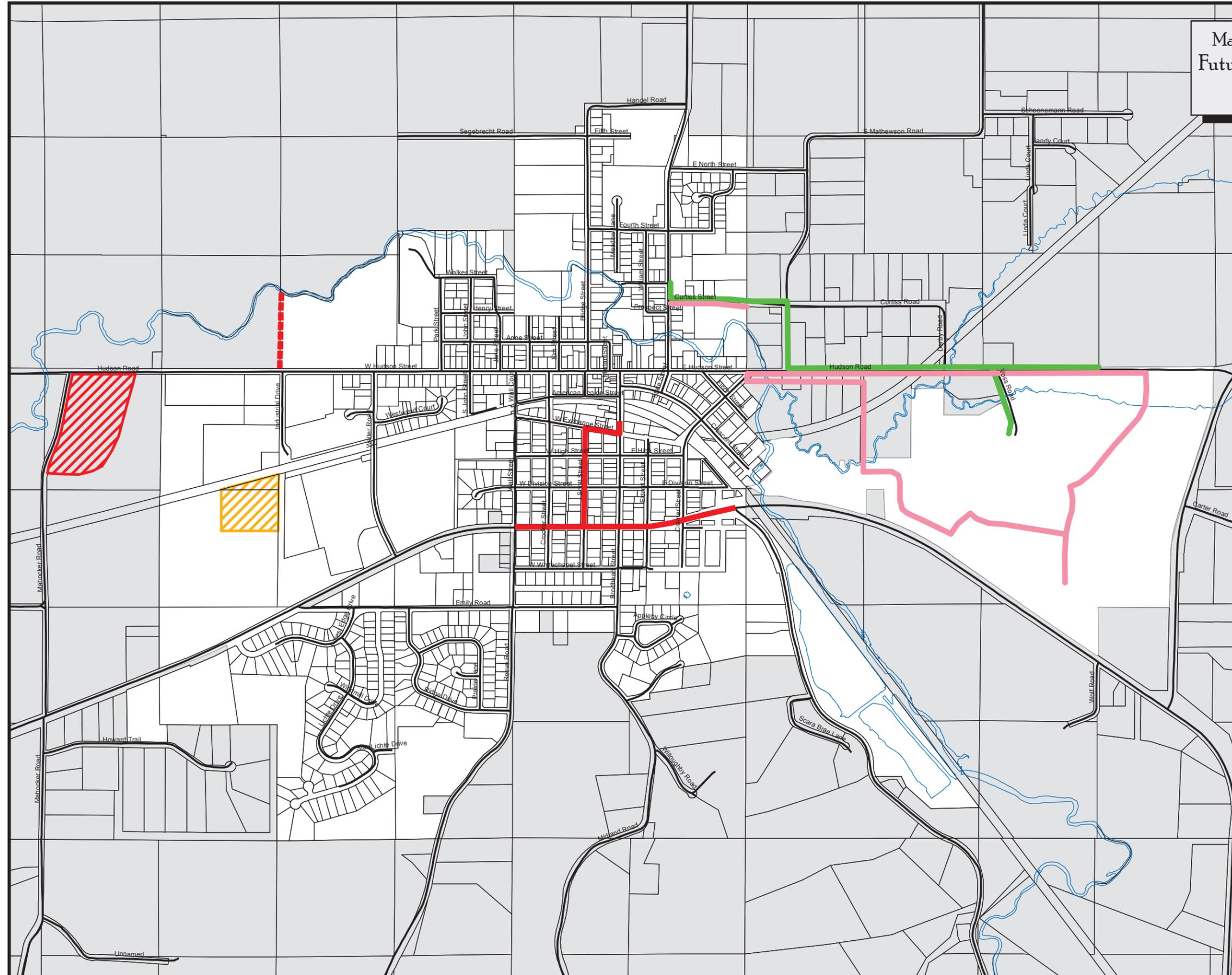
Source: Base map provided by Dane County  
 Land Information Department.  
 Data Source: Dane County Regional Planning  
 Commission (Urban Service Areas)

Map Created: October 18, 2007  
 Map Edited: May 5, 2009



Map 7.4  
 Future Utilities & Community Facilities  
 Village of Mazomanie

Comprehensive Plan Villages  
 of Black Earth and Mazomanie  
 and the Town of Black Earth



**Map Legend**

-  Stormwater Management Improvements
-  Storm Sewer Replacement or Loop
-  Sanitary Sewer Replacement or Loop
-  Potable Water Expansion
-  Stormwater Basin
-  New Substation

**Map Features**

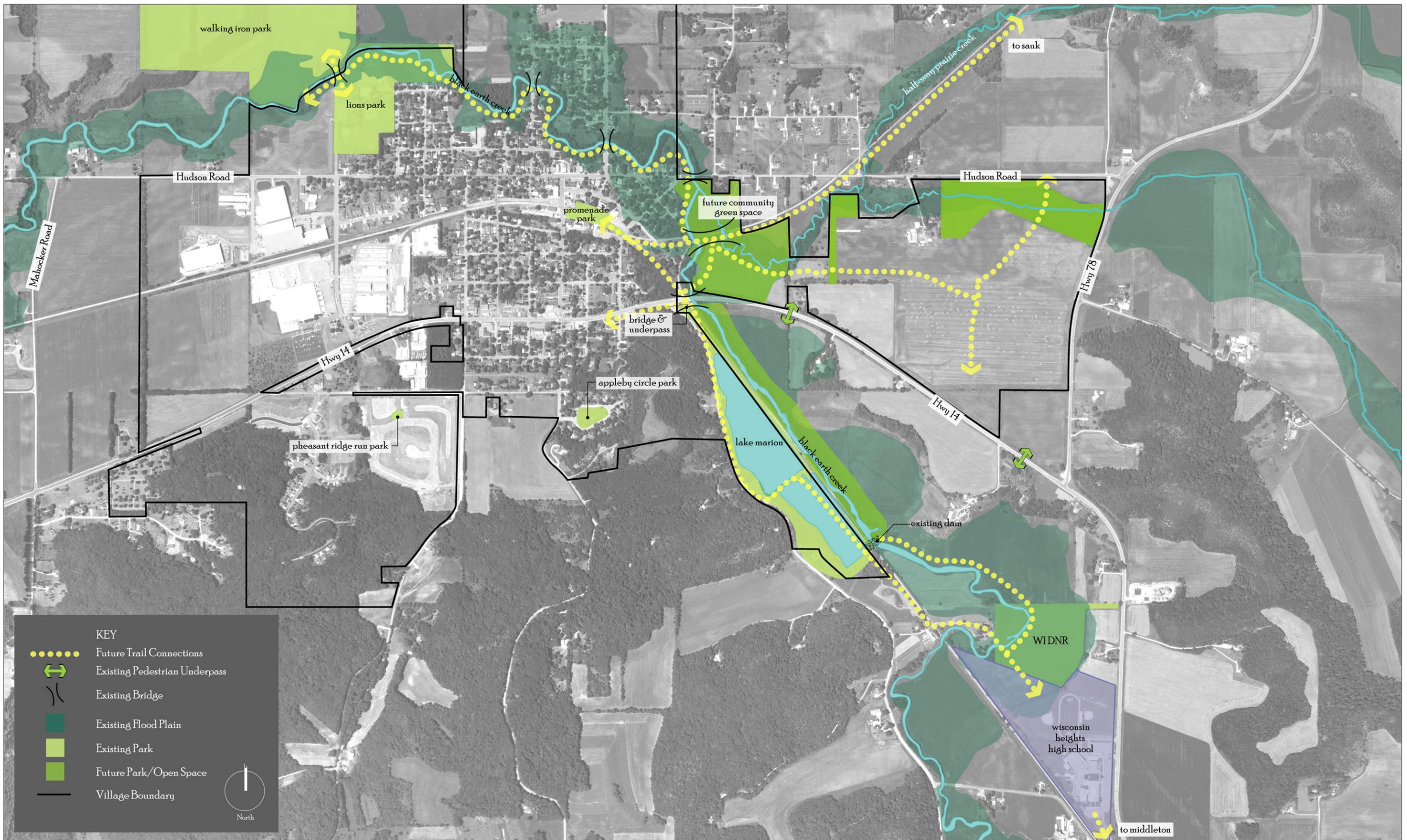
-  Rivers or streams
-  Roads



Source: Base map provided by Dane County  
 Land Information Department.

Map Created: October 18, 2007  
 Map Edited: May 5, 2009





## Greenspace Corridors & Connections

Comprehensive Plan Villages of Black Earth and Mazomanie and the Town of Black Earth

# 8

## Agricultural, Natural & Cultural Resources

Village of Mazomanie Comprehensive Plan

### Contents

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## s. 66.1001(2)(e) Wis. Stats.

*The Agricultural, Natural, and Cultural Resource Element is intended to be a compilation of objectives, policies, goals, maps and programs for the conservation and promotion of the effective management of natural resources such as groundwater, forests, productive agricultural areas, environmentally sensitive areas, threatened and endangered species, stream corridors, surface water, floodplains, wetlands, wildlife habitat, metallic and nonmetallic mineral resources, parks, open spaces, historical and cultural resources, community design, recreational resources and other natural resources.*

## 8.1 Overview

This element provides an inventory of agricultural, natural, and cultural resources for the Villages of Mazomanie and Black Earth, and the Town of Black Earth. Specific topics include information about the ecological landscape, groundwater, productive agricultural areas, environmentally sensitive areas, threatened and endangered species, stream corridors, surface water, floodplains, wetlands, wildlife habitat, mineral resources, parks and open space, and historical and cultural resources. The purpose of identifying these resources is to help the communities recognize areas that need to be protected, or characteristics that would limit development potential. By incorporating this information into its land use decisions, the communities are better prepared to make sound choices for the future.

## 8.2 Local Survey Results

*The following is an excerpt from the Village of Mazomanie Comprehensive Planning Public Opinion Survey Report conducted and developed by the University of Wisconsin – River Falls Survey Research Center. Refer to Appendix C for the full report.*



### Natural Resources

Residents were presented with a list of four natural resource items and asked how important it is to use planning and regulations to address each item. Village of Mazomanie residents gave a high level of importance to the protection of both surface water and groundwater quality. More than nine in ten respondents said that it was important or very important to protect these two natural resources. Of the two, groundwater received a slightly higher level of importance; it received a larger percentage of responses in the “very important” category than did surface water.

The remaining two items in this question related to Black Earth Creek and its floodplain. A majority favored enhancing Black Earth Creek as a recreational amenity; only a quarter of the respondents said it was not important.

Respondents had split opinions about the importance of removing existing structures from the Creek's floodplain. While the largest proportion (45%) said that it was important or very important, a third believed that it was unimportant or very unimportant. But nearly a quarter of respondents said they had no opinion. Respondents with household income above \$50,000 placed a slightly higher level of importance on enhancing Black Earth Creek as a recreational amenity.

## 8.3 Agricultural Resources

### Productive Agricultural Areas

Predominantly focused in the upper Midwest, America's prime farmland regions coincide with our traditional notions of America's farm belt. While not containing as much prime farmland area as some other upper Midwest states, Wisconsin is still home to many acres of prime land. According to 1996 findings by the US Department of Agriculture, Natural Resources Conservation Service (NRCS) Wisconsin is home to over 13 million acres of prime farmland. This area represents approximately 38 percent of the states' entire area. Most of this land area can be found in the southern and eastern portion of the state. An additional concentration of prime farmland can also be found within Clark County and the western edge of Marathon County.

Ten to forty percent of the land area in and around the Villages of Mazomanie and Black Earth and the Town of Black Earth is considered to be prime or potential prime farmland according the Natural Resources Conservation Service<sup>1</sup>. Potential prime farmland is land that is prime when improved, for example by drainage, irrigation, or protection from flooding. Map 8.1 shows the location of land in the communities that is considered prime for farmland according to the Natural Resources Conservation Service.

In Dane County, the 2002 Census of Agriculture<sup>2</sup> revealed a number of interesting findings related to the growth and development of its urbanized areas.

- *Land in Farms – increased .5% percent from 512,971 to 515,475 acres in 2002.*
- *Average size of Farms decreased 9.5 percent from 198 to 179 acres in 2002.*
- *Number of Farms – increased 11.3 percent from 2,595 to 2,887 in 2002.*

### Agricultural Preservation Programs

The Wisconsin Farmland Preservation Program was enacted in 1977 in order to preserve good agricultural land from development and to provide income tax credits to farmers. This and other programs dedicated to preserving prime agricultural land are always at the forefront of primary concerns within the region. Because the Town has exclusive agriculture zoning, discussed below,

<sup>1</sup> Potential Prime Farmland in Wisconsin. U.S. Department of Agriculture, Natural Resources Conservation Service. Accessed from <http://www.wi.nrcs.usda.gov/images/maps/prime8.gif> June 2003.

<sup>2</sup> 2002 Census of Agriculture. U.S. Department of Agriculture. Accessed from <http://www.nass.usda.gov/census/census02.htm> November 2007



farmers enrolled in Farmland Preservation who have land that is zoned exclusive agriculture are eligible for 100%, rather than just 80%, of tax credits from the state.

### **Exclusive Agricultural Zoning Ordinances**

An exclusive agricultural zoning ordinance can be adopted by any county, town, or municipality in a county that has a certified agricultural preservation plan in effect. A local government, by establishing an exclusive agricultural use district, effectively decides that agricultural uses of land are most appropriate in that district.

The Department of Agriculture, Trade and Consumer Protection assists counties in creating county agricultural preservation plans, which lay the groundwork for towns, municipalities, and counties to develop exclusive agriculture zoning districts. Farmers can also participate by signing an individual, long-term agricultural preservation agreement. The farmland preservation program provides state income tax credits to farmers who meet the program's requirements to meet soil and water conservation standards, and to only use the land for agriculture. Dane County has adopted exclusive agricultural zoning only in towns that elect to have such a district. The Town of Black Earth has elected to have A-1 exclusive agriculture districts, which utilizes a density of one home per 35 acres.

### **Dane County Agricultural Advisory Council**

In 1998, the Dane County Board created the Agricultural Advisory Council to advise the county board and county executive on agricultural issues and assist farmers in various areas. This advisory council held a series of meetings and has prepared its "First Annual Report of the Dane County Agricultural Advisory Council", addressing the challenges facing farmers in Dane County. The report identifies both needs, and ideas for protecting farming and farmland.

### **Farms and Neighborhoods**

"Farms and Neighborhoods" is the County Executive's proposal for preserving farming in Dane County. It identifies the importance of farming, and some goals and strategies to protect farming, including developing vibrant, healthy cities and villages that people want to live in.



## 8.3 Natural Resources

### General Setting

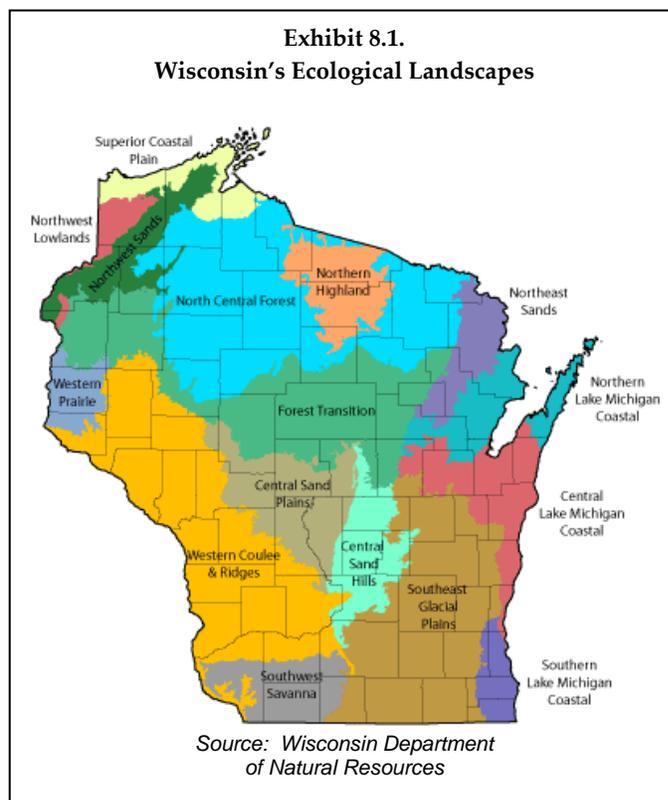
The Village of Mazomanie is located on the boundaries of several Ecological Landscapes as defined by the Department of Natural Resources<sup>3</sup>(Exhibit 8.1). They are located primarily in the Western Coulee & Ridges Landscape, but share a close border with the Central Sand Hills, Southwest Savanna, and Southeast Glacial Plains Landscapes. Each of these Ecological Landscapes has different attributes and characteristics, as outlined below.

#### *Attributes and Characteristics of the Western Coulee and Ridges*

This ecological landscape is characterized by highly eroded, un-glaciated topography. Steep-sided valleys are heavily forested and often managed for hardwood production. Agricultural activities, primarily dairy and beef farming are typically confined to valley floors and ridge tops. Large, meandering rivers with broad floodplains are also characteristic of this landscape. They include the Mississippi, Wisconsin, Chippewa, Black, La Crosse, and Kickapoo Rivers. The floodplain forests associated with these river systems are among the largest in the Upper Midwest. Spring-fed, coldwater streams that support robust brown and brook trout fisheries are common throughout the area. Soils are typically silt loams (loess) and sandy loams in the uplands and alluvial or terrace deposits in the valley floors.

#### *Attributes and Characteristics of the Central Sand Hills*

This ecological landscape is located at the eastern edge of the old Glacial Lake Wisconsin and contains a series of glacial moraines that were later partially covered by glacial outwash. Pre-settlement vegetation consisted of oak forest, oak savanna, and a variety of prairie types in the uplands. Fens, wet prairies, and rare coastal plain marshes occurred in the lowlands. Soils throughout the landscape have a significant sand component. A mixture of farmland, woodlots, and a variety of wetlands now characterizes the area. Agriculture is successful in the sandy areas with the use of center pivot irrigation but there is a considerable amount of less productive and idle agricultural land.



<sup>3</sup> Wisconsin Land Legacy Report: An inventory of places critical in meeting Wisconsin's future conservation and recreation needs. Wisconsin Department of Natural Resources, 2002.



Numerous small kettle lakes are associated with the pitted glacial outwash. Several larger lakes occur along the eastern side of the landscape and include the state's deepest natural lake (Green Lake at 236 feet) and one of the shallowest large lakes in Wisconsin (Puckaway at over 5,000 acres and only 5 feet deep). In addition, a series of very high quality coldwater streams originate from the moraines and generally flow southeasterly.

*Attributes and Characteristics of the Southwest Savanna*

This ecological landscape is characterized by deeply dissected, un-glaciated topography with broad open hilltops, flat fertile river valleys, and steep wooded slopes. Occupying the south-facing slope of the Military Ridge, prairies and savannas were the dominant habitat types in this area prior to Euro-American settlement. Dry prairies covered the hilltops and graded into prairies, oak savannas and oak woodlands down slope. The river valleys were often a mix of hardwoods including oak, maple and elm. The dominant land use now is agriculture, although farms typically contain a combination of row crops, hay fields, and woods.

Several good quality warm-water streams flow through the landscape and, although impacted by non-point pollution, support diverse fisheries as well as some rare aquatic species. The wooded slopes along these streams are often managed for oak-hardwood production. In some cases oak is being over-harvested and these areas are converting to cherry, red maple and hickory. "Relict" stands of pine occur on bedrock outcroppings along some stream systems.

Given its proximity to Madison, Rockford, Dubuque, and even Chicago, the area is experiencing rapid changes as former farms are split up into housing for commuters and recreation land for people that live outside the area.

*Attributes and Characteristics of the Southeast Glacial Plain*

This ecological landscape is home to some of the world's best examples of continental glacial activity. Drumlins, eskers, kettle lakes, kames, ground and end moraines, and other glacial features are evident throughout the entire area. A particularly striking area, the long "ridge" that formed between the Green Bay and Lake Michigan lobes of the Wisconsin glacier (known as a kettle interlobate moraine), is protected in part by the Kettle Moraine State Forest.

In addition to the many small kettle lakes in this landscape, there are also a number of much larger lakes, such as the Lake Winnebago Pool system, the Yahara Chain of Lakes, Lake Koshkonong, and Lake Geneva. Major rivers include the Rock, upper portion of the Milwaukee, middle portion of the Fox, and the Illinois Fox. Although many of the landscape's natural wetlands have been drained, a large amount still remains. The largest single wetland in this landscape, Horicon Marsh, is a globally significant area.

Soils are mostly silt loams but there are also areas of clay soils and sandy soils. Most of the tillable land is intensively farmed, with dairying and cash-cropping of grains and vegetables being the predominant types of agriculture. The natural vegetation of this landscape was formerly a mix of hardwood forest, prairie, savanna and wetlands. Today very little of the prairie and savanna habitat remains.



## Geology

According to the Wisconsin Geological and Natural History Survey<sup>4</sup> most of the bedrock geology of northwestern Dane County is characterized by area of the Prairie du Chien Group, which is predominantly dolomite with some sandstone and shale, and a Cambrian area of sandstone with some dolomite and shale.

## Soils

The basic soil components are sand, gravel, silt, clay, and organic material. The different soil types are composed of various combinations of each component. The Soil Conservation Service has developed a County Soil Survey<sup>5</sup> for each Wisconsin County. These surveys include soil association maps that delineate landscapes that have a distinctive proportional pattern of soils. The soil types in one association may occur in another, but in a different pattern.

The soil composition of a community should be evaluated to identify whether the soil is suitable for development. Map 8.4 shows the location and types of soils based on their characteristics. Sandy soils provide for better infiltration while soils with more clay pose problems for septic fields because they do not provide favorable infiltration capabilities. When looking at future development opportunities and residential growth, soil qualities should be taken into consideration in order to ensure that septic fields are placed within areas that can properly accommodate them. Much of the soil within and around the Village of Mazomanie is very sandy in nature, which provides for excellent infiltration during periods of heavy rainfall and snow melt.

## Groundwater

Although there are ample groundwater resources for the state as a whole, some portions of the state, including Dane County, are facing concerns about the availability of good quality groundwater for municipal, industrial, agricultural, and domestic use. Groundwater levels are affected by high capacity wells used for municipal water supplies, and by transferring water from one basin to another when wastewater is discharged to areas other than where the water was drawn.

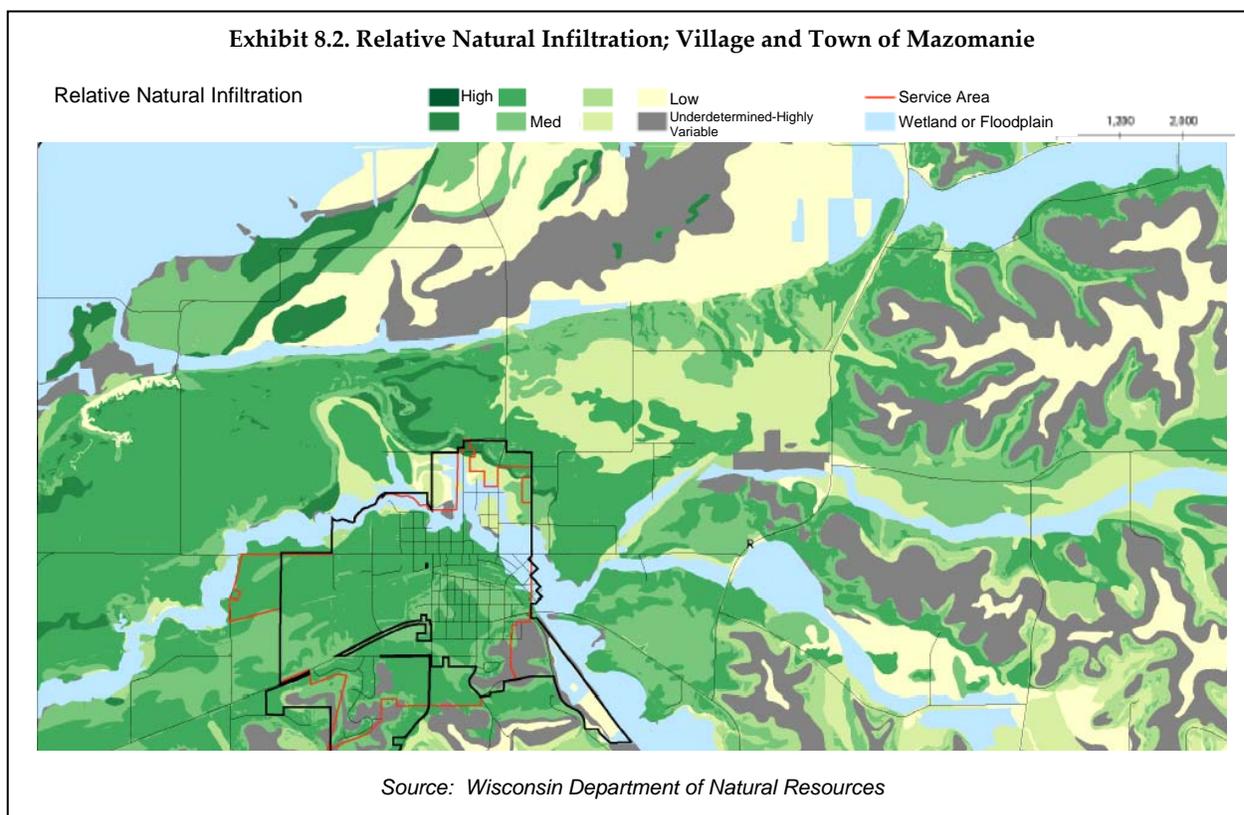
According to the DNR, groundwater pumping has led to declines in groundwater in the most populous areas of the state. Several problems have been associated with lowering groundwater levels. Pumping costs may be increased. Wells may yield less water or dry up. Base flow into streams, springs, lakes, and wetlands can be reduced or even cease, causing surface waters to dry up. In a 2001 report, the USGS modeled the impact of high capacity wells and development on the groundwater in Dane County. This study found the simulated baseflow of Black Earth Creek to be 10% less than the simulated predevelopment baseflow rate. It has been recommended that pumping be moved closer to the Yahara River Chain to reduce the impact on the groundwater-fed streams in the area. The impact of development can also be mitigated through concentrated infiltration and preserving open space in areas with naturally high infiltration.

<sup>4</sup> Bedrock Geology of Wisconsin. University of Wisconsin – Extension, Geological and Natural History Survey

<sup>5</sup> Soil Survey of Dane County, Wisconsin. U.S. Department of Agriculture, Soil Conservation Service.



The natural and enhanced infiltration potential in Dane county has been mapped by CARPC. The maps were derived from NRCS soil information using relative cumulative scores based on soil permeability, depth to water table, depth to bedrock, and slope. Depth to bedrock and slope were considered less important and weighted accordingly. Exhibit 8.2 represents relative infiltration as it occurs naturally. Permeability is scored based on the most limiting soil layer in the soil column, measured to a depth of five feet. On the exhibit, soils that are identified in dark green have the best infiltration rates, while areas lighter in color have slower infiltration rates. Development that occurs in areas with higher infiltration rates need to carefully ensure that groundwater recharge is not affected by the increase in impermeable surface area. Best management practices, such as rain-gardens, bio-filtration, and infiltration basins, should be utilized to allow development within these areas without negatively impacting the infiltration rates.

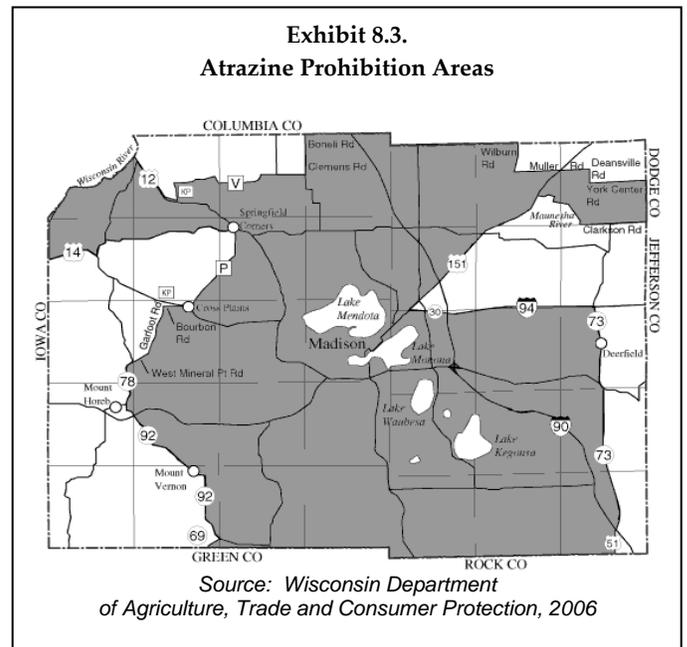


A Wisconsin Geological and Natural History Survey map delineates groundwater susceptibility to contamination based on five physical resource characteristics. These characteristics are the type of bedrock, depth to bedrock, depth to water table, soil characteristics, and surficial deposits. Based on these characteristics, this area of northwestern Dane County is highly susceptible to contamination, with a few areas being identified as the most susceptible. Physical susceptibility is only one factor of potential for contamination. Whether an area will experience groundwater contamination depends on several factors including the likelihood of release, the type of contaminants released, and the sensitivity of the area to contamination.



The Department of Natural Resources maintains a Groundwater Retrieval Network database, which includes monitoring data from public and private water supply wells. A review of this database indicates that there have been a number of monitoring results that exceed the preventative action limit (PAL) for nitrogen, some pesticides, volatile organic chemicals, and a number of inorganic substances. Water normally contains a very small amount of nitrate, but elevated nitrate levels indicate contamination. Some common sources of nitrate contamination include individual septic systems, sewage treatment plants, fertilizers, and animal waste. Volatile organic chemicals may enter the groundwater through spills or improper disposal, and are a cause for concern because they decompose slowly and can remain in the groundwater for years. Although exceeding the PAL is not a violation of the groundwater rules, it does serve as a “trigger” for remedial actions to reduce the concentration of the substance below the PAL. The PAL varies by substance, and can be found in NR 140 of the Wisconsin Administrative Code.

Atrazine is a popular corn herbicide that has been used in Wisconsin, and has been detected in groundwater in some areas of the state. Groundwater monitoring has determined that the concentrations of this chemical component already exist at high enough levels (3 parts per billion) within the groundwater table in certain areas to issue a ban on the use of atrazine.<sup>6</sup> Furthermore, regulations allow atrazine application from April 1st to July 31st. According to The Wisconsin Department of Agriculture, Trade, and Consumer Protection, a portion of the Village of Mazomanie is in the atrazine prohibition area. The gray areas on the map to the right, from the Wisconsin Department of Agriculture, Trade, and Consumer Protection, identify the Atrazine Prohibition areas in Dane County.



The United States Geological Survey (USGS) is currently working on a detailed groundwater model for the Black Earth Creek Watershed. This model will identify current groundwater flow patterns throughout the watershed. As part of this research, the USGS will need to identify recharge areas and springs and estimate the amount of base-flow within the local streams. After completion, the model will help to quantify the impacts of development and land use changes on groundwater recharge.

**Forests**

The WDNR identifies 16 million acres of forestland (46 percent of Wisconsin’s total land area) and millions of urban trees that significantly contribute to the quality of life in Wisconsin. These forests

<sup>6</sup> Wisconsin Department of Agriculture, Trade and Consumer Protection, 2006



are important for their beauty, recreational opportunities, wildlife habitat, air quality enhancement, water protection, biodiversity, products and a variety of other values. However, 70 percent of the forest land is in private ownership, making sustainable forest management more complex. The DNR defines forest land as land area that is at least 16.7 percent covered by forest trees or was in the past, and is not currently developed for non-forest use.

The Village is part of the Lower Wisconsin Geographical Management Unit (LWGMU). According to the most recent Lower Wisconsin Basin report, July 2002, the DNR characterizes the LWGMU as highly agricultural land which contains over 924,000 acres of timberland, an increase from the low of 624,000 acres in the 1950's. Today the basin area is considered to be 40 percent forested, but the DNR points to the fragmentation of the forests as a problem. The most forested areas in the LWGMU are located in the "driftless" area, characterized by steep slopes and narrow drainages. Forest in the LWGMU area is typically comprised of oak-hickory and maple-ash basswood with smaller areas of elm-ash-cottonwood forest types.

State forests are commonly known for their recreational activities such as hiking, skiing, fishing, camping, etc. But state forests were originally formed with the preservation of watersheds and ecosystems in mind. Unfortunately neither Dane County nor any of the adjacent counties contain a state forest. The Kettle Moraine forest areas, ranging north to south from Fond du Lac to Walworth counties, are the closest state forests in the area.

According to the Wisconsin Forests Association there are 29 counties in the State of Wisconsin which own 2,354,196 acres of forest land. County forest land has recreation and economical uses including camping, cross country skiing, and the manufacturing, processing and transportation of wood related products.

There are two forest tax laws in Wisconsin, the Managed Forest Law and the Forest Crop Law. These programs provide private property owners with tax reductions in exchange for entering into long-term contracts with the Department of Natural Resources to ensure proper forest management. The public also benefits from the additional opportunities for recreation, wildlife habitat, and watershed protection that proper forest management provides. According to the 2003 Wisconsin DNR<sup>7</sup> Managed Forest and Forest Crop Law database there were 17,417 acres of forest land in Dane County enrolled in these programs.

In addition, the Villages of Mazomanie and Black Earth urban forests are an important resource. The DNR defines an urban forest as all of the trees and other vegetation in and around a village or city. This includes not only publicly owned trees such as those lining streets, in parks and utility rights-of-way, and riverbanks, but also includes privately owned trees in home and business landscapes, and any other trees within the community. Shrubs, vines, grass, groundcover, wildlife, pets, and people are all integral parts of the urban forest ecosystem.

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<sup>7</sup> Managed Forest Land. University of Wisconsin Stevens Point, Land center tracker, map accessible from [http://www.uwsp.edu/cnr/landcenter/tracker/fall2004/MFL\\_small.pdf](http://www.uwsp.edu/cnr/landcenter/tracker/fall2004/MFL_small.pdf) August 2004



### Environmentally Sensitive Areas

The Black Earth Creek Watershed area covers a total of 103 square miles which includes the Villages of Mazomanie, Black Earth and Cross Plains. Most of this watershed is located in and on the edge of the “driftless” area. The driftless area is a product of the ice ages and provides southwestern Wisconsin with river valleys well known for river ravines. The geological areas are characterized by steep slopes, wetlands, habitat for threatened or endangered species, prairie/savanna, surface water, and floodplains. Development and agricultural use of the driftless areas must be done with caution as the water supply in the area is very sensitive to erosion, sediment and pesticide run-off, and temperature change. The ecological services provided by these areas are important and may be difficult or costly to replicate.



The Black Earth Creek Natural Resource Area is defined by the Black Earth Creek Natural Resource Area Plan, which was adopted by the Dane County Board in 2003. This area consists of 11,630 acres along the Black Earth Creek corridor and adjacent upland area. Recommendations within this plan promote the protection, restoration and enhancement of the resource, as well as existing/future recreational opportunities and linkages between and among communities. Recommendations from this plan were incorporated into the Dane County Open Spaces Plan, and include the following specific action items:

- Acquire “Old Mud Lake” north of USH 14 and additional headwater lands immediately south of USH 14 with the help of multiple partners for future wetland restoration projects.
- Continue working with the Natural Heritage Land Trust on its identified priority areas within the project boundary, including acquisition of conservation easements from ridge top to ridge top between Cross Plains and Mazomanie.
- Investigate allowing hunting on County lands adjacent to WDNR public hunting grounds where compatible with other park uses.

### Threatened or Endangered Species

Wisconsin's Natural Heritage Inventory (NHI)<sup>8</sup> is responsible for maintaining data on the locations and status of rare species, natural communities, and natural features in Wisconsin. The Wisconsin NHI program is part of an international network of inventory programs that collect, process, and manage data on the occurrences of natural biological diversity using standard methodology. This network was established, and is still coordinated by The Nature Conservancy (TNC), an international non-profit organization. The network now includes natural heritage inventory programs in all 50 states, most provinces in Canada, and many countries in Central and South America.

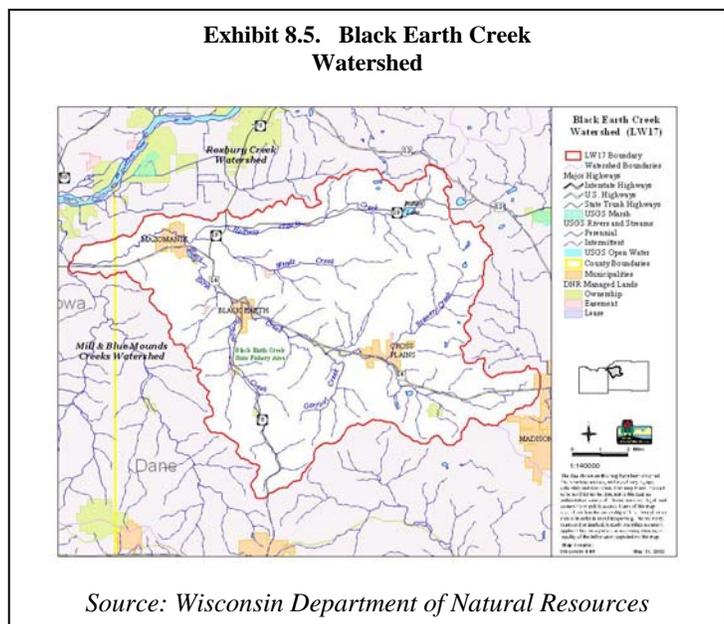
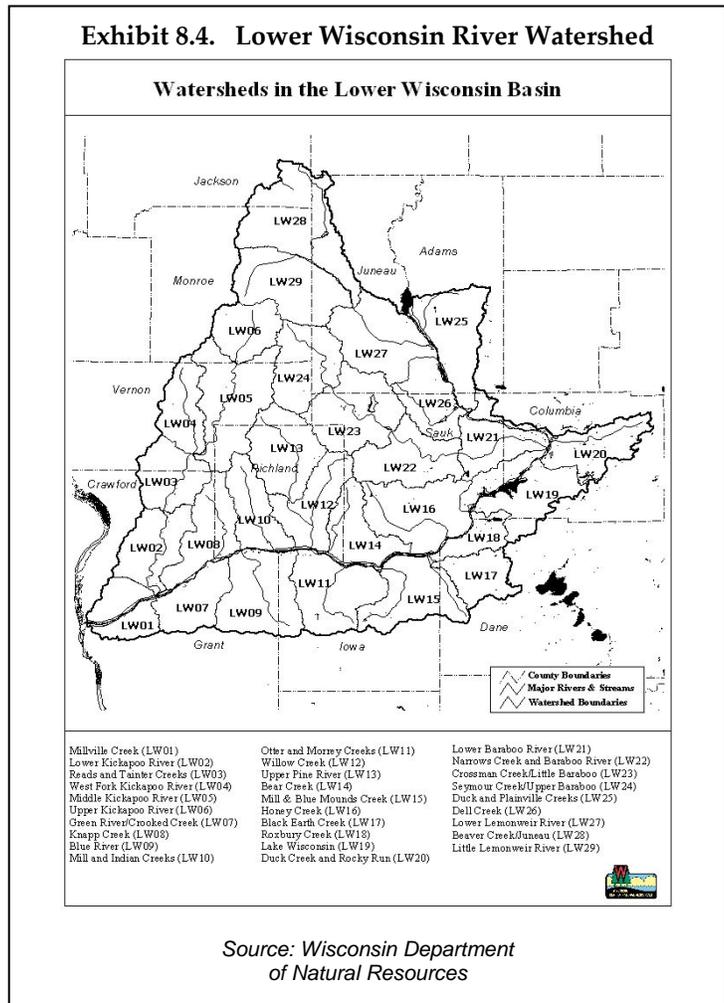
<sup>8</sup> Natural Heritage Inventory, established in 1985 by the Wisconsin Legislature. Maintained by the Wisconsin Department of Natural Resources Bureau of Endangered Resources.



Based on data contained in Wisconsin's Natural Heritage Inventory there are 160 known rare or endangered plant species and animal species in Dane County. Some of these are known to exist in or near the communities. One should not assume that lack of documented sightings of rare or endangered species is evidence that endangered resources are not present.

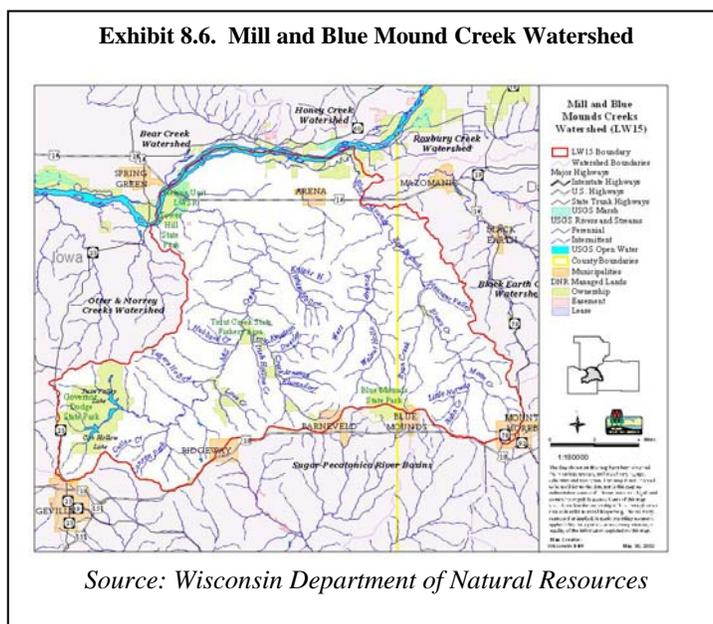
**Surface Water**

The Villages of Black Earth and Mazomanie and the Town of Black Earth are located in the Lower Wisconsin basin (Exhibit 8.4). The Lower Wisconsin basin covers about 4,940 square miles, extends across nine counties and consists of 29 different watersheds. The Black Earth Creek Watershed covers 103 square miles in western Dane County and the northeast corner of Iowa County. The Villages of Mazomanie and Black Earth and the majority of the Town of Black Earth are located within the Black Earth Creek Watershed. The southwestern corner of the Town on Black Earth is in the Mill and Blue Mounds Watershed. The glaciated morainal landscape in both of these watersheds contains many depressions and internally drained areas that provide excellent infiltration of rainwater. The subsequent groundwater recharge is responsible for baseflow in Black Earth Creek and Garfoot Creek, which are listed as exceptional resource waters. The East Branch of Blue Mounds Creek flows through the Town of Black Earth and is identified as a cold water community stream. The cold water streams in this area have an established coalition of organizations committed to



protecting and enhancing the health of the fisheries.

Future development will need to be diligent in controlling thermal and sediment impacts in order to maintain the healthy fisheries that currently exist. The Black Earth Creek Watershed has been extensively monitored and many best management practices have been implemented. The DNR, EPA, USGS, NRCS, County and local groups have all had an important role in the analysis and protection of Black Earth Creek, Garfoot Creek and Brewery Creek.



### Lakes

The Black Earth Creek watershed contains three lakes: Indian Lake, Lake Marion and Salmo Pond. Lake Marion is the only one located within any of the three communities, while the other two are located nearby in the Town of Berry. The DNR describes the lakes as follows:

#### Lake Marion

*Lake Marion is a small lake on the southeast edge of the Village of Mazomanie, between the railroad and Highway KP. Currently the WDNR is not involved in the management of this lake although local sportsmen’s club occasionally stocks the lake to improve recreational opportunities.*

#### Indian Lake

*This 66-acre lake is the focus of a 480.9ac Dane County Park located in the Town of Berry. It is an isolated water body with a mean depth of 4.6 feet and is adjacent to approximately 10 acres of wetlands and wet meadows. Halfway Prairie Creek flows from the west end of the lake and Indian Lake Park surrounds the lake. The lake is hypereutrophic and subject to summer algae blooms. Due to the installation of an aeration system that is run in the winter months, the winter fish kills that were once common in the lake have been almost entirely eliminated. Although the water is adversely affected by nonpoint pollution from agricultural practices, it is believed that changes in activities in the watershed will not have a large affect on the water quality. Stocking in the last decade has established a naturally reproducing population of blue gill and large mouth bass. Access is provided from Indian Lake Park. The Dane County Open Space plan recommends that 250 acres of land be acquired around the park to buffer the lake and include the wetlands that contain the springs that form the headwaters of the lake.*

#### Salmo Pond

*Salmo Pond is located on the south side of USH 14 west of Cross Plains in the Town of Berry. The pond is a deep, abandoned gravel pit and is six acres in area with a maximum depth of 15 feet. It is stocked with rainbow trout and contains naturally reproducing populations of bass, blue gill, pumpkinseed. The pond is*



*adjacent to a section of the Black Earth Creek Fishery Area. The DNR recently completed a shoreline restoration project on the Pond that enhances fishing opportunities.*

*Stormwater Ordinance*

The Village of Mazomanie has elected to control their stormwater management through an ordinance, which was adopted in 2008. A stormwater management and erosion control ordinance went into effect in Dane County during 2002 to protect surface water from stormwater runoff. Chapter 14 of the Dane County Code of Ordinances requires an erosion control and/or stormwater control permit for certain activities that result in land disturbance and/or impervious surface. Agricultural activities, one and two-family house sites, construction of public buildings, and certain state highway projects are exempt from the requirements. The ordinance sets standards to increase the quality and decrease the quantity of stormwater runoff in Dane County.

*Phosphorous Ban*

The Dane County Lakes and Watershed Commission developed an ordinance that bans the use and sale of lawn fertilizer containing phosphorous. The ordinance is intended to improve water quality by reducing the amount of phosphorous that enters Dane County Lakes. The Dane County Board adopted this ordinance in 2005.

*Waters of Wisconsin: The Future of Our Aquatic Ecosystems and Resources*

This report was developed by the Waters of Wisconsin initiative of the non-profit Wisconsin Academy of Sciences, Arts and Letters. It engaged many citizens, experts, and professionals in a conversation about the future of our state’s waters. The initiative studies the status and trends affecting Wisconsin’s waters, and developed recommendations and policies for managing the state’s water resources in the future.

**Floodplains**

The floodplain is land that has been, or may be, covered by floodwater during a 100-year flood event; it is also described as the flood level that has a one percent chance of occurring in any given year. Development in the floodplain reduces the floodplain’s storage capacity, causing the next flood of equal intensity to crest even higher than the last. The complete floodplain is made up of the primary water channel, known as the floodway, and the outer banks of this channel, known as the flood fringe. Property owners with structures located in the floodplain are often required to obtain flood insurance to protect their assets.

Map 8.2 shows the locations of floodplains that limit development potential in the planning area, which are located primarily near the Black Earth Creek and its tributaries.

**Wetlands**

Wisconsin’s wetlands provide a variety of critical functions; they provide habitat for wildlife, store water to prevent flooding, and protect water quality. However, the

**Table 8.1. Wetlands; Villages of Mazomanie & Black Earth, Town of Black Earth**

Community	Acres of Wetland	Percent of Land Area
Village of Mazomanie	46	0.4%
Village of Black Earth	40	7.2%
Town of Black Earth	172	1.6%



wetlands have continued to be destroyed and degraded as they are drained and filled for agriculture, development and roads, and impacted by pollutants.

According to the Wisconsin Wetlands Inventory, Dane County contains 51,418 acres of wetland, comprising 6.7 percent of the county's total land area, and one percent of the state's wetlands. This data is based on aerial photography and includes only wetlands larger than 2-acres for this county. As a result, the wetland acreage numbers are likely to undercount the existing wetland area.

Map 8.3 shows the locations of wetlands that limit development potential in the planning area.

### **Wildlife Habitat**

Many areas in southern Wisconsin, prior to European settlement, were characterized by grassland ecosystems. These areas are important habitat for grassland birds, which according to the UW Extension Service and DNR have been declining significantly in recent decades. Wetlands are also important habitat for a number of amphibian and bird species.

As Wisconsin's land ownership becomes increasingly fragmented, the Department of Natural Resources believes that its habitat also tends to become more fragmented. This is particularly relevant to species that require a large range or contiguous habitat. Fragmented ownership negatively impacts species by causing inconsistencies in habitat management, and making it more difficult and expensive for the DNR or private organizations to acquire land for preservation.

Large tracts of high quality natural areas in Dane County include 13 State Natural Areas. State Natural Areas are designated by the Department of Natural Resources to protect outstanding examples of native natural communities, significant geological formations, and archaeological sites. State Natural Areas also provide the last refuges in Wisconsin for rare plants and animals. There are three designated State Natural Areas within or near the communities. The following descriptions are provided by the DNR:

#### Mazomanie Bottoms (SNA No. 142)

*The Mazomanie Bottoms are located in northwestern Dane County south of Sauk City. The Bottoms encompasses a large area of Wisconsin River floodplain forest dissected by old river channels that are dry except during periodic floods. Silver maple, elm, basswood, and ash dominate the forest; other trees include swamp white oak, cottonwood, willow, river birch and hackberry. Openings in the canopy due to elm mortality have a dense under-story of prickly ash, gray dogwood, buckthorn, and young trees. Ridges of sand support oaks but the slough margins are nearly pure silver maples. Vining plants and lianas are found in abundance, as are viergin's bower, wild yam, moonseed, wild cucumber, woodbine, poison ivy, carrion flower, and grape. Sand bars and ephemeral pools along the river add considerable diversity. The forest harbors thousands of migrating birds. Nesting birds include these uncommon species: cerulean, kentucky, prothonotary and morning warblers, winter wren, and brown creeper. The site has a large woodpecker population and is used in winter by bald eagles. Mazomanie Bottoms is owned by the DNR and was designated a State Natural Area in 1978.*



### Mazomanie Oak Barrens (SNA No. 248)

*The Mazomanie Oak Barrens are located in the Town of Mazomanie southeast of Sauk City. Situated on a broad and gently undulating sand terrace along the Wisconsin River, Mazomanie Oak Barrens features a significant oak barren remnant containing large scattered black oaks with bur oak, black cherry, and small amounts of white oak. Groves of smaller oaks occur amid sand prairie openings with species such as big and little blue-stem, bronze-headed oval sedge, goat's-rue, Carolina puccoon, June grass, clammy ground-cherry, rough blazing-star, prairie coreopsis, few-leaved sunflower, and spiderwort. Within the matrix community are patches of oak woodland with white and black huckleberry. The barrens support the state-threatened cream gentian and the rare prairie fame-flower. A wet prairie dominated by prairie cord grass is also present. Past disturbances include grazing and fire suppression, which diminished available habitat for sun-loving grasses and forbs but management activities such as tree thinning will help invigorate the area. Mazomanie Oak Barrens is owned by the DNR and was designated a State Natural Area in 1991.*

### Black Earth Rettenmund Prairie (SNA No. 210)

*The Black Earth Rettenmund Prairie is located in the Town of Black Earth. It is a dry-mesic prairie that was part of the Rettenmund farm but probably never plowed. The prairie is home to more than 80 different plant species including many uncommon plants. Plant species documented on the site include but are not limited to, pasque flower, lead-plant, June grass, shooting star, white camas, pomme-de-prairie, and the state-threatened round-stemmed false foxglove. Additionally, the prairie provides habitat for many birds, snakes and insects. The prairie was in private ownership until 1984 when the Nature Conservancy purchased the land. In 2007 the Nature Conservancy transferred the title of the land to the Prairie Enthusiasts. The Prairie Enthusiasts have taken responsibility for management activities including prescribed burns, brush removal and mowing to reduce the impact of invasive species on the site.*

Other significant natural resources within the area include the following:

### Walking Iron County Park

Walking Iron County Park is owned by Dane County; the prairies and oak savannas are managed for the County by The Prairie Enthusiasts. The park connects to the northwest corner of the Village of Mazomanie and Black Earth Creek flows along the southern edge of the park. The Park has 288 acres offering miles of hiking and equestrian trails winding through restored prairies and wooded areas. The Dane County Open Space Plan recommends the following actions for Walking Iron Park:

- Acquire additional property north and east of the park with possible connections to the WDNR Lower Wisconsin Riverway lands.
- Explore expansion of equestrian trails into newly acquired lands as available and consider possible connection to Blackhawk State riding area.

### Aldo Leopold Nature Center

Aldo Leopold Nature Center is a 38-acre area within the Town of Black Earth. This land provides educational opportunities and will be managed to preserve and enhance the wooded land and restore native prairie to the site.



## **Metallic/Nonmetallic Mineral Resources**

### *Metallic*

Presently there are no metallic mines operating in Wisconsin. Although some of the bedrock, particularly in the northern part of the state, contains metal bearing minerals, there are no known metallic mineral deposits of economic value found in or near the Town of Black Earth, Village of Black Earth, or the Village of Mazomanie.

### *Nonmetallic*

Nonmetallic mining is a widespread activity in Wisconsin. NR 135 of the Wisconsin Administrative Code establishes a statewide program regulating nonmetallic mine reclamation. As of September 2001, nonmetallic mines may not operate without a reclamation permit. The program is administered at the local level and there are 95 active mineral extraction sites in Dane County. Fifty-five (55) of these are non-conforming (NC) sites. NC sites are exempt from Zoning (Chapter 10 of the Dane County Code of Ordinances). In addition, there are a few inactive NC sites. Most towns in Dane County have at least one non-conforming site.

All non-metallic mines are required by law to develop a reclamation plan that will designate an approved land use once mining operations have ceased. The law also allows landowners to register economically viable nonmetallic mineral deposits that are not actively being mined. Registration allows for identification, preservation, and planning for future development of marketable resources. There are currently no non-metallic mines or registered nonmetallic deposits in the Village of Mazomanie.



## 8.4 Cultural Resources

### Historical/Cultural Resources

Historic buildings have a special relevance to our lives today, bringing a “sense of place” to our communities. They also tell the social, cultural, economic, and political history of people in a way that no printed word or photograph can. Thus, telling the story of Wisconsin’s historic architecture is a way of documenting the diverse experiences of Wisconsin people and places.

The National and State Register of Historic Places gives honorary recognition to places that retain their historic character and are important to understanding local, state, or national history. These are official listings of properties that are worthy of preservation or significant to Wisconsin’s heritage. The Village is fortunate to have a Downtown Historic District listed on the National Register of Historic Places. There are 34 buildings within the District, with the oldest building dating back to the 1850’s. Most of the buildings are of commercial vernacular styles. Structures at the following addresses are part of that district: 1-118 Brodhead Street, 2-46 Hudson Street, 37-105 Crescent Street, and 113 E. Exchange Street.

The Wisconsin Architecture & History Inventory is a collection of information on historic buildings, structures, sites, objects, and historic districts that illustrate Wisconsin’s unique history. The database is maintained by the Wisconsin Historical Society, and is comprised of written text and photographs of each property, which document the property’s architecture and history. Most properties become part of the Inventory as a result of a systematic architectural and historical survey, and inclusion in this inventory conveys no special status, rights or benefits to owners of these properties. These sites are in addition to those on the National and State Register of Historic Places. The Village of Mazomanie has 156 sites listed in the Architecture & History Inventory, as included in Table 8.2.

**Table 8.2. Village of Mazomanie; WI Architecture & History Inventory**

Location	Historic Name
8-10 Brodhead St.	Charles Butz Store
10 Anne St.	
414 Anne St.	
212 Anne St.	Mazomanie Methodist Church
Bridge St. over Black Earth Creek	
17 Bridge St.	William R. Mathewson House
18 Bridge St.	John W. Martin House
102 Bridge St.	
215 Bridge St.	
2 Brodhead St.	Masonic Lodge Block
14 Brodhead St.	Paylow’s Department Store
18 Brodhead St.	J.A. Schmitz Block
28-34 Brodhead St.	Albert J. Lamboley Block
118 Brodhead St.	Mazomanie Electric Power Plant & Village Hall
203 Brodhead St.	Charlotte W. and John B. Stickley House



301 Brodhead St.	George Clough House
401 Brodhead St.	MacNamera House
402 Brodhead St.	
513 Brodhead St.	
25 Brodhead St.	C.R. Vogel Store Building
102 Brodhead St.	Mazomanie Railroad Depot
51 Crescent St.	Mazomanie Town Hall
9-15 Brodhead St.	Weinschenk Store Building
133 Cramer St.	Baekum Log House
CA 37 Crescent St.	Appleby, John Francis, Marker
38-40 Crescent St.	C.J. Tragers Manufacturing Building
CA 46 Crescent St.	Mazomanie Sickle Building
102 Crescent St.	John Parman House
103 Crescent St.	John Parman Blacksmith Shop
110 Crescent St.	
114 Crescent St.	
122 Crescent St.	George Eliot House
101 Crescent St.	Sunrise Oil Co. Filling Station
218 Crocker St.	James Owens House
410 Cramer St.	St. Barnabas Catholic Church
421 Eldred St.	Charles Mitchell House
505 Eldred St.	Richard Thornber House
21 W. Exchange St.	William Royston House
113 E. Exchange St.	Lynch and Walker Flouring Mills
34 Third St.	Daniel W. Bronson House
30 Fourth St.	John Segebrecht House & Barn
NW CNR of State and 3 <sup>rd</sup> Sts.	
509 Bridge St.	
7 W. High St.	Congregational Church
6-12 E Hudson St.	
14-18 E. Hudson St.	
25 W. Hudson St.	
109 W. Hudson St.	Congregational Church
117-119 W. Hudson St.	Stillman Moulton House
514 W. Hudson St.	
620 W. Hudson St.	
110 Jane St.	
206 Jane St.	Alex Campbell House
109 John St.	Sophia Booth House
15 Marion St.	St. Luke's Episcopal Church
134 E. North St.	Samuel Gorham House
202 Williams St.	William Robinson House
312-314 State St.	
21 State St.	William Thompson House
317 State St.	
105 E. Hudson St.	St. John's Evangelical Lutheran Church



29 Brodhead St.	Peters Family Store Building
31 Brodhead St.	Joseph Hausmann Store
39 Brodhead St.	N.D. Crosby Store Building
1 Brodhead St.	D.W. Bronson and Son Block
Bridge St. over Black Earth Creek	
4 Brodhead St.	Frank Dietz Store
37 Crescent St.	U.S. Post Office
41 Crescent St.	Waltra Apartments
53 Crescent St.	Mrs. Tony Wagner House
C. 53 ½ Crescent St.	Wagner Garage
2 E. Hudson St.	John Davidson Store
30 E. Hudson St.	William Rienow Meat Market
34-36 E. Hudson St.	Daniel Winch House
C. 46 E. Hudson St.	Phillip Hamm Livery Barn
CA. 45 E. Hudson St.	Outbuilding Associated with C.J. Trager Bldg
C. 105 ½ Crescent St.	Outbuilding associated with John Parman Blacksmith Shop
CA. 113 ½ E. Exchange St.	Outbuilding with Lynch & Walker Flour Mill
2 Anne St.	Elmer Bock House
110 Anne St.	William Wurster House
315 Anne St.	Otto M. Schroeder House
402 Anne St.	George Ellis House
509 Anne St.	
110 Bridge St.	
205 Bridge St.	
329 Bridge St.	
314 Brodhead St.	
310 Brodhead St.	William Helms House
415 Brodhead St.	
529 Brodhead St.	John Royston House
101 Cramer St.	
204 Cramer St.	
306 Cramer St.	H. & Mary Schoenman House
317 Cramer St.	Dr. Isadore Schultz House
318 Cramer St.	John Westhauser House
321 Cramer St.	John Hamm House
106 Crescent St.	
130 Crescent St.	
312 Crescent St.	
18 Crocker St.	Homer H. Coleman House
312 Crocker St.	Cyrus Sturtevant House
414 Crocker St.	
417 Crocker St.	
134 Curtiss St.	Antona Kirch House
322 Eldred St.	Charles L. Orcutt House
422 Eldred St.	
514 Eldred St.	



530 Eldred St.	
17 Elm St.	William Brown House
110 Elm St.	D.L. Bestor House
105 Finch St.	
124 Finch St.	
202 Finch St.	
14 Franklin St.	
10 E. High St.	
25 W. High St.	
113 W. High St.	
45 E. Hudson St.	
113 E. Hudson St.	John A. Schmitz House
114 E. Hudson St.	
118 E. Hudson St.	
226 E. Hudson St.	
6 W. Hudson St.	
105 W. Hudson St.	Roy Paylow House
106 W. Hudson St.	
202 W. Hudson St.	Dr. Frank Griswold House
210 W. Hudson St.	William Bryant House
214 W. Hudson St.	
318 W. Hudson St.	
405 W. Hudson St.	
410 W. Hudson St.	
414 W. Hudson St.	
8 Jane St.	H.E. Trager House
14 Jane St.	
18 Jane St.	W.A. Haseltine House
202 Jane St.	Henry Linley House
210 Jane St.	
102 John St.	
16 Marion St.	
210 Scott St.	
405 Scott St.	
413 Scott St.	
517 Scott St.	
530 Scott St.	William Saul House
3 Scott Terrace	
14 Scott Terrace	
18 State St.	
114 State St.	
210 State St.	Harvey Cheney House
42 3 <sup>rd</sup> St.	
46 3 <sup>rd</sup> St.	
3 E. Whitechapel St.	
318 State St.	



### Archeological Sites

Archaeological evidence indicates that people have lived in what is now Wisconsin for over 12,000 years. It is estimated that nearly 80 percent of the archaeological sites that once existed in the state have been destroyed or severely damaged, primarily by modern land practices such as development and farming. Some of the remaining evidence includes Native American effigy mounds, often constructed in the shapes of turtles, birds, bears, and other animals. Northwestern Dane County is located in a part of the state where effigy mounds are most common (Exhibit 8.7).



The Wisconsin Historical Society maintains a database of archaeological sites and cemeteries in the state. Although this database is the most comprehensive list of archaeological sites, mounds, and burial sites, it only includes sites that have been reported to the historical society. Sites listed in this database do not have special protection or status as a result of being included, and few of these sites have actually been evaluated for their importance.

Burial sites and cemeteries, whether or not they are included in the database, are protected from intentional disturbance by Wisconsin law. There may be additional sites worthy of protection that are not listed.



### Laws and Statutes – Archaeological Sites

#### *Federal Projects*

Section 106 of the National Historic Preservation Act of 1966, as amended, requires federal agencies to insure that their actions (grants, funding, permits, activities such as highway building, etc.) do not adversely affect archaeological sites on or eligible for the National Register of Historic Places. Local development efforts that are in any way making use of federal funding or that require federal permits, must evaluate project activities on known historic or archaeological sites, and may be required to investigate the potential for such resources prior to the approval of federal funding or permits.



### *State Projects*

Archaeological sites can be protected during the course of state agency activities (funding, permits, ground-disturbing projects) if the sites have been recorded with the Office of the State Archaeologist. See Section 44.40 Wisconsin Statutes.

### *Political Subdivision Projects*

Archaeological sites may be protected during the course of village, city, county or other political subdivision projects (e.g. building, road construction, etc.) but only if the site is listed on the National Register of Historic Places. See Section 44.43 Wisconsin Statutes.

### *Burial Sites*

All human burial sites, including cemeteries and Indian mounds, are protected under State law Section 157.70 Wisconsin Statutes. The law applies to both public and private lands. Owners of burial sites may receive property tax exemptions. The State Historical Society of Wisconsin Burial Sites Program administers the law.

### *State Lands*

It is illegal to remove artifacts or otherwise disturb archaeological sites on state or political subdivision (village, city, county) lands without a permit under the Field Archaeology act – Section 44.47 Wisconsin Statutes. The law applies to both archaeological sites on public lands and submerged sites such as shipwrecks on publicly owned bottomlands under lakes and rivers. The Office of the State Archaeologist administers permits, which typically are only given to professional archaeologists.

### *Tax Incentives*

Most types of archaeological sites are not protected from destruction by private landowner activity on privately owned lands. Exceptions are covered above. As an incentive for private landowners to protect archaeological sites on their lands, the state offers a property tax exemption if the landowner formally agrees to protect the site.

### *Archaeological Consultants*

The Office of the State Archaeologist maintains a list of archaeological consultants qualified to conduct archaeological studies to identify and evaluate sites under various federal and state historic preservation laws and statutes.

As is the case with natural resource protection, historical and cultural resource protection will require the community to enhance its efforts to promote an understanding for the area's historic and cultural landscape and discourage development that is incompatible. The Village should coordinate to the extent possible with adjacent jurisdictions to ensure protection of important cultural resources as well as collaborate with local, county and state agencies working to protect historic and cultural resources and enhance opportunities for cultural awareness.



Map 8.1  
**Prime Farmland**  
 Northwestern Dane County: 2008

**Comprehensive Plan Villages**  
 of Black Earth and Mazomanie  
 and the Town of Black Earth

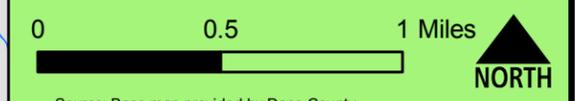
**Prime Farmland Legend**

 Prime farmland - soils based

Note: Additional land may be considered prime farmland when certain conditions are met.

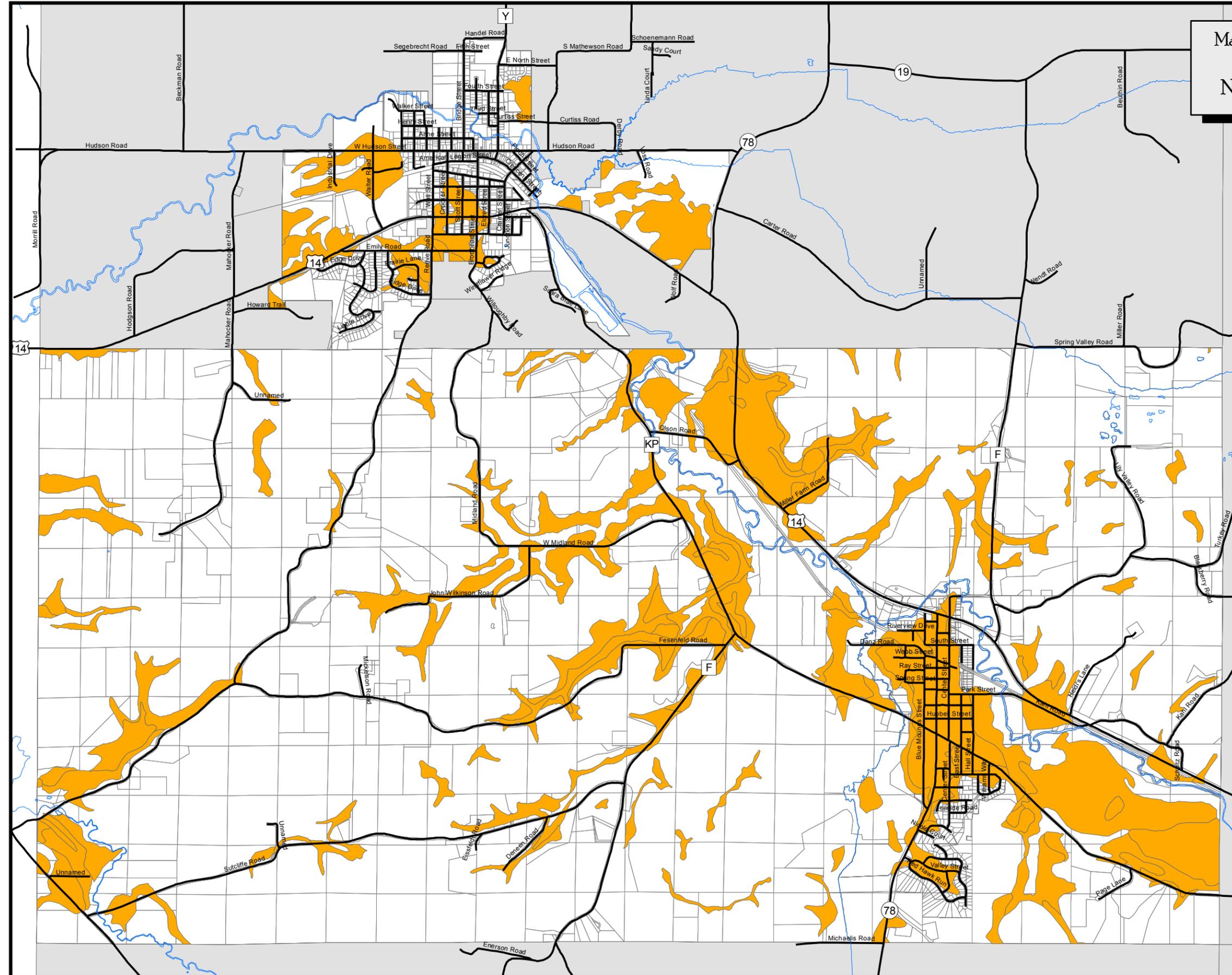
**Map Features**

-  Rivers or streams
-  Roads



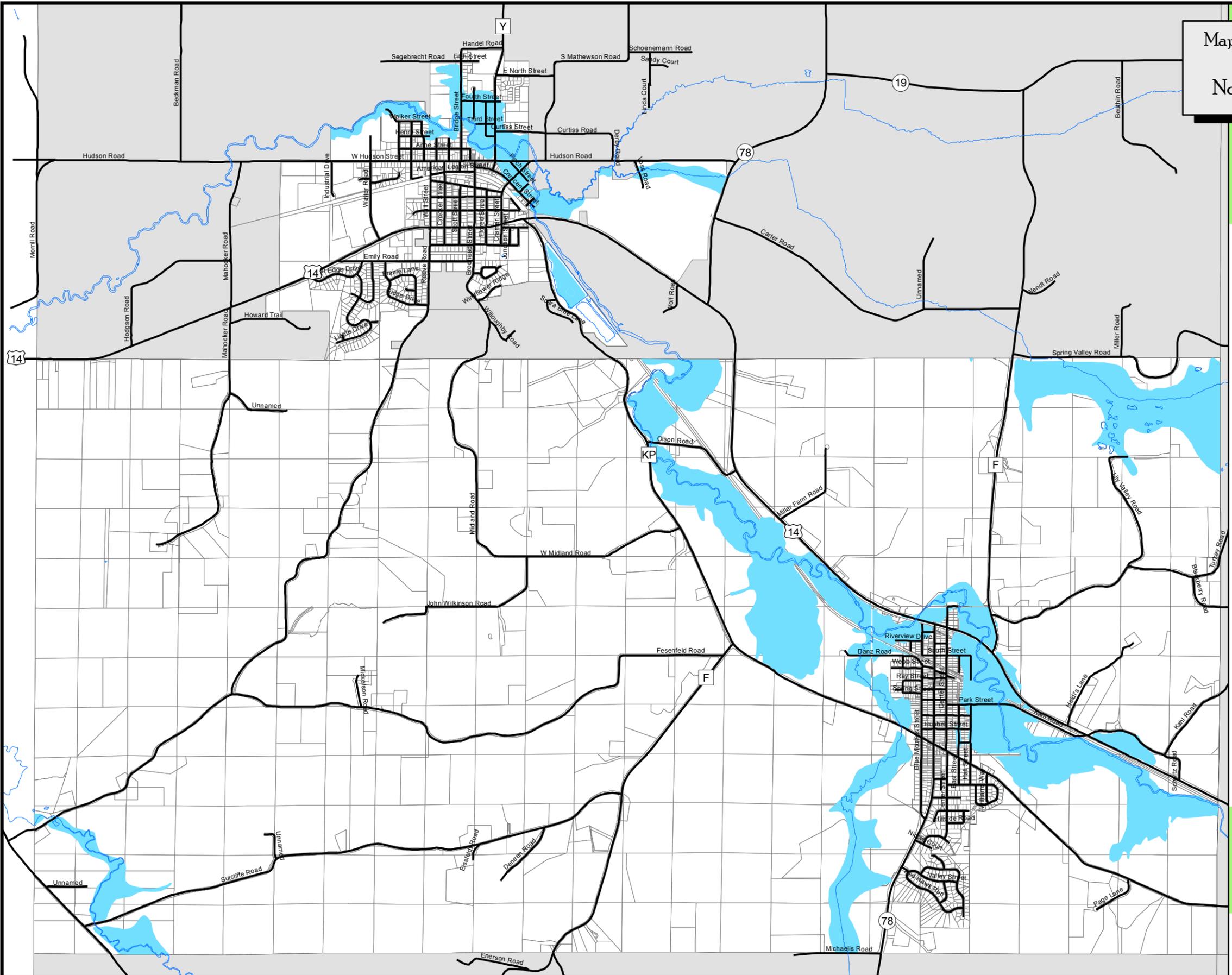
Source: Base map provided by Dane County  
 Land Information Department

Map Created: October 12, 2007  
 Map Edited: October 3, 2008



Map 8.2  
 100-Year Floodplain  
 Northwestern Dane County: 2008

Comprehensive Plan Villages  
 of Black Earth and Mazomanie  
 and the Town of Black Earth



**Map Legend**  
 100-Year floodplain

**Map Features**  
 Rivers or streams  
 Roads



Source: Base map provided by Dane County  
 Land Information Department  
 Data Source: Dane County Regional Planning  
 Commission (floodplain).

Map Created: October 18, 2007  
 Map Edited: October 3, 2008



Map 8.3

# Wetlands Northwestern Dane County: 2008

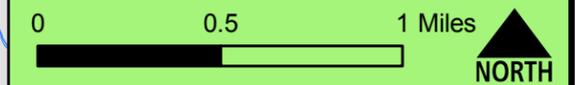
Comprehensive Plan Villages  
of Black Earth and Mazomanie  
and the Town of Black Earth

### Map Legend

 Wetlands

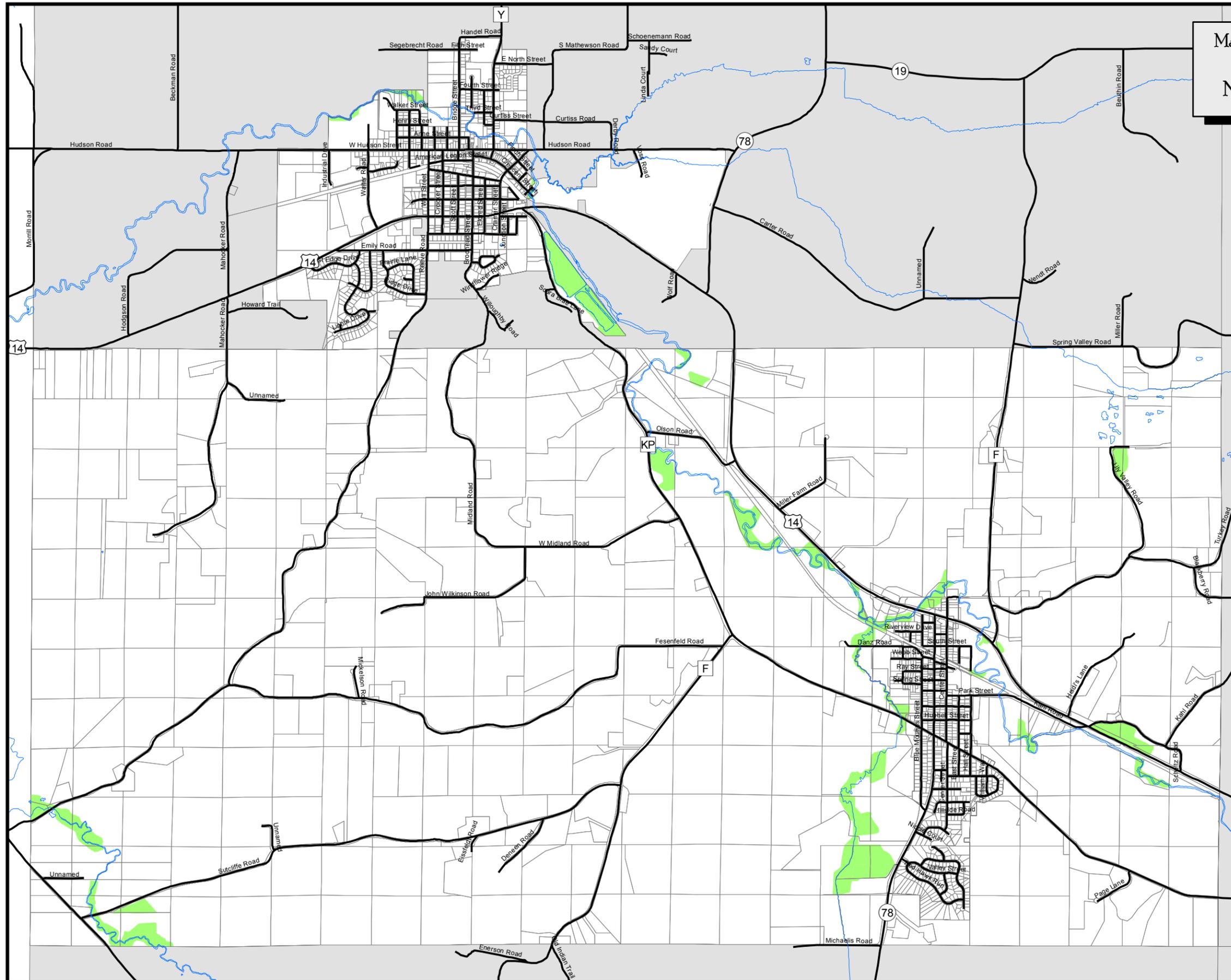
### Map Features

 Rivers or streams  
 Roads



Source: Base map provided by Dane County  
Land Information Department  
Data Source: Wisconsin Department  
of Natural Resources (wetlands).

Map Created: October 18, 2007  
Map Edited: October 3, 2008



# 9

## Economic Development Element

Village of Mazomanie Comprehensive Plan

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## s. 66.1001(2)(f) Wis. Stats.

*The Economic Development Element is defined as a compilation of objectives, policies, goals, maps and programs to promote the stabilization, retention or expansion of the economic base and quality employment opportunities in the local governmental unit, including an analysis of the labor force and economic base of the local governmental unit. The element shall assess categories or particular types of new businesses and industries that are desired by the local governmental unit. The element shall assess the local governmental unit's strengths and weaknesses with respect to attracting and retaining businesses and industries, and shall designate an adequate number of sites for such businesses and industries. The element shall also evaluate and promote the use of environmentally contaminated sites for commercial or industrial uses. The element shall also identify county, regional and state economic development programs that apply to the local governmental unit.*

## 9.1 Overview

Economic development creates jobs, raises income levels, diversifies the economy and improves the quality of life while protecting the environment. There are many dimensions to economic development. One important dimension is opportunity for employment and income for a community's residents. Another is the formation, attraction and expansion of organizations that create wealth –businesses, enterprises, associations, farms and governments that organize labor,



capital and information to produce goods and services. It is the application of individual talent, skills, and experience within an organized economic system that creates personal and community wealth, which, in turn, directly impacts the quality of life within a community.

The economic development element of a Comprehensive Plan explores the relationship between economic activity and land use. Through the vision, goals, and objectives of this element, the community establishes guidelines for making decisions about where economic activity may occur, what types of economic activity are acceptable within the community, what constraints should be imposed on economic activity for the benefit of the community, and how the community should be involved in promoting development of appropriate types of economic activity.

The Village of Mazomanie is situated approximately 25 miles west of the City of Madison, the state's second largest city. Location next to an economically strong metropolis has its benefits. The University of Wisconsin-Madison, hospitals and State government located in Madison provide a solid base of jobs and education for the southern Wisconsin region. Mazomanie and Black Earth experience a degree of their economic health due to Madison and its position within a hub of education and business.

In order to maximize these benefits it is important for this region to be networked by robust transportation infrastructure. The communities are served by Highway 14, which runs through the center of Mazomanie and connects Middleton, Cross Plains, Black Earth and Madison together. This region also benefits from railroad tracks owned and operated by Wisconsin and Southern Railroad Company, which connects southern Wisconsin to the national rail infrastructure.

The governmental bodies of the Villages of Mazomanie and Black Earth have worked well together, especially in matters of fiscal responsibility. The Villages have merged their electric utility maintenance and, along with the Wisconsin Heights School District and Village of Arena, have set up a joint sewer district. They have also purchased equipment and planned public works projects with other area municipalities.



Economic activity can be categorized by the impact that activity has on land use. The land use impact of economic activity has a number of levels. The first is the direct relationship the activity has to the land. Second is the effect

the activity has upon the environment. The third is the relationship the activity has to other entities. A few examples can illustrate the levels of impacts that economic activity may have upon land use.

A mine or quarry is an activity that literally consumes the land. The land has value for this activity that is dependent upon the material in the ground. A mine or quarry may change the way water drains from the land, it may create noise from heavy equipment and blasting, the exposed material may chemically react with air and water to create hazardous by-products. It requires heavy equipment that must be transported to and from the site. Material from the site must be transported to another site for further processing or for its end use. People who live near a quarry are affected by the environmental impacts of the quarry operation.

Farming is an economic activity that uses the land to create food and other products, but if properly managed, does not consume the land. The land has value for this activity that is dependent upon the fertility of the soil, climatic conditions, and quality of the environment. Farming may affect the environment through the material that is applied to the land as part of the farming operation, through odors and noise that may be generated as part of normal operations and by run-off from fields and animal enclosures. Farmers relate to their neighbors for security and as a source of seasonal labor. Farmers bring raw materials and equipment in from other places and must transport crops to other places for processing or distribution.



Manufacturing operations use the land as a site for organizing the manufacturing process. The land has value that is dependent upon its location relative to its inputs and markets and the services that are provided to the land (electricity, sewer, water, transportation). Manufacturing activity has an impact on the environment that is dependent upon the processes used in the manufacturing. Waste is generated that must be disposed of. Impervious surface from buildings and parking lots increases the amount of water that drains from the land and increases the potential for flooding in other parts of the community. The manufacturing operation relies upon people from the community to apply their skills and talents to the process. The manufacturing operation is also capital intensive and employs the surplus wealth created in earlier times to carry on the wealth creation process. Banks play key roles as intermediaries in the wealth creation process.

Commercial activity (primarily offices and retail) also uses land as a site for organizing operations and the value of the land is also dependent upon the services provided to the land and its location relative to its market. Commercial activity also generally requires direct exposure to its market either through visibility and access from major transportation routes or through location in proximity to other commercial activity in a trade center. Commercial activity generally does not have as much of a direct impact upon the environment as other economic activity does, but it still creates waste that needs disposing and it creates impervious surfaces that require management of storm water to prevent flooding and run-off impacts. Commercial activity has direct relationships with customers who generally come to the site along with the workers in that operation. Most commercial operations require the stocking of goods and supplies that must be brought to the site from a distribution point.



## 9.2 Local Survey Results

*The following is an excerpt from the Village of Mazomanie Comprehensive Planning Public Opinion Survey Report conducted and developed by the University of Wisconsin – River Falls Survey Research Center. Refer to Appendix C for the full report.*

Respondents were asked what types of new retail and service businesses they would use if available in Mazomanie. A grocery store was the overwhelming choice, with more than 80 percent responding affirmatively. This desire for a grocery store is also evident in the written responses to the open ended question asking respondents to list one change they would like to see in the Village; thirty respondents identified a grocery store as their single most desired change in the Village.



Other establishments receiving support from half or more of the respondents include a farmer’s market, pharmacy, and a bakery. Fewer than one in five said they would patronize a sidewalk café, specialty coffee shop, or specialty retail shops.

### 9.3 Labor Force Characteristics

The relationship between population and labor supply is an important one. The number of people in the community and their socio-economic characteristics (age, household composition, income, education level, etc.) affect employment characteristics.

Labor force numbers were gathered from Worker Flow data in the 2000 Census, which has detailed data on where residents in a municipality work, and where employees in a municipality live. Though old, data from the 2000 Census provides a basis for comparison between the jobs in a community and the number of employees in a community. Data for more recent years is used later in this section when discussing what sectors of employment are common in each community. Exhibit 9.1 summarizes the number of jobs and employees in each community.

In 2000 the Village of Mazomanie had a labor force of 845 individuals and was supplying 903 jobs – the Village was a net importer of employees. About a third of the Village’s labor force commutes to Madison to work; 21% work within the Village. The rest of the top 4 employment destinations for residents are (in order): the City of Middleton, the Village of Black Earth, and the Village of Cross Plains. About 20% of the Village’s 903 jobs are filled by Village residents. Madison residents comprise about 7.6% of the Village’s employees. The rest of the top 4 municipalities that supply workers for Village of Mazomanie businesses are: the Town of Arena (in Iowa County), the Town of Mazomanie, and the Village of Lone Rock (in Richland County).

**Table 9.1: Employment**

	Village of Mazomanie	Town of Black Earth	Village of Black Earth	Dane County	Wisconsin
Number of Workers	845	222	721	242,542	1,950,512
Number of Jobs	903	292	495	266,370	2,019,436

Source: 2000 Census

The labor force in the Village of Mazomanie has more jobs in the construction and manufacturing segments than in comparable communities and the State of Wisconsin. Some of the larger manufacturing employers include Roundy’s, Wick Homes, and Cardinal Glass. The Village of Mazomanie lags behind in the employment sectors of education, health, and government when compared to comparable communities and in comparisons to the State and County.



**Table 9.2: Segmentation of Employed Population Age 16: 2003-2007**

Employment Category	Village of Mazomanie	Town of Black Earth <sup>1</sup>	Village of Black Earth	Dane County <sup>2</sup>	Wisconsin <sup>3</sup>
Natural Resources and Mining	0.0%	0.0%	0.0%	0.9%	0.14%
Construction	20.8%	12.5%	5.9%	5.1%	4.4%
Manufacturing	17.8%	0.0%	1.2%	9.8%	17.3%
Trade, Transportation and Utilities	16.0%	1.4%	29.4%	16.6%	19.1%
Information	0.3%	0.0%	14.8%	3.9%	1.7%
Financial Activities	0.7%	0.0%	3.0%	8.3%	5.6%
Professional and Business Services	1.5%	0.3%	1.6%	11.1%	9.5%
Education and Health Services	6.9%	80.1%	23.9%	27.0%	13.9%
Leisure and Hospitality	6.5%	5.7%	8.6%	6.9%	9.0%
Other Services	28.9%	0.0%	2.0%	4.4%	4.8%
Government	0.6%	0.0%	9.6%	5.9%	14.5%
<b>Total Non Farm Work Force</b>	<b>1,483</b>	<b>351</b>	<b>511</b>	<b>266,694</b>	<b>2,871,900</b>

1) Source: ESRI

2) Source: 2006 American Community Survey (U.S. Census Department)

3) Source: Wisconsin Department of Revenue; Economic Outlook, August 2007, Based on 2007 Quarter 2 Numbers

## Educational Attainment

Table 9.3 summarizes the educational attainment within the three communities, with Dane County and the State of Wisconsin comparisons.

**Table 9.3: Population Age 25+ by Educational Attainment: 2000**

	Village of Mazomanie	Town of Black Earth	Village of Black Earth	Dane County	Wisconsin
Population Age 25+	989	292	907	11,301	3,556,121
Less than 9th grade	3.8%	4.5%	6.4%	7.4%	5.33%
Some High School, no diploma	7.1%	3.4%	8.7%	11.3%	9.49%
High School Graduate (or GED)	41.0%	44.5%	38.6%	42.5%	34.49%
Some College, no degree	19.2%	24.7%	18.6%	18.4%	20.60%
Associate Degree	9.5%	4.8%	5.6%	7.3%	7.52%
Bachelor Degree	14.4%	11.3%	12.6%	9.3%	15.36%
Master's, Professional Degree, Doctoral Degrees	5.1%	6.8%	9.5%	3.9%	7.21%

Source: U.S. Census Bureau. Census 2000 (SF 4) Table PCT64.

The Village of Black Earth has the highest percentage of people who have not finished high school and lowest percentage of high school graduates amongst the Villages of Mazomanie and Black Earth and the Town of Black Earth. However, it also has the highest percentage of Master's/Professional/Doctoral degrees – 9.5% of the population, which is more than twice the rate of Dane County as a whole. The Town of Black Earth has the highest percentage of high school graduates, and exceeds state and county levels for high school graduates as well. The same is true for the Town's percentage of people who have attended some college. The Town does have lower levels of associate's and bachelor's degrees than the other 2 communities though. The Village of Mazomanie is in the middle of the three communities as far as people who have completed some high school, graduated from high school, or completed some college. Mazomanie has a high level



of people with associates' degrees – higher than both of the other communities, and higher levels than the County and State as well. Mazomanie also has the highest level of bachelor's degrees and the lowest level of master's/professional/doctorial degrees.

### Household Income

Table 9.4 summarizes the household income within the Villages of Mazomanie and Black Earth and the Town of Black Earth, with Dane County and State of Wisconsin comparisons. The average household income in the Village of Mazomanie is between the comparable communities and lower than Dane County's average household income. However, it is considerably higher than the State's average income. Median household income is comparable to the Village of Black Earth and lower than the Town.

**Table 9.4 Households by Household Income: 2006-2007**

	Village of Mazomanie	Town of Black Earth <sup>1</sup>	Village of Black Earth	Dane County <sup>2</sup>	Wisconsin <sup>2</sup>
Total Households	655	182	592	186,697	2,230,060
Households by Income Level					
Income Less than \$15,000	4.9%	4.9%	7.4%	9.0%	12.3%
Income \$15,000 - \$24,999	6.7%	4.9%	6.4%	8.6%	11.2%
Income \$25,000 - \$34,999	7.3%	7.7%	8.1%	10.1%	11.7%
Income \$35,000 - \$49,999	16.9%	15.4%	13.5%	14.0%	15.8%
Income \$50,000 - \$74,999	27.6%	28.0%	28.0%	21.2%	21.7%
Income \$75,000 - \$99,999	19.2%	21.4%	22.6%	14.7%	12.9%
Income \$100,000 - \$149,999	13.7%	13.7%	11.0%	14.1%	9.8%
Income \$150,000 - \$199,999	1.5%	2.2%	2.2%	3.8%	2.3%
Income \$200,000 and over	2.0%	1.6%	0.7%	4.4%	2.2%
Av. Household Income	\$70,808	\$72,504	\$66,216	\$75,531	\$60,859
Median Household Income	\$61,929	\$64,627	\$61,737	\$57,693	\$48,772
Per Capita Income	\$28,225	\$28,848	\$26,810	\$31,101	\$24,875

1) Source: 2007 ESRI Estimated Data, preceding year income in 2007 dollars.

2) Source: U.S. Census Bureau. 2006 American Community Survey

## 9.4 Economic Base

### Employment and Employers by Industry

An industry is a distinct group of businesses. Businesses are classified according to the primary type of good or service produced. Industries are typically organized by North American Industry Classification System (NAICS) codes. Industry employment is generally influenced by the following factors, though the overall effect by industry on employment varies to some degree.

- Domestic and global demand
- Cost and availability of labor
- Cost and ease of substituting capital for labor



- Technological change
- Other factors such as government subsidies, regulations, public acceptance and taxes.

One of the best sources for local level employment data are the ES-202 files from the Department of Workforce Development. This data set is collected by the state to determine unemployment compensation insurance rates. Public disclosure rules for this data require that employment for each business be reported as a range rather than a specific number. Table 9.5 show lows, high and median estimates for employment by industry as reported by the ES-202 data for the Village.

The Village of Mazomanie has a strong economic base in numbers and is a net importer of labor (using any of the three employment estimates) – that is, the Village has more jobs available than employees who live in the Village. The driving economic force is the strong manufacturing base, especially in manufactured housing and buildings and plastics. While the economy is strong, it is dominated by a few large manufacturing employers, such as Roundy’s, Wick Homes, and Plastic Ingenuity. Also, Cardinal Glass opened a new manufacturing facility in 2009 with an agreement to create new jobs within the community and the potential for future expansion. These jobs are not reflected in the table below. Manufacturing accounts for half to two-thirds of available jobs. The Village also has a strong commercial retail base located primarily along Highway 14 and in the historic downtown.

**Table 9.5. Employment by Industry; Village of Mazomanie: 2007**

NAICS Codes	NAICS Title	No. Of Companies	Range of Employment		
			Low	Mid	High
31-33	Manufacturing	5	720	1,132.5	1,545
44-45	Retail Trade <sup>1</sup>	5	27	41	55
62	Health Care & Social Assistance	4	12	19.5	27
72	Accommodations & Food Service	5	61	100.5	140
92	Public Administration	2	21	37	53
56	Administrative & Support & Waste Management & Remediation Services	4	3	7.5	12
61	Educational Services	2	120	209	298
23	Construction	9	58	92	126
42	Wholesale Trade	3	3	7.5	12
81	Other Services	2	1	2.5	4
48-49	Transportation and Warehousing	3	12	19.5	27
52	Finance & Insurance	2	21	37	53
55	Management of Companies and Enterprises	1	20	34.5	49
71	Arts, Entertainment & Recreation	0	0	0	0
54	Professional, Scientific, & Technical Services	3	6	9.5	13
51	Information	1	1	2.5	4
53	Real Estate & Rental & Leasing	1	1	2.5	4
21	Mining	0	0	0	0
22	Utilities	0	0	0	0
11	Ag., Forestry, Fishing and Hunting	1	5	7.5	9
<b>Total</b>		<b>53</b>	<b>1,091</b>	<b>1,760</b>	<b>2,427</b>

Source: Wisconsin Dept. of Workforce Development, ES-202 Files.

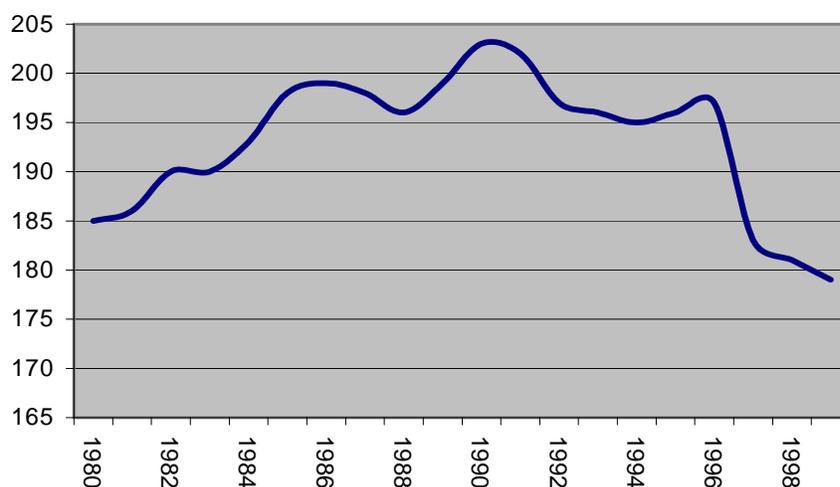
1) Combines Retail and Wholesale Trade



### Farming

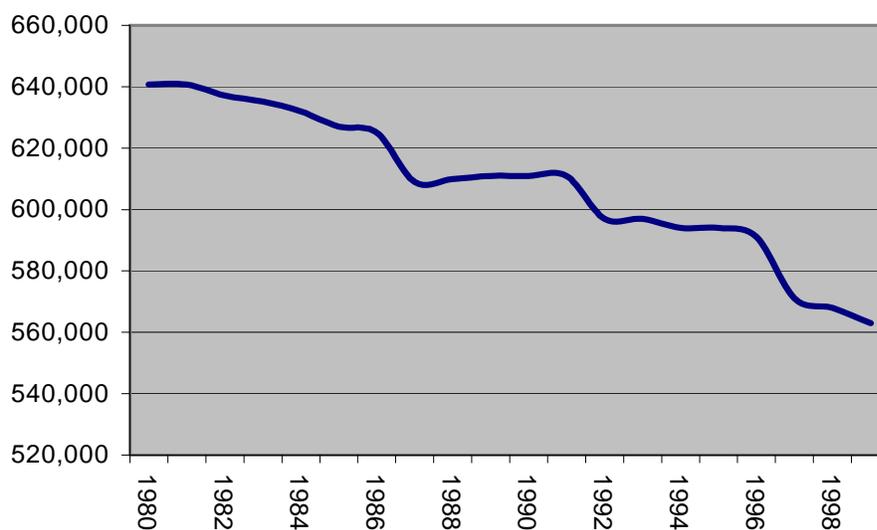
The most economically important industry in adjacent townships is farming, which is the dominant land use in the Towns of Black Earth and Mazomanie. Farming is also a considerable component of the wealth and production generated. Due to advances in farming technology, a small number of people are needed to run this industry and farming is not a major provider of jobs to people outside of the families that own the operations. If Dane County trends hold true in the Town, farming has and will continue to lose prominence in land use and the overall economy of the region. Exhibits 9.1 and 9.2 show trends in the amount of land consumed by farming and average farm size in Dane County from 1990 to 1999.

**Exhibit 9.1: Average Acres per Farm in Dane County, 1980 - 1999**



Source: United States Department of Agriculture: Census of Agriculture

**Exhibit 9.2: Land in Farms in Dane County, 1980-1999**



Source: United States Department of Agriculture: Census of Agriculture



**Table 9.6. Major Employers – Village of Mazomanie Area**

NAIC	Industry	Employ Range	Business Name	Address of Business
112120	Dairy Cattle and Milk Production	C=5-9	Town Line Farms LLC	6425 County Rd KP
236115	New Single-Family Housing Construction	B=1-4	Just Rite Construction LLC	14 Elm Street
236115	New Single-Family Housing Construction	C=5-9	Dennis Kirch Construction Inc.	6608 Shower Road
236115	New Single-Family Housing Construction	C=5-9	Generation Construction	PO Box 2000
236220	Commercial and Institutional Building Construction	A=0	Habada Corp.	10100 Hwy. Y
238311	Drywall and Insulation Contractors	D=10-19	Hometown Drywall Inc	504 Emily Road
238311	Drywall and Insulation Contractors	D=10-19	Quality Drywall of Mazomanie Inc	10247 Olson Road
238311	Drywall and Insulation Contractors	E=20 - 49	A C Lindley & Sons Inc	200 William St
238351	Finish Carpentry Contractors	B=1 – 4	Wagner Homes Inc	8985 Katzenbuechel
321991	Manufactured Home Manufacturing	G=100 – 249	John Wick Homes	400 Walter Road
321992	Prefabricated Wood Building Manufacturing	G=100– 249	Wick Buildings	405 Walter Road
337110	Wood Kitchen Cabinet & Countertop Manufacturing	E=20–49	B & B Laminates Inc	512 Emily Road
337122	Non-upholstered Wood Household Furniture Manufacturing	A=0	Wildwood Woodworks Inc	121 Brodhead Street
424910	Farm Supplies Merchant Wholesalers	B=1–4	Premier Cooperative	10214 Hwy 14
424990	Other Miscellaneous Nondurable Goods Merchant Wholesalers	B=1–4	Commerce Midwest LLC	5940 S. Mathewson Rd.
425120	Wholesale Trade Agents and Brokers	B=1–4	VT Specialized Vehicles Corp.	5378 Reeve Road
444130	Hardware Stores	D=10–19	Mazo Hardware Hank	17 W. Commercial St.
445110	Supermarkets and Other Grocery Stores	C=5-9	Mazo Market LLC	206 W. Commercial St.
445310	Beer, Wine, and Liquor Stores	B=1–4	Mazo Liquor	18 W. Commercial St.



**Table 9.6. Major Employers – Village of Mazomanie Area**

NAIC	Industry	Employ Range	Business Name	Address of Business
447110	Gasoline Stations with Stores	D=10-19	Mazo Kwik Stop	Hwy 14
452990	All Other General Merchandise	B=1-4	Millstone Mercantile	15 Brodhead St.
484220	Specialized Freight Trucking, Local	B=1-4	Kenneth Kippley & Nicholas Kippley	7055 Dunlop Hollow
488490	Other Support Activities for Road Transportation	D=10-19	World Super Services Inc	400 Walter Road
491110	Postal Service	B=1-4	US Postal Service	43 Crescent Street
516110	Internet Publishing & Broadcasting	B=1-4	Uniminds Media LLC	125 Finch St.
522110	Commercial Banking	E=20-49	Peoples Community Bank	222 W. Commercial St. / 1 Brodhead Street
524210	Insurance Agencies & Brokerages	A=0	O'Connell Agency	28 Brodhead St.
531210	Offices of Real Estate Agents & Brokers	B=1-4	Summer Bay Partnership	2 S. John St.
541370	Surveying & Mapping	B=1-4	Walker Surveying Inc	10 E. Hudson St.
541940	Veterinary Services	C=5-9	Mazo Animal Hospital	506 Crocker St. Ste 4
541940	Veterinary Services	C=5-9	Mazo Veterinary Srvc.	119 Brodhead St.
551114	Corporate, Subsidiary, & Regional Managing	E=20-49	Wick Building Systems	404 Walter Road
561720	Janitorial Services	A=0	Dust Busters LLC	208 Crocker St. Apt 1
561720	Janitorial Services	B=1-4	CCC Maid Service	10343 Hwy KP
561740	Carpet & Upholstery Cleaning	B=1-4	Badger Carpet Cleaning Ser.	12 Appleby Circle
562991	Septic Tank & Related	B=1-4	DJ Septic	10379 CTY RD Y
611110	Elementary & Secondary Schools	B=1-4	Mazo Elementary	314 Anne St.
621310	Offices of Chiropractors	B=1-4	Gallagher Chiropractic	506 Crocker St. #1
621910	Ambulance Services	B=1-4	Dane County D. 1 EMS	316 W. Commercial St.
624410	Child Day Care Services	D=10-19	Lasting Impressions Children's	121/123 W. Commercial St.
722110	Full Service Restaurants	D=10-19	Gordon's Restaurant	110 Commercial St.
722110	Full Service Restaurants	E=20-49	The Old Feed Mill	114 Cramer St.
722410	Drinking Places	B=1-4	R & JS Saloon	405 W. Hudson St.
921140	Executive & Legislative Offices	E=20-49	Village of Mazomanie	133 Crescent St.
924110	Administration of Air & Water Resource and Solid Waste Management Programs	B=1-4	Dane-Iowa Wastewater Commission	5745 Mahocker Rd.



## 9.5 Growing Industries

In order to inform future labor development decisions, an estimate of future industry and job growth is needed. Table 9.7 is a projection of the fastest growing industries around the state from 2004 through 2014, and Table 9.8 shows the occupations expected to add the most new jobs during that same time period. Table 9.7 shows that the professional sectors, including health care, education, management and administrative, are set to see the largest percent increases in employment over the next seven years. Table 9.8 seems to suggest, apart from nursing, that service jobs which do not require secondary degrees will be experiencing the most future growth.

These state-wide growth projections have implications for all communities in this area. Both the Village of Black Earth and the Town of Black Earth currently rely heavily on service and professional sector jobs. Continued growth in these areas should be beneficial to both communities because they already have the workforce and infrastructure to provide for them. The Village of Mazomanie also has many jobs within the service and professional industry sectors, but overall the Village is dominated by the manufacturing sector which is expected to show a slight decrease in employment over the next seven years. However, Mazomanie's diversified economy provides stability regardless of future trends in the manufacturing sector. The Village of Mazomanie saw significant industrial expansion in 2009 with the addition of a new Cardinal Glass manufacturing facility, which brought new jobs and substantial economic base to the community.



**Table 9.7. 30 Fastest Growing Industries - State of Wisconsin Projections for 2004-2014**

NAICS Code <sup>1</sup>	Industry Title	2004 Average Employment <sup>2</sup>	2014 Projected Employment <sup>2</sup>	2004-2014 Employment Change	2004-2014 Percent Change
	Total, All Non Farm Industries	3,032,810	3,380,410	347,600	11.5%
	Total, w/o Self-Employed & Unpaid Workers	2,817,610	3,158,190	340,580	12.1%
21	Natural Resources and Mining	3,870	3,700	-170	-4.4%
23	Construction	126,730	150,300	23,570	18.6%
31-33	Manufacturing	502,630	495,700	-6,930	-1.4%
42	Wholesale Trade	114,550	126,600	12,050	9.3%
44	Retail Trade	318,130	344,600	26,470	8.3%
48	Transportation and Warehousing	110,180	123,900	13,720	12.5%
22	Utilities	11,570	11,100	-470	-4.1%
51	Information	50,250	54,400	4,150	8.3%
52	Finance and Insurance	129,880	144,000	14,120	10.9%
53	Real Estate and Rental and Leasing	27,670	31,800	4,130	14.9%
54	Professional, Scientific, & Technical Services	89,500	108,000	18,500	20.7%
55	Management of Companies and Enterprises	39,830	45,800	5,970	15.0%
56	Admin/Support & Waste Mgt/Remediation	123,200	156,000	32,800	26.6%
61	Educational Services, Including State & Gov't	260,670	297,700	132,710	22.2%
62	Health Care/Social Assistance	337,320	433,000	95,680	28.4%
71	Arts Entertainment and Recreation	34,470	38,000	3,530	10.2%
72	Accommodation and Food Services	216,120	250,800	34,680	16.0%
81	Other Services (Except Government)	141,600	155,500	13,900	9.8%
	Government	179,450	187,300	7,850	4.4%
	Self-Employed & Unpaid Family Workers	215,200	222,220	7,020	3.3%

Source: Wisconsin Department of Workforce Development, Division of Workforce, Economic Advisors Wisconsin Projections 2004-2014

1: NAICS Code stands for North American Industry Classification System

2: Employment is rounded to the nearest ten. Numbers may not add due to rounding.

3: Employment count of jobs and not people.

4: Government includes tribal leaders

5: Employment derived using data from 2004 Current Employment Statistics (3/01 Benchmark), 2004 Quarterly Census of Employment and Wages, November 2004 Occupational Employment Statistics and unpublished data from the U.S. Bureau of Labor Statistics and U.S. Census Bureau.



**Table 9.8. 30 Occupations Adding the Most New Jobs - State of Wisconsin for 2004-2014**

Occupational Title	2004-2014 New Jobs	Educational and Training Path	Average Annual Salary
Registered Nurses	16,010	Associates or Bachelor's Degree	\$55,060
Retail Sales Persons	11,110	Short Term On the Job Training (OJT)	\$23,330
Janitors/Cleaners	9,510	Short Term OJT	\$21,871
Customer Services Representative	8,780	Moderate OJT	\$30,262
Combined Food Prep/ Serving Workers, Including Fast Food	8,360	Short Term OJT	\$15,583
Personal and Home Care Aids	8,200	Short Term OJT	\$19,200
Home Health Aides	7,060	Short Term OJT	\$20,162
Truck Drivers, Heavy and Tractor Trailer	6,980	Moderate Term OJT	\$36,797
Waiter and Waitress	6,920	Short Term OJT	\$15,775
Nursing Aides, Orderlies, and Attendants	6,690	Vocational Training	\$23,624
Carpenters	6,040	Long Term OJT	\$38,602
Receptionists and Information Clerks	4,560	Short Term OJT	\$23,141
Sales Rep. Wholesale/Mfg, excluding Tech/Scientific Products	4,340	Moderate Term OJT	\$57,978
Teacher Assistants	4,210	Associates Degree	\$23,638
Accountants and Auditors	4,140	Bachelor's Degree	\$57,547
General and Operations Manager	4,050	Degree and Work Experience	\$95,592
Elementary School Teachers, excluding Special Education	4,030	Bachelor's Degree	\$45,031
Team Assemblers	3,890	Moderate Term OJT	\$26,555
Executive Secretaries and Administrative Assistants	3,660	Moderate Term OJT	\$34,427
Computer Software Engineers, Applications	3,650	Bachelor's Degree	\$70,386
Child Care Workers	3,470	Short Term OJT	\$18,585
Truck Drivers, Light or Delivery Services	3,440	Short Term OJT	\$24,765
Landscaping and Grounds keeping Workers	3,300	Short Term OJT	\$22,931
Maintenance and Repairs, General	3,100	Long Term OJT	\$34,576
Office and Clerks, General	3,080	Short Term OJT	\$23,663
Computer System Analysts	2,830	Bachelor's Degree	\$62,910
Laborers and Freight, Stock, Material Movers,	2,820	Short Term OJT	\$23,693
Medical Assistants	2,750	Moderate Term OJT	\$27,441

Source: Wisconsin Department of Workforce Development, Division of Workforce, Economic Advisors Wisconsin Projections 2004-2014

1: NAICS Code stands for North American Industry Classification System

2: Employment is rounded to the nearest ten. Numbers may not add due to rounding.

3: Employment count of jobs and not people.

4: Government includes tribal leaders

5: Employment derived from 2004 Current Employment Statistics (3/01 Benchmark), 2004 Quarterly Census of Employment and Wages, November 2004 Occupational Employment Statistics and unpublished data from the U.S. Bureau of Labor Statistics and U.S. Census Bureau.



## 9.6 Commuting Patterns

Tables 9.9 and 9.10 illustrate worker flow out of and into Dane County, respectively. Table 9.9 identifies 242,542 people in the workforce live in Dane County. Table 9.10 shows that there are 266,370 jobs in Dane County during the 2000 Census. Combined, these tables show that Dane County is an overall importer of labor from surrounding counties.

Table 9.9 shows that 95% of the workers that live in Dane County also work in Dane County. Rock, Jefferson, Columbia, and Sauk Counties all have over 1,000 commuters from Dane County. Table 9.10 shows that 87% of the workers in Dane County also live in Dane County. All 7 counties that are adjacent to Dane County send more than 1,000 employees into the County, with Columbia sending the most – 8,929.

**Table 9.9. County Worker Flows – Dane County Residents’ County of Employment**

Rank	County	Number of Workers	Percent
1	Dane	229,385	94.58%
2	Rock	2,020	0.83%
3	Jefferson	1,901	0.78%
4	Columbia	1,581	0.65%
5	Sauk	1,547	0.64%
6	Iowa	928	0.38%
7	Milwaukee	683	0.28%
8	Waukesha	595	0.25%
9	Green	541	0.22%
10	Dodge	427	0.18%
11	Walworth	311	0.13%
12	Cook, IL	203	0.08%
13	Winnebago, IL	158	0.07%
14	Fond du Lac	108	0.04%
15	Grant	107	0.04%
	Elsewhere	2,047	0.85%
<b>Total</b>		<b>242,542</b>	<b>100%</b>

Source: 2000 Census

**Table 9.10. County Worker Flows – Dane County Employees’ County of Residence**

Rank	County	Number of Workers	Percent
1	Dane	229,385	86.12%
2	Columbia	8,929	3.35%
3	Rock	5,021	1.88%
4	Jefferson	3,971	1.49%
5	Green	3,652	1.37%
6	Sauk	3,428	1.29%
7	Iowa	3,155	1.18%
8	Dodge	1,440	0.54%
9	Waukesha	783	0.29%
10	Milwaukee	635	0.24%
11	Richland	505	0.19%
12	Lafayette	437	0.16%
13	Marquette	423	0.16%
14	Grant	413	0.16%
15	Walworth	382	0.14%
	Elsewhere	3,811	1.45%
<b>Total</b>		<b>266,370</b>	<b>100%</b>

Source: 2000 Census



Table 9.11 below shows the place of residence for employees who work in the Village of Mazomanie, the Town of Black Earth, and the Village of Black Earth (information was summarized in Section 9.3).

**Table 9.11. Place of Residence for Employees Working in the Village of Mazomanie Area**

	The Village of Mazomanie			The Town of Black Earth			The Village of Black Earth		
	Municipality	#	%	Municipality	#	%	Municipality	#	%
1	V. Mazomanie	175	19.4%	T. Black Earth	46	15.8%	V. Black Earth	132	26.7%
2	C. Madison	69	7.6%	C. Madison	41	14.0%	C. Madison	50	10.1%
3	T. Arena*	40	4.4%	V. Black Earth	39	13.4%	V. Mazomanie	38	7.7%
4	T. Mazomanie	29	3.2%	T. Roxbury	18	6.2%	T. Mazomanie	29	5.9%
5	V. Lone Rock*	28	3.1%	T. Mazomanie	14	4.8%	V. Cross Plains	19	3.8%
6	C. Richland Center	25	2.8%	V. Mazomanie	12	4.1%	T. Black Earth	18	3.6%
7	C. Fitchburg	20	2.2%	T. Dunn	11	3.8%	C. Middleton	17	3.4%
8	C. Boscobel*	20	2.2%	V. Cross Plains	8	2.7%	C. Evansville*	17	3.4%
9	V. Sauk City*	20	2.2%	T. Sumpter*	8	2.7%	V. Prairie Du Sac*	16	3.2%
10	T. Sumpter*	20	2.2%	T. Cross Plains	7	2.4%	T. Arena*	15	3.0%
11	V. Black Earth	18	2.0%	C. Lodi*	6	2.1%	V. Mount Horeb	13	2.6%
12	V. Cross Plains	18	2.0%	C. Monona	6	2.1%	T. Vermont	12	2.4%
13	T. Spring Green*	18	2.0%	T. Vermont	6	2.1%	V. Sauk City	12	2.4%
14	T. Berry	17	1.9%	V. Plain*	5	1.7%	C. Verona	11	2.2%
15	V. Arena*	17	1.9%	T. Berry	4	1.4%	T. Berry	10	2.0%
	Elsewhere	369	40.9%	Elsewhere	61	20.9%	Elsewhere	86	17.4%
	<b>Total</b>	<b>903</b>	<b>100%</b>	<b>Total</b>	<b>292</b>	<b>100%</b>	<b>Total</b>	<b>495</b>	<b>100%</b>

\* Denotes a municipality that is not in Dane County

Source: 2000 Census

Each municipality has the highest percentage of their employees coming from within their own borders. The City of Madison, in what might be considered a “reverse commute,” provides the second most employees for each municipality. For the most part, though, each municipality draws upon communities west of Madison for their workers.

The following table shows the place of employment for residents of the Village of Mazomanie, the Town of Black Earth, and the Village of Black Earth (information was summarized in Section 9.2).



**Table 9.12. Place of Employment for Residents of the Village of Mazomanie Area**

	The Village of Mazomanie			The Town of Black Earth			The Village of Black Earth		
	Municipality	#	%	Municipality	#	%	Municipality	#	%
1	C. Madison	279	33.0%	C. Madison	68	30.6%	C. Madison	275	38.1%
2	V. Mazomanie	175	20.7%	T. Black Earth	46	20.7%	V. Black Earth	132	18.3%
3	C. Middleton	78	9.2%	C. Middleton	21	9.5%	V. Cross Plains	59	8.2%
4	V. Black Earth	38	4.5%	V. Black Earth	18	8.1%	C. Middleton	41	5.7%
5	V. Cross Plains	36	4.3%	V. Cross Plains	15	6.8%	T. Black Earth	39	5.4%
6	T. Madison	23	2.7%	C. Monona	10	4.5%	C. Fitchburg	18	2.5%
7	V. Spring Green*	15	1.8%	V. Mazomanie	5	2.3%	V. Mazomanie	18	2.5%
8	T. Black Earth	12	1.4%	V. Sauk City*	5	2.3%	T. Mazomanie	15	2.1%
9	C. Fitchburg	12	1.4%	T. Arlington*	4	1.8%	V. Waunakee	12	1.7%
10	C. Verona	12	1.4%	C. Mauston*	4	1.8%	V. Sauk City*	11	1.5%
11	V. Sauk City	12	1.4%	V. Spring Green*	4	1.8%	T. Madison	7	1.0%
12	C. Dodgeville*	11	1.3%	C. Verona	3	1.4%	C. Dodgeville*	7	1.0%
13	C. Stoughton	9	1.1%	V. Waunakee	3	1.4%	V. Prairie du Sac*	7	1.0%
14	V. Waunakee	9	1.1%	C. Whitewater*	3	1.4%	C. Monona	6	0.8%
15	T. Berry	8	0.9%	T. Mazomanie	2	0.9%	V. Spring Green*	6	0.8%
	Elsewhere	116	13.7%	Elsewhere	11	5.0%	Elsewhere	68	9.4%
	<b>Total</b>	<b>845</b>	<b>100%</b>	<b>Total</b>	<b>222</b>	<b>100%</b>	<b>Total</b>	<b>721</b>	<b>100%</b>

\* Denotes a municipality that is not in Dane County

Source: 2000 Census

Each municipality has more residents who work in Madison than work within the municipality; the respective municipality ranks second in all cases. In general, residents seem to commute longer distances than do people who work in the communities. They also tend to commute to villages and cities more than towns; towns are shown as more of a source of employees in Table 9.13. The Town of Black Earth, though, actually has more jobs (292) than workers (222), which is unusual for a town. The Village of Black Earth exports workers (721 people employed vs. 495 jobs in the Village), and the Village of Mazomanie imports workers (845 people employed vs. 903 jobs in the Village).

Table 9.13 shows commute time to work for each of the three communities, plus Dane County and the State of Wisconsin. The most common commute time for the Villages of Mazomanie and Black Earth is the 25-34 minute range, which is the amount of time it takes to get to employment on the west side of Madison. The Town of Black Earth also had a high amount of commuters in that range, but slightly more in the 5-14 minute range, which is the amount of time it takes to get to jobs in the Villages of Mazomanie or Black Earth, or the Village of Mount Horeb. The Town also has a high percentage of people who work at home – 10.8%, compared to 3-4% for the Villages, the County, and the State of Wisconsin as a whole. Overall, the average commute for all three communities is longer than both Dane County and Wisconsin averages.



**Table 9.13: Commute Time to Work**

Commute	Village of Mazomanie	Town of Black Earth	Village of Black Earth	Dane County	Wisconsin
Worked at Home	3.3%	10.8%	3.9%	3.8%	3.9%
< 5 minutes	6.2%	4.0%	7.1%	3.6%	5.2%
5 to 14 minutes	22.8%	27.3%	22.9%	31.5%	33.9%
15 to 24 minutes	14.8%	9.1%	17.9%	37.3%	31.4%
25 to 34 minutes	23.9%	26.8%	30.2%	18.1%	15.8%
35 to 44 minutes	17.1%	17.2%	11.0%	3.7%	4.7%
45 to 89 minutes	13.3%	13.1%	9.2%	4.4%	7.3%
90+ minutes	1.8%	2.5%	1.7%	1.3%	1.7%
Av. commute time*	26.1	27.5	24.6	19.9	20.8
Total Employees	845	222	721	242,542	2,690,704

\* For people not working at home (in minutes)

Source: 2000 Census

## 9.7 Property Values

The Wisconsin Department of Revenue maintains a database of assessed property values for every taxing jurisdiction in the state. This database is a valuable resource for analyzing local economies. The total assessed value is an indicator of the property taxes a community might have at its disposal. Dividing this amount by the population provide the per capita assessed value; a figure which reflects the amount of property per person that can be taxed to provide services. A higher per capita rate of property assessment suggests that a lower tax rate is possible to provide the same amount of services. Table 9.14 shows both the dollar amount of assessments by property use, and the percentage for each community. Dane County and Wisconsin percentages are provided for comparison.

**Table 9.14. Assessed Values**

Property Use	Village of Mazomanie		Town of Black Earth		Village of Black Earth		Dane County	WI
	Value	Percent	Value	Percent	Value	Percent	Percent	Percent
Residential	\$83,501,600	70.7%	\$35,066,000	71.3%	\$87,815,000	87.4%	72.2%	74.1%
Commercial	\$20,045,200	17.0%	\$885,700	1.8%	\$11,938,200	11.9%	24.3%	18.1%
Manufacturing	\$14,039,300	11.9%	\$0	0.0%	\$595,800	0.6%	1.7%	2.5%
Agricultural	\$21,700	0.0%	\$770,400	1.6%	\$28,100	0.0%	0.2%	0.5%
Undeveloped	\$3,900	0.0%	\$523,900	1.1%	\$67,800	0.1%	0.1%	0.4%
Ag. Forest	\$0	0.0%	\$2,187,800	4.4%	\$300	0.0%	0.1%	0.5%
Forest	\$53,200	0.0%	\$2,925,500	5.9%	\$0	0.0%	0.1%	1.8%
Other	\$379,800	0.3%	\$6,819,500	13.9%	\$0	0.3%	1.3%	2.2%
<b>Total</b>	<b>\$118,044,700</b>	<b>100.0%</b>	<b>\$49,178,800</b>	<b>100.0%</b>	<b>\$100,445,200</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>
Per Capita	\$73,502		\$101,399		\$74,570		\$98,269	\$86,216

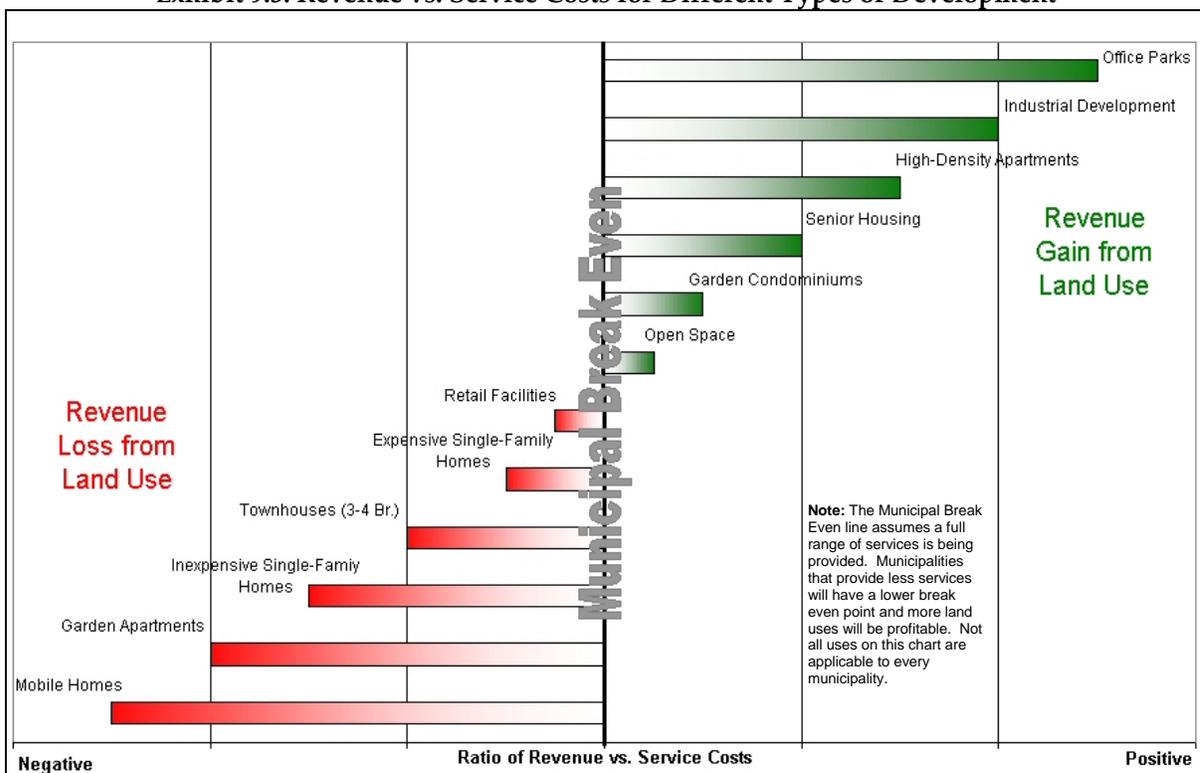
Source: Wisconsin Department of Revenue, 2007 Statement of Assessments, November 17, 2007. Wisconsin Department of Administration, Final Population Estimates for 2007.



The Village of Mazomanie has the highest assessed value overall, with a significant amount of manufacturing value – nearly 12%, compared to the Dane County average of just 1.7%. The Village of Black Earth has the highest residential assessed value, but its commercial property and manufacturing are significantly lower than Mazomanie’s. These numbers are reflective of the fact that Village of Black Earth exports employees, while Mazomanie imports them. Both Villages have lower per capita assessed values than the County as a whole. They have not had the explosive growth that many areas surrounding Madison have, and they lack the high-value office parks and commercial development that has been occurring around the highways in Madison, Middleton, Monona, and Sun Prairie. The Town of Black Earth has the highest per capita assessment level of the three communities, higher than the Dane County rate. It has a high amount of residential assessed value for the Town’s population.

These figures are an important consideration when making land use decisions. Communities with a low per capita assessed value may have trouble providing services. Increasing this figure is difficult. The most important thing to remember is that not all development improves a community’s fiscal capacity. Only those land uses that yield more in tax revenues than they cost in services have the ability to improve fiscal capacity. Exhibit 9.3 below shows how different types of land use compare when it comes to improving per capita fiscal capacity. Land uses to the right offer the highest ratio of revenue/cost of services. Notice that open space, or not developing at all, may be better than developing uses to the left – the level of service required by these uses may not be covered by the taxes they generate. Of course, land use decisions are not as easy as this exhibit suggests. Many of the high value uses on the right would not be possible without the existence of components on the left.

**Exhibit 9.3. Revenue vs. Service Costs for Different Types of Development**



## 9.8 Categories of Economic Activity Desired

Representatives of the Village of Mazomanie Plan Commission that serve on the Regional Oversight Committee held discussions regarding the types of economic activity that they would like to see in the area. In addition, participants of the open houses were also asked to provide input about desired types of economic growth. Based on those discussions and public input, the following types of businesses are desired within the Village of Mazomanie:

- Small but comprehensive grocery store with organic & local products.
- Pharmacy
- Large Grocery Store
- Bakery
- Doctor Clinic
- Dentist
- Retail store: clothes, crafts, hardware, etc.
- Movie theater
- Child care center
- Small motel

## 9.9 Environmentally Contaminated Sites

### Background

By definition, brownfields are abandoned, idle or underused industrial or commercial facilities, the expansion or redevelopment of which is adversely affected by actual or perceived environmental contamination.

When economic development is hampered by costs associated with removing remnants of prior uses, including demolishing buildings and cleaning up environmental contamination, this property can be identified as a “brownfield.” The suspicion of contamination is often enough to send developers looking elsewhere. Identifying brownfields and removing the obstacles to development should be a top priority of the municipalities.

### What Can Municipalities Do?

The first step is to identify the brownfield properties in the jurisdiction. There is no comprehensive database for this and every case is different. For example, some properties may have major contamination but the property is so valuable that development will still occur. Other sites may have a minor amount of contamination, but it’s enough to stop development. Still other sites may have no contamination but are being avoided by developers because of suspected contamination. Former gas stations are good examples of this. What often needs to be done is to ask local developers what properties they would consider if they were free of all contamination, buildings, and other remnants of former uses.

Once a brownfield is identified, the first step is often conducting Phase I and Phase II environmental assessments. This relatively inexpensive option may be enough to allay the fears of



developers about the presence of environmental contamination. In other cases, it may be in the best interest of the municipality to have dilapidated structures removed and environmental contaminants cleaned up. Grants are frequently offered by the Wisconsin Department of Natural Resources (DNR) to pay for assessments, building demolition, and environmental clean-up.

### Brownfields in the Village

Wisconsin’s Smart Growth legislation requires identification of potential redevelopment sites. Table 9.15 shows the brownfield sites within the Village of Mazomanie. Properties listed below are identified by the Wisconsin Department of Natural Resources as contaminated sites, including spills, leaking tanks, Superfund sites, or sites with other discharges of hazardous substances. All of the sites identified are listed as closed by the DNR.

**Table 9.15. Brownfields in the Village of Mazomanie: 2008**

Activity Name	Address		Database(s)	Type of Contamination	Petroleum Risk	Cleanup Status
Muse Allen Property	421 Eldred St.	VM	LUST	Soil	Low	Closed
Olson's Standard	15 E. Commercial St.	VM	LUST, HW Generator - Very Small	Soil	Low	Closed
Bolligs Grocery & Service Station	430 Brodhead St.	VM	LUST	Soil	High	Closed
Johanning Bus Barn	321 Commercial St.	VM	LUST	Soil	Low	Closed
Wick Building Systems	405 Walter Rd.	VM	LUST, Waste Registry Site	Soil	Low	Closed
Dienberg Property	625 W. Hudson St.	VM	LUST	Soil	Low	Closed

*Address Key: VM = Village of Mazomanie*

*Database Key: ERP = Environmental Repair Program Database; LUST = Leaking Underground Storage Tank Database; HW = Hazardous Waste; SPILL = Wisconsin Spills Database*

*Source: DNR BRRTS Database*

## 9.10 Economic Development Programs

While national forces play a part in business location decisions, state, regional, and local factors including tax structure and laws, incentives, regulations, and the presence of infrastructure typically play an even more significant role.

There are numerous programs and laws available to assist any municipality with economic development. Some of the most powerful for rural communities are the Tax Increment Financing tools, Community Development Block Grants, brownfield grants from the State of Wisconsin and low-interest loans for small businesses and farmers from state and federal agencies. Below is a compilation of economic development programs that are available for use within the three communities.



## Local Programs

The Village of Mazomanie aggressively promotes business development through the use of **Tax Incremental Financing** and by assisting businesses to access available loan and grant funds.

According to the Wisconsin Department of Revenue the Village of Mazomanie currently has three active TIDs. These districts are listed as numbers 3, 4, and 5, with 3 opening in 1989 and districts 4 and 5 opening in 2005. TID #3 is a small TID located on a section of Highway 14 corridor in the center of the Village. It was used to assist with redevelopment of several properties along Hwy 14. TID #4 is a mixed-use TID created in 2005 and includes the industrial park and a section of the Highway 14 corridor on the far west side of the Village. TID #5, also created in 2005, includes the majority of downtown Mazomanie and is a blight-elimination TID. Its purpose is to assist with creation of new infrastructure, amenities, and property redevelopment to keep the downtown a vibrant core within the Village. In 2007 the DOR calculated Mazomanie's TID increment at \$6,162,650 and the equalized value at \$143,178,000, which means the Village currently has 4.30% of its equalized value in a TID.



## State Programs

Grow Wisconsin is Governor Jim Doyle's plan to create jobs, released in September 2003. The plan's eight strategic goals are:

- Retain and create high wage jobs
- Prepare workers for tomorrow's economy
- Add value in Wisconsin's economic base
- Create and unleash knowledge to build emerging industries
- Tap Wisconsin's full urban potential
- Implement strategies regionally
- Lower regulatory burdens, keep standards high
- Build a work class infrastructure

Each of these eight goals includes an implementation plan which includes government actions, programs, and funding opportunities. The full text can be found at [www.wisconsin.gov](http://www.wisconsin.gov).

The **Wisconsin Department of Commerce (COMMERCE)** has a broad range of financial assistance programs to help communities undertake economic development. COMMERCE categorizes programs as Agriculture, Business, Environmental Cleanup, Individuals and Families, Local Government and Organizations (for and non-profit). This quick reference guide identifies these programs and selected programs from other agencies. COMMERCE maintains a network of Area Development Managers to offer customized services to each region of Wisconsin. For more information on COMMERCE finance programs contact: Kathy Heady, Area Development Manager, (608) 266-9944, e-mail: [Kathy.Heady@wisconsin.gov](mailto:Kathy.Heady@wisconsin.gov).



The **Brownfields Initiative** provides grants to persons, businesses, local development organizations, and municipalities for environmental remediation activities for brownfield sites where the owner is unknown, cannot be located or cannot meet the cleanup costs.

The **Community-Based Economic Development Program (CBED)** is designed to promote local business development in economically-distressed areas. The program awards grants to community-based organizations for development and business assistance projects and to municipalities for economic development planning. The program helps community-based organizations plan, build, and create business and technology-based incubators, and can also capitalize an incubator tenant revolving-loan program.

The **Community Development Block Grant (CDBG)–Blight Elimination and Brownfield Redevelopment Program (BEBR)** can help small communities obtain money for environmental assessments and remediate brownfields. Contact Jim Frymark, Bureau Director, (608) 266-2742, e-mail: [jim.frymark@wisconsin.gov](mailto:jim.frymark@wisconsin.gov)

The **Small Cities Housing Program (CDBG)** provides grants to general purpose units of local government for housing programs which principally benefit low and moderate income (LMI) households. CDBG dollars are flexible and responsive to local needs. Contact Joanna Schumann, (608) 261-6535, e-mail: [Joanna.Schumann@Wisconsin.gov](mailto:Joanna.Schumann@Wisconsin.gov)

The **CDBG-Emergency Assistance Grant Program** can help small communities repair or replace infrastructure that has suffered damages as a result of catastrophic events. Contact Caryn Stone, (608) 267-3682, e-mail: [Caryn.Stone@wi.gov](mailto:Caryn.Stone@wi.gov)

The **CDBG Block Grant –Small Cities Public Facilities** component helps eligible local governments upgrade community facilities, infrastructure, and utilities for the benefit of low- to moderate-income residents. Contact Sandy Herfel, (608) 266-2435, e-mail: [Sandra.Herfel@wi.gov](mailto:Sandra.Herfel@wi.gov)

The **CDBG – Public Facilities** component helps eligible local governments upgrade community facilities, infrastructure, and utilities for the benefit of low- to moderate-income residents.

The **CDBG – Public Facilities for Economic Development** component offers grants to communities to provide infrastructure for a particular economic development project.

The **CDBG – Economic Development Program** provides grants to communities to loan to businesses for start-up, retention, and expansion projects based on the number of jobs created or retained. Communities can create community revolving loan funds from the loan repayments.

The **Community Development Zone Program** is a tax-benefit initiative designed to encourage private investment and job creation in economically-distressed areas. The program offers tax credits for creating new, full-time jobs, hiring disadvantaged workers and undertaking environmental remediation. Tax credits can be taken only on income generated by business activity in the zone. Contact Peggy Burke, (608) 266-3751, e-mail: [Peggy.Burke@Wisconsin.gov](mailto:Peggy.Burke@Wisconsin.gov) or Todd Jensen, (608) 266-3074, e-mail: [Todd.Jensen@Wisconsin.gov](mailto:Todd.Jensen@Wisconsin.gov)

The **Health Care Provider Loan Assistance Program** provides repayment of educational loans up to \$25,000 over a five-year period to physician assistants, nurse practitioners, and nurse midwives who agree to practice in medical-shortage areas in Wisconsin. The program is designed to help communities



that have shortages of primary care providers and have difficulty recruiting providers to their area.

The **Physician Loan Assistance Program** provides repayment of medical school loans up to \$50,000 over a five-year period to physicians who are willing to practice in medical-shortage areas in Wisconsin. The program is designed to help communities that have shortages of primary care physicians, and have had difficulty recruiting these physicians to their area.

## Other State of Wisconsin Programs

The **Freight Railroad Preservation Program** provides grants to communities to purchase abandoned rail lines in the effort to continue freight rail service, preserve the opportunity for future rail service, and to rehabilitate facilities, such as tracks and bridges, on publicly-owned rail lines. Contact Frank Huntington, Bureau of Railroads and Harbors, (608) 267-3710, e-mail: [frank.huntington@dot.state.wi.us](mailto:frank.huntington@dot.state.wi.us)

The **Minority Business Development Fund – Revolving Loan Fund (RLF) Program** is designed to help capitalize RLFs administered by American Indian tribal governing bodies or local development corporations that target their loans to minority-owned businesses. The corporation must be at least 51-percent controlled and actively managed by minority-group members, and demonstrate the expertise and commitment to promote minority business development in a specific geographic area. Contact the Bureau of Minority Business Development.

The **State Infrastructure Bank (SIB) Program** is a revolving loan program that helps communities provide transportation infrastructure improvements to preserve, promote, and encourage economic development and/or to promote transportation efficiency, safety, and mobility. Loans obtained through SIB funding can be used in conjunction with other programs. Contact the Department of Transportation.

The **Customized Labor Training (CLT) Program** is designed to assist companies that are investing new technologies or manufacturing processes by providing a grant of up to 50% of the cost of training employees on the new technologies. The program's primary goal is to help Wisconsin manufacturers maintain a workforce that is on the cutting edge of technological innovation. Contact Kathy Heady, Area Development Manager, (608) 266-9944, e-mail: [Kathy.Heady@wisconsin.gov](mailto:Kathy.Heady@wisconsin.gov)

The Department of Commerce offers **Entrepreneurial Development Programs** which contains two types of grants. **Early Planning Grant (EPG)** allows applicants, who fall within particular industrial clusters, to hire an independent third party to help them prepare a comprehensive business plan. Although this program typically provides grants for 75% of eligible project costs up to \$3,000, there are limited funds available. **Entrepreneurial Training Program (ETP)** is for entrepreneurs that would rather prepare their business plan in a more formal setting and for those businesses that fall outside the identified Industrial Clusters. Under this program, applicants are provided with a grant to cover up to 75% of the tuition costs associated with enrolling in an approved course at their local Small Business Development Center (SBDC). For eligibility and industry cluster information please visit the Wisconsin Department of Commerce home page @ <http://www.commerce.state.wi.us/>.

The **Health Professions Loan Assistance Program (HPLAP)** provides incentives of medical school loans up to \$50,000 over a three-year period to physicians, dentists, nurse practitioners (NPs), physician assistants (PAs), registered dental hygienists (RDHs) and certified nurse midwives (CNMs) who are willing to practice in Wisconsin rural and urban medical shortage areas. The program is designed to help communities that have shortages of primary care physicians, and have had difficulty recruiting these physicians to their area. Contact John Eich, Wisconsin Office of Rural Health, (800) 385-0005.



The **State Infrastructure Bank (SIB) Program** is a revolving loan program that helps communities provide transportation infrastructure improvements to preserve, promote, and encourage economic development and/or to promote transportation efficiency, safety, and mobility. Loans obtained through SIB funding can be used in conjunction with other programs. Contact Dennis Leong, Department of Transportation, (608) 266-9910, e-mail: [dennis.leong@dot.state.wi.us](mailto:dennis.leong@dot.state.wi.us).

**Tax Incremental Financing (TIF)** can help a municipality undertake a public project to stimulate beneficial development or redevelopment that would not otherwise occur. It is a mechanism for financing local economic development projects in underdeveloped and blighted areas. Taxes generated by the increased property values pay for land acquisition or needed public works. TIF is currently available for limited use by towns.

The **Wisconsin Transportation Facilities Economic Assistance (TEA) and Development Program** funds transportation facilities improvements (road, rail, harbor, and airport) that are part of an economic development project. Contact Dennis W. Leong, Department of Transportation, (608) 266-9910, e-mail [dennis.leong@dot.state.wi.us](mailto:dennis.leong@dot.state.wi.us).

The **Freight Railroad Infrastructure Improvement Program** awards loans to businesses or communities wishing to rehabilitate rail lines, advance economic development, connect an industry to the national railroad system, or to make improvements to enhance transportation efficiency, safety, and intermodal freight movement. Contact Frank Huntington, Bureau of Rails and Harbors, (608) 267-3710, e-mail: [frank.huntington@dot.state.wi.us](mailto:frank.huntington@dot.state.wi.us)

The **Wisconsin Technology Zone Program** offers tax credit incentives to new and growing businesses in the state's high-technology sectors. High technology businesses planning to expand existing operations in a designated Technology Zone area, individuals planning to start a new business in a Technology Zone area or businesses considering relocation to a Technology Zone area from outside Wisconsin may be eligible for Technology Zone tax credits. For more information go to the Capital Ideas technology zone homepage @ [www.capital-ideas.org](http://www.capital-ideas.org).

The **Waste Reduction and Recycling Demonstration Grant Program** helps businesses and local governing units fund waste reduction, reuse, and recycling projects on a pilot or demonstration scale. The applicant must provide evidence of having the technical ability, experience and financial support necessary to successfully carry out the project. Up to 50 percent of the total eligible project costs (not to exceed \$150,000) can be reimbursed. Contact Sandy Chancellor, Recycling Grant Manager, Wisconsin Dept. of Natural Resources, (608) 264-9207, e-mail: [Sandra.Chancellor@wisconsin.gov](mailto:Sandra.Chancellor@wisconsin.gov).

The **Dairy 2020 Initiative** is designed to help Wisconsin dairy business find ways to improve the business climate and competitive position of the Wisconsin Dairy Industry, enhance individual business profitability, and enrich the quality of lives for Wisconsin dairy farmers and their rural communities.

**The Dairy 2020 Early Planning Grant (EPG)** encourages start up, modernization and expansion of Wisconsin dairy farms in cities, towns, or villages with populations less than 6,000. The program provides grants to dairy producers to pay for professional services such as the preparation of a business plan. The award can be for up to 75 percent of the professional services with a maximum grant of \$3,000. Contact Irv Possin, (920) 322-1888, e-mail: [Irv.Possin@wisconsin.gov](mailto:Irv.Possin@wisconsin.gov)

The **Milk Volume Production (MVP)** program provides qualifying dairy producers with the type of



financing necessary to fill the "equity gap" and to partner with local communities to increase dairy production in Wisconsin. For information related to eligibility and the application process go to the Agriculture Business section of the Wisconsin Department of Commerce home page or Contact Irv Possin, (920) 322-1888, e-mail: [Irv.Possin@wisconsin.gov](mailto:Irv.Possin@wisconsin.gov).

## **Federal Programs**

There is a wide range of federal programs intended to foster economic development. A review of the "Catalog of Federal Domestic Assistance" was conducted to identify those programs most applicable to each of the communities. Each program is described below and includes the CFDA identified. Detailed program descriptions can be found at <http://cfda.gov>.

**Rural Business Opportunity Grants** CFDA: 10.773, Agency: Regional Business Service  
Objectives: Grant funds may be used to assist in the economic development of rural areas by providing technical assistance, training, and planning for business and economic development.

**Community Development Block Grants/Entitlement Grants** CFDA: 14.218, Agency: Housing and Urban Development (HUD)  
Objectives: To develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for persons of low to moderate income.

**Farm Operating Loans** CFDA: 10.406, Agency: Farm Service Agency  
Objectives: To enable operators of not larger than family farms through the extension of credit and supervisory assistance, to make efficient use of their land, labor, and other resources, and to establish and maintain financially viable farming and ranching operations.

**Interest Assistance Program** CFDA: 10.437, Agency: Farm Service Agency  
Objectives: To provide a 4% subsidy to farms and ranchers who do not qualify for standard commercial credit. Guaranteed loans are serviced by a lender who has entered into a Lenders Agreement with the agency.

**Business and Industry Loans** CFDA: 10.768, Agency: Regional Business Service  
Objectives: To assist public, private, or cooperative organizations (profit or non-profit), Indian tribes or individuals in rural areas to obtain quality loans for the purpose of improving, developing or financing business, industry and employment and improving the economic and environmental climate in rural communities including pollution abatement and control.

**Empowerment Zones Program** CFDA: 10.772, Agency: United State Dept. of Agriculture  
Objectives: The purpose of this program is to provide for the establishment of empowerment zones and enterprise communities in rural areas to stimulate the creation of new jobs, particularly for the disadvantaged and long-term unemployed, and to promote revitalization of economically distressed areas.

**Community Development Block Grants/Brownfield Economic Development Initiative** CFDA: 14.246, Agency: Housing and Urban Development (HUD)  
Objectives: To return brownfields to productive use by assisting public entities eligible under the Section 108-Guaranteed Loan program carry out qualified economic development projects on brownfields



authorized by Section 108(a) of the Housing and Community Development Act of 1974, as amended. Grant assistance must enhance the security of loans guaranteed under the Section 108 program or improve the viability of projects financed with loans guaranteed under the Section 108 program.

**Bank Enterprise Award Program** CFDA: 21.021, Agency: Treasury

Objectives: To encourage insured depository institutions to increase their level of community development activities in the form of loans, investments, services and technical assistance within distressed communities and to provide assistance to community development financial institutions through grants, stock purchases, loans, deposits and other forms of financial and technical assistance. The program rewards participating insured depository institutions for increasing their activities in economically distressed communities and investing in community development financial institutions.

**Construction Grants for Wastewater Treatment Works** CFDA: 66.418, Agency: Environmental Protection Agency

Objectives: To assist and serve as an incentive in construction of municipal wastewater treatment works which are required to meet State and/or Federal water quality standards and improve the water quality in the waters of the United States.

**Brownfield Assessment and Cleanup Cooperative Agreements** CFDA: 66.818, Agency: Environmental Protection Agency

Objectives: To provide funding: (1) to inventory, characterize, assess, and conduct planning and community involvement related to brownfield sites; (2) to capitalize a revolving loan fund (RLF) and provide sub-grants to carry out cleanup activities at brownfield sites; and (3) to carry out cleanup activities at brownfield sites that are owned by the grant recipient.

**Farm Ownership Loans** CFDA: 10.407, Agency: Farm Service Agency

Objectives: To assist eligible farms, ranchers, and aquaculture operators, including farming cooperatives, corporations, partnerships, and joining operations to: Become owner-operators of not larger than family farms; make efficient use of the land, labor, and other resources; carry on sound and successful farming operations; and enable farm families to have a reasonable standard of living.

**Rural Community Development Initiative** CFFDA: 10.446, Agency: Rural Housing Service

Objectives: To develop the capacity and ability of private, nonprofit community-based housing and community development organizations, and low income rural communities to improve housing, community facilities, community and economic development projects in rural areas.

**Rural Economic Development Loans and Grants** CFDA: 10.854, Agency: Regional Business Service

Objectives: To promote rural economic development and job creation projects, including funding for project feasibility studies, start-up costs, incubator projects, and other reasonable expenses for the purpose of fostering rural development.

**Procurement Assistance to Small Businesses** CFDA: 59.009, Agency: Small Business Administration

Objectives: To assist small business in obtaining a "fair" share of contracts and subcontracts for Federal governmental supplies and services and a "fair" share of property sold by the government.

**Small Business Loans** CFDA: 59.012, Agency: Small Business Administration

Objectives: To provide guaranteed loans to small businesses which are unable to obtain financing in the private credit marketplace, but can demonstrate an ability to repay loans granted.



Service Corps of Retired Executives Association CFDA: 59.026, Agency: Small Business Administration  
Objectives: To use the management experience of retired and active business management professionals to counsel and train potential and existing small business owners.

Small Business Development Center CFDA: 59.037, Agency: Small Business Administration  
Objectives: To provide management counseling, training and technical assistance to the small business community through Small Business Development Centers (SBDCs).

Certified Development Company Loans (504 Loans) CFDA: 59.041, Agency: Small Business Administration  
Objectives: To assist small business concerns by providing long-term, fixed-rate financing for fixed assets through the sale of debentures to private investors.

Farm Storage Facility Loans CFDA: 10.056, Agency: Farm Service Agency  
Objectives: To encourage the construction of on-farm grain storage capacity and to help farmers adapt to identity preserved storage and handling requirements for genetically enhanced production.



# 10

## Intergovernmental Cooperation

Village of Mazomanie Comprehensive Plan

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## s. 66.101(2)(g) Wis. Stats

*The purpose of the Intergovernmental Cooperation Element is to provide a compilation of objectives, policies, goals, maps and programs for joint planning and decision making with other jurisdictions, including school districts and adjacent local governmental units, for siting and building public facilities and sharing public services. The element shall analyze the relationship of the local governmental unit to school districts and adjacent local governmental units, and to the regions, the state and other governmental units. The element shall incorporate any plans or agreements to which the local governmental unit is a part under s. 66.0301, 66.0307 or 66.0309. The element shall identify existing or potential conflicts between the local governmental unit and other governmental units that are specified in this paragraph and describe processes to resolve such conflicts.*

## 10.1 Overview

Given the number and range of public and quasi-public entities that can affect the daily lives of community residents, intergovernmental cooperation is a very important consideration in this plan.

Cooperation can take many forms (Table 10.1). Relationships may be informal, based on verbal agreements or other informal arrangements. Or, cooperation may be more formal as expressed in a legally binding agreement. Most intergovernmental cooperation is done for the purpose of delivering services or exercising joint powers. Some cooperation is undertaken to receive services or make cooperative purchases.

Intergovernmental relations can be described as vertical or horizontal. Vertical relationships are those linking a municipality to governments of broader jurisdiction. For example, the relationship between a local unit of government to the state and the federal government is vertical.

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*Intergovernmental cooperation is any arrangement by which two or more governmental entities work together to address an issue of mutual interest.*

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Actions of one often have a direct bearing on the others. For the most part, this relationship occurs in a top down fashion. For example, when the state adopts a statewide policy plan, it in essence directs future activities with counties, villages, cities, and towns. As discussed in the Transportation Element of this plan, the Wisconsin Department of Transportation has adopted a number of statewide policy plans that directly affect transportation activities within the jurisdictions of local units of government. It is therefore imperative that when such policies are considered, local units of government, individually or cooperatively, work with the appropriate state bodies to develop a mutually beneficial relationship.

Horizontal relationships describe the community's connection to one another and to other adjacent communities. Together, these relationships cut across each of the functional elements of this plan.



**Table 10.1. Examples of Intergovernmental Cooperation**

• Transfer of territory (annexation, detachment)	• Joint ventures
• Sharing information, staff, resources, etc.	• Revenue sharing
• Communication	• Boundary agreements
• Consolidating services / trading services	• Area-wide service agreement
• Area-wide planning	• Joint use of a facility
• Special purpose districts serving multiple jurisdictions	• Cooperative purchasing

Over the years, and most recently with the Commission on State-Local Partnership (Kettl Commission) report, there has been a statewide push for consolidating governmental services at the local level. The Kettl Commission calls for the creation of “growth-sharing areas: within which local units of government would collaborate to serve the needs of their citizens. The report recommends that local governments adopt “Area Cooperation Compacts” with at least two other governments in at least two functional areas including: law enforcement, housing, emergency services, fire, solid waste, recycling, public health, animal control, transportation, mass transit, land-use planning, boundary agreements, libraries, parks, recreation, culture, purchasing or e-government. The Commission also advocates for the reform of state aids to municipalities.

## 10.2 Local Survey Results

*The following is an excerpt from the Village of Mazomanie Comprehensive Planning Public Opinion Survey Report conducted and developed by the University of Wisconsin – River Falls Survey Research Center. Refer to Appendix C for the full report.*

Residents of Mazomanie were overwhelmingly in favor of seeking agreements with neighboring local governments regarding land use and annexation issues and public services. Eight in ten said this was important or very important.

Residents also responded favorably to a similar question asking whether the Village should consider cooperating with other communities on an expanded trail/pedestrian system to other parts of Dane County. Nearly seven in ten said they agreed or strongly agreed. Respondents who are retired or unemployed, however, were slightly less supportive regarding regional trail systems.

## 10.3 Organizational Structure of the Village

The Village operates through a president/board form of government. The six-member board of trustees is elected at-large and is responsible for setting policies. The Village President is also elected at-large, presides at village board meetings, and can vote on all matters before the board. In general, Village presidents are assigned certain administrative responsibilities and do not carry veto power.



As shown in Table 10.2, the Village Board operates a number of standing committees. These standing committees work on a specific area and develop proposals and recommendations for consideration of the full Board. Many of these serve in an advisory capacity to the Village Board, while others have the authority to act independently. For example, the Plan Commission makes recommendations to the Village Board on a wide range of planning issues, while the Board of Appeals has the statutory authority to render final decisions on behalf of the Village on such things as variances and administrative appeals. These bodies are typically comprised of interested citizen volunteers and local government representatives.

**Table 10.2 Village of Mazomanie Boards, Commissions, and Committees**

▪ Plan Commission	▪ Historic Preservation Commission
▪ Personnel Committee	▪ Finance Committee
▪ Parks & Recreation Committee	▪ Public Protection & Ordinance
▪ Public Utilities Committee	▪ Public Works & Properties Committee
▪ Zoning Board of Appeals	▪ Library Board
▪ District 1 Commission	▪ Dane Iowa Wastewater Commission
▪ Vanguard Commission	▪ Board of Review
▪ Village-Town Communication Committee	

Besides the entities identified in Table 10.2, the Village of Mazomanie also has a Community Development Authority, however this entity is not appointed or financially supported by the municipal government. The Authority is responsible for the review of commercial and industrial development projects within the Village.

## 10.4 Area Local Units of Government

### County Government

The Village of Mazomanie is situated in Dane County. The Dane County Board of Supervisors consists of 37 supervisors each representing a particular geographic area. The Board acts similarly to the state legislature in that it is the policy-making body of the County government. It establishes county ordinances, levies taxes, passes laws concerning law enforcement and appropriates money for services. The Villages of Mazomanie and Black Earth and the Town of Black Earth are located in Supervisory District 28.

### Surrounding Towns

The Village of Mazomanie is bordered predominantly by the Town of Mazomanie on the north, east and west boundaries. The Town of Black Earth also borders a small portion of the Village on the southern side of the community.



## Surrounding Cities and Villages

The cities and villages that are in close proximity to the Village include the Villages of Black Earth and Cross Plains to the east. Also, several communities within fifteen miles of the area include Sauk City to the north, the Village of Mount Horeb to the south, the Village of Arena to the west in Iowa County, and the Village of Spring Green in Sauk County.

## 10.5 Regional Governmental Bodies

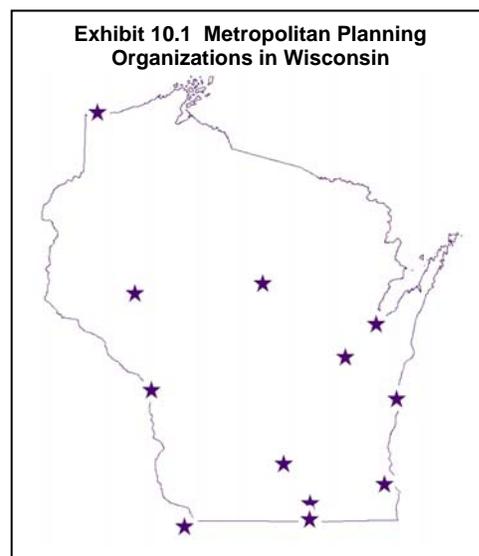
### Capital Area Regional Planning Commission (CARPC)

There are eight regional planning commissions within Wisconsin created pursuant to §66.0309, Wis. Stats. The governor with consent of local governing bodies creates them. RPCs are formed to provide a wide range of services to local units of government within its geographic boundary, including planning assistance on regional issues, assist local interests in responding to state and federal programs, provide advisory service on regional planning problems, act as a coordinating agency for programs and activities, and provide cost shared planning and development assistance to local governments. A five-county area in the southern part of the state is not served by a RPC (Columbia, Dodge, Jefferson, Rock and Sauk counties).

The former Dane County Regional Planning Commission, created in 1978, was later dissolved on October 1, 2004. A new RPC, the Capital Area Regional Planning Commission (CARPC) was later established by the governor on May 2, 2007. The 13-member Commission represents Dane County and 61 local units of government. The Commission is made up of three members appointed by the Dane County Executive, three members appointed by the Dane County Towns Association, three members appointed by the Dane County Cities and Villages Association, and four members appointed by the City of Madison Mayor. The primary responsibility of CARPC is to plan urban growth with the goal of preserving water quality in Dane County's streams, lakes, wetlands and groundwater. CARPC is charged with the responsibility of reviewing all applications for Urban Service Area expansion by Dane County municipalities. If CARPC chooses not to approve an application, the decision can be appealed to the Wisconsin Department of Natural Resources.

### Metropolitan Planning Organization

Metropolitan planning organizations (MPOs) are federally-sanctioned entities charged with transportation planning on a regional basis and are designated for each urbanized area in the United States with a population greater than 50,000. Within Wisconsin there are 12 MPOs that take on a variety of forms (Exhibit 10.1). Some are housed within existing regional bodies, while others are agencies created for this single purpose. Still others are simply committees staffed by state or county employees.



MPOs are administered by a board consisting primarily of elected officials from the local jurisdictions within the geographic boundary of the MPO. Funding for MPOs is provided through a combination of federal, state, and local funds. Each MPO is governed by a board consisting primarily of chief elected officials who represent different parts of the area served by the MPO. A technical committee (typically referred to as a Technical Advisory Committee, or TAC) advises the policy board. In some MPOs, a citizen advisory committee and other specialized committees serve as advisory bodies to the policy board.

Over the years the responsibilities of MPOs have changed, but currently, MPOs fulfill several important roles. First, they prepare and adopt a long-range transportation plan that provides a multi-modal investment strategy for meeting the mobility needs of people and businesses within its jurisdiction. Second, an MPO has the responsibility of developing a short-range transportation improvement program to prioritize federally funded improvement projects. MPOs also ensure that state and federal requirements relating to regional transportation planning are implemented.

The Madison Area MPO was created in November 1999 and assumed the responsibility to conduct transportation planning and programming for the metropolitan area from the previous MPO, the former Dane County Regional Planning Commission (DCRPC), now the Capital Area Regional Planning Commission (CARPC). The Madison Area MPO's general responsibility is to "build regional agreements on transportation investments that work to balance roadway, public transit, bicycle, pedestrian, and other transportation needs that support regional land use, economic, and environmental goals."<sup>1</sup>

The planning area is defined as the existing urbanized area plus the projected 20-year growth area. The planning area is mutually determined by the MPO and the state. The Madison Metropolitan Planning Area is made up of the City of Madison, the entirety of its "urbanized area," and all or portions of the 27 contiguous villages, cities, and towns that are or are likely to become urbanized within a 20-year planning period<sup>2</sup>. The Villages of Black Earth and Mazomanie and the Town of Black Earth are not located within the jurisdiction of the Madison Area MPO.

Federal rules also require the designation of MPOs in urbanized areas of 50,000 or more in population as a condition for spending federal highway and transit funds. While the Madison Area MPO provides regional coordination and approves use of federal transportation funds within the metropolitan planning area, responsibility for the implementation of specific transportation projects lies with WisDOT, Dane County, the City of Madison, and other local units of government as transportation providers.

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<sup>1</sup> *The Madison Metropolitan Planning Organization; <http://www.madisonareampo.org>*

<sup>2</sup> *The Madison Metropolitan Planning Organization; <http://www.madisonareampo.org>*



## 10.6 Special Purpose Districts

Special purpose districts are local units of government that are created to provide a specified public service. Like municipalities, special purpose districts derive their authority from state statutes. They have geographic boundaries that may or may not coincide with those of counties, villages, cities, or towns. Once a special district is created, it becomes an autonomous body often with its own taxing authority. In a few instances, state statutes create unique districts (e.g., professional team districts) but typically authorize counties, towns, cities, and villages to create special districts according to the requirements contained in the statutes. Table 10.3 provides a sample of non-educational special purpose districts authorized by state statute. Local school districts and the vocational educational districts in the state are also considered special districts because they have been created to provide a single service – education.

**Table 10.3. Sample of Non-educational Special Purpose Districts in Wisconsin**

Type of District	State Authorization
Metropolitan sewerage district	Chapter 200
Town sanitary district	Subchapter IX, Chapter 60
Drainage district	Chapter 88
Public inland lake protection and rehabilitation district	Chapter 33
Local exposition districts	Subchapter II, Chapter 229
Local professional baseball park district	Subchapter III, Chapter 229
Local professional football stadium	Subchapter IV, Chapter 229
Local cultural arts district	Subchapter V, Chapter 229
Architectural conservancy district	§66.1007

### Drainage Districts

Drainage districts are organized to drain land for agricultural and other purposes. Landowners in a district who benefit from drainage conveyance must pay assessments to cover the cost of constructing, maintaining, and repairing the system. Throughout Wisconsin there are hundreds of these districts, many of which were created decades ago. Not all districts have remained active, owing to changing land uses.

Approximately 30 districts exist in Dane County, the vast majority of which remain active. However, the Villages of Black Earth and Mazomanie and the Town of Black Earth are not a part of these districts.

### School District

The Village is located in the Wisconsin Heights School District. It is governed by a seven-member Board of Education. Members are elected to three-year terms, with the president, vice-president, clerk and treasurer positions appointed annually. The Board also appoints members to serve on

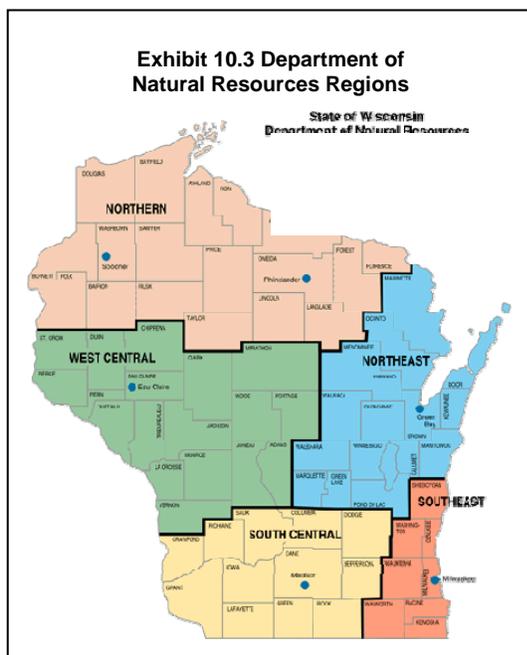
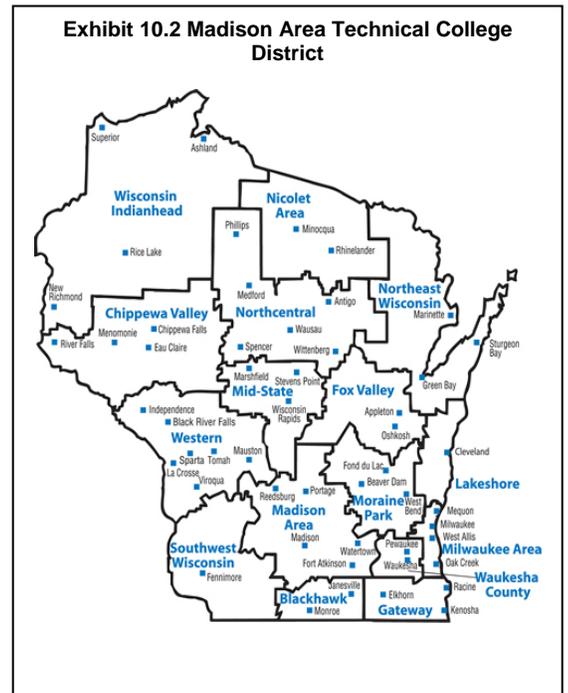


seven sub-committees, which include: budget and finance; curriculum, goals and standards; negotiations; personnel; public relations; policy, and transportation.

The school district encompasses approximately 100 square miles and has an enrollment of approximately 950 students from pre-kindergarten through twelfth grade. The district’s facilities include an elementary school in the Village of Black Earth for pre-kindergarten through second grade, an elementary school in the Village of Mazomanie for third through fifth grade, and the Wisconsin Heights Middle and High School on Hwy 14, which serves sixth through twelfth grade. The school district’s offices are located at 10173 US Hwy 14, Mazomanie. Additional information about the school district can be found in Chapter 7.

### Technical College District

In Wisconsin there are 16 technical college districts. The villages and town are located in the Madison Area Technical College district (Exhibit 10.5). The college is operated under the direction of the MATC District Board. The board consists of nine members: two employers, two employees, three members-at-large, an elected official, and a school district administrator. Board members may also serve on various subcommittees of the Board. The school district’s offices are located at 3550 Anderson Street, Madison.



## 10.7 State Agencies

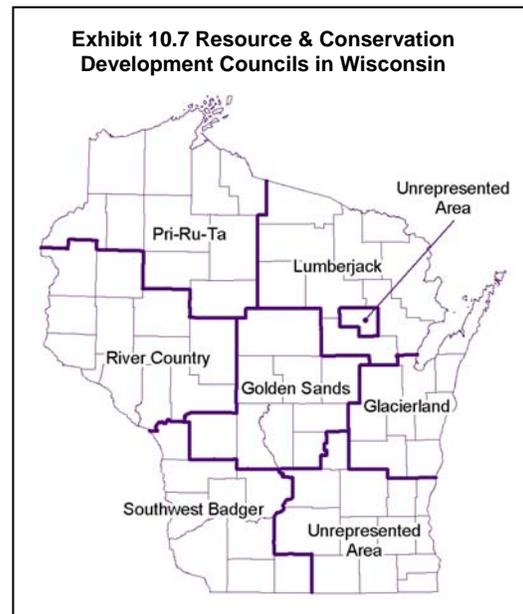
By virtue of their roles, there are a number of state agencies that are integral partners in Village policies, programs, and projects.

### Department of Natural Resources (DNR)

The DNR has a wide range of statewide responsibilities for environmental quality, state parks, and recreation. It is governed by the Natural Resources Board, which has legal authority to set agency policy, recommend regulations for legislative approval, approve property purchases and accept donations. Together with the DNR staff, the board works to establish policies and programs, administer state laws and rules, distribute grants and loans, and work with many government and



non-government entities. Most of the DNR workforce is assigned to field offices in five regions (Exhibit 10.3). Their work is further subdivided into 23 geographic management units (GMU) whose boundaries roughly match the state’s natural river basins and large waterways. staff are responsible for defining the area’s natural ecology and identifying threats to natural resources and the environment. The DNR is composed of a broad range of expertise, and staff efforts are often combined with local government private efforts to manage public resources. The communities are located in the South Central Region, which includes the following counties: Columbia, Dane, Dodge, Green, Grant, Iowa, Jefferson, Lafayette, Richland, Rock, and Sauk. DNR service centers are maintained in Dodgeville, Fitchburg, Horicon, Janesville, Madison, and Poynette.

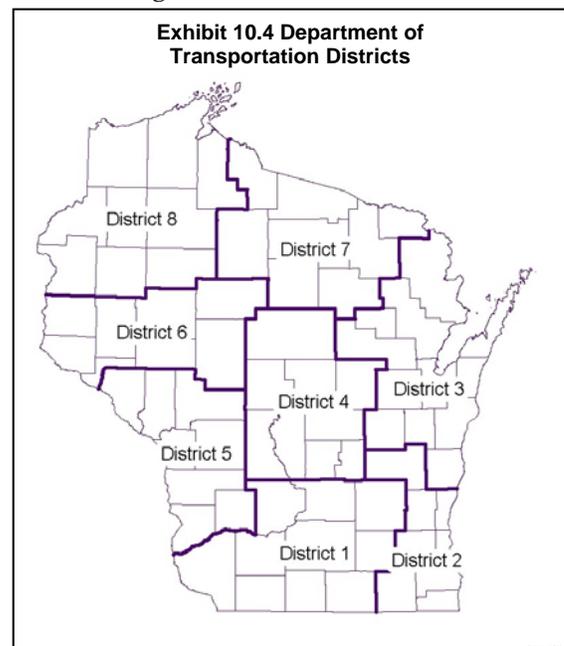


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### Department of Transportation

By virtue of its role in monitoring and enforcement of statutory regulations, the Wisconsin Department of Transportation (WisDOT) is an integral partner in municipal policies. It has jurisdiction over access issues related to state highways within a community.

WisDOT is divided into eight districts for administrative and programmatic purposes. The Village of Mazomanie is located in Region 1, which includes the following counties: Columbia, Dane, Dodge, Grant, Green, Iowa, Jefferson, Lafayette, Rock, and Sauk (Exhibit 10.4). Madison hosts the offices of this district.



### Department of Commerce (DOC)

The Department of Commerce (DOC) is another state agency with regulatory responsibility. The Safety and Buildings Division administers and enforces state laws and rules relating to building construction and safety and health. Plan review and site inspection is part of the division’s role in protecting the health and welfare of people in constructed environments.



### **Department of Agriculture, Trade and Consumer Protection (DATCP)**

The Department of Agriculture, Trade and Consumer Protection (DATCP) has regulatory duties concerning the Farmland Preservation Program and certain agricultural practices.

### **Department of Revenue (DOR)**

The Department of Revenue is responsible for a number of functions relating to local governments. The DOR oversees the shared revenue program, and other programs that distribute tax revenue to municipalities (e.g., lottery tax credits). The DOR also oversees and approves municipal Tax Increment Financing Districts.

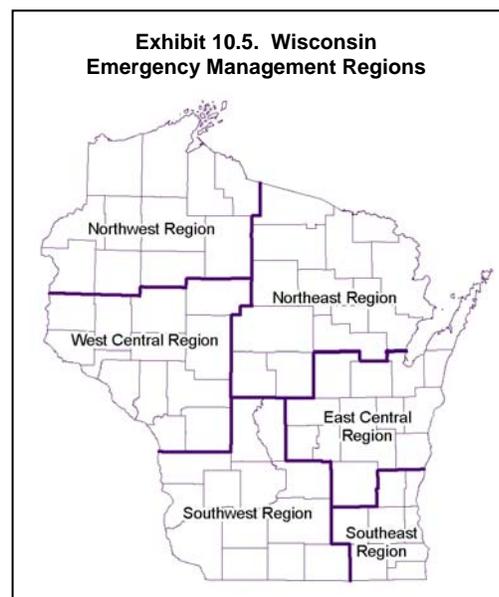
### **Department of Administration (DOA)**

The Department of Administration (DOA) fulfills a number of functions. Some of those functions are related to land use planning include reviewing incorporations, cooperative boundary plans, and all annexation requests occurring in counties with a population of 50,000 or more. Additionally, the Division of Intergovernmental Relations (DIR) within DOA provides information and resources to enhance and facilitate local planning. DIR also provides technical assistance and advice to state agencies and local governments with land information responsibilities, among other things. DIR will review this comprehensive plan to ensure consistency with the State's 'Smart Growth' legislation.

Along with regulating local activities, all of these state agencies provide information, education and training. They also maintain funding programs to help local governments with development efforts and provide a basic level of health and safety.

### **Wisconsin Emergency Management (WEM)**

Wisconsin Emergency Management (WEM) is charged with a wide range of responsibilities for disaster mitigation, planning, response, and education. It administers a number of grants to local communities and is responsible for preparing and administering several statewide policy plans. Most recently, it completed a statewide hazard mitigation plan for natural and technological hazards in conformance with the Disaster Mitigation Plan of 2000.



Regional directors are located in each of the six regional offices throughout the state (Exhibit 10.5). They work directly with municipal and county programs in planning, training, exercising, response and recovery activities, as well as the coordination of administrative activities between the Division and local governments. When disasters and emergencies strike, they are the Division's initial responders and serve as field liaisons with the state. The office of the Southwest Region is located in Madison.



## 10.8 Nongovernmental Organizations

In addition to governmental organizations there are other types of organizations that can affect the daily lives of Village residents. These may include a chamber of commerce, sportsmen’s clubs, non-profit organizations, and similar organizations that are actively working to promote the quality of life in the area. It is imperative that governmental and nongovernmental organizations work together for the good of all residents. The following section briefly describes some of these organizations, how they are organized and their purpose.

### Forward Wisconsin

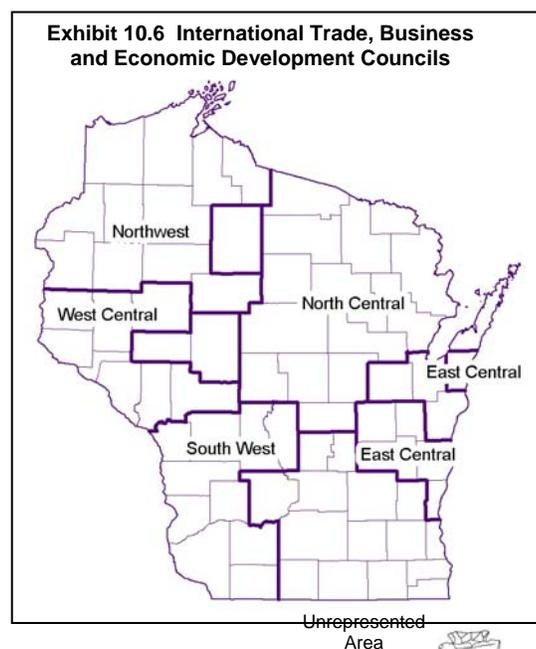
Forward Wisconsin, Inc., is a public-private statewide marketing and business recruitment organization. It was created in 1984 as a not-for-profit corporation. Its job is marketing outside Wisconsin to attract new businesses, jobs and increased economic activity to the state. It is governed by a board of directors that reflects that public-private partnership. Governor Jim Doyle is chairman of the board. Private sector representation includes Wisconsin's utilities, banks, educational institutions, investment firms, law firms, and manufacturers. Public sector representation includes four state legislators and the Secretary of the Department of Commerce. Funding for Forward Wisconsin comes from private-sector contributors and from the state through a contract with the Wisconsin Department of Commerce. Forward Wisconsin is headquartered in Madison and has offices in Eau Claire, Milwaukee, and Chicago.

### Thrive

Thrive is a non-profit economic development enterprise that is dedicated to growing the economy of Dane County and the surrounding seven county region (also known as the Madison Region). The organization works to promote economic growth on a sector by sector basis with special focus on growing business based on the area’s assets, as oppose to looking to traditional business recruitment practices. The group frames their work using a collection of guiding principles. Some of those principles include competitiveness, equity, regional collaboration, stewardship, innovation and transparency.

### International Trade, Business and Economic Development Councils

Since 1992, five regional International Trade, Business and Economic Development Councils (ITBECs) have been created in Wisconsin to expand economic development in the state by promoting tourism from foreign lands and the exporting of Wisconsin products to other countries. ITBECs are a public-private partnership between business leaders, county elected officials, and tribal representatives. The ITBEC initially began as 11 counties in the northwest part of the state and it now includes 54 counties.

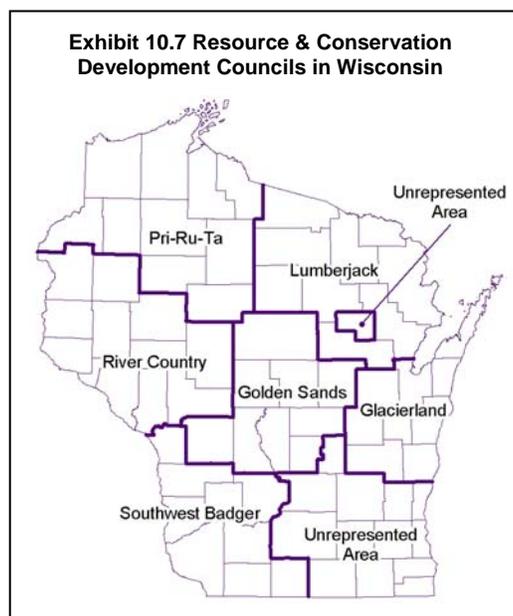


The Village of Mazomanie is not located in any international trade, business or economic development council. (Exhibit 10.6).

### **Resource Conservation and Development Councils**

Resource Conservation and Development Councils (RC&Ds) are private, non-profit organizations created pursuant to state enabling legislation to improve the social, economic, and environmental opportunities of the area. Nationally, there are more than 200 districts and there are five in Wisconsin (Exhibit 10.7).

Working through its RC&D council, local citizens provide leadership and work together to set program priorities. Each RC&D district establishes an area plan (also known as a resource conservation and utilization plan), which provides direction for the council in making community improvements and conducting activities. A variety of government agencies, organizations, and companies provide assistance in accomplishing program goals.



RC&D councils have broad authority to seek help from a variety of sources including federal or state agencies, local government, community organizations, and private industry. Help may be technical or financial assistance in the form of donations, loans, grants, or cost-sharing programs. The southeastern portion of the state, including Dane County, does not have a RC&D.

## **Local Organizations**

### **Good Neighbor Committee**

The Good Neighbor Committee is made up of the elected officials for the towns and villages located along the Highway 14 corridor, as well as interested citizens. The Committee was created to voice the concern of these communities and citizens regarding the creation of the "North Beltway" along the existing HWY 14 corridor. The Committee holds meetings which rotate between the various villages who make up the group.

### **Black Earth Creek Watershed Association (BECWA)**

The Black Earth Creek Watershed Association is an organization consisting of two part-time employees and volunteers. Members consist of passionate local residents and supporters who actively plan and coordinate activities in the watershed.



### **Mazomanie Chamber of Commerce**

The Mazomanie Chamber of Commerce works with local business people to promote and improve the conditions of business in the Village of Mazomanie. Their interests include, among others, promotion of local businesses, regulations which affect commerce, and business support programs.

### **Mazomanie Historical Society**

Affiliated with the State Historical Society, the Mazomanie Historical Society was organized in 1966 and currently has over 100 members. The society is governed by an eight-member board of Directors who serve two-year terms. The society's primary goal is to educate the public about the history of the Village of Mazomanie. To help in achieving this goal, the society operates both a museum and a research center.

### **Wisconsin River Sportsmen's Club**

The Sportsmen's Club is a local private organization that provides outdoor recreational shooting opportunities and social events for members. The Club operates a facility located at 10041 County Trunk Y in the Town of Mazomanie. The Club formed over forty years ago and currently has over 100 members.

### **Railroad**

The active rail-line that travels through the Village is utilized by several railroad companies. These companies provide many opportunities to the village in terms of economic growth. Not only are the lines utilized by local industry, but the railroad also has an impact on potential tourism in and around the community. The Village will continue to work with these private agencies to ensure the ability to expand rail service and related opportunities in the future.

#### *Wisconsin & Southern Railroad Company*

The Wisconsin & Southern Railroad Company is a privately owned and managed railroad company operating on over 700 miles of track across southern Wisconsin and northern Illinois. The company provides freight rail service and is largely utilized by the Village's industrial park businesses. In 2008 the Wisconsin & Southern Railroad provided community support by providing a train and man hours for the Gandy Dancer Festival, held during the summer at the Westland Promenade. The event proved to be hugely successful, and may become the baseline for similar events in the future.

#### *Mid-Continent Railroad Museum*

Mid-Continent Railroad Museum is a not-for-profit, membership society intended to serve and educate the general public in order to "*perpetuate and the heritage of steam railroads through the operation and display of authentic railroad equipment.*" Mid-Continent Railroad is working to expand their presence within the Mazomanie area. Mid-Continent also provided substantial financial support for the Gandy Dancer Festival in 2008. The company has discussed the potential of locating a railroad museum within the Village, which would provide an



opportunity to expand downtown commercial and economic growth through increased tourism.

## 10.9 Existing Intergovernmental Cooperation

State statutes set up a number of tools for local units of government to formally cooperate on a number of issues of common concern. Table 10.4 summarizes these tools and the following sections describe them in more detail and if the Village is currently using them.

**Table 10.4. Types of Intergovernmental Agreements**

	<b>General Agreement</b>	<b>Stipulation &amp; Order</b>	<b>Revenue Sharing Agreement</b>	<b>Cooperative Boundary Agreement</b>
<b>State Authorization</b>	§66.0301	§66.0225	§66.0305	§66.0307
<b>Uses</b>	services	boundaries	revenue sharing	boundaries, services, & revenue sharing
<b>Who decides</b>	participating municipalities	municipalities involved in the lawsuit, the judge, and area residents if they request a referendum	participating municipalities	participating municipalities and Department of Administration, Municipal Boundary Review
<b>Referendum</b>	no	binding referendum possible	advisory referendum possible	advisory referendum possible

*Source: Intergovernmental Cooperation, Wisconsin Department of Administration*

### Stipulations and Orders

Section 66.0225, Wis. Stats., allows local units of government to resolve an on-going legal battle over a boundary conflict with a legally binding stipulation and order. In this instance, the parties involved would enter into a binding agreement where the court with appropriate jurisdiction would fix the boundary line. None of the communities are currently involved in any boundary agreements.

### General Agreements

State statutes (§66.0301) authorizes local units of government to cooperate for the “receipt or furnishing of services or the joint exercise of any power or duty required or authorize by law”.

Within the past decade, area communities have improved their communications and efforts to work together in order to provide savings and services to their citizens through joint ventures.



The Villages of Mazomanie, Black Earth and Cross Plains have jointly bid major street construction projects using their common civil engineering firm. The joint bid brought significant savings in street improvements and reconstruction for each municipality.

After several successful bidding projects, the same three communities along with other townships organized an auction of surplus public works equipment, which attracted buyers from around the area.

In the late 1980's, the Villages of Mazomanie and Black Earth and the Wisconsin Heights High School began planning a common wastewater disposal plant to replace three failing individual systems. Shortly thereafter, the Village of Cross Plains contracted with them to process sludge from their system after an analysis found that it was not cost-effective to actually join the force-main project. Shortly after, the Village of Arena in Iowa County joined the project, creating the Dane-Iowa Wastewater Treatment Facility. An inter-municipal agreement governs and a joint commission operates the facility just west of Mazomanie.

In 2000 the Villages of Mazomanie and Black Earth formed the Vanguard Electric Commission under an inter-municipal agreement, which provides for a common crew of professional electrical workers directed by an Electrical Superintendent to service and maintain the two municipal electric utilities. Members of the governing commission represent citizens and board utility committee members.

**Table 10.5 Summary of Agreements; Village of Mazomanie; 2008**

Jurisdiction	Partners	Type of Agreement
Village of Mazomanie	Vanguard Electric	Equipment Purchase
	Black Earth, Arena, Wisconsin Heights School District	Wastewater treatment
	Black Earth, Sauk Prairie, Mt. Horeb	Mutual Aid Fire Protection
	Village & Town of Mazomanie, Village & Town of Black Earth, Town of Berry, Town of Vermont	EMS District

Source: Village of Mazomanie

### Municipal Revenue Sharing Agreements

Under §66.0305, Wis. Stats., adjoining local units of government can share taxes and fees with a municipal revenue sharing agreement. This type of agreement can also include provisions for revenue sharing. Cities, villages, towns or counties are able to enter into such an agreement.



### **Cooperative Boundary Agreements**

Cooperative boundary agreements (§66.0307, Wis. Stats.) can be used to resolve boundary conflicts between villages, cities, and towns and may include revenue sharing or any other arrangement. With adoption of a cooperative boundary agreement, the rules of annexation do not apply. None of the communities are currently involved in any such agreements.

## **10.10 Existing or Potential Areas of Conflict**

The Village of Mazomanie enjoys a relatively good working relationship with other communities in the region. As recognized through recent cooperative efforts, local municipalities have often worked together to overcome larger obstacles. It is imperative that this cooperation continues through the implementation of this plan and those of the surrounding communities. A set of goals and objectives are included in Chapter 3 that describe the ways in which the Village will attempt to avoid and/or minimize conflict with its surrounding neighbors.

### **Extraterritorial Zoning Area (ETZ)**

Extraterritorial Zoning is a tool which grants limited zoning power outside of established corporate boundaries to any city or village with an existing zoning ordinance. Class 1, 2 and 3 cities are allowed to zone up to three miles outside of city limits while class 4 cities and villages are authorized to zone up to 1.5 miles outside of their limits. ETZ was set up to promote efficient land use and economic development as land is transitioned from rural to urban areas. ETZ also promotes intergovernmental communication and coordination, better planning of infrastructure, and mutual protection of valued natural resources and sensitive areas.

To utilize ETZ as a tool, any city or village with a zoning ordinance must pass a resolution which describes the area to be zoned and intent to expand its ordinance. A joint committee is then established consisting of three members from the city or village's plan commission and three town members. This committee is then charged with the task of developing a zoning ordinance, which must be approved by a majority vote of the committee. After recommendation of adoption of the zoning regulations by this committee, and adoption by the city or village board, the extraterritorial zoning regulations are enforced as part of the standard ordinances. The authority for zoning regulation in this area of the town is removed from the county and transferred to the city or village. The Village of Mazomanie does not currently have an ETZ ordinance with any adjacent Townships.



# 11

## Land Use Element

Village of Mazomanie Comprehensive Plan

### Contents

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**s. 66.1001 (2)(h) Wis. Stats.**

*Land-use element. A compilation of objectives, policies, goals, maps and programs to guide the future development and redevelopment of public and private property. The element shall contain a listing of the amount, type, intensity and net density of existing uses of land in the local governmental unit, such as agricultural, residential, commercial, industrial and other public and private uses. The element shall analyze trends in the supply, demand and price of land, opportunities for redevelopment and existing and potential land-use conflicts. The element shall contain projections, based on the background information specified in par. (a), for 20 years, in 5-year increments, of future residential, agricultural, commercial and industrial land uses including the assumptions of net densities or other spatial assumptions upon which the projections are based. The element shall also include a series of maps that shows current land uses and future land uses that indicate productive agricultural soils, natural limitations for building site development, floodplains, wetlands and other environmentally sensitive lands, the boundaries of areas to which services of public utilities and community facilities, as those terms are used in par. (d), will be provided in the future, consistent with the timetable described in par. (d), and the general location of future land uses by net density or other classifications.*

**11.1 Overview**

During the planning process many aspects of land use were analyzed with an eye toward developing a future land use plan that makes sense for the village. Existing land development patterns are considered along with the existence of any brownfield sites<sup>1</sup>. Local real estate forces are considered and again will be used in fashioning the future land use plan and supporting goals, objectives, and policies. Relationships between the village and the county, nearby villages and towns also play an important role when determining how land in Mazomanie could be developed in the coming years.

**11.2 Local Survey Results**

*The following is an excerpt from the Village of Mazomanie Comprehensive Planning Public Opinion Survey Report conducted and developed by the University of Wisconsin – River Falls Survey Research Center. Refer to Appendix C for the full report.*

By a large margin, Mazomanie residents said they support additional non-residential development in the Village. When asked where they prefer additional non-residential development to be located in the Village, respondents' strongest preferences were along Highway 14 and in the industrial park, although nearly half favor the downtown business district as well.

Mazomanie residents agreed that new non-residential development should be regulated by aesthetics and design standards. At the same time, a substantial minority had no opinion on this issue. Respondents from households with over \$50,000 annual income were more likely to agree that the Village should apply aesthetic and design standards to new non-residential development.

When asked with their level of satisfaction with various types of growth that has occurred in the Village, Mazomanie residents indicated they are generally satisfied with the types and location of

<sup>1</sup> A brownfield is a site consisting of one or more properties that are abandoned or underutilized because of concerns about environmental contamination.



new development. Their level of satisfaction is highest for residential development and commercial highway development.

Growth in downtown received mixed reviews. Although half are satisfied or very satisfied with the new growth in downtown, there is a substantial minority totaling 38 percent who are dissatisfied or very dissatisfied with recent changes. Although over half said they are satisfied or very satisfied with industrial development, one in four had no opinion.

### 11.3 History of Annexation and Detachments

Over the years the boundary of Mazomanie has expanded slowly. The Village has annexed 15 pieces of land from the Town of Mazomanie since 1990. Due to natural barriers such as flood plains and wetlands, the Village is largely unable to expand to the north. However, to the west, and to some extent the south, land is classified by Dane County as acceptable for building and therefore presents some expansion potential. The Village annexed a large area to the east in 2006 to accommodate neighborhood growth, which includes long-range planning for residential, commercial and open space uses.

### 11.4 Existing Land Use

Table 11.2 on the following page provides a summary of land uses in the Villages of Mazomanie and Black Earth and the Town of Black Earth by type. Map 11.1, Existing Land Use, depicts the current land uses in the Village, and Map 11.2 provides the existing land uses in the Village’s Extraterritorial area. These maps are located at the end of this chapter.

The Village consists of approximately 1,115.7 acres. Residential uses make up the largest land use category at approximately 25 percent of the Village’s total land area. The next two largest land uses in the Village are vacant land (approximately 22.3 percent) and right-of-way (approximately 14 percent). Vacant land includes those areas covered by wetland and floodplains, and currently includes the area recently annexed for the long-range eastside neighborhood planning area. Commercial uses cover approximately 2 percent of the land in the Village. Commercial development is concentrated primarily along U.S. Highway 14, and residential areas can be found through out the Village. Agricultural land is adjacent to the Village on all sides.

**Table 11.1. Village of Mazomanie; Annexations and Detachments: 1990 to 2007**

Year	Annexation Ordinances	Detachment Ordinances
1990	-	-
1991	1	-
1992	2	-
1993	-	-
1994	1	-
1995	2	-
1996	4	-
1997	-	-
1998	1	-
1999	2	-
2000	1	-
2001	-	-
2002	-	-
2003	-	-
2004	1	-
2005	-	-
2006	1	-
2007	-	-



**Table 11.2 Existing Land Use: Villages of Mazomanie & Black Earth, Town of Black Earth 2007**

Land Uses	Village of Mazomanie		Village of Black Earth		Town of Black Earth	
	Acres	Percent	Acres	Percent	Acres	Percent
Residential	--	--	231.8	42.4%	803.7	7.3%
Residential-Single Family	225.8	24%	--	--	--	--
Residential-Duplex	9.7	1%	--	--	--	--
Residential-Multi Family	2.3	.2%	--	--	--	--
Industrial/Manufacturing	93	9.9%	--	--	--	--
Agriculture	--	--	102.5	18.7%	7,978.7	72.9%
Agriculture with Residence	--	--	--	--	1,722.5	15.7%
Right-of-Way	134	14.2%	99.39	18.2%	273.5	2.5%
Vacant	209.9	22.3%	57.3	10.5%	--	--
Institutional	49.5	5.3%	20.6	3.8%	36.6	.3%
Park and Open Space	336.8	35.7	15.6	2.9%	--	--
Conservancy/DNR Land	--	--	--	--	60.9	.6%
Commercial-Retail	22	2.3%	8.7	1.6%	4.5	.04%
Commercial-Office	--	--	7.9	1.4%	35	.3%
Mixed use	12.8	1.4%	--	--	--	--
Other Uses	20	2.1%	3.6	0.7%	36.3	.3%
<b>Total</b>	<b>1,115.7</b>		<b>547.3</b>		<b>10,951.7</b>	

Source: Villages of Mazomanie & Black Earth, Town of Black Earth

\*Due to rounding percentages may not total exactly 100%



## 11.5 Land Supply and Demand

At approximately 22 percent, the Village of Mazomanie has a large portion of land that is vacant. The majority of this vacant land is located on the eastern and southwestern sides of the Village.

A review of the local Multiple Listing Service (MLS) provided a snapshot of current local real estate trends. In April 2008 there were approximately 17 single-family homes for sale, with the cost of these homes ranging in price from \$71,900 to \$309,900. The Village had a high number of empty residential lots available for development, with 36 listings on the MLS. The costs of these lots varied from \$53,900 to \$89,900. The Village has completed some long-range planning for growth on the east side, which includes residential and commercial uses. This neighborhood will include a variety of residential lots sizes and types to accommodate a large range of incomes, price points and household types. This neighborhood is also anticipated to provide housing for the substantial job growth expected in the Village's industrial park through 2030.

## 11.6 Waste Disposal and Contaminated Sites

Identification of brownfield sites is an important consideration in forming an appropriate land use plan, in fostering economic development, and in ensuring a clean and healthy environment. Cleanup and redevelopment of brownfield sites makes common sense by returning abandoned or under-utilized properties to the tax rolls and to productive use. Redevelopment of brownfield sites also makes optimal use of existing infrastructure.

To identify brownfield sites, a number of sources were used as described more fully in the following sections:

- ◆ Bureau of Remediation and Redevelopment Tracking System (BBRTS)
- ◆ Registry of Waste Disposal Sites in Wisconsin
- ◆ Superfund Sites
- ◆ Local knowledge

As an initial step to identify brownfield sites, the BBRTS database was searched to identify contaminated sites. It should be noted that not all contaminated sites are brownfields. However, this database is a good starting point for identifying such sites. The Wisconsin Department of Natural Resources maintains BBRTS (Bureau of Remediation and Redevelopment Tracking System) that catalogs all known contaminated sites in the state. Types of contaminated sites on BBRTS include leaking underground storage tank (LUST) sites, Environmental Repair Program (ERP) sites, and emergency response spill sites.

This database, while valuable, is not complete, nor up-to-date. It is however the best available source. Sites identified may be in various stages of remediation. Remediation efforts for spills (quite often associated with trucking accidents) are typically initiated immediately. Remediation efforts on larger sites typically occur over years. As listed in Table 11-3 there are a number of sites



in Mazomanie that have been contaminated. All of the sites have been remediated, none remain open, and none of the sites identified are considered brownfields.

In addition, the DNR maintains a listing of all known waste management facility sites in the state. These may include landfills or areas where solid or hazardous waste was disposed of on private property. As such, this list includes sites that meet current environmental standards and those that do not. A search of this database revealed five sites in Mazomanie (Table 11-4). None of these waste disposal sites are considered brownfields in need of development or redevelopment. The sites in Table 11-5 were identified in a different collection of DNR sites which have, or have had in the past, the disposal of some solid or hazardous waste. Finally, there are no Superfund sites within the Village.

**Table 11-3. Contaminated Sites; 2008**

Activity Type	Number of Occurrences	
	Open	Closed
Spills	0	0
LUST	0	6
ERP	0	0
VPLE	0	0

Source: Wisconsin DNR BRRTS Database

**Table 11-4. Solid and Hazardous Waste Sites**

Name	Location
Auto Works Unlimited.	312 Crescent Street
Mazomanie TN	10347 U.S. Highway 14
Synergy Web Graphics	711 Synergy Drive
Wick Building Systems	405 Walter Road

Source: Wisconsin DNR Solid and Hazardous Waste Information System (SHWIMS)

**Table 11-5. Registry of Waste Disposal Sites (1999 Update)**

Name	Location
August Shemanek (Not within Village boundary)	S 22 D9N 06E
Debeck LDFL (Not within Village boundary)	SE S03 08N 06E
Mazo Land Disposal (Not within Village boundary)	SE NE S03 08N 06E
Town of Mazomanie Landfill (Not within Village boundary)	SE SE S06 08N 06E
Village of Mazomanie	SE NE S18 08N 06E
Wick Building Systems	NE NE S17 08N 06E

Source: Wisconsin DNR Registry of Waste Disposal Sites (1999 Update)



## 11.7 Opportunities for Redevelopment

There are very few opportunities for redevelopment within the Village's boundaries, although planning has been done to address those areas that are in need of investment. In 2008, the Village completed a neighborhood plan for a triangular area on the west side of the community immediately to the south of the industrial park along Highway 14. A large parcel within this area was publicly owned with plans for infrastructure improvements. A new road bisecting the area created a need to plan for parcel configuration and additional improvements. The remainder of this planning area is largely underutilized parcels that were either vacant or contained vacant structures. Redevelopment that occurs in this area should follow the guidelines outlined in the West Side Neighborhood Plan.

There are several small infill parcels located throughout the Village that could see development in the future, however, the west side neighborhood is the last location within the existing corporate boundaries that has the potential to accommodate larger scale redevelopment.

The Village's historic downtown is largely made up of small parcels that house historic structures. While there may be minimal opportunity for infill development, the majority of parcels will be improved with historic renovations rather than redevelopment. The limited options for infill development will only accommodate small neighborhood-uses, and should not be looked to for larger development projects.

## 11.8 Development Factors

There are a number of physical conditions that limit or restrict land development within and around the Village. Existing development and structures can limit future development potential. Other physical factors include conditions that favor a particular use (such as agriculture), or environmental features that make construction more difficult. Examples of these are soils classified as prime farmland, steep topography (having a slope greater than 12 percent), and hydric soils. Physical features such as these do not necessarily prevent development from occurring; however they may pose significant challenges. Land that is delineated as wetland, however, can prohibit development from taking place. The Village of Mazomanie is confronted with many of these limitations.

Development to the south of the Village of Mazomanie may be limited by areas with slopes greater than 20% (Map 11.1). Areas to the east, north and west of the Village are relatively flat, with only small areas with significant slopes. Areas along Black Earth Creek and Halfway Prairie Creek are designated as 100-year floodplains. Much of the area located just to the north of the Village's central business district is located within the 100-year floodplain. Hydric soils are generally limited to the corridors along Black Earth Creek and Halfway Prairie Creek. Considered together, the most viable direction of future development appears to be west and east of the Village. Both of these areas will be the most appropriate to accommodate future residential, industrial and commercial growth. The western side of the village is appropriate for industrial and commercial growth along Highway 14, while the eastern end of the village is more appropriate for residential and commercial uses.



## 11.9 Land Use Conflicts

Conflicts often develop over time when certain land uses are located inappropriately, or adequate buffering is not provided between conflicting land uses. Sometimes industrial land uses have characteristics associated with them that can potentially be viewed as a nuisance by surrounding residents including noise, dust, odors, and truck traffic. The Village of Mazomanie is not immune to these types of conflicts.

The Village has been successful at appropriately locating and buffering potentially conflicting land uses. The industrial park on the Village’s west side has nearby residential structures, however, the sites have been designed so as not to disrupt the other. Commercial uses are focused largely along the highway, with smaller mixed-use structures in the downtown historic district. Future redevelopment should work to continue these successful efforts to ensure that conflicts do not occur. Both the east- and west-side neighborhood plans were developed to help mitigate these effects.

## 11.10 Local Real Estate Forces

Table 11.6 shows a snapshot of what was on the real estate market in the month of April 2008. The figures that are listed are only for single-family residences only and excludes condominiums or other residences that could be considered multi-family. The average home prices in the communities ranged from \$190,606 for the Village of Mazomanie up to \$414,957 for the Town of Black Earth.

**Table 11.6 Homes for Sale; April 2008**

Price Range	Village of Mazomanie	Village of Black Earth	Town of Black Earth
<\$99,999	1	1	0
\$100,000 - \$129,999	0	0	0
\$130,000 - \$159,999	5	1	0
\$160,000 - \$199,999	4	6	2
\$200,000 - \$229,999	3	0	0
\$230,000 - \$299,999	3	5	1
>\$300,000	1	3	4
Total	17	16	7
Average sale price	\$190,606	\$255,244	\$414,957
Average days on market			

Source: South Central Wisconsin MLS Corporation: April 1, 2008

## 11.11 Future Land Use

The Village and the surrounding area is divided into base districts as depicted on Map 11.3 and as described on the following pages. At the outset it should be noted that these districts are established for general planning purposes only. They may or may not correlate to the Village’s



current zoning. Once this plan is adopted, Village 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. Collectively, the districts established in this plan are intended to present a logical development pattern and extension of the Village.

The following planned land use districts are included on the future land use map (Map 11.3):

**Planned Commercial (retail and office)**

The planned commercial district is intended to accommodate a variety of commercial uses, both retail and office, that complement each other. Uses along the highway will likely be more auto-oriented with higher visibility needs and traffic volumes. Uses in this district generally coincide with those uses identified in the Village’s B-1 (General Commercial) or B-2 (Highway Commercial) zoning districts.

**Planned Industrial / Heavy Commercial**

This district is intended to accommodate a wide array of industrial, manufacturing, warehousing, and similar uses, and generally coincides with the Village’s I-1 (Industrial) zoning district.

**Planned Commercial / Light Industrial**

This district encompasses the West Side Neighborhood Plan area, located south of the industrial park along Highway 14. This district should accommodate a mix of compatible highway commercial (retail and office), and could allow some light industrial uses that do not pose a potential conflict. The appropriate uses for this district generally coincide with those uses identified in the Village’s I-2 (Business Park) zoning district.

**Planned Park / Open Space / Conservancy**

This district is used to designate spaces that should be maintained as open space within the Village. This can accommodate environmentally sensitive corridors, wetland, floodplains and hydric soils, as well as spaces intended to be maintained either for active or passive recreational areas.

**Planned Mixed Use**

This district is intended to provide a variety of small-scale uses similar to those typically found in a downtown area. Individual stores are typically not larger than 5,000 square feet. Typical uses include commercial and professional offices on street level and on upper floors where residential uses could also occur. Such uses will help to create pedestrian travel and vitality on the street. Uses that occupy large blocks of land such as storage facilities or auto sales or the like would not be appropriate. Municipal ordinances require off-street parking, so parking should occur both in small-scale parking lots for residential purposes as well as on the street for short-term parking such as commercial applications.

**Planned Residential**

This district is intended to accommodate, and encourage, a mix of residential uses and densities, including the following:



- *High density residential:* The gross density of new projects would be in the range of nine to 15 units per acre. This development type is generally apartments or townhomes, and in most cases, developments at densities of more than 12 housing units per acre are one-bedroom units for persons age 55 or older.
- *Medium density residential:* The gross density of housing would be in the range of five to nine units per acre. Housing types should include two-family, rental or single-family attached (zero lot line) dwelling units.
- *Low-density residential:* This development should occur at a density of one to five units per acre. When located adjacent to more intensive land uses (such as multi-family or commercial development), it should utilize design which integrates the uses while minimizing negative impacts on the neighborhood.

The areas identified on the future land use map as planned residential accommodate parcels that are already platted in existing subdivisions. These parcels are currently vacant, but will be developed as residential in the coming years. The eastern portion of the village that is identified primarily as future residential is encompassed by the East Side Neighborhood Plan. The variety of housing types and densities has been established by this plan, and any development that occurs shall be consistent with this plan.

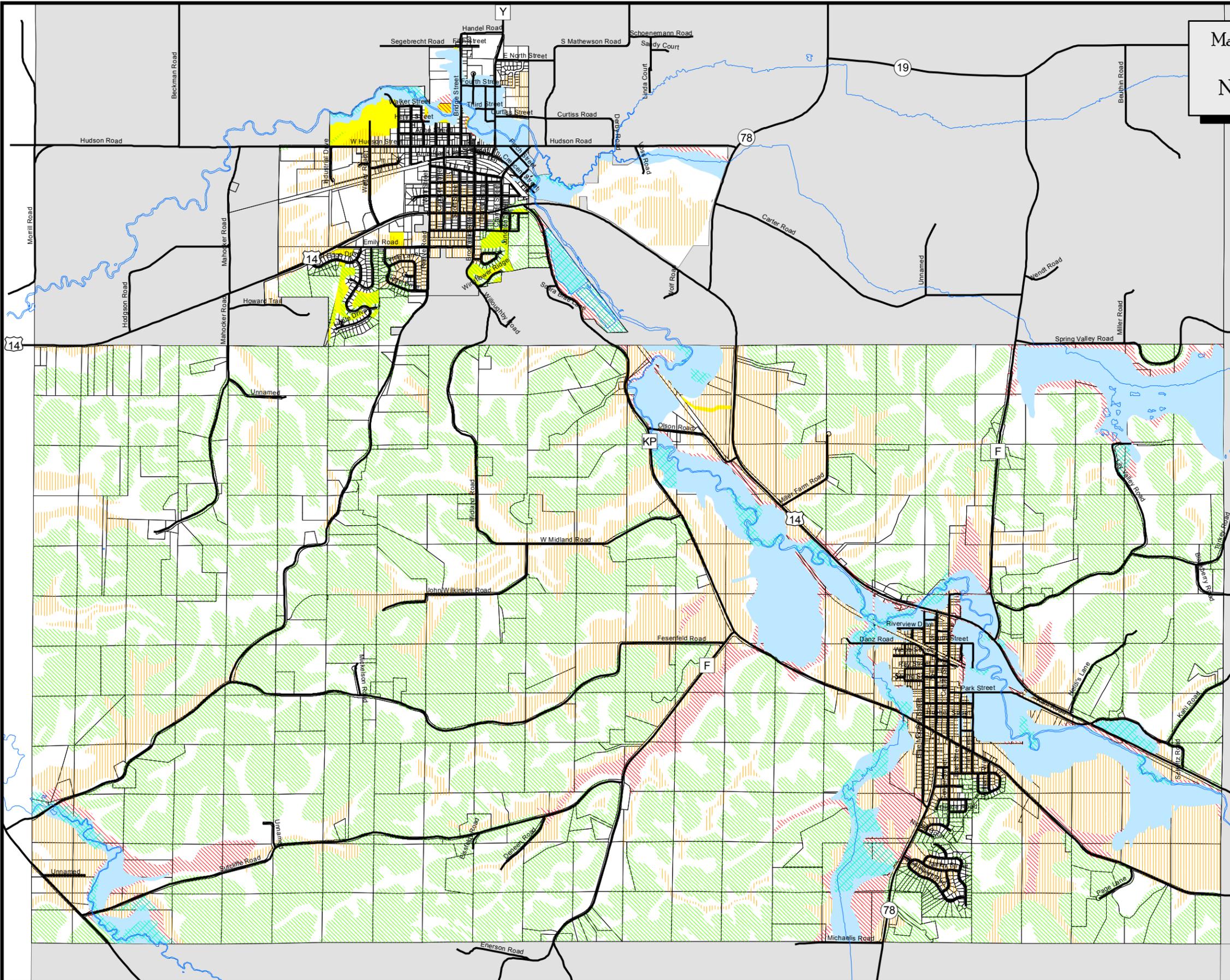
#### **Planned Public / Institutional**

The public / institutional district is intended to accommodate area for future needs associated with the community and its infrastructure. Examples of such uses include the library, school, and village hall. The area identified for this district on the future land use map is intended to accommodate a publicly-owned substation in the future.



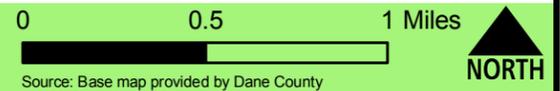
Map 11.1  
 Development Factors  
 Northwestern Dane County: 2008

Comprehensive Plan Villages  
 of Black Earth and Mazomanie  
 and the Town of Black Earth



- Map Legend**
- Wetlands
  - 100-Year Floodplain
  - Slopes Over 12.5%
  - Hydric Soils
  - Primefarmland
  - Environmental Corridor
  - FagaAnnexation

- Map Features**
- Rivers or streams
  - Roads



Source: Base map provided by Dane County Land Information Department.

Data Source: Dane County Land Information Department (slopes, hydric soils, and primefarmland. Wisconsin DNR (wetlands). Dane County Regional Planning Commission (floodplain and environmental corridors).

Map Created: October 18, 2007  
 Map Edited: October 3, 2008



Map 11.2  
**Existing Land Use**  
**Village of Mazomanie: 2008**

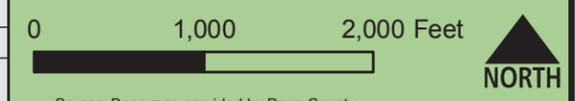
**Comprehensive Plan Villages**  
**of Black Earth and Mazomanie**  
**and the Town of Black Earth**

**Map Legend**

- Residential - single family
- Residential - duplex
- Residential - multi-family
- Mixed use
- Commercial - retail
- Commercial - office
- Public / institutional
- Industrial / manufacturing
- Park / open space
- Vacant

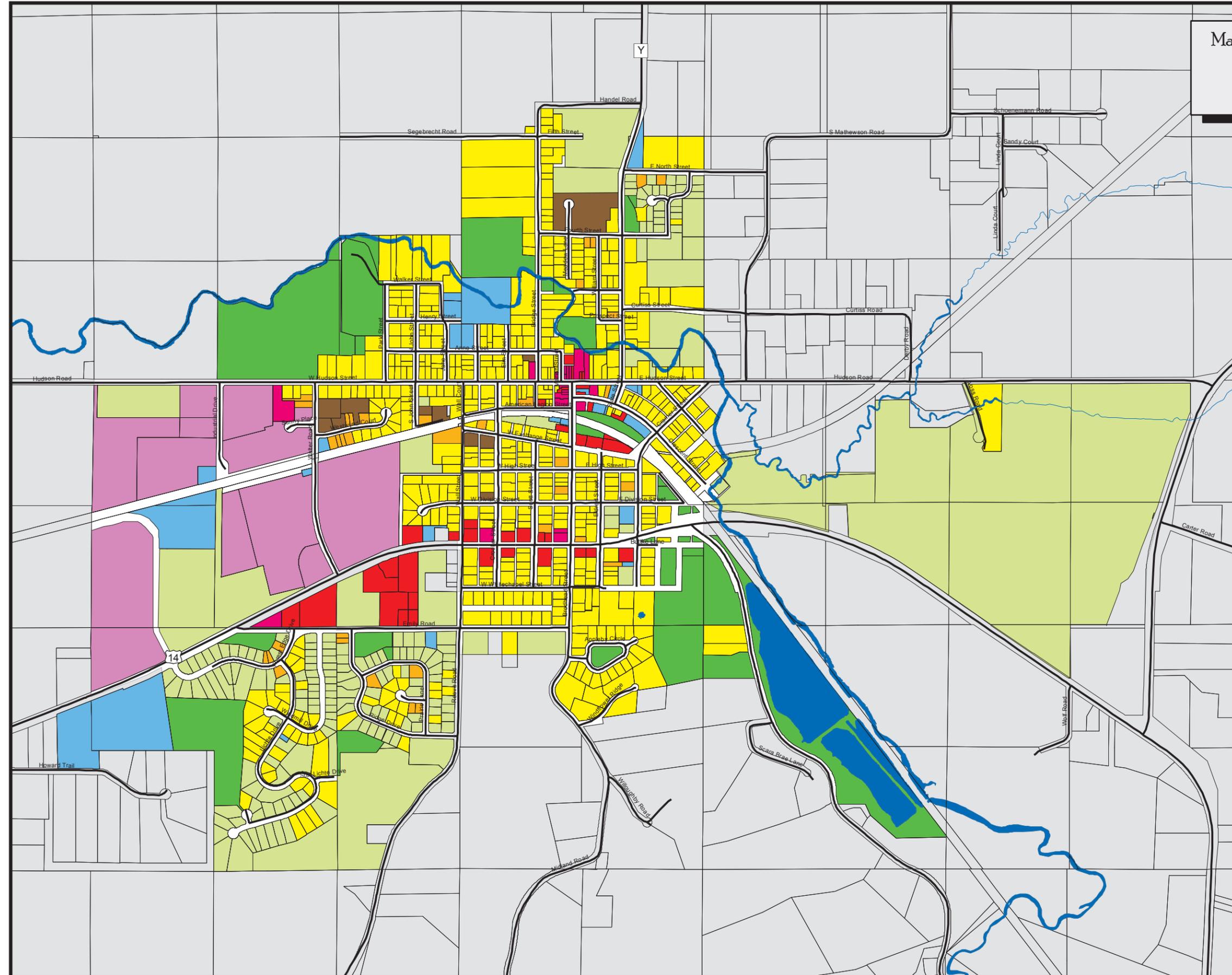
**Map Features**

- Water bodies
- Roads



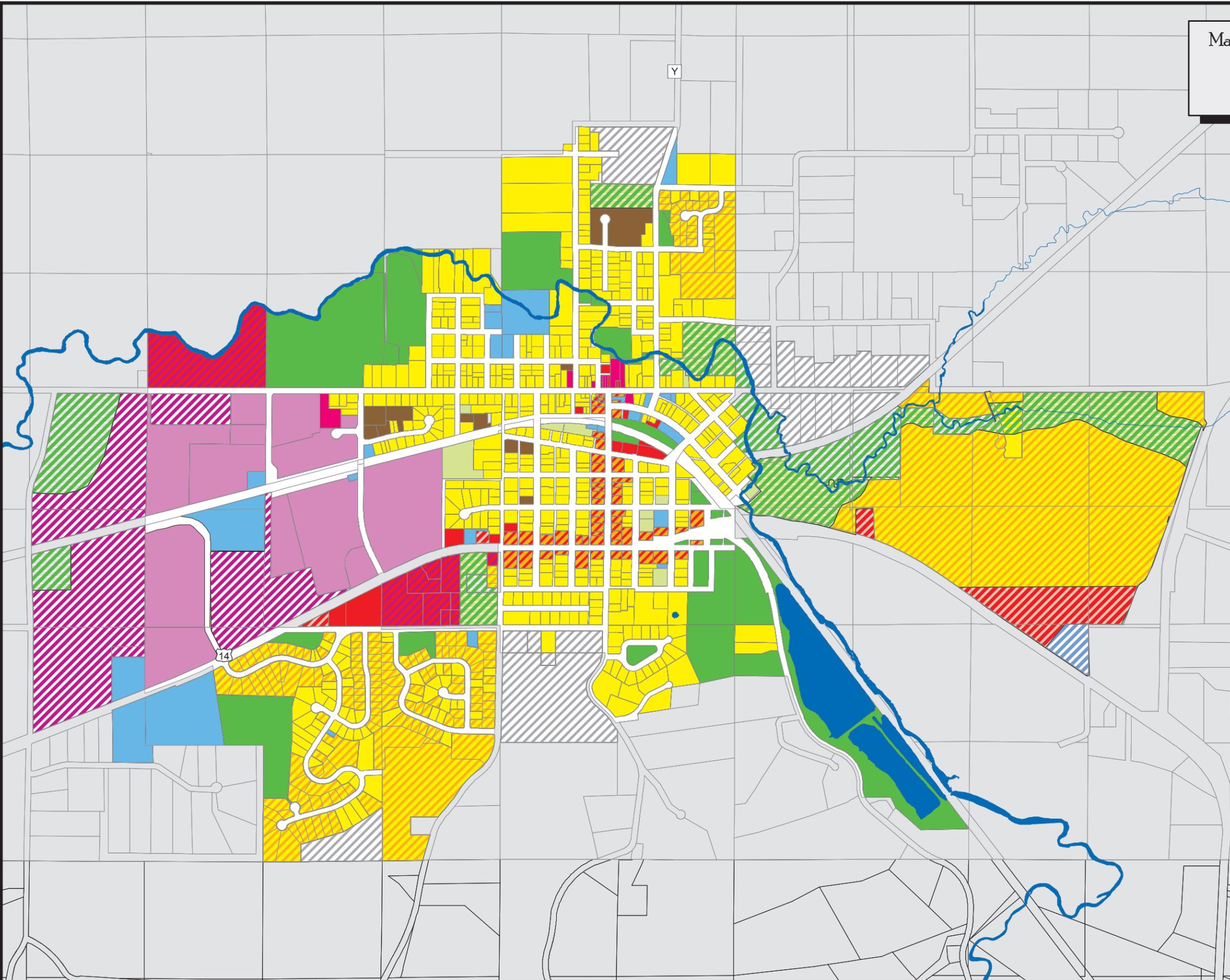
Source: Base map provided by Dane County Land Information Department.  
 Data Source: Village of Mazomanie

Map Created: October 18, 2007  
 Map Edited: January 18, 2009



Map 11.3  
 Future Land Use  
 Village of Mazomanie

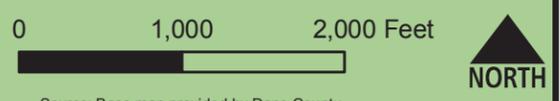
Comprehensive Plan Villages  
 of Black Earth and Mazomanie  
 and the Town of Black Earth



- Legend**
- Planned Commercial (Accommodates Retail or Office Uses)
  - Planned Industrial
  - Planned Commercial / Industrial
  - Planned Park / Open Space / Conservancy
  - Planned Mixed Use
  - Planned Public / Institutional
  - Potential Long-Term Growth Areas
  - Planned Residential (Accommodates Single Family, Multi-Family, Duplex, and Senior Housing)
- |                            |                            |
|----------------------------|----------------------------|
| Residential                | Public / institutional     |
| Residential - multi-family | Industrial / manufacturing |
| Mixed use                  | Park / open space          |
| Commercial - retail        | Vacant                     |

**Map Features**

- Rivers or streams



Source: Base map provided by Dane County Land Information Department.

Map Created: August 5, 2008  
 Map Edited: January 18, 2009



Map 11.4 Future Land Use  
Extraterritorial Area  
Village of Mazomanie

Comprehensive Plan Villages  
of Black Earth and Mazomanie  
and the Town of Black Earth

Map Legend

-  ETZ Parcels
-  Agriculture / Natural Resource Preservation
-  Long-Term Agricultural Transition Area
-  Institutional
-  Rural Development Area
-  Public Recreation / Open Space / Greenway Corridor
-  Village of Mazomanie 1.5 Mile Buffer
-  Village of Black Earth 1.5 Mile Buffer

Map Features

-  Rivers or streams
-  Roads



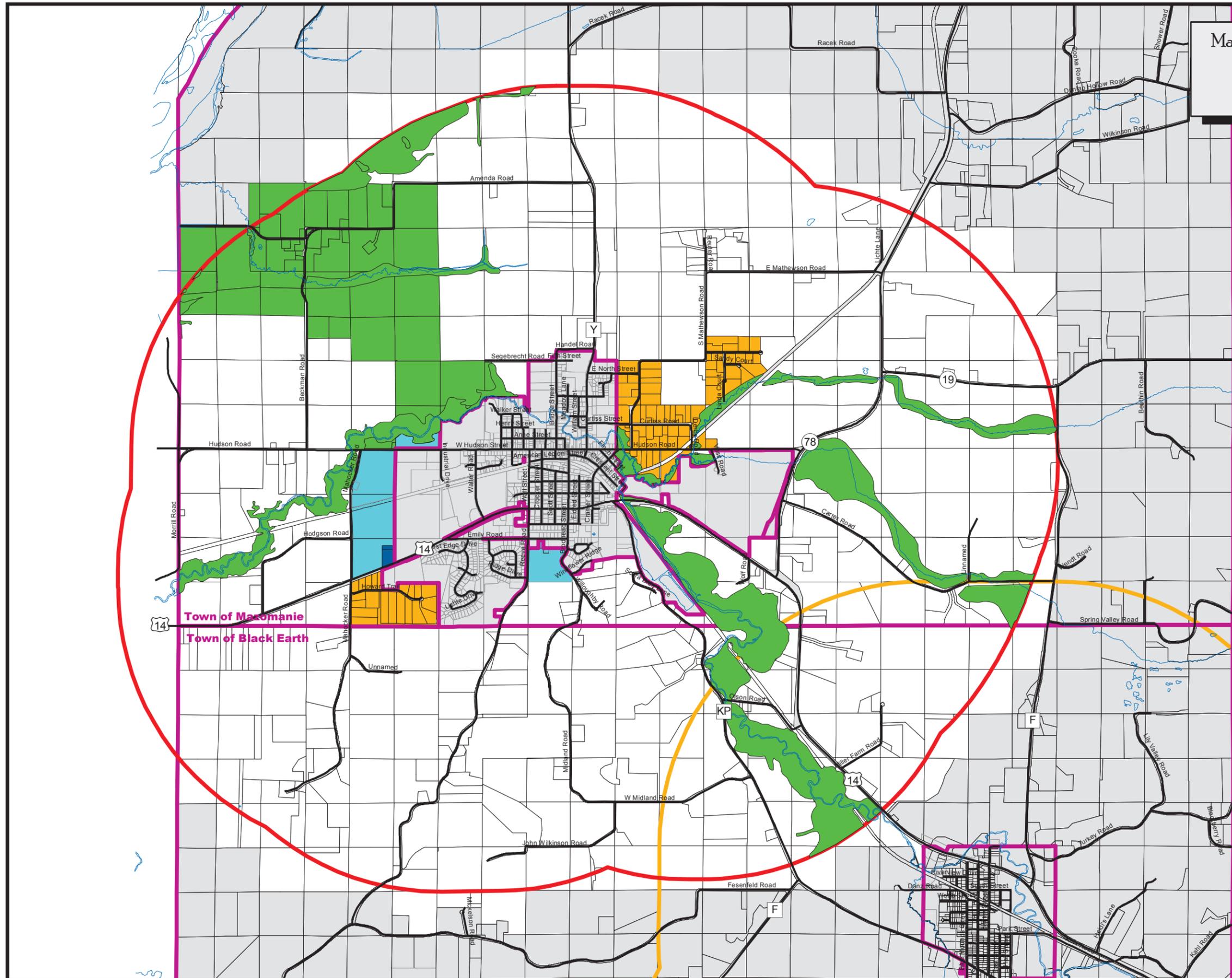
0 0.5 1 Miles



Source: Base map provided by Dane County  
Land Information Department.

Map Created: October 18, 2007

Map Edited: January 19, 2009



**GENERAL PROVISIONS**

**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 Village of Mazomanie, Wisconsin, the boundary of which may change over time through annexation or detachment. This plan shall also apply to the Village's extraterritorial planning area, the extent of which may change over time as the Village's boundary changes through annexation or detachment.
2. *Conformance with Plan.* After January 1, 2010, all Village actions with regard to zoning, subdivision regulations, or 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.

**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 the first day after the date of publication or posting as provided for in §60.80(3), Wis. Stats.

**Section 1-6. Development Expectations.**

As outlined in Part III, 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 II.**  
**INTERPRETATION**

.....

**Section 2-1. Interpretation of Boundaries of Future Land Use Districts.**

1. *Boundary Line Interpretations.* Interpretations regarding future 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 2 Acres or Less.* For parcels of 2 acres or less, the designation of the largest area of the lot shall apply to the entire lot.
  - (b) *Parcels Larger than 2 Acres.* For parcels larger than 2 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) Village Board;
- (b) Plan Commission;
- (c) any resident of the Village;
- (d) any person having title to land within the Village;
- (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 Village Clerk between February 15 and March 15, except those recommended by the Village 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.**

The amendment process shall entail the following steps:

- (a) *Submittal of Application.* The applicant shall submit a complete application to the Village Clerk along with the application fee if any (See Sections 3-4 and 3-6).
- (b) *Transmittal of Application to Plan Commission.* The Village Clerk shall forward one (1) copy of the application to each member of the Plan Commission.
- (c) *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.
- (d) *Placement of Public Notice.* The Village Clerk shall provide for appropriate public notice for the public hearing conducted by the Plan Commission.
- (e) *Interdepartmental/Agency Review.* The Village Clerk shall forward one (1) copy of the application to appropriate Village personnel and local units of government that would be directly effected by the proposed amendment.
- (f) *Plan Commission Hearing.* Allowing for proper public notice, the Plan Commission shall conduct a meeting to review the application.
- (g) *Plan Commission Recommendation.* The Plan Commission shall make a written recommendation to the Village Board to either: deny the proposed amendment; or approve the proposed amendment without revision; or approve the proposed amendment with revision(s) that it deems appropriate. Such revisions to the proposed amendment shall be limited in scope to those matters considered in the public meeting.
- (h) *Public Hearing.* The Village Board shall hold a public hearing, allowing for proper public notice, to consider the proposed amendment.
- (i) *Village Board Decision.* After reviewing the application and the Plan Commission's recommendation, the Village Board shall make a decision to either: deny the proposed amendment; or approve the proposed amendment without revision; or approve the amendment with revision(s) that it deems appropriate. Such revisions to the proposed amendment shall be limited in scope to those matters considered in the public hearing.
- (k) *Notification of Decision.* Within five (5) days of the decision, the Clerk shall mail the applicant, by regular U.S. mail, the original copy of the decision and notify the Plan Commission in writing of its decision (if it is not the applicant). If the proposed amendment is denied, the notification shall indicate the reasons for the denial. If the amendment is approved, an ordinance to that effect shall be adopted.
- (l) *Update History of Adoption and Amendment.* The Plan Commission shall update the table found in Section 3-7 of this part.

**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.**

1. *Internal Consistency.* Amendments shall be made so as to preserve the internal consistency of the entire plan.
  
2. *Granting Special Privileges or Placing Limitations Not Permitted.* No amendment to change the Future Land Use Map shall contain special privileges or rights or any conditions, limitations, or requirements not applicable to all other lands in the district.

**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 Village Board and on file at the Village 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 Village Board action regarding this plan.

Date	Ordinance Number	Description of Action
____, 2009		Village Board repeals the Village's master plan and adopts the Village's comprehensive plan to comply with Wisconsin's Smart Growth Legislation.

# A

## Adoption Ordinance

Village of Mazomanie Comprehensive Plan



# B

## Plan Commission Resolution

Village of Mazomanie Comprehensive Plan



# C

## Public Participation Plan

Village of Mazomanie Comprehensive Plan



# D

## Public Opinion Survey Report

Village of Mazomanie Comprehensive Plan



# E

## Glossary of Terms

Village of Mazomanie Comprehensive Plan



- **Affordable housing:** A dwelling unit where the total monthly housing expenses do not exceed a specified percentage of the occupant's gross monthly income. The specified percentage is usually 30 percent and can be set by a local unit of government, state, or federal agency for their purposes. Housing expenses include insurance, utilities, and mortgage for a homeowner and rent for a renter.
- **Annexation:** The process of removing a specified land area under the authority of one governmental jurisdiction and adding it to the land area under the authority of another governmental entity.
- **Brownfield:** Abandoned, idled, or under-used industrial and commercial sites with real or perceived environmental contamination.
- **Building façade:** The face of a building, characteristically facing a public thoroughfare.
- **Cluster subdivision:** a subdivision in which the lot sizes are reduced below those normally required in the zoning district in which the development is located, in return for the provision of permanent open space.
- **Comprehensive plan:** a county development plan or city, village, town, or regional planning commission master plan prepared under and meeting the content requirements outlined in s.66.1001, *Wis. Stats.* Comprehensive plans provide a vision and general idea of how land should be used to assure public health, safety, and welfare.
- **Conditional use:** a land use, construction activity, or structural development, which must be tailored to the site conditions and adjacent property uses through a public and technical review process, that is listed as a conditional use in a zoning district.
- **Conservation area:** environmentally sensitive and valuable lands protected from any activity that would significantly alter their ecological integrity, balance, or character except in cases of overriding public interest.
- **Conservation easement:** a recorded legal agreement between a landowner and a qualified conservation agency that transfers development rights from the owner to the agency to protect natural or historic features. See s. 700.40, *Wis. Stats.*
- **Conservation subdivision:** a housing development in a rural setting that is characterized by compact lots and common open space, and where the natural features of land are maintained to the greatest extent possible.



- **Detention pond:** A temporary storm water storage facility that holds back the developed peak storm water flow rate and releases the pre-developed flow rate by means of an outlet structure or spillway.
- **Development agreement:** A project-specific contract that is negotiated between a developer and the community. It outlines the obligations of both parties to perform certain actions relating to a development project.
- **Downtown revitalization:** improve the economic or social environment of downtowns by involving all facets of the community.
- **Economic base:** the economic base of an area consists of those activities that provide the core employment and income on which the rest of the local economy depends.
- **Elements:** planning themes required in the Wisconsin Comprehensive Planning Law – Issues & Opportunities, Housing, Transportation, Agricultural, Natural, and Cultural, Economic Development, Intergovernmental Cooperation, Land Use, and Implementation elements.
- **Environmental corridor:** linear areas of natural resources that are critical to maintaining water quality and quantity and to providing habitat linkages that maintain biological diversity. Environmental corridors are often associated with rivers and streams.
- **Environmental sensitive area:** areas such as wetlands, steep slopes, waterways, underground water recharge areas, shores, and natural plant and animal habitats that are easily disturbed by development.
- **Extraterritorial zoning:** a local government's authority to zone areas outside its boundaries. Under Wisconsin law, the extraterritorial zone for 1<sup>st</sup>, 2<sup>nd</sup>, and 3<sup>rd</sup> class cities extends 3 miles beyond the corporate limits. The limit extends 1-½ miles beyond the municipal boundary for 4<sup>th</sup> class cities and villages. *See s. 62.23(7a), Wis. Stats.*
- **Extraterritorial plat review:** The authority of a city or village to review subdivision proposals in the extraterritorial area beyond its corporate limits. Under Wisconsin law, the extraterritorial zone for 1<sup>st</sup>, 2<sup>nd</sup>, and 3<sup>rd</sup> class cities extends 3 miles beyond the corporate limits. The limit extends 1 ½-miles beyond the municipal boundary for 4<sup>th</sup> class cities and villages. Within this area plat, approval is exercised by the town board, the county planning agency, and the city council or village board. If there is a conflict in the requirements of the local government with approval authority, the proposed subdivision must comply with the most restrictive requirements.
- **Floodplain:** The generally level area along a stream that is inundated by floodwaters when the stream overflows its banks.



- **Floodway:** The channel of a stream and the adjacent overbank area that must be reserved in order to discharge a base flood without cumulatively increasing the water surface elevation more than a specified height. This designation is used for regulatory purposes in floodplain regulations.
- **Forecasts:** a statistical technique projecting past trends to estimate future trends.
- **GIS:** computer technology, tools, databases, and applications that provide spatial (geographic) data management, analysis, and mapping capabilities to support policy evaluation, decision-making, and program operations.
- **Goal:** a desired state of affairs to which planned effort is directed.
- **Growth management:** the pacing of the rate or controlling of the location of development via law enactment to manage a community's growth.
- **Historic preservation:** the research, protection, restoration, and rehabilitation of historic properties.
- **Home occupation:** Any occupation, profession, enterprise, or similar activity that is conducted on the premises of a single-family residence as an accessory use. The term does not include hobbies or similar non-commercial activities or any activity that would meet the definition of heavy industry.
- **Implementation tools:** programs, incentives, activities, regulations, etc., communities use to implement their plan.
- **Impervious surface:** That portion of a lot that substantially reduces or prevents the infiltration of stormwater into the ground. It includes area of compacted soil and surfaces such as buildings, sidewalks, parking lots, driveways, and similar features.
- **Infill development:** Any project intended to develop vacant property within a generally developed area.
- **Infrastructure:** A general term intended to describe the types of services that government and private industry provides for the benefit of all. Examples include roads and parks.
- **Land development regulations:** Ordinances enacted by a governing body for the regulation of any aspect of development and includes any local government zoning, rezoning, subdivision, building construction, or sign regulations or any other regulations controlling the development of land.
- **Land trust:** a private, nonprofit organization that protects natural and cultural resources through conservation easements, land acquisition, and education.



- **Land use classification:** a system for classifying and designating the appropriate use of properties.
- **Mixed-use development:** a development that allows multiple compatible uses to be in close proximity to one another in order to minimize transportation infrastructure impacts and to create a compact, efficient neighborhood; for example, single family, multifamily, commercial, and industrial uses are located within a reasonable proximity to each other.
- **Multi-modal transportation:** A transportation system that includes a number of different modes, or means, of transportation. These modes of transportation may be either motorized, (e.g., automobiles, buses, or airplanes) or non-motorized, (e.g., bicycles or walking).
- **Natural resources inventory:** a statistical survey of land use and natural resource conditions and trends
- **NIMBY:** not in my backyard
- **Nonconforming use:** a use (or structure) that lawfully existed prior to the adoption or amendment of an ordinance but that fails to conform to the standards of the current zoning ordinance.
- **Non-profit organization:** any person(s), partnership, association, corporation or other group whose activities are conducted for unselfish, civic, or humanitarian motives, or for the benefit of others, and not for the gain of any private individual or group and may include, but shall not be limited to, patriotic, philanthropic, social service, welfare, benevolent, educational, civic, fraternal, cultural, charitable, scientific, historical, athletic, or medical activities, e.g., The Nature Conservancy. August 2003 Center *for* Land Use Education 3
- **Objective:** are specific, measurable statements that provide a means to ends (the goals).
- **Official map:** a legally adopted map that conclusively shows the location and width of proposed streets, public facilities and public areas, and drainage right-of- way.
- **Parcel:** any legally described piece of land designated by the owner or developer as land to be used or developed as a unit, or that has been developed as a unit.
- **Purchase of Development Right (PDR):** a public or private government initiative that acquires the development rights of property to limit development and protect natural features or open space.



- **Plan commission:** an appointed local government commission authorized to make and adopt a master plan, consistent with s. 66.1001, *Wis. Stats.*, for the physical development of the city. *See* s. 62.23, *Wis. Stats.*
- **Planning process:** the process of developing a plan. Usually includes the following stages – visioning, data collection and analysis, issue identification, goal and objective development, strategy formulation, plan review and approval, implementation, and monitoring and assessment.
- **Plat:** a map of a lot, parcel, subdivision, or development area where the lines of each land division are shown by accurate distances and bearings.
- **Policy:** a specific statement of principle or of guiding actions that implies clear commitment but is not mandatory.
- **Prime farmland:** land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops, and is also available for these uses (the land could be cropland, pastureland, rangeland, forest land, or other land, but not urban built-up land or water).
- **Public participation:** the involvement of the public in the planning process, with the following purposes: educate the public, reach those that rarely get involved, thwart misinformation efforts, understand what people value, seek feedback from people, and build support for a plan.
- **Regional planning commission (RPC):** a body of individuals that advises local governments and officials within its region on land-use planning. There are nine Wisconsin RPCs; and, even though Wisconsin law enables the formation of RPCs, no county, city, or village is mandated to participate in their formation or advisories. *See* s. 66.0309(2)(a), *Wis. Stats.*
- **Retention pond:** A stormwater storage facility where runoff is retained until the water infiltrates into soil beneath the pond or evaporates.
- **Riparian habitat:** The land and plants bordering a watercourse or lake.
- **Smart growth:** an approach to land-use planning and growth management that recognizes connections between development and quality of life. The features that distinguish smart growth approaches vary. In general, smart growth invests time, attention, and resources in restoring community and vitality to center cities and older suburbs. In developing areas, the approach is more urban-centered, is transit and pedestrian oriented, and has a greater mix of housing, commercial, and retail uses. Smart-growth approaches preserve open space and other environmental amenities.



- **Stakeholders:** those who have an interest in a particular decision, either as individuals or representatives of a group. This includes people who influence a decision, or can influence it, as well as those affected by it.
- **Strip development:** A linear pattern of highway based commercial development characterized by large signs and parking lots.
- **Subdivision:** the description (usually by survey) and recording of separate land parcels or lots.
- **Sustainable development:** development that maintains or enhances economic opportunity and community well-being while protecting and restoring the natural environment upon which people and economies depend. Sustainable development meets the needs of the present without compromising the ability of future generations to meet their own needs.
- **SWOT:** an analysis tool often used by planners to identify the strength, weakness, opportunities, and threats of a community.
- **Tax increment financing:** A public finance tool that a municipality can use to foster development in a specified area. The property tax base is frozen in the district and any increase in valuation is used to help finance public improvements in the district. Intended to remove blight and promote tax base expansion in an area where development likely would not otherwise occur but for the public investment.
- **Traditional neighborhood development:** a development that exhibits several of the following characteristics; alleys, streets laid out in a grid system, buildings oriented to the street, front porches on houses, pedestrian-orientation, compatible, mixed land uses, village squares and greens.
- **Transfer of development rights (TDR):** a technique, involving the designation of development (receiving) zones and protected (sending) zones, for guiding growth away from sensitive resources and toward controlled development centers by transferring development rights from one area to another via local law authorization such as a deed or easement.
- **Village power:** found in sec. 61.34(1), *Wis.Stats.*, village power provides village board with general authority to act for the good of the community, which includes the “police power” authority to adopt regulatory ordinances. It provides clear authority to engage in planning activities and for appointment of a plan commission. Annual or special town meeting may authorize the town board to exercise village powers.



- **Visioning:** a process by which a community defines the future it wants. Through public involvement, communities identify their purpose, core values, and vision of the future.
- **Zoning:** a police power measure in which the community is divided into districts or zones within which permitted and special uses are established as are regulations governing lot size, building bulk, placement, and other development standards.

