

# Town of Mazomanie Comprehensive Plan



*ADOPTED BY TOWN BOARD: NOVEMBER 4, 2024*

## ACKNOWLEDGEMENTS

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## ADOPTION AND AMENDMENT HISTORY

### ADOPTED

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By Town Board Ordinance 2024-3, on November 4, 2024 (following Plan Commission recommendation via its Resolution 2024-1, earlier on November 4, 2024)

### AMENDED

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[Insert amendment information if and when *Plan* is amended before its next full update]

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# **PART I: VISION & DIRECTIONS**

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## CHAPTER I.I—INTRODUCTION

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### PURPOSE

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This is the first of two parts of the *Town of Mazomanie Comprehensive Plan*. Part I, titled “Vision and Directions”, features goals, objectives, policies, and programs to guide the future growth, development, and preservation of the Town over the next 10 to 20 years. It provides the Town’s desired future for its land use, farmland preservation, natural resource protection, and other aspects of the Town. Part 2, titled “Conditions and Issues”, contains background information and data that informs the future directions in Part I.

### ORGANIZATION

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The chapters of Part I track the nine elements required under Wisconsin’s comprehensive planning law. Each chapter provides a goal, objectives, policies, and programs for the covered element(s), described as follows:

- **Goals** are broad, advisory statements that express general priorities, based on key issues and opportunities that affect the Town.
- **Objectives** are more specific, contribute to fulfillment of a goal, and are usually attainable through policies and programs.
- **Policies** are rules or responses, usually measurable, to help ensure *Plan* implementation and to accomplish goals and objectives.
- **Programs** are projects or initiatives, serving as a “to do” list for proactively implementing the *Comprehensive Plan*.

The concluding chapter—Implementation—lays out the Town’s overall program for carrying out its *Comprehensive Plan* and keeping it current.

### PURPOSE AND PROCESS

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The Town undertook an update to its *Comprehensive Plan* to meet a State requirement for a 10-year update. The *Comprehensive Plan* was originally prepared in 1979 and last updated in 2014. This 2024 update assures that the *Plan* includes all required contents under Wisconsin Statute. The process to update this *Comprehensive Plan* included the following:

- Posting draft *Plan* materials and invitations to participate on the Town’s website.
- Interacting with staff from Dane County and the Village of Mazomanie.
- Meetings of the Town’s Comprehensive Plan Update Committee in 2023 and 2024.
- Two joint Town Plan Commission and Town Board meetings in 2024, including a joint Town Board/Plan Commission public hearing on October 10, 2024.

## VISION

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A vision statement is:

- A presentation of how the Town wishes to look, feel, and be perceived.
- A platform for the Town to take advantage of its assets and opportunities.
- A framework from which to build more detailed directions, including those in Part I of this *Plan*.

The Town established the vision statement to the right as part of this *Plan* update process. The vision statement forms the basis for the remainder of this *Plan* and will serve as a tool for evaluation of the Town's performance. The Town of Mazomanie's vision should be widely shared, understood, and referenced in Town decisions.

### **The Town of Mazomanie's Vision**

The Town of Mazomanie is located along the majestic Wisconsin River, about one-half hour west of Madison. We value and will work to preserve its wide open spaces, varied topography and views, abundant recreational and natural resources, and productive farmland. At the same time, we will allow limited, low-density, mainly residential development to provide landowner opportunities and fiscal success.

## OVERALL GOALS

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### **GOAL 1: PRESERVE AGRICULTURAL OPPORTUNITIES**

The character of our Town and the livelihood of some residents is strongly linked to farming. We encourage actions and policies that help farmers pursue agricultural operations and provide income opportunities in a manner consistent with this *Plan*.

### **GOAL 2: PROTECT THE TOWN'S NATURAL, SCENIC, AND RECREATIONAL RESOURCES**

The Town's character is also defined by large areas of open space and by public lands including River shorelands, wetlands, woodlands, croplands, meadows, pastures, and other undeveloped land. Sweeping vistas to and from hills, valleys, and ridgetops and up and down the River are plentiful. These are irreplaceable resources. We encourage actions and policies that preserve and enhance these natural, scenic, and recreational resources, including supportive policies where limited development is allowed or even promoted under this *Plan*.

### **GOAL 3: ACCEPT AND SUPPORT CHANGE CONSISTENT WITH RURAL CHARACTER**

We recognize that change is inevitable and that Town residents need to make a living. We do wish to shape change in the Town in a way that preserves rural character and recognizes that the Town will continue to provide only limited public services. Density of new development should be limited and the design and location of homes, businesses, and other structures should be compatible with their natural and agricultural surroundings. We encourage residents to become active participants of this community and in positive change.

## CHAPTER 1.2—AGRICULTURAL, NATURAL, & CULTURAL RESOURCE DIRECTIONS

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### OVERVIEW

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This chapter contains goals, objectives, policies, and programs to guide the future preservation and use of agricultural, natural, and cultural resources. Understanding the relationship between the Town of Mazomanie and its agricultural, natural, and cultural resources features suggests possible locational advantages for particular land uses—and other areas where development is not appropriate and may cause severe and costly developmental or environmental problems. Maintaining natural and cultural features also enhances the Town’s visual appeal and character.

The rural character of the Town is linked to agriculture. While the number of full-time, larger farms in the Town has been decreasing, Mazomanie remains an agriculture-based community. The Town hosts a spectrum of agricultural activities, from production agriculture to smaller farms direct-marketing foods to the Madison area population. Farming is not just an economic pursuit, but a lifestyle.

Residents of the Town of Mazomanie place great importance on conservation of natural resources. The extensive wildlife and natural areas along the Wisconsin River; former River bottom areas; and adjacent and distant woodlands, hillsides, and isolated valleys—in combination with relatively little development—provide a rich array of landscapes in the Town. Diversity of plant and animal species and maintaining large areas and corridors for wildlife habitat is important. The Town accepts limited development that enhances, sustains, and protects natural landscapes, ecologically significant native plant communities, and wildlife habitat.

The natural beauty of the Town is dependent on many of the same qualities that contribute to its rural character. The visual richness of the terrain stems from a diverse natural environment with wetlands, woodlands, prairies, and meadows. This natural beauty also depends on large areas of open space, with beautiful views of the surrounding countryside, uninterrupted as much as possible by buildings or other structures. The Town considers preservation of natural beauty when evaluating development proposals.

Finally, preservation of the Town of Mazomanie’s historic and cultural resources fosters a sense of pride, improves quality of life, provides an important feeling of social and cultural continuity, and contributes to the community’s rural character.



## AGRICULTURAL RESOURCES GOAL

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Preserve and protect productive farmland, enabling farmers to maintain their livelihood and for small farmers to supplement their income.

## AGRICULTURAL RESOURCES OBJECTIVES

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1. Preserve large tracts of productive farmlands for continued agricultural use.
2. Work to ensure compatibility between existing farm operations and nearby non-farm housing, including through thoughtful home siting.
3. Support agriculture as an economic activity within the Town, including for long-standing and newer families.

## AGRICULTURAL RESOURCES POLICIES AND PROGRAMS

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1. **Preservation:** The preservation of land of agricultural significance for continued use as farmland and regulation of non-farm development is of primary importance. See in particular the Town’s preservation and non-farm development policies in Figure 1.3.1 for lands within its designated Farmland Preservation Area on Map 1, including its housing density policy as described in that figure. Further, continued viability of some of the Town’s farms depends on an adequate availability of cropland to rent. Therefore, the Town will direct and limit non-farm development in a manner that maximizes the amount of agricultural land for farmers to rent, and the ease in farming that land.
2. **Cooperation:** The Town will cooperate with other units of government on programs to encourage continued use of land for agriculture, including Dane County and the State of Wisconsin through their farmland preservation program. This program preserves farmland in part by making farmers in planned Farmland Preservation Areas (see Map 1) and zoned for exclusive agricultural use eligible for State income tax credits. By administrative rule, the State generally requires that at least 80% of the area planned for farmland preservation in each town be zoned within a certified farmland preservation zoning district. The Town has been approaching this threshold in recent years, but has prepared Map 1 to better match areas planned in the Farmland Preservation Area with current land use and zoning.
3. **Protection:** The Town protects existing farm operations from restrictions on noise, odor, and the keeping of animals associated with farm operations. Only those ordinances and restrictions that are required for health and safety shall be applicable in farmland preservation areas. This policy recognizes that often new non-farm residents who are unfamiliar with farm operations may desire unrealistic controls or conditions of farm activities. “Right to farm” notes ought to be placed on certified survey maps that create lots for new non-farm housing.
4. **Creativity:** The Town allows home occupations, farm family businesses, and accessory dwelling units on farm parcels to supplement farming income, following allowable uses and standards in the County zoning ordinance. The Town also encourage agricultural growth and diversification, including on-farm value added processing, small and organic farms, and agritourism. Finally, where possible, the Town seeks to keep residential development in the best farming areas to a maximum density described in Figure 1.3.1. This will be accomplished, in part, by allowing landowners within these areas to transfer their rights to develop new homes to property owners in other parts of the Town, per the Town’s Transfer of Development Rights (TDR) program and the policies in Figure 1.2.1.

Figure 1.2.1: Transfer of Development Rights (TDR) Program

TDR Program Procedures	
<ol style="list-style-type: none"> <li>1. Town participation in the Dane County TDR Program is set through Sections 10.304 and 10.305 of the County zoning ordinance.</li> <li>2. Lands within each TDR Receiving Area will require rezoning to a rural homes or residential underlying zoning district, along with a TDR-R Receiving Area Overlay Zoning District. Lands from which development rights are transferred will be designated in the TDR-S Sending Area Overlay Zoning District. These overlay zoning designations help track transfers over time.</li> <li>3. Prior to each rezoning and land division application associated with a TDR transaction, the Town encourages the Receiving Area owner to first secure an option to purchase (or another legally recognized tool) to enable the future purchase of development rights from a TDR Sending Area owner. The developer is encouraged not to complete the final transaction to acquire development rights at such time, in the event that not all required development approvals can be secured after this time for whatever reason.</li> <li>4. To assure that the conveyance of development rights is properly tracked on each Sending Area property, rights are in fact conveyed, and the Sending Area property is restricted, a “TDR Agricultural Conservation Easement” (“TDR Easement”) shall be executed and recorded over the Sending Area property each time a development is sold or transferred. The TDR Easement must meet, at a minimum, all of the requirements of Sections 10.004(153) and 10.304(4)(b)) of the Dane County zoning ordinance.</li> <li>5. To note the use of development rights within the Receiving Area, a “TDR Notice Document” shall be recorded against all new lots in the Receiving Area. The TDR Notice Document must, at a minimum, meet all of the requirements of Sections 10.004(110) and 10.305(5)(c) of the County zoning ordinance.</li> <li>6. County zoning approval will become effective and land division may be recorded only after evidence is provided to the Town and the Dane County Zoning Administrator that the required TDR Easement is recorded against the Sending Area parcel(s). Also, before obtaining zoning and building permits for new development in the Receiving Area, the developer must provide a recorded TDR Notice Document on the affected Receiving Area lot to the Town Clerk and County Zoning Administrator.</li> </ol>	
TDR Sending Areas	TDR Receiving Areas
<ol style="list-style-type: none"> <li>1. TDR Sending Areas are lands from which development rights could be transferred away through the rezoning of such lands to the County’s TDR-S Overlay Zoning District and the recording of a TDR Easement against such lands.</li> <li>2. To qualify as a TDR Sending Area, the land must be planned as a Farmland Preservation Area on Map 1 and have at least one development right to transfer.</li> <li>3. At the time of a development right transfer, the Sending Area land must be zoned FP-35 or FP-1 and also be rezoned into Dane County’s TDR-S Overlay Zoning District and be subject to a TDR Easement, neither of which will alter the underlying FP-35 or FP-1 zoning.</li> </ol>	<ol style="list-style-type: none"> <li>1. TDR Receiving Areas are those areas to which development rights may be transferred, enabling greater development density than would otherwise be allowed in exchange for the permanent protection of lands within a TDR Sending Area. Development right transfers, and ratios of transferred development rights to new housing units enabled, differ depending on how the TDR Receiving Area is designated on Map 1: Future Land Use and the associated figures within Chapter 1.3—Land Use Directions.</li> <li>2. Within TDR Receiving Areas, the Town Plan Commission and Town Board will consider petitions by landowners to rezone all or part of their property to a residential or rural homes zoning district and the TDR-R Receiving Area Overlay Zoning District, based on the following criteria: <ol style="list-style-type: none"> <li>a. Consistent with vision, goals, objectives, and policies of this <i>Comprehensive Plan</i>.</li> <li>b. Meets the purpose of the TDR-R district in 10.305(1) of the County Zoning Ordinance.</li> <li>c. Minimizes the amount of land taken out of agricultural production.</li> <li>d. Avoids developing lands in the Resource Protection Corridor in Map 1.</li> <li>e. Meets the purpose and all policies applicable to the future land use category mapped over the land.</li> <li>f. Creates a logical development pattern.</li> <li>g. Avoids or minimizes land use conflicts.</li> <li>h. Has identified and ultimately secured a sufficient number of development rights to create the number of lots proposed.</li> </ol> </li> <li>3. Development rights must either be used on-site or transferred from a specific Sending Area parcel to a specific Receiving Area parcel. Where development rights are legally transferred, but not immediately used for the development of housing units on a Receiving Area parcel, the ability to construct such housing units may remain with that Receiving Area parcel for future use there. No remainder housing units may be transferred by the Receiving Area parcel owner to a different Receiving Area parcel.</li> </ol>



## NATURAL RESOURCES GOAL

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Preserve and protect the Town’s diverse natural landscapes, wildlife, and natural beauty.

## NATURAL RESOURCES OBJECTIVES

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1. Recognize and respect the natural environment as an irreplaceable resource.
2. Protect and improve the quality of surface water and groundwater within the Town, including protection of floodplains and wetlands.
3. Encourage the use of soil conservation practices in farming operations, woodland management, and non-farm development of the Town.
4. Encourage residents to be good stewards of the land, and encourage them to manage and preserve woodlands, wetlands, and prairies as an economic land use, an environmental protection area, and a means of preserving the natural beauty of the Town.
5. Encourage sensitivity to native plant and animal communities.
6. Carefully review every development proposal to ensure that the Town’s natural beauty is not significantly impaired in the process.
7. Encourage future public land acquisition and use that conforms to this *Plan* and assures the Town’s continued fiscal sustainability. See Chapter 1.7—Intergovernmental Cooperation Directions for applicable policies.

## NATURAL RESOURCES POLICIES AND PROGRAMS

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1. **Floodplain and Wetland Preservation:** Current zoning and sanitary requirements largely preclude development in floodplains and wetlands. These areas are retained as essential components of the hydrologic system, for their value as wildlife habitat, for focal points of natural beauty, and to avoid expensive future drainage and flooding problems. Floodplains and wetlands are included as part of the Resource Protection Corridor on Map 1 and shown individually on Map 4 based on generalized sources. Detailed delineation or mapping of these features will be required where land divisions or non-farm development is proposed nearby. The Town also advises caution in development over lands with hydric soils, as such soils may present unstable or wet building sites, and their development may contribute to flooding there or nearby. Dane County maps hydric soils and a range of other natural features via [DCIMap](#).
2. **Erosion Control and Stormwater Management:** The Town of Mazomanie relies on and follows Dane County requirements for construction site erosion control and ongoing stormwater management, as administered by the Dane County Land & Water Resources Department. Construction site erosion control plans and permits are generally required for disturbing or grading more than 4,000 square feet of land, excavating and/or filling more than 400 cubic yards of material, and any land-disturbing activity in the shoreland zone (i.e., within 1,000 feet of lakes and ponds; 300 feet of any navigable river or stream or the landward side of its floodplain if greater; 75 feet from a wetland). A stormwater management plan and permit is required to permanently manage runoff from site after construction is complete for any development after August 22, 2001 that results in the cumulative addition of 20,000 square feet of impervious surface to a site or most

developments for commercial or industrial use. The County may require erosion control and/or stormwater management permits in other situations too, where it determines the that land and water resources require it.

3. **Steep Slopes, Hilltop, and Ridgetop Preservation:** Slopes that exceed a 20% grade, as shown on Map 4, are not recommended as development sites and are therefore within the Resource Protection Corridor on Map 1. In limited cases where development on steeper slopes is permitted, the Town Plan Commission and the Town Board may impose additional requirements on their development or disturbance, which may include limiting the area of disturbance (“building envelope”), requiring a civil or stormwater engineer-prepared erosion control plan, or including special driveway requirements. Where any such requirements are not being met, the Town Board or the Building Inspector may issue a stop work order. Further, homes and other large structures on hilltops and ridgetops tend to be visually prominent, especially if not blended with the area’s rural character in terms of color, material, or style. Hilltops and ridgetops are therefore not recommended as development sites but where allowed may be subject to additional requirements from the Plan Commission or Board, such as related to tree preservation, exterior lighting, and building height, materials, and colors.
4. **Woodland and Grassland Habitat Preservation:** The Town will attempt to protect quality woodlands and prairies from unnecessary destruction when making zoning, land division, and other development decisions. The Town encourages: management practices that promote diverse and sustainable plant and wildlife resources; use of woodlands and prairie habitats as erosion control measures on hillsides or in waterways; protection of most native trees and grasslands in any development proposal; responsible use of pesticides including proper application and disposal procedures; and recognition of the dangers of invasive plants and their spread.
5. **Lower Wisconsin State Riverway Requirements:** Much of the northern half of the Town of Mazomanie lies within the Lower Wisconsin State Riverway (see Maps 1 and 2). The Lower Wisconsin State Riverway was established in 1989 to protect and preserve the scenic beauty and natural character of the lower Wisconsin River valley. The State may acquire additional lands within the Riverway boundary for open space, natural area, and scenic protection. Private landowners within the designated Riverway boundary must contact the Lower Wisconsin State Riverway Executive Director to determine if a permit is necessary before initiating any non-farm development or activities regulated by the Riverway statute. The following requirements are generally applicable:
  - a. Residential development and accessory structures (e.g., walkways, boat shelters) within view of the Wisconsin River are subject to performance standards to minimize visual impact from the River. These standards include vegetative screening, earth-tone colors for buildings, limited amount of glass or other reflective material, height restrictions, and erosion control practices.
  - b. Removal of vegetation or timber harvesting along the River and in the “bluff zone”—a 200-foot wide strip of land on the top of visible bluffs—is limited to only selective harvesting. There are also restrictions on road building and harvest times in these areas.
  - c. There are certain prohibited activities in the State Riverway area, including the storage or disposal of junk or solid waste, mining or quarrying on lands visible from the River, construction of private roads, and placement of signs.

## CULTURAL RESOURCES GOAL

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Preserve Mazomanie’s scenic, historic, and cultural resources.

## CULTURAL RESOURCES OBJECTIVES

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1. Promote the preservation of the Town’s agricultural, cultural, historic, and archaeological resources that celebrate the community’s pre-settlement and early settlement periods.
2. Preserve large blocks of woodlands, hunting lands, wetlands, viewsheds, and open space that contribute to the Town’s rural landscape.
3. Celebrate the Town’s narrow and winding roads that contribute to its scenic quality.
4. Collaborate with the Village on preservation of cultural heritage within the broader Mazomanie community.

## CULTURAL RESOURCES POLICIES AND PROGRAMS

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1. **Historic and Archeological Resource Preservation:** The Town encourages private landowners to protect and, where practical, rehabilitate identified cultural, historic, and archaeological resources when affected lands are proposed for development. The Town may make—or require a property owner to make—a request to the State Historical Society for more detailed information when a development proposal is offered where there is a known or possible historic archaeological site. The State operates a tax exemption program for owners of archaeological sites listed in the National or State Register of Historic Places [see Wis. Stats. 70.11 (13m)]. A landowner who agrees to place a permanent protective covenant in the property deed may obtain a property tax exemption.
2. **Manage Dumping, Lighting, Signage, and Towers:** If not properly managed, such activities can negatively affect the Town’s character. The Town opposes open dumping and littering. The Dane County zoning ordinance specifies that “[e]xcept for salvage operations, solid waste disposal operations or solid waste recycling centers under an approved conditional use permit, all properties shall be free of accumulated junk or refuse.” The Town instead encourages proper disposal and recycling at a designated transfer site or through a private hauler. The Town also wishes to ensure that residents achieve reasonable lighting without unduly detracting from the Town’s rural character, natural beauty, and dark night sky. Residents are encouraged to use shielded/dark-sky compliant lighting whenever possible. Further, the County zoning ordinance specifies that “[e]xcept for lighting of the United States flag, any outdoor lighting associated with any permitted or conditional use shall be directed downward and away from adjacent properties and public rights-of-way, and shall be designed to minimize ambient light spill.” For signage, the Town relies on County zoning regulations, and promotes enforcement including for temporary signs which can have a negative impact on Town aesthetics and traffic safety. Finally, the Town promotes co-location of antennas on a limited number of cell towers and other structures (with lighting only where required by law), also subject to Dane County zoning regulations.
3. **Collaborate on Community Events:** The Town supports local festivals, fairs, farm tours or breakfasts, and markets that celebrate community heritage and rural/small way of life and bring compatible economic activity to the Mazomanie area. Collaboration with the Village and Mazomanie Chamber of Commerce is part of this program.

## CHAPTER 1.3—LAND USE DIRECTIONS

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### OVERVIEW

This chapter contains a goal, objectives, policies, and programs to guide land development in the Town. The chapter features a map and detailed policies guiding recommended future land uses and densities. Together, the future land map and policies form a basis for decisions on requests for rezoning, land division (e.g., CSMs), conditional use permits, and other zoning matters. Policies within other chapters of Part I of this *Comprehensive Plan* also guide these decisions. There will be unique circumstances, situations, and decisions with no specific guidance in this *Comprehensive Plan*. In such cases, the Plan Commission and the Town Board will use their best judgment to arrive at a decision consistent with the vision and broad goals in Chapter 1.1 of this *Plan*, and with consideration of the applicant's goals too.

### LAND USE GOAL

Guide land preservation and land use change in a manner that preserve agricultural opportunities, natural resources, and the Town's unique and at times majestic rural character.

### LAND USE OBJECTIVES

1. Follow the land use recommendations mapped and described in this *Comprehensive Plan*, particularly Map 1: Future Land Use and the figures in this chapter that describe each of the future land use categories on Map 1.
2. Plan enough area for a range of rural land uses to meet the Town's vision and its land demand forecast described in Chapter 2.4.
3. Direct residential, commercial, and industrial development that is larger-scale to nearby villages where a range of urban services is provided.
4. Assure that incompatible land uses are not located in proximity, or visual and/or noise screening is provided in instances where incompatibilities might otherwise occur between nearby land uses.
5. Promote grouping or clustering of allowable development sites and deploy other design techniques to preserve farmland, protect natural resources, and reduce the visual impact of development, as described more fully in the figures in this chapter.



6. Consider adoption of Town land division and non-residential design review ordinances to influence the siting, function, and appearance of land development in the Town. Other Town ordinances and County, State, and federal rules may also apply.
7. Pursue collaboration with Dane County, the Wisconsin Department of Natural Resources (WDNR), the Village of Mazomanie, and abutting towns to achieve mutual land use and preservation objectives.
8. Pursue, with County staff, amendments to the plan map within the County Farmland Preservation Plan to correspond with Map I.

## LAND USE POLICIES AND PROGRAMS

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Map I—Future Land Use depicts the Town’s desired future land use pattern. Map I allocates land uses for a variety of needs anticipated by the Town, presenting recommended future land uses over a 20+ year planning period. Map I and the related policies in the figures that follow it were prepared using a variety of factors, including in no particular order:

- The Town’s vision and broad goals presented in Chapter 1-1.
- The land use goal and objectives in this chapter.
- Development trends and future land demand projections, as presented in Chapter 2-4.
- Land development and preservation plans of Dane County, WDNR, the Village of Mazomanie, and adjacent towns.
- Productive agricultural lands and large tracts used for farming and mineral extraction operations.
- Areas of environmental constraints, including flood hazards, steep slopes, and lands near former waste landfills.
- Anticipated and possible highway and trail improvements.
- Property owner interests.

Map I and related policies in the figures will be used as a basis for public and private sector development decisions, including rezonings, conditional use permits, land division approvals, and public investments. Changes in land use to implement the recommendations of this *Plan* will generally be initiated by property owners. In other words, this *Plan* does not compel property owners to change the use of their land.

Not all land shown for development on Map I will be appropriate for rezoning and other land use approvals immediately following adoption of this *Plan*. Given market and service demands, the timing and location of development may or may not occur within the context of the 20-year planning period, at the discretion of the Town.

The recommended future land use pattern suggested by Map I is generally consistent with historic pattern of agriculture, non-farm development, and natural areas. Large areas for continued agricultural preservation are envisioned, particularly in the central parts of the Town. The nearly one-third of the Town in State or County ownership is acknowledged, as are potential adjacent acquisition areas identified in State and County plans (labeled as “project boundaries”). In part to compensate for this extensive—and perhaps expanding—public land ownership in the Town, Map I identifies a few areas planned for additional rural residential development beyond the density allowed in farmland preservation areas. These are generally sited near areas of existing development; away from the most sensitive natural areas, former landfills, and existing and approved mineral extraction operations; and with recognition of the plans of others, including the Village of Mazomanie.

**Each of the figures that follows Map I contains policies applicable to one future land use category represented on Map I.**



# Map 1: Future Land Use

## Town of Mazomanie Comprehensive Plan

### Legend

#### Future Land Use Categories

- Farmland Preservation Area
- Public Open Space
- Project Boundaries
- Neighborhood Development Area
- Urban Transition Area
- Resource Protection Corridor
- Town Boundary
- Active and Inactive Railroads
- Highways
- Local Roads
- Water

#### Notes:

1. See Figures 1.3.1 to 1.3.5 of the Comprehensive Plan for a detailed description and policies associated with each of the future land use categories shown on this map.
2. While sometimes reflective of current zoning, future land use categories are different from zoning districts, with the former suggesting future opportunities that may be the same or different than what current zoning allows.
3. Where overlapping, Resource Protection Corridor is not shown over Public Open Space.

0 0.5 1 mile



#### Sources:

MDRoffers Consulting,  
Dane County

Date Created: 11/4/2024

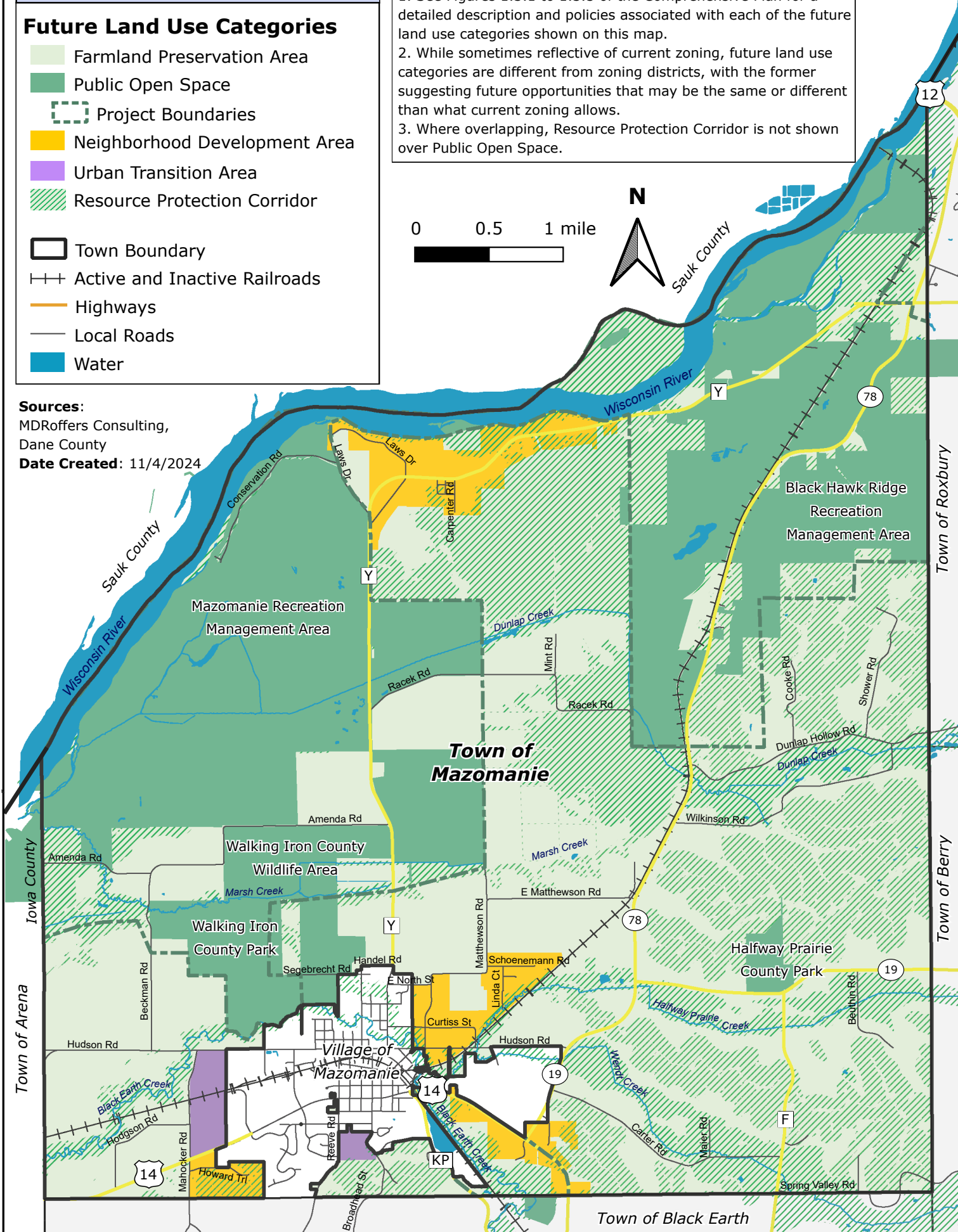


Figure I.3.1: “Farmland Preservation Area” Future Land Use Category (three-page figure)

Purpose and Applicability	
<ul style="list-style-type: none"> <li>• Preserve productive agricultural lands and farming in the long-term (i.e., greater than 15 years at least from the date of <i>Plan</i> adoption as defined by State farmland preservation law).</li> <li>• Protect existing farm operations from encroachment by incompatible uses. Farming often involves noise, dust, odors, heavy equipment, use of chemicals, and long hours of operation.</li> <li>• Promote prior and continued investments in farming.</li> <li>• Maintain farmer eligibility for incentive programs, such as State income tax credits.</li> <li>• Map Farmland Preservation Area mainly over lands actively used for farming, with productive agricultural soils, and/or with topographic and other conditions suitable for farming.</li> <li>• Also map the Future Land Use Area over non-public open lands and woodlots, farmsteads, and agricultural-related uses.</li> <li>• Allow limited single-family residential development at densities generally up to one home per 40 acres. This policy does <u>not</u> mandate or even allow the creation of 40+ acre residential lots. See below.</li> </ul>	
Typical Implementing Zoning Districts	New Lot Sizes
<p>For agricultural uses, the FP-35 General Farmland Preservation or FP-1 Small Lot Farmland Preservation districts are typically used. Where a new farm residence is proposed, a conditional use permit is required by Dane County and the requirements and standards in Section 10.101(7)(d) of the Dane County Zoning Ordinance shall be met.</p> <p>For other new residential lots, the RR-1, RR-2, SFR-1, SFR-08, AT-5, and other districts that allow non-farm residences may be used.</p> <p>For commercial uses, the FP-B Farmland Preservation Business, RE Recreational, or a preexisting commercial zoning district is generally appropriate. However, if rezoning to a commercial district is permitted, but a desired building or other improvement better complies with the incumbent zoning, the Town advises commercial rezoning only following construction of the desired building or improvement to avoid schedule and cost impacts associated with often-stricter commercial building design and permit requirements.</p> <p>Any rezoning away from FP-35 or FP-1 must be consistent with applicable development and density policies below, the land must be better suited for a use not allowed in FP-35 or FP-1 district, and the rezoning may not substantially impair or limit current or future agricultural use of surrounding parcels of land that are zoned for or legally restricted to agricultural use. Further, not less than 80% of the Farmland Preservation Area Town-wide ought to be zoned something other than FP-1 or FP-35 (see associated program in the Chapter 1-2).</p>	<p>Where land is to remain in agricultural use, the FP-35 district has a 35 acre minimum lot size and the FP-1 district has a 1 acre minimum and 35 acre maximum.</p> <p>For new lots intended for new residences:</p> <ul style="list-style-type: none"> <li>• Minimum residential lot size is 2 acres, excluding public road rights-of-way and public road easements.</li> <li>• Maximum residential lot size is 5 acres, except that the Town Board may approve a greater size due to unusual land configuration, to better protect farmland or natural resources, and/or to enhance rural or scenic character.</li> </ul> <p>For new lots for a farm residence and/or farm building(s) that existed as of March 29, 1979:</p> <ul style="list-style-type: none"> <li>• Minimum lot size is 2 acres, excluding public road rights-of-way and public road easements.</li> <li>• Maximum necessary to encompass the farm residence and all farm buildings, but no greater than 10 acres.</li> </ul> <p>Dane County Land Division Ordinance Section 75.19(6)(b) generally requires that each new lot must front on a public road for at least 66 feet (or 30 feet on cul-de-sac bulb).</p>
Density and Related Policies for Farmland Preservation Area (extends to next page)	
<p><b>Limit new development within the Farmland Preservation Area to a density of one dwelling unit per 40 acres held in contiguous single ownership as of March 29, 1979, except where greater density is allowed under the Town’s TDR program as described below, per the following policies:</b></p> <ol style="list-style-type: none"> <li><b>Data Sources and Definitions:</b> Parcel size will be calculated based on gross contiguous acreage owned as of March 29, 1979, including roads and navigable waters within the parcel. A “Parcel” is defined as all contiguous lands held in single ownership, and often consists of more than one Dane County tax parcel. The land owner’s name, land ownership configuration, and parcel size as of March 29, 1979 will be determined using the 1979 assessor’s tax roll on file with the Town Clerk, unless the Town or applicant is able to provide better information (e.g., deed) as of that date acceptable to the Town Board. “Single ownership” may include any combination of lands singly owned by one individual, jointly owned by a married couple including that individual, or owned by a partnership or corporation in which the individual was a member in 1979. To define “contiguity” of a parcel in single ownership as of 1979, a public road, navigable waterway, connection at only one point, and intervening lands in the Public Lands or Resource Protection Corridor areas shall not be considered to break up contiguity.</li> <li><b>Calculation and Rounding:</b> The maximum number of dwelling units allowed on a 1979 parcel will be determined by dividing by 40 the number of gross contiguous acres in single ownership as of March 29, 1979, except as permitted under the Town’s TDR program. If the result is a whole number, or a whole number plus a fraction that is less than ½, the parcel is allocated a number of development rights equal to the resulting whole number only. If the result is a whole number plus a fraction equal to or greater than ½, the parcel is allocated a number of development rights equal to the resulting whole number plus one development right. For example, a maximum of two dwelling units may be permitted on a 70-acre parcel (<math>70/40 = 1\frac{3}{4} =</math> round up to 2).</li> <li><b>Pre-1979 and Farm Residences:</b> Any one residence per parcel (as “parcel” is defined above) built before and legally habitable with a fire number as of March 29, 1979 shall not count against this density policy, even if such residence divided from the balance of the parcel. A one-time replacement of a such a residence with a new residence shall be allowed without counting against the one dwelling unit per 40 acres density policy, provided that the pre-</li> </ol>	

existing residence will be demolished before occupancy of the replacement residence occurs. New farm residences, as described in Section 10.103(11) of the County zoning ordinance, shall be allowed if conditional use standards and other applicable requirements are met, and count against the density policy. Conversion of pre-1979 and farm residences to or from duplexes is covered under the “Other Residential Uses” policy below.

4. **Other Residential Uses:** Each duplex built after March 29, 1979 shall count as one dwelling unit for the purpose of the density policy. The conversion of any single-family dwelling to a duplex after March 29, 1979 shall not count as one additional dwelling unit for the purposes of this policy. As defined in the Dane County Zoning Ordinance, an “accessory dwelling unit” shall not count as a dwelling unit for purposes of the density policy, unless there is already a duplex. The Town will not allow multiple-family residences (3+ units) or mobile/manufactured home parks in the Farmland Preservation Area, except where exclusively for farm employees if allowed, and with any density impacts determined by, the Town Board.
5. **Commercial and Other Land Uses:** The Town will support rezoning of lands for commercial use within the Farmland Preservation Area only where consistent with the vision and general goals in Chapter I-1, the land use goals and objectives in this chapter, rezoning criteria listed in the “Typical Implementing Zoning Districts” section of this figure, and the “Development Siting Standards” later in this figure to the extent determined applicable to commercial uses by the Town Board. The following commercial and other uses established or expanded after November 4, 2024 shall be considered the equivalent of one dwelling unit for the purpose of this density policy:
  - a. Any commercial use requiring a rezoning away from the FP-35 or FP-1 zoning district.
  - b. A freestanding telecommunications or radio tower.
  - c. A governmental, institutional, religious, or nonprofit community use.
  - d. A transportation, communications, pipeline, electric transmission, and utility use. Each wind turbine primarily for off-site energy distribution shall be considered the equivalent of one dwelling unit. Each 40-acre area (subject to rounding) used for solar panels, their ancillary structures, and required spacing, where primarily for off-site energy distribution, shall be considered the equivalent of one dwelling unit.
6. **Substandard Lots:** Each contiguous parcel in common ownership (as defined in policy 1 above) of less than 40 acres as of March 29, 1979 within the Farmland Preservation Area is known as a “substandard lot.” Where the land owner does not use transferred development rights under the Town’s TDR program, the Town will allow on each substandard lot in the Farmland Preservation Area:
  - a. One dwelling unit, plus a second unit if an attached duplex unit or an accessory dwelling unit.
  - b. If the parcel is greater than 4 acres, and had a residence both on March 29, 1979 and at time of proposal, one additional dwelling unit on a new lot resulting from a land division (CSM).
  - c. Other land divisions as may be required for conservancy purposes only.
7. **Land Sales After 1979:** Changes and reconfigurations in ownership of a single contiguous ownership parcel in existence on March 29, 1979 do not trigger new allotments of potential future dwelling units per the density policy. Landowners are encouraged to make clear in recorded documentation how many potential future dwelling units are being transferred or retained when selling tracts of land. The Town requests that any supporting documentation be included with rezoning and land division proposals. Supporting documents may include, but are not limited to, sales contracts, warranty deeds, affidavits, and written agreements. When land sales of 35 acres or more occur after March 29, 1979 without clear documentation between buyer and seller, or between subsequent/current owners, any remaining potential future dwelling units will be allocated on a proportional basis among current owners of the March 29, 1979 parcel in keeping with the Town’s density policy. Where land sales of fewer than 35 acres occur after March 29, 1979 without clear documentation between buyer and seller, or between subsequent/current owners, the Town will generally presume that no potential future dwelling units were transferred unless a rezoning and/or land division action at the time suggests otherwise.
8. **Parcels in Single Ownership Crossing Town Boundaries:** When there is a development proposal over such a parcel, the Town will work with the property owner, the other town, and the County to arrive at a mutually agreeable arrangement of allowable dwelling units over the parcel, considering the purpose of the Farmland Preservation Area and the policies in this figure.
9. **Effect of Rezoning without Construction:** Where land has been rezoned to enable construction of a new dwelling unit or an equivalent use under policy 5, but no dwelling unit or equivalent use has been constructed, the Town will assume that one dwelling unit or equivalent use will be constructed on such rezoned land in its calculation of potential remaining dwelling units or equivalents on the 1979 farm. Subsequent rezoning of any such land to the FP-1 or FP-35 district would restore the potential dwelling unit or equivalent use to the remainder of the 1979 farm.
10. **Land Sales or Donations for Conservation Purposes:** Land sales or donations to a public or non-profit conservation agency for conservation or for public recreation purposes shall not have the effect of reducing the number of potential future dwelling units or equivalent uses on any remaining balance of the 1979 parcel under this density policy, unless and to the extent that the transfer deed or other recorded document indicates such a reduction, or as otherwise determined by the Town Board.
11. **Tracking Remaining Dwelling Units or Equivalent Uses:** Whenever a rezoning, land division, conditional use permit, or other land use approval extinguishes all remaining dwelling units or equivalents on the parcel, the Town intends, as part of such rezoning or other approval, to require that a deed restriction, deed notice, or conservation easement be added to the parcel for which the approval is granted, indicating such extinguishment. The type and format of the restriction shall be as determined by the Town.
12. **Density Study:** Interested land owners may request, for a fee, that the Dane County Planning and Development Department conduct a “density study” to determine the number of development rights originally allocated, already used, and remaining available on a parcel. That Department typically does not include road rights-of-way in its density studies, which may in some cases lead to discrepancies in development rights’ calculations. In any case, the Town’s determinations will control for Town decisions.



### Non-Farm Development Siting Standards

**Each applicant for any rezoning and/or land division approval that enables a new non-farm dwelling, commercial, or institutional use shall submit, with the rezoning and land division approval application, a site plan showing the relationship of each proposed dwelling or other principal building to the existing or proposed lot (i.e., buildable area), all proposed residences and lots on the rest of the parcel, and all proposed residences and lots to the features indicated below. Within the Farmland Preservation Area throughout the Town, the following non-farm development siting standards shall be met in the determination of the Town Board:**

1. Locate the lot and building to be compatible with the rural character and natural beauty of the Town. For example, buildings with simple lines and in sheltered locations are compatible with traditional farmsteads typical of the Town. Also, buildings that are hidden from view, screened by trees and topography, and use roofing and siding materials that blend with the surrounding area tend to be compatible with the natural beauty.
2. Direct new non-farm residences and their driveways away from Group I-III soils, depicted on Map 2, and away from other agriculturally significant fields except near their edges or corners.
3. Where available and practical, site dwellings adjacent to tree lines and near the edges/corners of open fields—whether farmed or not.
4. Site residences to minimize visibility from public roads, such as through thoughtful placement with respect to existing vegetation and topographic changes.
5. Where a parcel is being divided to create multiple home sites or is located among other dwellings, place new dwellings relatively close to each other to maximize open space elsewhere but attempt to avoid multiple home sites side-by-side along existing roads.
6. Limit tree clearance in wooded areas to the area required for the dwelling or other principal building, a manicured yard area not exceeding one acre, and an area for the driveway.
7. Preserve the natural appearance of hilltops and ridges to the extent possible. If located near the top of a hill or ridge, site the dwelling so that its roof line is below the hilltop or ridgeline.
8. Direct buildings away from the Resource Protection Corridor, as described in Figure 1.3.5 and mapped on Map 1, subject to refinement with detailed site investigations such as wetland, floodplain, or topographic analysis.
9. Place new lots to allow for driveways suitable in length, width, design, and slope for emergency vehicle travel, per the Town’s driveway ordinance.
10. Ensure suitability for on-site waste treatment (septic) systems. Holding tanks will not be permitted.

### Relationship to Town’s Transfer of Development Rights (TDR) Program

1. See Chapter 1-2 and Figure 1.2.1 for a description of the Town’s Transfer of Development Rights (TDR) program.
2. Parcels in the Farmland Preservation Area qualify as TDR Sending Areas, provided that a development right is available to transfer (i.e., not all development rights on the parcel have already been used, retired, or transferred already). There is no limit to the number of development rights that can be transferred from a parcel in a given time period. The suitability of the parcel for development shall not affect the ability to transfer developments from that parcel. For example, a 40-acre single contiguous ownership parcel that is all wetland may transfer its development right.
3. Transfers of development rights to parcels within the Farmland Preservation Area are also permitted, subject to the following conditions:
  - a. For each development right transferred, the TDR Receiving Area landowner may develop one housing unit above the number of housing units allocated to the March 29, 1979 parcel. There is no transfer ratio incentive.
  - b. The overall development density of the parcel to which the development right is to be transferred shall not, following the transfer, exceed one dwelling unit per five acres and may otherwise be subject to a cap determined by the Town Board.
  - c. All “Non-Farm Development Siting Standards” in this figure shall be met.
  - d. All procedural requirements in Figure 1.2.1 shall be met.

**Figure I.3.2: “Public Open Space” Future Land Use Category and “Project Boundaries”**

Purpose and Applicability	
<ul style="list-style-type: none"> <li>• Maintain permanent open space.</li> <li>• Preserve natural areas.</li> <li>• Provide recreational opportunities to Town residents.</li> <li>• Public Open Space, as depicted on Map I, consists of lands already in public (usually State or County) ownership.</li> <li>• Lands within Project Boundaries, as separately depicted by borders on Map I, are typically adjacent to existing Public Open Space, and are where the Wisconsin Department of Natural Resources (WDNR) or Dane County has determined through plans to represent significant natural features and/or recreational resources, and may have an interest in purchasing from willing sellers, or otherwise preserving or restoring. The availability of land acquisition funds and the willingness of landowners to sell determine where and how much land within the Project Boundaries is purchased. Within Project Boundaries, WDNR or Dane County may instead pursue cooperative management of the land with private landowners.</li> </ul>	
Typical Implementing Zoning Districts	New Lot Sizes
<p>For Public Open Space areas generally intended for natural resource preservation, the NR-C Natural Resource Conservancy district is typically used where natural resource preservation is the emphasis and the RE Recreational district is typically used where public recreational use is the emphasis.</p> <p>For agricultural use areas within the Project Boundary, the FP-35 General Farmland Preservation or FP-I Small Lot Farmland Preservation district is typically used. Where a new farm residence is proposed, a conditional use permit is required by Dane County and the requirements and standards in Section 10.101(7)(d) of the Dane County Zoning Ordinance shall be met.</p> <p>For other new residential lots, within the Project Boundaries only, see the figure associated with the underlying future land use category for typical implementing zoning districts, with an emphasis on lower density options.</p>	<p>Where land is to remain in open space or agricultural use, the FP-35 district has a 35 acre minimum and the FP-I district has a 5 acre minimum and 35 acre maximum. The RE district has a 1/3 acre minimum and the NR-C district has no minimum lot size.</p> <p>For new lots intended for new residences, within the Project Boundaries, see Figure I.3.1 if the underlying future land use category is Farmland Preservation Area and Figure I.3.3 if the underlying future land use category is Neighborhood Development Area.</p>
Development Policies for Public Open Space and Project Boundaries	
<ol style="list-style-type: none"> <li>1. Coordinate with WDNR and Dane County, as appropriate, on land management and acquisitions from those entities that are in the Town’s best interest. This includes the Town seeking payments in-lieu-of property taxes and allowing residential development rights associated with acquired lands to either be (a) used on any remaining portion of the 1979 parcel as described in Figure I.3.1 or (b) transferred to another parcel in the Town under the Town’s TDR program as described in Figure I.2.1 and either I.3.1 or I.3.3 as appropriate.</li> <li>2. For lands within the Project Boundaries but not in Public Open Space ownership, utilize the development policies of the underlying future land use category to determine development potential, except the Town Board may apply different policies for lands intended for recreational uses.</li> </ol>	
Relationship to Town’s TDR Program	
<ol style="list-style-type: none"> <li>1. See Figure I.2.1: Transfer of Development Rights (TDR) Program for TDR program description.</li> <li>2. Parcels in the Project Boundaries qualify as TDR Sending Areas, provided that a development right is available to transfer (i.e., not all development rights on the parcel have already been used, retired, or transferred already). There is no limit to the number of development rights that can be transferred from a parcel in a given time period. The suitability of the parcel for development shall not affect the ability to transfer developments from that parcel. For example, a 40-acre single contiguous ownership parcel that is all wetland may transfer its development right.</li> <li>3. Transfers of development rights to parcels within the Public Open Space and Project Boundaries is not permitted.</li> </ol>	

Figure I.3.3: “Neighborhood Development Area” Future Land Use Category (two-page figure)

Purpose	
<ul style="list-style-type: none"> <li>• Map the Neighborhood Development Area in limited areas on Map I as a means to help ensure the long-term fiscal viability of the Town and provide planned areas for modest, compatible new development.</li> <li>• Promote sustainable development by encouraging infill near existing development and incorporating principles of conservation neighborhood design.</li> <li>• Provide opportunities for a range of single-family housing choices, including estate and affordable single family housing.</li> <li>• Enable limited commercial, institutional, and two-family residential uses.</li> </ul>	
Typical Implementing Zoning Districts	New Lot Sizes
<p>SFR-I Single-Family Residential and HAM-R Hamlet Residential are typical. HAM-M Hamlet Mixed Use, LC Limited Commercial, and TFR-08 Two-Family Residential may be used on a limited basis for neighborhood-serving commercial, institutional, and duplex residential sites where compatible with nearby land uses and densities. Other commercial zoning districts, such as GC General Commercial and HC Highway Commercial, may be utilized on an even more limited basis where mitigating factors such as distance from existing housing is considered and/or use/impact restrictions are recorded with the rezoning.</p>	<p>Minimum lot size for all new lots is 1 acre.</p> <p>Maximum new lot size is 5 acres, except to the minimum greater size necessary due to unusual land configuration; to better protect farmland; for commercial and institutional uses; and/or to enhance rural or scenic character, as determined by the Town Board.</p>
Development Policies for Neighborhood Development Area	
<ol style="list-style-type: none"> <li>1. No subdivision plat, and no rezoning preceding an anticipated plat, shall be approved within any Neighborhood Development Area until and unless the Town adopts a subdivision ordinance pursuant to §236.45, Wisconsin Statutes.</li> <li>2. The Town Board, following a Plan Commission recommendation, will use the following criteria in its consideration of requested amendments to this <i>Comprehensive Plan</i> to designate land to the Neighborhood Development Area:             <ol style="list-style-type: none"> <li>a. Plan amendment process follows the associated procedure in Chapter I.8 of this <i>Comprehensive Plan</i>.</li> <li>b. Plan amendment is consistent with the vision, goals, and objectives of this <i>Comprehensive Plan</i>; applicable Town ordinances; and any intergovernmental agreements to which the Town is a party.</li> <li>c. Request is accompanied by a conceptual development plan (map and narrative) that (i) generally indicates how the applicant intends to develop the land and (ii) compares favorably to “Development Design Standards” below and to applicable Town and County ordinances.</li> <li>d. Applicant demonstrates reasonable expectations that (i) there is adequate demand for the proposed land uses, (ii) sufficient development rights can be acquired for the proposal (see “Relationship to Town’s TDR Program” section below), and (iii) sanitary waste treatment and water supply can be safely and effectively provided.</li> <li>e. Proposal will promote an orderly, sequential pattern of land development to ensure that public services and roads are adequate to safely and effectively serve the proposed development. If such public services or roads are currently unavailable or inadequate, there should be a viable plan, funding approach, and expected timing for improvements necessary to serve the proposed development.</li> <li>f. Land is near pre-existing, compatible development and away from incompatible land uses. For example, where such lands are proposed for new housing, they should generally be away from mineral extraction operations and former landfills. Where such lands are proposed for intensive commercial development, they should generally be away from pre-existing housing.</li> <li>g. Land is predominately outside of the Resource Protection Corridor on Map I, and where the Resource Protection Corridor extends over some of the land the conceptual development plan has viable methods to protect underlying natural features.</li> </ol> </li> <li>3. Designation of lands in the Neighborhood Development Area on Map I—Future Land Use does not imply that an area is immediately appropriate for rezoning or guarantee that that area will develop or is even buildable. There may be challenges to building, including soil limitations and other environmental constraints.</li> <li>4. For all lands designated as Neighborhood Development Area near Town/Village limits, consider pursuing an intergovernmental boundary agreement or cooperative boundary plan with the Village to further determine the type, timing, jurisdiction, services, and other aspects of future development.</li> <li>5. Direct the building construction and land disturbance outside of the Resource Protection Corridor on Map I, and to locations that support the safe construction of on-site waste treatment systems unless public sewer service is extended to the area.</li> <li>6. Meet Town driveway ordinance requirements and permit safe access by fire trucks, ambulances, and any other emergency vehicles. The Town Board or Plan Commission may require notification of the Fire Chief or other emergency service provider, as well as require their approval of any driveway configuration.</li> <li>7. Jointly work with the Wisconsin Department of Transportation, the Dane County Highway and Transportation Department, and developers to ensure that adequate rights-of-way for future roadway expansions and extensions are provided and that proper controls on vehicle access (especially the number, design and location of access driveways and intersecting local roadways) are provided. Shared driveways or frontage road access may be required.</li> <li>8. Residentially zoned parcels prior to November 4, 2024 are eligible for home construction, provided that each such parcel was legally established, has an available development right, all applicable County and Town ordinance requirements are met, and any such divided lot is compatible in lot area and width as nearby lots. Such home construction is not subject to the TDR requirements that are described below. By extension, such parcels do not have development rights for transfer.</li> </ol>	

## Development Design Standards

1. Encourage the following conservation neighborhood design standards in the development of new residential subdivisions:
  - a. Minimize visibility of development from main roads through natural topography, vegetation (e.g., tree lines, wooded edges), and setbacks. Minimize placement of lots in open fields.
  - b. Back lots onto County, State, and federal highways, designing deeper lots and landscape bufferyards into these areas.
  - c. Preserve mature trees and tree lines wherever possible.
  - d. Include an interconnected network of streets meeting Town road standards.
  - e. Design streets and lot layouts to blend with natural land contours.
  - f. Limit cul-de-sacs except where topography, environmentally sensitive areas, or the pre-existing development pattern in the area necessitates their use.
  - g. Integrate natural resources into the subdivision design as aesthetic and conservation landscape elements.
  - h. Restore the quality and continuity of degraded environmental areas within the subdivision, such as streams and wetlands.
  - i. Encourage stormwater management treatment systems that focus on overland transfer, natural landscaping to increase infiltration and reduce runoff, bio-infiltration systems, and maximum impervious surface ratios for development sites.
  - j. Provide vegetative buffers of at least 75 feet between building sites and wetlands and water bodies.
  - k. Maximize common open space in the neighborhood through public dedication and/or private management through a homeowner's association with conservation easements.
  - l. Create pedestrian trails through open space areas, allowing for future connections to State and County trails and to other parcels and parts of the Town.
  - m. Design new homes to meet Energy Star standards or otherwise incorporate specific energy efficiency techniques into the development.
2. Parts of the Neighborhood Development Area, particularly near crossroads and in other locations with heavier traffic, may be appropriate for a limited range of commercial service, retail, office, institutional, and other non-residential uses, subject to the following standards:
  - a. Require submittal and review of conceptual site and building plans with each application for rezoning or conditional use permit approval,
  - b. Preserve and present attractive views to and from Highways 14, 19, 78, Y, and F.
  - c. Require developments to address off-site traffic, environmental, and neighborhood impacts. Intensive non-residential zoning districts and uses may not be appropriate close to pre-existing housing.
  - d. If the business requires levels of service or roads greater than what the Town can provide, the proposal will have to be modified, it may be rejected, or it may be required to fund required service or road improvements.
  - e. As necessary, apply appropriate limitations preventing unacceptable future commercial or industrial uses (or conditions such as outdoor storage) on an approved development site through a deed restriction.
  - f. Do not permit parking or storage of vehicles within the public road easement or right-of-way.
  - g. If the business is located within 100 feet of a dwelling on a nearby lot or a residential zoning district, buffer the side of the business site facing the residence.
  - h. Assure that development provides access and an attractive rear yard appearance to existing and future development behind these sites.
  - i. If the business is to operate at night, design all outdoor lighting so as not to create glare or shine directly on nearby residences.

## Relationship to Town's TDR Program

1. See Chapter 1-2 and Figure 1.2.1 for a description of the Town's Transfer of Development Rights (TDR) program.
2. Without or before any development rights transfer into Neighborhood Development Area parcel, each March 29, 1979 parcel so mapped is allowed housing and other non-farm uses of the same types and densities as described for the Farmland Preservation Area in Figure 1.3.1.
3. For each development right transferred from a TDR Sending Area to a Neighborhood Development Area parcel, the developer of that parcel is able to develop 6 housing units above the number of housing units (RDUs) allocated to the March 29, 1979 parcel in Figure 1.3.1, provided that the developer meets all other applicable regulations and policies. So, for example, an owner of an undeveloped 80 acres in the Neighborhood Development Area who acquires two development rights from a TDR Sending Area is allowed 12 housing units from the transferred development rights (2 rights x transfer ratio incentive of 6), plus two additional housing units assigned to the 80-acre parcel land area as a base under the density policy in Figure 1.3.1, for a maximum of 14 housing units. Each commercial service, retail, office, institutional, and other non-residential principal building within the Neighborhood Development Area shall be considered the equivalent of one housing unit for purposes of this policy.
4. Each parcel within the Neighborhood Development Area legally created, zoned residential, and having an available development right prior to November 4, 2024 may be developed with a residence without having to obtain a transferred development right.

**Figure I.3.4: “Urban Transition Area” Future Land Use Category**

Purpose and Applicability	
<ul style="list-style-type: none"> <li>• Includes lands anticipated for non-agricultural use and development within the 15 years following update of this <i>Comprehensive Plan</i>, generally close to the Village of Mazomanie and in the Mazomanie Urban Service Area.</li> <li>• Preserves land in agricultural or open space use until more intensive future development, such as a larger-scale subdivision or a commercial or industrial development, is appropriate.</li> <li>• Prior to more intensive future development, enable limited single-family residential development consistent with the Farmland Preservation Area density policy.</li> <li>• Coordinate growth and development planning between the Town and Village, except where any Urban Transition Area may be mapped distant from the Village in the future.</li> </ul>	
Typical Implementing Zoning Districts	New Lot Sizes
<p>Prior to Town determination that land is ripe for more intensive development, the AT-35 Agricultural Transition district is typically used, along with the RR-1, RR-2, SFR-1, SFR-08, AT-5, RM-8, RM-16, and other districts that allow non-farm residences, per Farmland Preservation Area policies and this Figure I.3.4. After such a determination, any of a number of residential or non-residential zoning districts, depending on development plan.</p>	<p>Same as Farmland Preservation Area per Figure I.3.1 prior to the Town’s determination that land is ripe for more intense development. After such a determination per the policies below, same as Neighborhood Development Area per Figure I.3.3. Smaller lot sizes possible where public sewer and water service will be provided.</p>
Development Policies for Urban Transition Area	
<ol style="list-style-type: none"> <li>1. Designation of lands in the Urban Transition Area on Map I—Future Land Use does not guarantee that that area will develop or is even buildable; there may be challenges to building, including soil limitations and other environmental constraints.</li> <li>2. For all lands designated as Urban Transition Areas near Village/Town limits, refer to or pursue intergovernmental agreements or cooperative boundary plans to further determine the type, timing, jurisdiction, services, and other aspects of future development. The Village of Mazomanie Comprehensive Plan may also have pertinent policies and recommendations for future use.</li> <li>3. Prior to the Town’s determination that lands in an Urban Transition Area are ripe for more intensive development:             <ol style="list-style-type: none"> <li>a. Follow all development policies applicable to the Farmland Preservation Area in Figure I.3.1.</li> <li>b. Require that all development projects be designed not to impede the orderly future development of the surrounding area with more intensive future development.</li> <li>c. Generally allow transfers of development rights per the applicable policies in Figures I.2.1 and I.3.1.</li> </ol> </li> <li>4. The Town Board will consider the following factors when determining whether and when lands in the Urban Transition Area are ripe for more intensive development:             <ol style="list-style-type: none"> <li>a. Applicable comprehensive plans, zoning regulations, and intergovernmental agreements. (If prescribed in an intergovernmental agreement to which the Town is a party, the incorporated municipality may determine “ripeness.”)</li> <li>b. The submittal and detailed understanding of a specific development proposal.</li> <li>c. The desire to promote an orderly, sequential pattern of land use to ensure that the provision of public services, roads, and utilities keep pace with development.</li> <li>d. The availability of public infrastructure such as road capacity, utility availability or capacity, and other public facilities to serve the proposed development.</li> <li>e. If such public infrastructure is unavailable, the projected timing of and funding for public infrastructure improvements to serve the proposed development.</li> <li>f. The ability of local governments and the school district to cost-effectively provide community services to the proposed development.</li> </ol> </li> <li>5. The Town does not intend to require an amendment to this <i>Plan</i> if and when it determines that land in a mapped Urban Transition Area is ripe for more intensive development. Policies within the Neighborhood Development Area in Figure I.3.3 will generally be followed upon a finding of “ripeness.”</li> </ol>	
Relationship to Town’s TDR Program	
<ol style="list-style-type: none"> <li>1. See Figure I.2.1 for TDR program description.</li> <li>2. Once the Town designates an entire Urban Transition Area parcel as appropriate for more intensive development per policy 4 below, such parcel may qualify as a TDR Receiving Area with a 6-to-1 transfer ratio.</li> <li>3. Prior to such designation, there may be development right transfers with a 1-to-1 transfer ratio between and within Farmland Preservation Areas/Urban Transition Areas, per applicable policies and limitations in Figure I.3.1.</li> </ol>	



**Figure 1.3.5: “Resource Protection Corridor” Overlay Future Land Use Category**

<b>Purpose</b>		
Protect continuous systems of sensitive environmental resources and natural areas, including: <ul style="list-style-type: none"> <li>• Wetlands, as defined in state statute and including both the shoreland-wetland and inland-wetland districts under Chapter 11 of the Dane County Code, and any field-delineated wetlands.</li> <li>• Dane County Code shoreland setbacks and wetland buffers required under Chapter 11.</li> <li>• 1% regional floodplains (i.e., 100-year floodplain), including the general floodplain district, floodway district and flood storage district, as described in Chapter 17 of the Dane County Code.</li> <li>• Slopes exceeding 20%.</li> </ul>		
<b>Typical Implementing Zoning Districts</b>	<b>New Lot Sizes</b>	<b>Relationship to Town’s TDR Program</b>
NR-C Natural Resource Conservancy FP-35 General Farmland Preservation	Division of land within the Resource Protection Corridor is generally discouraged, but where allowed the portions of divided lots in the Resource Protection Corridor should be restricted from building development and usually any disturbance.	<ul style="list-style-type: none"> <li>• May serve as a TDR Sending Area where the underlying future land use category is Farmland Preservation Area.</li> <li>• May not serve as a TDR Receiving Area.</li> </ul>
<b>Resource Protection Corridor Policies</b>		
<ol style="list-style-type: none"> <li>1. All development shall be consistent with and meet the requirements of Chapter 11 of the Dane County Code of Ordinances regulating shorelands, wetlands, and floodplains.</li> <li>2. Work collectively with surrounding local governments, Dane County, and the State on the protection and preservation of these areas.</li> <li>3. Prohibit building development in the Resource Protection Corridor, and driveways on slopes greater than 20%, except as may be allowed by variance or special exception. See also Chapter 1.2 for associated policy.</li> <li>4. Permit cropping and grazing within the Resource Protection Corridor, where in accordance with County, State, and federal law. Where the Resource Protection Corridor overlaps lands in designated Farmland Preservation Areas, properties remain eligible for farmland preservation tax credits and other benefits under Chapter 91, Wis. Stats. and the Dane County Farmland Preservation Plan.</li> <li>5. Permit recreational activities such as trails in publicly owned Resource Protection Corridor areas where compatible with natural resource protection.</li> <li>6. Where development is proposed near the mapped Resource Protection Corridor, determine the exact boundaries based on the features that define those areas. De-map or otherwise no longer consider these areas as Resource Protection Corridor to allow more intensive uses if:                         <ol style="list-style-type: none"> <li>a. more detailed information or studies reveal that the characteristic(s) that resulted in their designation as a Resource Protection Corridor is not actually present,</li> <li>b. approvals from appropriate agencies are granted to alter land so that the characteristic that resulted in its designation will not exist, and/or</li> <li>c. a mapping error is confirmed.</li> </ol> </li> </ol>		
<b>Relationship to Town’s TDR Program</b>		
<ol style="list-style-type: none"> <li>1. See Figure 1.2.1 for TDR program description.</li> <li>2. Parcels in the Resource Protection Corridor qualify as TDR Sending Areas, provided that a development right is available to transfer (i.e., not all development rights on the parcel have already been used, retired, or transferred already). There is no limit to the number of development rights that can be transferred from a parcel in a given time period. The suitability of the parcel for development shall not affect the ability to transfer developments from that parcel. For example, a 40-acre single contiguous ownership parcel that is all wetland may transfer its development right.</li> <li>3. Transfers of development rights to parcels within the Resource Protection Corridor is not permitted, except to those portions of parcels that are not so-designated.</li> </ol>		

## CHAPTER I.4—TRANSPORTATION, UTILITIES, & COMMUNITY FACILITIES DIRECTIONS

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### OVERVIEW

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This chapter includes a goal, objectives, policies, and programs to guide development and maintenance of transportation, utility, and community facilities in the Town of Mazomanie. State, County, and regional transportation plans are described in Chapter 2.5. As a rural town, the Town of Mazomanie manages Town roads, has only a handful of community facilities, and has no public utility services. As a result, this chapter’s content is modest.

### TRANSPORTATION GOAL

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Balance the need for safe and adequate transportation with the desire for maintaining the natural beauty and rural character of the Town

### TRANSPORTATION OBJECTIVES

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1. Maintain and require a safe and interconnected road and highway network.
2. Ensure that planned highway and trail improvements are coordinated with land use desires and that negative impacts on Town residents are minimized.
3. Participate in multi-jurisdictional transportation system improvements and maintenance.
4. Discourage new Town roads, except to serve any new subdivisions in planned Neighborhood Development Areas on Map I.
5. Facilitate biking, walking, shared ride services, and other modes of transportation.



## TRANSPORTATION POLICIES AND PROGRAMS

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1. **Town Road Maintenance and Restrictions:** The Town will continue to implement and extend its 15-year Town Road improvement plan as budget resources continue to allow. Widening or alignment alterations of Town roads will generally be avoided unless necessary for safe passage of traffic. Future road expenditures in the Town may be affected by a number of factors, including increased traffic from local and area residents, heavy construction traffic, heavy commercial and agricultural traffic. The Town may impose weight restrictions on Town roads (such as during the spring thaw period) and consider traffic and weight limits on Town roads when reviewing development proposals, such as conditional use permits for commercial facilities. Finally, the Town intends to adopt an ordinance to require private and public utilities to obtain a Town permit before doing any work in Town rights-of-way.
2. **Shared Use of Roads Policy:** The natural beauty and rural character of the Town attract many visitors who enjoy using the local roads. The Town welcomes visitors and encourage them to use Town roads in a legal and respectful manner. Likewise, the Town encourage residents to be respectful toward visitors on its roads. Further, the Town will continue to allow all-terrain vehicles (ATVs) and utility vehicles (UTVs) on all Town roads, except where the Board may otherwise limit such use, but will enforce required rules and timeframes for use and may close any road to ATV/UTV use through the removal of route signage and public notice. In cases of organized events that make use of Town roads (such as road rallies and bicycle events), the Town will expect event organizers to coordinate with Town officials and residents to minimize conflicts and to comply with applicable ordinances.
3. **State and County Transportation Plan and Project Coordination:** The Town wishes to be consulted and its residents to have a say in planned regional transportation projects that extend into or through the Town. As described in Chapter 2.5, within the several years following adoption of this *Comprehensive Plan*, these are projected to include Highway 14 improvements, Highway Y bridge replacement over the Black Earth Creek, and Phase I of the Walking Iron Trail including a new Wisconsin River Bridge extending 3 miles south into the Town to the existing WDNR parking lot on Highway 78 (by 2027). Subsequent phase(s) will cover the remaining 5 miles to the Village and existing Wolf Run Trail.
4. **Private Driveway Design Standards:** Long-time residents understand that long, steep driveways and uncontrolled driveway openings onto Town roads can pose significant safety and maintenance problems. The Town's interests in regulating driveways include ensuring safety for current and future owners, preventing excessive erosion, minimizing visual impact, and managing access, pursuant to the following standards:
  - a. Any person seeking to establish, construct, improve, modify, or rework a driveway which changes the existing topography of the land or establishes or changes access to a Town road must first get driveway plan approval from the Town Board.
  - b. A driveway plan showing the location of the driveway, existing and final slopes, cuts, fills, and potential erosion problems and solutions must be submitted before a driveway plan will be finally approved and a driveway permit issued.
  - c. All driveways shall be constructed and maintained to meet applicable erosion control requirements. Under some conditions, the Town Board may require an engineer-prepared erosion control plan.
  - d. Driveways should be as short as practical, with gentle slopes and minimal excavation to the extent practical. and erosion control.



- e. Driveways must allow safe passage and turn-around for emergency vehicles. The Town Board will determine site specific requirements for turnout lanes, access easements, maintenance agreements, and other driveway design elements.
  - f. Maximum finished driveway grade is 12%, with long stretches of finished driveway grades at or approaching 12% minimized.
  - g. The Town discourages large amounts of “side of the road” development and multiple driveways on main roadways. A shared driveway is usually preferable to multiple individual driveways for environmental or safety reasons.
  - h. Driveway planning should account for natural topography and farmland preservation. Driveways may be permitted to cross agricultural land to reach proposed non-farm development if minimal farmland is removed from production.
5. **Private Driveway Conversions to Town Roads:** The Town Board will generally not approve the dedication of private driveways to Town roads. However, where the Town Board does allow such dedication, the following standards must be met:
- a. A public benefit to the road dedication shall be established.
  - b. A minimum road distance of 1/2 mile is required.
  - c. The road must be paved with an asphalt surface capable of handling public traffic per the Town Engineer.
  - d. A turnaround with a minimum radius of 33 feet is required at the end of the road where it has a dead-end.

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## UTILITIES AND COMMUNITY FACILITIES GOAL

Maintain the Town’s rural character by providing only limited public services, utilities, and community facilities.

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## UTILITIES AND COMMUNITY FACILITIES OBJECTIVES

- 1. Coordinate utility and community facility systems planning with land use, transportation, and natural resources planning.
- 2. Protect the Town’s public health and natural environment through proper siting of on-site wastewater treatment systems and stormwater management.
- 3. Coordinate with other units of government on shared community and recreational facilities.

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## UTILITIES AND COMMUNITY FACILITIES POLICIES AND PROGRAMS

- 1. **Town Service Limitations:** The Town seeks to avoid any substantial expenditure of public funds and incurrence of municipal debt for construction or provision of municipal improvements and services usually associated with urban development. Since a major goal of the Town is to remain rural, urban services like municipal sewer and water are not anticipated to be needed. Further, the Town intends to continue its policy of not providing public trash or recycling collection services and leaving responsibility for disposal with individual Town residents. In general, when evaluating whether to provide or expand any Town services, the Town Board will consider the vision, goals, objectives, and policies of this Plan and the general welfare of Town residents and landowners.

2. **Notification and Permitting for Utility Work:** The Town intends to adopt an ordinance requiring all public and private utilities—including power, natural gas, communications, or sewer and water providers—to obtain a Town permit before commencing any work to install, repair, or replace utility lines and facilities within any Town Road right-of-way. Each such permit application shall be accompanied by a complete set of engineering plans for the project, a proposed timeframe for completion, and a proposed restoration and pavement replacement plan as required. Utility providers are, further, encouraged to complete such efforts in coordination with Town Road projects.
3. **Community Facility Improvements:** As required by Statute, Figure 1.4.1 on the following page is a timetable for possible changes to utilities and community facilities within the Town over the 20-year planning period. This may form the basis for future capital budgets and multi-year capital improvement programs. Budgetary constraints and other unforeseen priorities and circumstances may affect projects in this timeframe.



**Figure I.4.I: Utilities and Community Facilities Timetable**

<b>Utility or Facility</b>	<b>Improvement Timeframe</b>	<b>Comments</b>
Water Supply	No changes anticipated	All water to Town properties currently supplied by private wells.
Sanitary Waste Treatment	No changes anticipated	All sewage treatment currently by on-site waste treatment (septic) systems.
Stormwater Management	No changes anticipated	Town intends to continue to rely on County Erosion Control and Stormwater Management ordinance.
Town Hall and Garage	2025 salt shed replacement	After salt shed replacement, current facilities are likely to meet Town needs for next 10+ years.
Recycling/Trash Collection	No changes anticipated	Residents may continue to obtain annual permit to haul waste/recyclables to Town transfer site, or contract with their own private hauler.
Law Enforcement	No changes	Town intends to continue to contract with County Sheriff Department for these services.
Fire Protection & EMS	No changes anticipated	Town intends to continue to participate in fire departments with nearby villages by agreement and continue to participate in joint District I Emergency Medical Services (EMS).
Medical Facilities	No Town role	Medical facilities in nearby communities meet needs.
Library	No Town role	Mazomanie Free Library/South Central System appears to provide adequate facilities.
Schools/Child Care	No Town role	In general, area has child care shortage that Town encourages private providers or the school district to address.
Park & Rec Facilities	Town support role	Town recreational needs largely fulfilled, and no changes to Adler’s Landing anticipated. Town will also collaborate on off-street trail and other regional recreational facilities.
Telecommunications	Town reviews	Private carriers are addressing phone and internet needs, which have been significantly reduced partly as a result of prior Town efforts.
Transmission Lines	No Town role	ATC manages lines; no major expansions anticipated.
Cemeteries	No Town role	There is one active cemetery in the Town—the privately owned St. Barnabas on Highway 14 directly west of the Village.

## CHAPTER 1.5—ENERGY PLAN

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### OVERVIEW

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This chapter contains a goal, objectives, policies, and programs to guide future alternative energy development and conservation in the Town. Aside from its program related to community- and utility-scale solar and wind, this chapter reformats but does not alter content from the Town’s 2020 stand-alone Energy Plan. A list of resources and Town resident past experiences is available on the [Town's website](#).

In recent years there have been notable technological improvements for generating electricity (especially solar energy), in the storage of energy, and in the efficient use of electricity. These developments can potentially lower costs for consumers who have also become capable of generating their own electricity without using fossil fuels. Along with these technological advances, the earth is experiencing dramatic climate changes including heavy rains and flooding, polar vortexes in the winter, and sporadic drought periods. A contributing cause to these changes is the rising levels of carbon dioxide in our atmosphere, due in large part to burning fossil fuels in electrical generating facilities and in transportation. The electrical grid’s dependence on long distance and complex electricity transmission is vulnerable to these climate changes.

This Town Energy Plan is supported by federal, State, and County policy. Wisconsin’s Statutes Section 1.12(3) state that the energy goals of the State include “reduc[ing] the ratio of energy consumption to economic activity in the state” and “to the extent that it is cost effective and technically feasible, all new installed capacity for electric generation in the state [should] be based on renewable energy resources, including hydroelectric, wood, wind, solar, refuse, agricultural and biomass energy resources.” Further, Dane County maintains an Office of Energy & Climate Change, and in 2020 finalized a Climate Action Plan, with a goal to reduce greenhouse gas emissions by 50% countywide by 2030 and become carbon neutral by 2050. In 2023, Dane County became the fourth county in the United States to reach the milestone of using 100% renewable electricity at all county facilities.



## ENERGY GOAL

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Be a rural leader in the transition to renewable energy while protecting Town character.

## ENERGY OBJECTIVES

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1. Support Town of Mazomanie residents in adjusting to a rapidly changing economy and environment, and to transition away from fossil-based fuels to more renewable energy sources.
2. Apply Town Priorities in evaluation of larger-scale wind and solar field proposals.

## ENERGY POLICIES AND PROGRAMS

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### 1. **Communication/Awareness Building**

- a. Gather data on interest in renewable energy systems in the Town of Mazomanie.
- b. Share experiences of Town residents and neighbors who have already invested in solar, wind, and/or geo-thermal energy sources, either living “off the grid,” or “grid-tied.”
- c. Organize and motivate people to attend events for learning about renewable energy and energy efficiency options, such as the Midwest Renewable Energy Fair in Custer, Wisconsin.
- d. Resources: Town website, Black Earth Creek Watershed Association, Gateway to the Driftless, local newspapers and the Next Door community website. Potential also support from local banks and utilities, and neighboring communities with interest in taking similar action, such as the villages of Mt. Horeb, Cross Plains, Black Earth, and Mazomanie and adjacent towns especially the Town of Vermont.

### 2. **Energy Efficiency Support**

- a. Encourage updating inefficient appliances and equipment to newer, more energy efficient technology, and building standards that provide the quickest payback toward more efficient use of electricity.
- b. Make information available about possible efficiencies and standards and resources available for financing.
- c. Ask area utilities (Alliant Energy, Vanguard, and Madison Gas and Electric) to provide information on usage in the Town of Mazomanie to gauge progress in reducing local fossil fuel usage.
- d. Resources: Wisconsin Focus on Energy, which offers a range of rebates and incentives for energy efficiency upgrades. Also, local utilities for energy usage. Recent federal legislation expands incentives and provides new incentives.

### 3. **Disruptive Weather Event Preparation (as it affects power supplies)**

- a. Assess Town roads for adequate drainage in heavy rains and to mitigate the effects of flooding (such as what occurred locally in August 2018).
- b. Assess availability of emergency generators if electric power is disrupted, such as during extreme cold events such as what occurred in winter 2019.

- c. Make sure communication with residents is adequate in case of disasters.
- d. Resources: Dane County and Wisconsin emergency preparedness services and strategies, Town patrolman.

**4. Renewable Energy Expansion**

- a. Support Town residents in learning more about on-site solar energy installation, benefits, and payback potential. Check Focus on Energy for current federal tax credits and rebates available.
- b. Encourage “group buy” arrangements for lower cost installation of solar PV panels (plus, in some cases, battery storage) on privately owned homes and buildings.
- c. Conduct energy efficiency and renewable energy assessments of the Town Hall buildings to determine potential cost benefits.
- d. Ask each of the utilities servicing the Town (Madison Gas & Electric, Vanguard Electric, and Alliant Energy) to provide their local customers with lower cost, renewable generated electricity.
- e. Maintain a section of the Town’s website containing information on energy efficiency improvements and reputable solar installers. (Options may include One Energy, Community Solar, Eagle Point Solar, Group Solar Buy, MadiSUN: WI Renewable Energy, and Legacy Solar Cooperative for expertise and advice on site assessments, technical support for solar + battery installations, and support for dealing with utilities and the Public Service Commission.)
- f. Encourage utilities serving Town of Mazomanie residents to install community scale solar projects if they can be proven to reduce costs and increase reliability for local services; approach utility scale solar project proposals affecting large portions of the Town with caution due to their potential impact on the Town’s vision and rural character. The following are the Town’s policies relative to the siting of solar fields primarily intended for off-site energy distribution (both community and utility scale):
  - Do not site on Group I-III agricultural soils.
  - Do not site over lands designated as Urban Transition Area, Neighborhood Development Area, or Open Space and Recreation Area on Map I—Future Land Use. These areas are instead intended for other forms of development or conservation, in line with local plans and agreements.
  - Discourage within the viewshed of any residential subdivision, public recreation land, or Highway 14; or effectively screen the solar field from views from these places using topographic changes, woodlands, setbacks, and/or landscaped berms.
  - Require siting along existing electric transmission lines capable of distributing energy from the solar field, or require that new lines outside of the solar field be buried, in order to minimize the installation of new overhead lines outside of the solar field in the Town.
  - Require the submittal of site, grading, stormwater management, and erosion control plans to comply with associated Town, Dane County, and State regulations.
  - Discourage the large-scale removal of topsoil, mature trees, and woodlands; preserve the Resource Protection Corridor and logical animal movement routes; and promote prairie and pollinator-friendly vegetation as ground cover throughout the solar field.
  - Require every solar field proposal to include an evaluation of environmental, wildlife habitat, architectural, archeological, cultural, and other resources on and near such site, and avoid negative impacts on such resources.
  - Require adequate security and other legal assurances that financial resources are available to remove the solar field and all associated equipment and infrastructure when their usefulness or lifespan is exhausted, other technologies render the facilities obsolete or no



longer cost effective, or the owner or operator goes out of business or is otherwise financially unable to maintain the facility or remove the equipment and infrastructure following use.

### Community and Utility Scale Solar Fields

**Community Scale:** Solar fields sized under 100 megawatts are subject to local zoning regulations and approval. Wisconsin law limits local restrictions on solar developments, only allowing restrictions that preserve or protect the public health or safety, do not significantly increase the cost of the system or significantly decrease its efficiency, and allow for an alternative system of comparable cost and efficiency. Such community solar scale fields are slightly more expensive per megawatt than utility scale solar fields, but fields as small as five to ten acres may still be feasible. Within Dane County, community scale facilities include a 58-acre field just north of the Dane County Regional Airport, a 160-acre field in Fitchburg, and a 140-acre field in the Town of Cottage Grove.

**Utility Scale:** Solar fields of 100 megawatts or larger are not subject to local zoning regulations. Instead, these larger utility scale solar fields must gain approval from the Wisconsin Public Service Commission (PSC), under a process in which the public including towns may provide testimony. This process is called a Certificate for Public Convenience and Necessity, or CPCN, which generally requires the PSC to find that the project will:

- Satisfy the reasonable needs of the public for an adequate supply of electric energy
- Have a design and location that is in the public interest considering alternatives, individual hardships, engineering, economic, safety, reliability, and environmental factors.
- Not have undue adverse impact on other environmental values such as, but not limited to, ecological balance, public health and welfare, historic sites, geological formations, the aesthetics of land and water and recreational use.
- Not unreasonably interfere with the orderly land use and development plans for the area involved.

Nearby, the Badger Hollow Solar Field in Iowa County, which began operating in 2023, is spread across 3,500 acres of agricultural land. The project produces 300 megawatts of electricity—enough to power up 90,000 homes. The PSC estimates that between 2023 and 2024, 11 utility scale solar projects will come online in Wisconsin.

## CHAPTER 1.6—HOUSING AND ECONOMIC DEVELOPMENT DIRECTIONS

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### OVERVIEW

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This chapter contains goals, objectives, policies, and programs aimed at providing an adequate housing supply and growing the economic base in the Town of Mazomanie, generally within areas designated as Neighborhood Development Areas on Map I. Recent housing development in the Town has amounted to a couple of new homes per year, which the Town desires to increase modestly in planned areas, designs, and densities that protect rural character. Commercial development has been even rarer. Future commercial uses are planned to include only small-scales uses that are compatible with the existing rural character of the Town.

### HOUSING GOAL

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Encourage housing development compatible with a rural community and generally away from productive agricultural and natural areas.

### HOUSING OBJECTIVE

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1. Encourage high quality and sustainable construction and maintenance of housing.
2. Guide home siting and densities to limit negative impacts on property, the natural environment, farming, and rural character.



### HOUSING POLICIES AND PROGRAMS

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1. **Housing Supply:** The Town will plan for a sufficient supply of developable land for housing, in areas consistent with Town wishes, at a pace consistent with recent development trends, and of densities and types consistent with the Town's rural setting. This includes a focus of new housing development in Neighborhood Development Areas shown on Map I and in nearby villages. In total, the Town desires to provide a range of housing opportunities that meets existing and forecasted needs of persons of varying income levels and age groups, and is consistent with a rural setting.

2. **Mobile and Manufactured Homes:** No “mobile home” is permitted in the Town outside of the RioValley Manufactured Home Park. By state and federal law, a mobile home is a transportable factory-built structure as is defined in § 101.91(10), Wisconsin Statutes, designed for long term occupancy by one family and built prior to June 15, 1976—the effective date of the Federal Manufactured Housing Construction and Safety Standards Act. “Manufactured homes” are required by such Act to be allowed where standard “stick-built” single-family residences are allowed but may be required to meet reasonable standards that apply to all single-family residences. A manufactured home is defined as a residential dwelling for one family as defined in § 101.91(2), Wisconsin Statutes, fabricated in an off-site facility for installation or assembly at the building site, bearing a HUD label or insignia certifying that it is built in compliance with the Federal Manufactured Housing Construction Standards under 42 U.S.C. § 5401 to 5426, and built after June 14, 1976. The Town will require each manufactured and stick-built single-family home to have at least 900 square feet of indoor floor area (except for accessory dwelling units as defined by County zoning ordinance); have the narrowest horizontal dimension of its main body be not less than 24 feet wide; be attached to a finished, permanent foundation such as a poured concrete slab, basement, or pilings; and be served by a driveway that meets Town standards.
3. **Housing Maintenance:** The Town directs interested Town residents to programs administered by Dane County and USDA to help maintain and rehabilitate housing, but does not intend to have its own such programs. The Town will also support Dane County to address zoning ordinance violations on existing properties, and on its own to address building code and property maintenance violations.
4. **Neighborhood Design:** Within planned Neighborhood Development Areas on Map I, the Town encourages new and expanded neighborhood designs that meet the guidelines in Figure I.3.3; protect residential areas from infringement by incompatible land uses; promote connectivity of roadway and environmental systems; include energy efficiency, renewable energy options, and environmental sustainability; preserve rural character; and do not include homes in the Resource Protection Corridor in Map I. The Town also encourages denser single- and even two-family housing in Neighborhood Development Areas on Map I by promoting use of development and transfer ratios to incentivize development in approved TDR Receiving Areas (see Figures I.2.1 and I.3.3).

## ECONOMIC DEVELOPMENT GOAL

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Provide for limited business development consistent with the Town’s rural character.

## ECONOMIC DEVELOPMENT OBJECTIVES

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1. Focus economic development efforts on farming, farm-related businesses, and home occupations in the Town.
2. Allow for limited non-agricultural economic development in the Town.
3. Promote low-impact recreational development along the Town’s riverfront area, as long as it complies with the Lower Wisconsin State Riverway regulations.

## ECONOMIC DEVELOPMENT POLICIES AND PROGRAMS

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1. **General Policies:** The Town allows commercial development in locations, densities, and per the criteria identified in the figures in Chapter 1.3—Land Use. The Town will consider rezonings and conditional use permits for commercial uses where consistent with the applicable figure in that chapter, the rural character and natural beauty of the Town (including screened or no outdoor storage), and the continued enjoyment of any nearby residential properties. The support establishments of home occupations as defined by the Dane County Zoning Ordinance throughout the Town, which do not require local review or rezoning, but do require a certificate of compliance from the County Zoning Administrator.
2. **Farmland Preservation Area Business Opportunities:** Within the planned Farmland Preservation Area on Map 1, support businesses that are consistent with the policies in Figure 1.3.1 and the FP-35 General Farmland Preservation zoning district. Within that zoning district, residences and outbuildings may be used for home occupations, limited family businesses, or farm family businesses, as those terms are defined and limited under Dane County zoning rules. For these types of operations, efforts should be made to utilize the existing residence and outbuildings before constructing new buildings.
3. **Cooperative Economic Development:** The Town will direct larger-scale, dense, and service-intensive commercial and industrial uses to the Village of Mazomanie and other area villages where improved sites and services like public sewer and water are available. The Town may also work cooperatively with the Village of Mazomanie and Mazomanie Chamber of Commerce on a joint economic development effort. Some unincorporated lands presently in the Town, but adjacent to the Village and suitable for commercial or industrial development, could become a source of shared tax revenue if a cooperative boundary plan/agreement between the two jurisdictions is achieved.



## CHAPTER 1.7—INTERGOVERNMENTAL COOPERATION DIRECTIONS

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### OVERVIEW

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This chapter contains a goal, objectives, policies and programs for intergovernmental planning and decision making; incorporates by reference all plans and agreements to which Mazomanie is a party under §66.0301, §66.0307, §66.0309 of Wisconsin Statutes; and identifies existing and potential conflicts between this *Comprehensive Plan* and the plans of adjacent villages, cities, and towns, Dane County, the Capital Area Regional Planning Commission (CARPC), the State of Wisconsin, and school districts.

### INTERGOVERNMENTAL COOPERATION GOAL

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Strengthen relations with other units of governments, while protecting the interests and long-term viability of the Town.

### INTERGOVERNMENTAL COOPERATION OBJECTIVES

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1. Work with other local governments, Dane County, State agencies, school districts, on land use, preservation, transportation, community development, and fiscal issues of joint concern.
2. Use intergovernmental discussions and agreements to promote logical municipal boundaries, desirable land use patterns, and mutually beneficial transportation solutions.
3. Cooperate on service delivery and urban service area planning with adjacent communities.



## INTERGOVERNMENTAL COOPERATION POLICIES AND PROGRAMS

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1. **Shared Services:** The Town will consider joint services with other units of government where consolidating, coordinating, or sharing services will result in better services or cost savings. The Town also intends to maintain membership in the Wisconsin Towns Association to keep abreast of recent legislation and trends in other towns.
2. **Public Land Acquisition Involvement:** The Town intends to cooperate with Dane County and the Wisconsin Department of Natural Resources to protect natural areas and open space corridors including the Lower Wisconsin State Riverway. Particularly given the large amount of public land already in the Town, the Town seeks opportunities for input from its officials and residents prior to further public acquisitions, major recreational improvements, and major landscape modifications. The Town also seeks payments in lieu of property taxes, or other compensation, for future public land acquisitions in the Town. Finally, where further public acquisitions are pursued, the Town generally desires that these not extinguish residential development rights—even if just made available for transfer under the Town’s Transfer of Development Rights program.
3. **Land Use and Transportation Collaboration:** The Town intends to work with surrounding communities, Dane County, and CARPC on an orderly, efficient land use pattern that preserves farming and natural resources and minimizes conflicts between urban and rural uses. The Town recognizes the Mazomanie Urban Service Area as the location for development to be provided with a full range of public services, including public sewer and water. Through its Plan Commission, the Town intends to evaluate all proposed expansions to the Mazomanie Urban Service Area against the recommendations of this *Town of Mazomanie Comprehensive Plan*, and participate in the review of all proposed Urban Service Area expansions affecting the Town at the CARPC level. Finally, the Town desires to participate in all future discussions regarding construction of U.S., State, and County highway improvements identified in plans and studies of the Wisconsin Department of Transportation and Dane County.
4. **Town-Village Intergovernmental Boundary and Land Use Agreement:** The Town may pursue a land use, boundary, and service agreement with the Village of Mazomanie to have organized and mutually-agreed approaches for handling annexations, development, and utility extensions near the shared Village/Town border. While the plans of the two governments seem generally aligned, greater certainty around the shared border would seem in both municipalities’ best interests. In general, in the event of disagreements between the plans, policies, programs, ordinances, or interpretation of intergovernmental agreements between the Town and the Village (or any other adjacent and overlapping unit of government), the Town endeavors to pursue dispute resolution approaches that rely on open, direct communications between Town officials and the officials of other affected governments.



## CHAPTER 1.8—PLAN IMPLEMENTATION PROGRAM

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This closing chapter of the Part I of the Town *Comprehensive Plan* provides a roadmap of actions to implement the *Plan's* recommendations and amend the *Plan* as necessary in the future.

### MAJOR IMPLEMENTATION EFFORTS

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This Town *Comprehensive Plan* will not be self-implementing. The various chapters of Part I include “policies and programs”—some of which are reactive such as when a property owner brings a request for a development approval while others are proactive. Advice on several reactive matters are addressed in the following section. More proactive steps the Town may take include:

- Codifying the Town Board’s adopted ordinances into a single “Code of Ordinances” or “Municipal Code,” and making this available online. Over the years, the Town Board has adopted many ordinances (laws, rules), but not having a central, easily-accessible location for all of these ordinances means they can occasionally be overlooked, forgotten, or inconsistently applied.
- Adopting new or amended ordinances to populate that Code of Ordinances in a manner that befits a rural town with some growth prospects and change. This may include adopting a land division/subdivision ordinance, because the Town anticipates modest subdivision development in planned Neighborhood Development Areas on Map I, and a site plan or design review ordinance. The Town may also adopt a fee penalty for post-construction building permit applications.
- More proactive interactions with Dane County and the Wisconsin Department of Natural Resources staff and officials related to their land acquisition, land management/improvement, and trail planning and development activities to assure a Town voice.
- Pursuit of an intergovernmental boundary, land use, and service agreement with the Village of Mazomanie.
- Other initiatives identified in the associated chapters of this Part I of the *Comprehensive Plan*.

### DAY-TO-DAY PLAN USAGE

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The Town will evaluate its decisions on private development proposals, public investments, regulations, incentives, and other actions against the vision and recommendations in this *Comprehensive Plan*. The Town intends to use the following guidelines to inform each listed decision.

### REZONINGS

Under County zoning, the Town Board and County Board have shared authority to approve, conditionally approve, or reject requested changes to the zoning of property in the Town. The Town requests submittal of a preliminary site plan or neighborhood development plan with all rezoning requests. The Town will generally not approve speculative rezoning of lands in the absence of a development proposal and preliminary site or neighborhood plan. The Town’s desired process for Town review of rezoning applications is as follows:

1. After reviewing this *Comprehensive Plan*—particularly Chapter 1.3—Land Use Directions—the Town encourages the landowner or other interested party (“applicant”) to schedule an initial Town Plan Commission consultation with the Town Clerk.
2. The applicant files with the Dane County Planning and Development Department a formal rezoning petition. Once the petition is complete, either Dane County staff or the applicant notifies the Town Clerk including the signed petition with petition number, all materials provided to the County in support of the petition, and the County Zoning and Land Regulation (ZLR) Committee public hearing date.
3. No sooner than two weeks from such notice, the Town Plan Commission holds a meeting to discuss the petition, and acts in one in several ways, including:
  - a) Recommends approval of the rezone to the Town Board with no changes.
  - b) Recommends approval with changes or conditions, such as a deed restriction on the property preventing further development or otherwise limiting land use or placing design constraints.
  - c) Recommends that the rezone be rejected by the Town Board.
  - d) Decides, before any of the above actions, that more information is required from the applicant and/or a site visit to the proposed site is warranted in order to better determine how the proposed rezoning might affect the site and the neighboring properties. If a site visit is required, the applicant may be required to pay a site visit fee as specified by Town Board resolution or ordinance.
4. The Town Board acts on the rezone at the next regular meeting following a Plan Commission recommendation, unless circumstances and issues indicate more time is needed.
5. The Town Clerk submits a Town Board Action Report Dane County of the Town decision, ideally before but not greater than 30 after the ZLR Committee hearing described below.
6. Dane County holds a public hearing before its ZLR Committee, and obtains ZLR Committee recommendation and County Board action on the rezoning application.
7. If there is an amendment to the rezone during Step 6, the County will send the amended petition back to the Town for its review. The Town then, at a minimum, follows Step 3 and 4 above for consideration of the amended petition in the timeframe indicted by the County.

Proposed rezonings should be consistent with the recommendations of this *Plan*. Specifically, Map I—Future Land Use and the detailed policies associated with that map (see Figures 1.3.1-1.3.5) will be used to guide the application of the general pattern of zoning districts. However, the precise location of zoning district boundaries may vary, as judged appropriate by the Plan Commission and Town Board. Departures from the exact land use boundaries depicted on the Future Land Use map may be particularly appropriate for projects involving a mix of land uses and/or residential development types, properties split by zoning districts, and/or properties located at the edges of future land use areas. In their consideration of rezoning requests, the Plan Commission and Town Board will also evaluate the specific timing of the rezoning request, its

relationship to the nature of both existing and planned land uses, and the details of the proposed development. Therefore, this *Plan* allows for refinement of the precise future land use boundaries and Town discretion on the timing of rezonings to implement the *Plan*.

### **ZONING ORDINANCE TEXT AMENDMENTS**

Changes to the text of the County zoning ordinance will be approved or rejected/vetoed by the Town Board, following a recommendation by the Town Plan Commission where practical. Dane County may not approve a zoning ordinance text amendment if a majority of the boards in the towns under County zoning reject/veto that amendment. The Town will rely on this *Comprehensive Plan* and may rely on the advice of its professionals before deciding whether to approve, reject/veto, or take no action on a proposed zoning ordinance text amendment.

### **CONDITIONAL USE PERMITS**

The County ZLR Committee has the authority to approve, conditionally approve, or reject requests for conditional use permits. The ZLR Committee may not approve a conditional use permit request if it is rejected by the Town Board. Prior to ZLR Committee action, the Town Plan Commission will make a recommendation to the Town Board on each conditional use permit request, and the Town Board will make a recommendation to the ZLR Committee. The Town will generally follow a similar process to that described for rezonings above. The Town generally requires submittal of a site plan with all conditional use permit requests unless no change in the condition of the site is proposed. Erosion control and stormwater management plans may also be required.

Proposed conditional use permits should be consistent with the recommendations of this *Plan* to the extent applicable. In their consideration of conditional use permit requests, the Plan Commission and Town Board will also evaluate the specific timing of the conditional use permit request, its relationship to the nature of both existing and future land uses, and the details of the proposed development.

### **LAND DIVISIONS AND SUBDIVISIONS**

The County reviews all proposed land divisions (CSMs) and subdivisions (plats) against the Dane County subdivision regulations. The Town intends to participate in the County process to the extent practical, and will consider adopting its own land division ordinance to allow for a greater role. Frequently, a request for land division or subdivision approval is submitted in tandem with a rezoning request, which facilitates Town review of the land division as well. Erosion control and stormwater management plans may also be required.

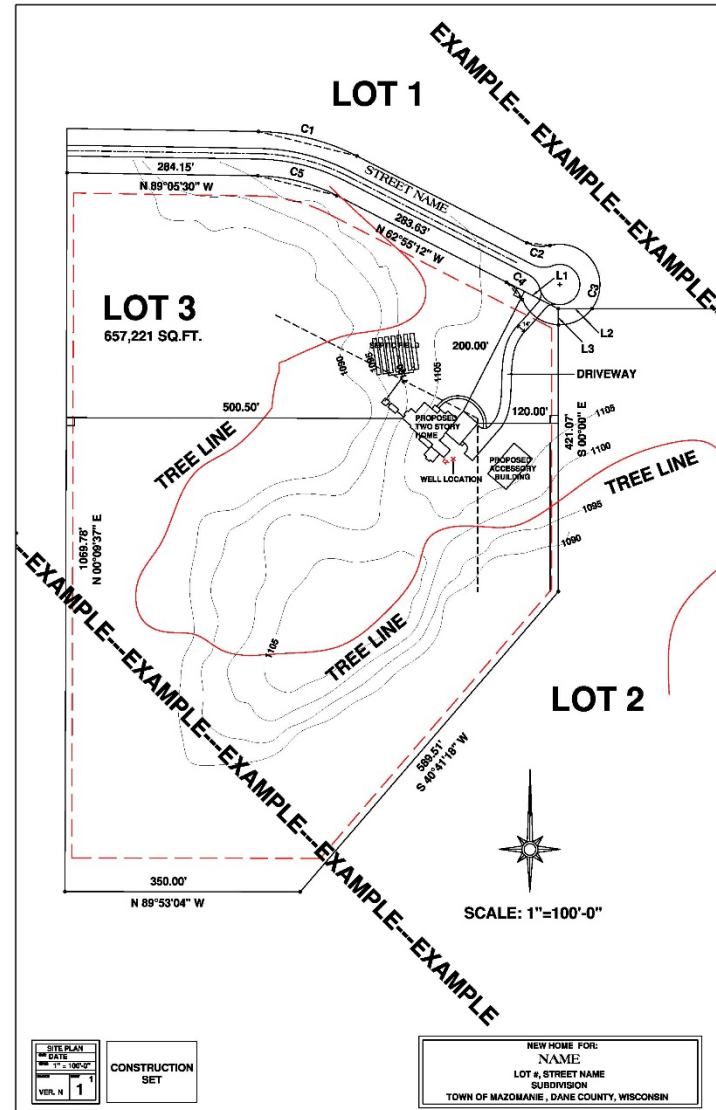
Proposed land divisions should be generally consistent, but not necessarily precisely consistent, with the recommendations of this *Plan*. Specifically, Map 1, the policies related to this map, and other policies of this *Plan* will be used to guide the general pattern of development and the general location and design of public streets and parks. In their consideration of land divisions, the Plan Commission and Town Board will also evaluate the specific timing of the land division request, its relationship to the nature of both existing and future land uses, its relationship to the Town's TDR program, and the details of the proposed development. Through this *Plan*, the Town allows for the timing and the refinement

of the precise recommended boundaries, development patterns, and public roads and parks provided through the land division process, as deemed appropriate by the Plan Commission and Town Board.

### SITE PLAN REVIEW AND BUILDING PERMITS

Prior to the construction of any building or addition to any non-farm building that alters the building footprint, except for buildings without foundations of under 120 square feet, the petitioner must obtain a building permit from the Town and a zoning permit from the County. Prior to issuance of such permits, the Town requires site plan and design review and approval of each such proposed project per the following procedure:

1. The landowner contacts the Town Clerk at least two weeks before the 1st Monday of the month. The site plan approval request will be placed on the agenda for that month's Plan Commission meeting (1st Monday) and Board meeting (2nd Monday). Either the owner or a designee of their choice, including any member of the Plan Commission or Town Board, should come prepared to each meeting to answer questions regarding the project. The land owner may contact the Town Clerk for sample site plans that include the components described in Section 2 below.
2. The land owner provides six copies of the site plan, neatly drawn to scale, to the Plan Commission. An example site plan is provided to the right. The site plan must show the following:
  - a) Lot lines and lot dimensions.
  - b) Adjacent public streets if any.
  - c) Location and size of all existing and proposed buildings or building addition, and the distance of each from the lot lines.
  - d) Location of the on-site waste treatment system (tank and drain field) and location of the well.
  - e) Location of driveway and other significant impervious surfaces, including existing or proposed driveway connection to public street.
  - f) Contour elevations, surface water, floodplain, and wetlands (available at <https://dcimapapps.countyofdane.com/dcmapviewer/>,



type in address or parcel number when reaching site and use “map layers” tab to turn on features).

3. The Plan Commission meets, and may act on the site plan in several ways, which may include:
  - a) Recommending Town Board approval of the site plan with no changes.
  - b) Offering advice on how the landowner may change the site plan to better meet Town requirements in this *Comprehensive Plan* or any applicable ordinance, either at the same meeting or at the next Commission meeting.
  - c) Recommend that the site plan be rejected by the Town Board based on non-compliance with Town requirements in this *Comprehensive Plan* or any applicable ordinance.
  - d) Decide, before any of the above actions, that a site visit to the proposed site is warranted in order to better determine how the proposal might affect the site and the neighboring properties. If a site visit is required, the applicant may be required to pay a site visit fee as specified by Town Board resolution or ordinance.
4. The Town Clerk forwards the site plan and the recommendation of the Commission to the Town Board.
5. The site plan is presented to the Town Board at its next regular meeting.
6. The Town Board may act in the same manner as the Plan Commission, as outlined in step 3 above, except that Town Board actions are to approve, approve with changes, or deny the site plan. Driveways may also be approved as part of the site plan approval.
7. Each approved site plan must be signed by the Town Board Chairperson and Town Clerk before being forwarded by the Clerk to Dane County and the landowner.
8. After approval from the Town Board, the landowner may apply for a zoning permit from Dane County to verify that the project meets zoning requirements. The approved and signed site plan should be submitted with the zoning permit application.
9. Upon issuance of a zoning permit, the landowner may apply for and obtain a building permit from the Town’s Building Inspector, and a culvert permit if required.

### **BUILDING PERMIT**

The Town of Mazomanie requires a building permit for any new construction, expansion, remodeling of any building. The process requires application to and receipt of a building permit from the Town Building Inspector. The permit and inspection process requires that construction be done according to applicable State standards. Where required, a County Zoning Permit, a copy of the Town’s approved and signed the site plan, and a culvert permit must be provided to the Building Inspector before a building permit can be issued.

### **CULVERT (DRIVEWAY) PERMIT**

For any new, relocated, or altered driveway opening onto a Town road, the landowner must obtain from the Town Chairperson a culvert permit. The culvert permit allows installation of a culvert and the right of access onto a public road. In sequence, a culvert permit should be obtained before any associated Town Building Permit or County Zoning Permit. Where a new, relocated, or altered driveway opening to a U.S., State, or County highway is proposed, the landowner must instead obtain appropriate approval from the Wisconsin Department of



Transportation for U.S. or State highways or Dane County for county highways.

## **OTHER LAND USE ACTIONS**

In general, the Town Board, following a recommendation from the Plan Commission, will take all other actions related to land use. These include amendments and updates to this *Plan*; annexations, incorporations, or consolidations affecting the Town; amendments to urban service areas affecting the Town; and potential Town acquisition or disposition of land.

## **INTERPRETATION**

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The Town intends that this *Plan* should be interpreted reasonably to achieve its overall goals, and not in a narrow sense which frustrates or delays realization of its goals. If there is a question as to the interpretation of a provision of the *Plan*, the Town Board shall be empowered to adopt an interpretation of the *Plan*, which shall resolve the issue and may be appended to this *Plan*. The Town Board shall be the only body authorized to interpret this *Plan*.

## **PLAN AMENDMENTS**

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Amendments to this *Comprehensive Plan* may be appropriate in the years following initial *Plan* adoption and in instances where the *Plan* becomes irrelevant or contradictory to emerging policy or trends. “Amendments” are defined as minor changes to the *Plan* maps or text. The State comprehensive planning law requires that the Town use the same basic process to amend, add to, or update the *Comprehensive Plan* as it used to adopt the *Plan*. Adoption or amendment of the *Comprehensive Plan* shall comply with the procedures set forth in Section 66.1001(4)a of Wisconsin Statutes. The Town intends to use the following procedure to amend, add to, or update the *Comprehensive Plan*:

1. The Plan Commission initiates the proposed *Comprehensive Plan* amendment, which may occur as a result of Plan Commission, Town Board request, or property owner or resident request.
2. Following an opportunity for public input on the proposed *Plan* amendment, the Plan Commission recommends Town Board approval (or rejection or modification) of the amendment via resolution.
3. Following passage of the Plan Commission resolution recommending the amendment, the Town Clerk schedules a formal public hearing on the *Plan* amendment in front of the Town Board and publishes a Class I notice at least 30 days before the hearing. The Class I notice shall contain the date, time, and place of the hearing, a summary of the proposed *Comprehensive Plan* amendment, the name of a Town employee to be contacted to provide information about the amendment, the location and time wherein the amendment can be inspected before the hearing, and information about how a copy can be obtained. Also, at least 30 days before the hearing, the Clerk provides written notice to those entities that qualify under Sections 66.1001(4)(e) and (f) of Wisconsin Statutes.
4. Following the public hearing, the *Plan* amendment may be enacted by the Town Board in the form of an ordinance adopted by majority vote of all the members of the Town Board (not a simple majority of a quorum).

5. Following Town Board approval of the amendment, the Town Clerk sends copies of the adopted *Plan* amendment to the Dane County Planning and Development Department for incorporation in the Dane County Farmland Preservation Plan and/or Comprehensive Plan.
6. Following Dane County action, the Town Clerk sends a copy of the approved ordinance and *Plan* amendment to the Mazomanie Free Library, Wisconsin Department of Administration (Division of Intergovernmental Relations), Dane and Iowa County Clerks, Capital Area Regional Planning Commission, Village of Mazomanie, and all abutting towns.

## PLAN UPDATE

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State statute requires that this *Comprehensive Plan* be updated at least once every ten years. As opposed to an amendment, an update is a substantial re-write of the *Plan* document and maps. Based on this deadline, the Town intends to complete a full update of its *Comprehensive Plan* by the year 2034 (i.e., ten years after 2024) at the latest.

## **PART 2: CONDITIONS & ISSUES**

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## CHAPTER 2.1—INTRODUCTION

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### PURPOSE AND ORGANIZATION

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To plan for the future, the Town of Mazomanie must first understand its history, conditions, and trends. Such exploration can help to identify and take advantage of the Town’s assets and opportunities. It can also help prevent costly mistakes. This is the second of two parts of the *Town of Mazomanie Comprehensive Plan*. This Part 2, titled “Conditions and Issues”, includes background information, data, and trends that inform Part 1 and satisfy requirements of Wisconsin Statute Section 66.1001. The chapters of Part 2 track the nine elementary required under that Statute.

### LOCATION AND CONTEXT

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The Town of Mazomanie is in the northwest corner of Dane County, about 30 miles from Madison’s west side and 8 miles from Sauk City, with the Wisconsin River forming the Town’s northern boundary. The Town also abuts the Dane County Towns of Roxbury and Berry to the east and the Town of Black Earth to the south. Iowa County is to the west and Sauk County to the north.

The Town covers 30.7 square miles. Approximately 9.8 square miles—or about 1/3 of the total land area—are public recreational land/natural areas, mostly owned by the State of Wisconsin Department of Natural Resources (WDNR). Map 2 indicates jurisdictional boundaries and public lands in and near the Town.

The Village of Mazomanie is located near the Town’s southern edge. The Village and Town are separate governmental units. The Village has the ability to extend municipal utilities into its Urban Service Area (USA). USA’s are designated by WNDNR upon recommendation from the Capital Area Regional Planning Commission (CARPC) and are where municipal utilities may legally be extended. The Village also has reviews land divisions (e.g., CSMs) within its 1 ½ mile extraterritorial jurisdiction, as shown on Map 2.

### GENERAL CHARACTER

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Situated within southwestern Wisconsin’s driftless area—bypassed by glaciers during the Ice Age—Mazomanie has a diverse landscape. Steeply eroded bluffs with exposed bedrock outcroppings occur in the Town’s eastern and southern portions, particularly south of the Village. In the eastern part of the Town, there are major valleys between ridge formations, most notably Dunlap Hollow. Elevations of some of these ridgetops are over 1,100 feet. The northern part of the Town lies in the lower terrace of the Wisconsin River and contains sand barrens, wetlands, and scrub forest. The approximate elevation along the Wisconsin River is 730 feet.










Historically Mazomanie has been a farming community but the number of active farmers has declined. Today, farms in the Town are primarily cropping enterprises, livestock operations, or both. Still, agriculture remains the most prominent land use in the Town in terms of acreage.

The Town has 1,074 residents according to the 2020 U.S. Census, down from 1,090 persons in 2010 and 1,185 persons in 2000. Sizeable non-farm population resides near the Village, along the Wisconsin River, and in the Town’s wooded areas and hollows. Because Mazomanie has not experienced the pace and volume of development in some other towns closer to Madison, it has been able to retain much of its rural character.

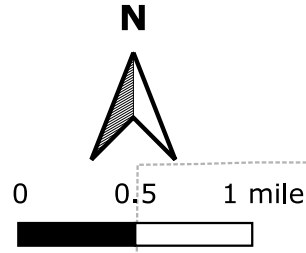
# Map 2: Jurisdictional Boundaries

## Town of Mazomanie Comprehensive Plan

### Legend

-  Town of Mazomanie Boundary
-  Village of Mazomanie Extraterritorial Jurisdiction Boundary
-  Mazomanie Urban Service Area
-  Section Boundaries (Section Numbers Within)
-  Public Lands in Town
-  Water
-  Active and Inactive Railroads
-  Highways
-  Local Roads

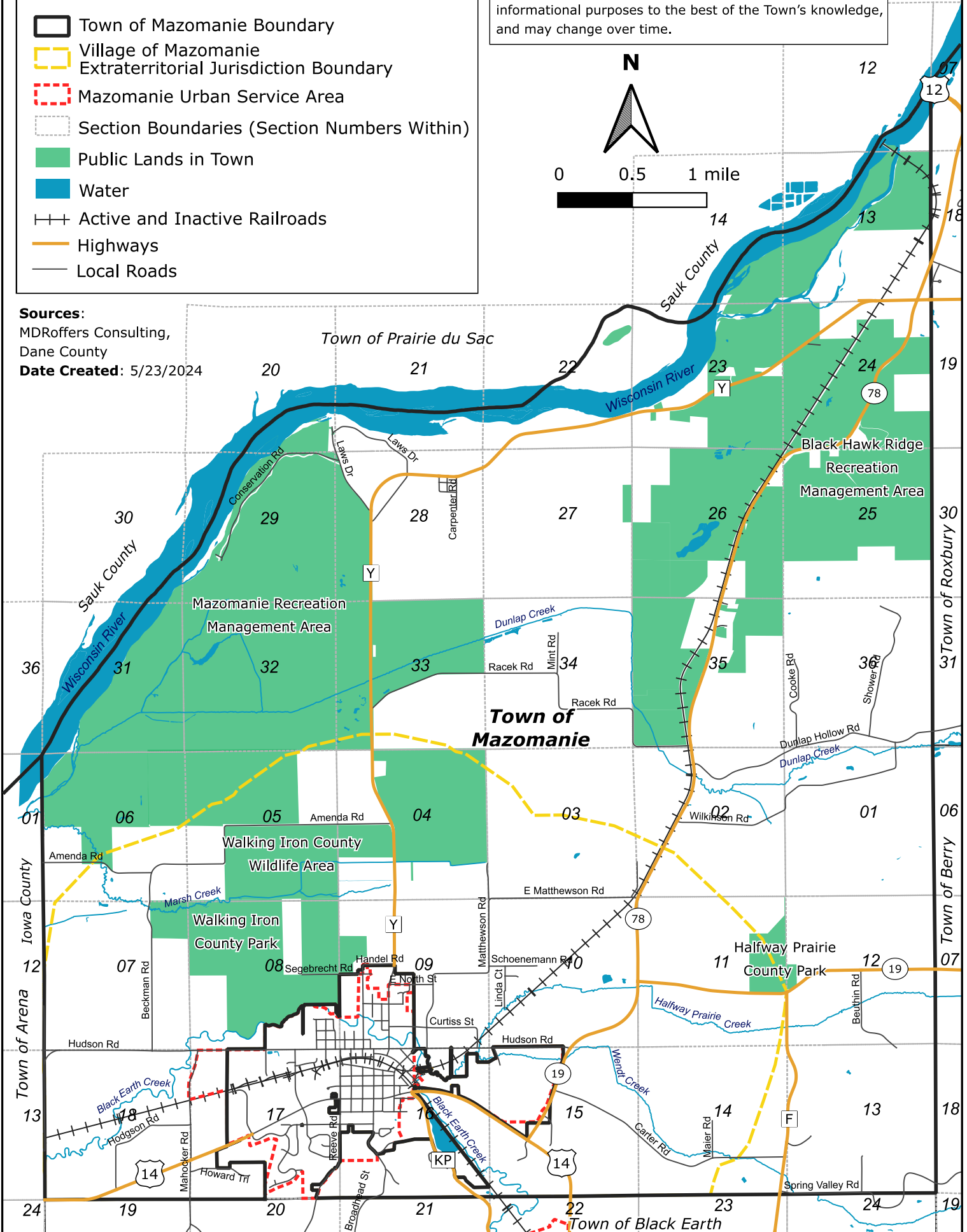
Note: It is the responsibility of the user to verify all boundaries on this map; they are provided here for general informational purposes to the best of the Town's knowledge, and may change over time.



### Sources:

MDRoffers Consulting,  
Dane County

Date Created: 5/23/2024





## CHAPTER 2.2—DEMOGRAPHICS, HOUSING, AND ECONOMICS INVENTORY

This chapter gives an overview of demographic trends to understand changes taking place in the Town of Mazomanie. It also includes projections of population, households, and employment.

### POPULATION CONDITIONS AND TRENDS

#### POPULATION TRENDS

According to U.S. Census data, the Town of Mazomanie population decreased from 1,090 residents in 2010 to 1,074 residents in 2020, which represents a 1.5% decrease. The Town of Roxbury grew 4.2%, Berry grew 3.6%, and the Village of Mazomanie grew 6.8% during the same decade. Dane County as a whole increased by 14% during this time. Still, the Town of Mazomanie’s population decrease during the 2010s was less than during the 2000s.

The State Department of Administration (DOA) estimates that, as of January 1, 2024, the Town of Mazomanie’s population was 1,093 residents.

**Figure 2.2.1: Population Trends**

Jurisdiction	1980	1990	2000	2010	2020	Number Change	Percent Change
<b>Town of Mazomanie</b>	<b>1,007</b>	<b>982</b>	<b>1,185</b>	<b>1,090</b>	<b>1,074</b>	<b>-16</b>	<b>-1.5%</b>
Town of Roxbury	1,491	1,536	1,700	1,794	1,871	+77	+4.2%
Town of Berry	1,116	1,098	1,084	1,127	1,168	+41	+3.6%
Village of Mazomanie	1,248	1,377	1,485	1,652	1,768	+116	+6.8%
Village of Sauk City	2,730	3,019	3,109	3,410	3,518	+108	+3.1%
Dane County	323,545	367,085	426,526	488,073	561,504	+73,431	+14%
Wisconsin	4,705,767	4,891,769	5,363,675	5,686,986	5,893,718	+206,732	+3.6%

Source: U.S. Census Bureau

#### DEMOGRAPHIC CHARACTERISTICS

The figure below shows trends in the Town of Mazomanie as of the early 2020s and compares these trends with Dane County and Wisconsin.

**Figure 2.2.2: Demographic Statistics, 2020-2022**

	<b>Town of Mazomanie</b>	<b>Dane County</b>	<b>Wisconsin</b>
<b>Age and Gender</b>			
Median age	50.9	35.9	39.6
% under 18	20	20.4	21.9
% over 65	15	13.7	16.9
% female	45.7	50.3	50.2
<b>Household Characteristics</b>			
% owner occupied housing units	91.2	57.4	68.1
% single-person household	25.2	31.9	31
% with householder aged 65 and over	16	19.3	31
<b>Economic and Labor Force Characteristics</b>			
Median household income	\$81,827	\$84,831	\$70,996
% high school graduate or higher	97	96.2	93.5
% bachelor's degree or higher	32	40.7	33.2
% in labor force	67	70	65
% persons unemployed	4.5	2	2.8

Source: U.S. Census Bureau, American Community Survey 2020-2022

The Town population is older than that of Dane County’s or the State. Average age in the Town has increased from 45.3 years old in 2010 to 50.9 years old in the early 2020s, even while the percentage over 65 years old has decreased slightly. This suggests a large population between around 50 and 65 years old. The number of housing units and other housing statistics did not change much over this 10+ year period. While household income increased, it likely did not keep pace with inflation (\$77,917 in 2010) or with income growth in the County or State. This could be due to the Town’s lower percentage of college graduates and/or higher reported unemployment rate.

## **HOUSING CONDITIONS AND TRENDS**

### **HOUSING INVENTORY**

Single-family dwelling units remain the predominate type of housing in the Town of Mazomanie. There are 42 mobile home units in the Town of Mazomanie, with 40 located in the RioValley Manufactured Home Park on County Highway Y.

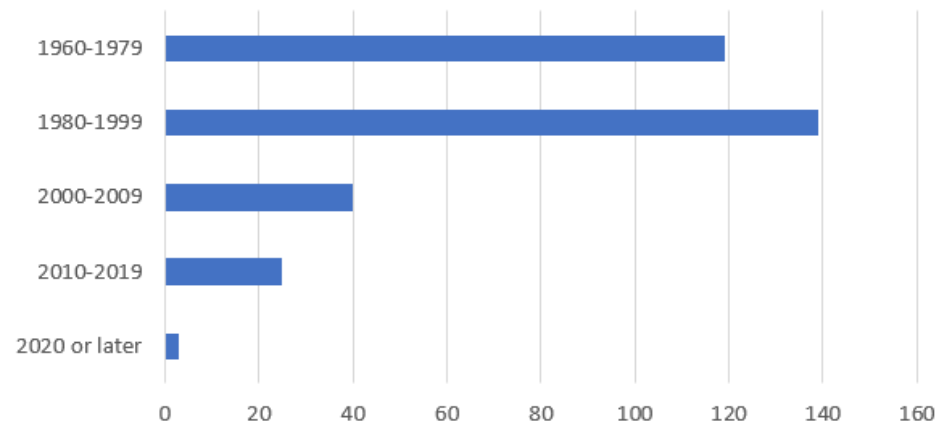
According to the 2020 Census, there were 483 housing units in Town, representing a small increase from the 478 units reported under the 2010 Census. This is, however, below the number suggested by local building permit and assessment records. Such records suggest that an average of 2 to 3 new homes have been constructed in the Town since 2008.

### HOUSING AGE AND CONDITION

The age of the housing stock in a community is one measure of quality. Age of a building suggests that as a home gets older it may be necessary to spend more time and money on upkeep and maintenance, which may not be performed in all cases. The costs of maintenance can be especially burdensome on low-income households who may not have the necessary resources.

Figure 2.2.3 illustrates the age of the Town’s housing stock Census data. The age of a community’s housing stock is sometimes used as a measure of the general condition of the community’s housing supply. The figure suggests that the vast majority of housing in the Town was built before 1980.

**Figure 2.2.3: Age of Housing Stock in Town**



### HOUSING VALUES AND AFFORDABILITY

Comprehensive planning legislation requires that a community provide a range of housing choices that meet the needs of persons of all income levels, age groups, and special needs. The lack of public sewer and water services in the Town curtails the range and intensity of residential units that can be built in the Town, which thereby affects affordability.

Housing affordability is a growing issue. The median sale price for an existing home in Dane County has increased by 93% over the past 10 years—from \$212,040 in 2013 to \$409,900 in 2023 according to the South Central Wisconsin Multiple Listing Service Corporation. Comparable home sales data for the Town is not available.

According to the Town Assessor, the first acre of residential land in the Town was assessed at \$70,000 in 2023, with the second acre assessed at an additional \$18,000, the third acre at an additional \$12,000, and each acre thereafter an additional \$6,000. This represents an increase from 2011, when the Assessor reported the first acre assessed at around \$60,000, the second acre at around \$20,000, and \$4,000 to 5,000 for each acre after that.

According to the Wisconsin Housing and Economic Development Authority (WHEDA), there are no federally subsidized low-income housing units in the Town of Mazomanie, and there are currently no special-needs or assisted-living facilities located in the Town. Subsidized and special-needs housing is generally available in nearby villages.

## **HOUSING PROGRAMS**

The Dane County Department of Health and Human Services administers the Community Development Block Grant (CDBG) program and the Home Opportunities (HOME) program. Dane County receives approximately \$1.7 million annually in CDBG and HOME funds. Funds are to be used for housing, economic development, and community service initiatives for people with low to moderate incomes. Funds are awarded on a competitive basis and are available to municipalities, as well as not-for-profit and for-profit entities. Eligible projects related to housing include rehabilitation; minor home repair; handicapped-accessibility modifications; down-payment assistance for first-time homebuyers; and housing education, training, and counseling.

The Dane County Housing Authority administers the Section 8 Housing Choice Program, which provides eligible families and individuals the opportunity to rent housing of their choice on the private market. The Housing Choice Voucher Program is a major federal government program helping very-low-income families, the elderly, and disabled afford decent, safe, and sanitary housing. The Dane County Housing Authority also manages a Conventional Public Housing Program for areas outside the City of Madison. There is no Section 8 Housing in the Town of Mazomanie.

Other housing programs available to Town residents include home mortgage and improvement loans from the Wisconsin Housing and Economic Development Agency (WHEDA). WHEDA administers programs that offer tax credit programs for home ownership and multifamily rental housing construction by offering tax credit programs to interested parties.

The U.S. Department of Agriculture provides homeownership opportunities to rural Americans, and home renovation and repair programs. USDA also provides financing to elderly, disabled, or low-income rural residents in multi-unit housing complexes to ensure that they are able to make rent payments. Individuals and municipalities can apply to receive these grants and participate in loan programs.

## ECONOMIC CONDITIONS AND TRENDS

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This section details labor force trends, educational attainment, employment forecasts, income data and other economic development characteristics of the Town of Mazomanie. As required by §66.1001, Wisconsin Statutes, this section also includes an assessment of new businesses and industries that are desired in the Town, an assessment of the Town's strengths and weaknesses with respect to attracting and retaining businesses and industries, and an inventory of environmentally contaminated sites.

### EMPLOYMENT TRENDS

The Town's labor force is the portion of the population that is employed or available for work. The labor force includes people who are in the armed forces, employed, unemployed, or actively seeking employment. According to the 2020 Census, 622 Town residents aged 6 or older were employed. The largest portion of these people were employed in management, business, science, and arts occupations sectors of the economy. As suggested in Figure 2, the unemployment rate among Town residents is about 4.5%. The vast majority of employed residents have jobs outside of the Town. Commuting to jobs in Middleton and Madison is the most common.

Most local industrial activity and economic development is in the Village of Mazomanie, including an industrial park on its western edge. The Town's primary economic activity is agricultural production and agricultural-based businesses, with a handful of small contractors as well.

The Wisconsin Department of Workforce Development (DWD) collects and projects non-farm employment, but only at the County level. Figure 2.2.4 lists 2018 employment statistics by industry for Dane County. Dane County's top employers are in the Educational and Health, Trade, Transportation, Utilities, Professional and Business Services, and Leisure and Hospitality industries. The lowest paying jobs in the region were in the Leisure and Hospitality industry, paying an estimated annual wage of \$18,161. The highest paying jobs were in the Information industry (\$97,099), which experienced a 33% increase in average yearly income per worker between 2013 and 2018 (\$72,887). The Financial Activity industry is also high-paying with an average annual income of \$75,905—a 19% increase between 2013 and 2018, and Professional and Business Services (69,452), which experienced a 40% increase between 2013 and 2018.



**Figure 2.2.4: Employment by Industry in Dane County, 2018**

<b>Industry</b>	<b>Annual average</b>	<b>5-year change</b>	<b>Total Annual Payroll</b>	<b>Average Yearly Income Per Worker</b>
Natural Resources	2,229	486	\$102,711,880	\$46,080
Construction	16,274	4,876	\$1,103,660,457	\$67,817
Manufacturing	24,500	1,213	\$1,470,238,201	\$60,010
Trade, Transportation, Utilities	53,958	3,829	\$2,365,055,357	\$43,831
Information	15,988	3,921	\$1,552,422,466	\$97,099
Financial Activity	21,975	-2,959	\$1,646,038,909	\$75,905
Professional and Business Services	49,551	9,273	\$3,441,398,216	\$69,452
Education and Health	85,347	6,871	\$4,956,769,994	\$58,078
Leisure and Hospitality	33,649	5,123	\$611,115,032	\$18,161
Other Services	11,338	303	\$450,495,310	\$39,733
Public Administration	21,420	-1,789	\$1,257,222,194	\$58,694

Source: Wisconsin Department of Workforce Development, Labor Market Information, QCEW, June 2019

### **ECONOMIC DEVELOPMENT PROGRAMS**

The Town has none of its own economic development programs. Dane County Community Development Block Grant (CDBG) program funds eligible projects related to economic development, such as providing loans, business counseling and education to small businesses that are owned by or provide jobs for low- to moderate-income residents.

### **STRENGTHS AND WEAKNESSES FOR ECONOMIC DEVELOPMENT**

The Wisconsin comprehensive planning statute requires that the *Comprehensive Plan* “assess categories or particular types of new businesses and industries that are desired by the local government unit.” According to interviews with Town officials conducted as part of the planning process, there was an expressed desire to keep farming and farm-related business a vital component of the community. There is interest in encouraging home-based businesses in the Town, along with small contractors and other businesses compatible with a rural setting.

The Town’s strengths for economic development relate to its location—along or near major highways, and close to the Cities of Madison and Middleton. The Town’s weaknesses for economic development relate to a wide range of issues, some of which are unique to the Town of Mazomanie and others common to many towns in the region. New, non-farm businesses may be reluctant to locate in the Town because a lack of public water and sewer, a modest and low-density local population, competition with and annexation from nearby urban communities, zoning restrictions, and current lack of development incentives such as tax incremental financing. Additionally, volatile agricultural markets and the aging farming population are weaknesses of the Town for agriculture-based economic development.

## POPULATION AND HOUSING PROJECTIONS

In 2013, the Wisconsin Department of Administration (DOA) projected population and households for the Town and County through 2040 (see Figure 2.2.5). DOA projected that Dane County will have the greatest population growth of any Wisconsin county through 2040, but projects the Town to decrease by 34 people and 48 households between 2020 and 2040. Actual population and household change in the Town will depend on a number of factors, including market conditions, demographic shifts, zoning regulations, and attitudes towards growth. The DOA anticipates updated population and household projections by the end of 2024.

**Figure 2.2.5: Population and Household Projections, 2020-2040**

Jurisdiction	2020 Census	Projected 2025	Projected 2030	Projected 2035	Projected 2040
<b>Population</b>					
<b>Town of Mazomanie</b>	1,074	1,080	1,075	1,060	1,040
<b>Dane County</b>	561,504	555,100	577,300	593,440	606,620
<b>Households</b>					
<b>Town of Mazomanie</b>	493	451	453	450	445
<b>Dane County</b>	248,795	240,920	252,479	261,392	268,335

Source: Wisconsin Department of Administration, 2013

## EMPLOYMENT PROJECTIONS

Forecasting employment growth for establishments within the Town of Mazomanie is difficult because of the community’s small labor force and reliance on the agricultural economy.

DWD has prepared 10-year employment projections for the South Central Wisconsin Workforce Development Area—a six county area comprised of Columbia, Dane, Dodge, Jefferson, Marquette, and Sauk Counties. Projected increases reflect a workforce necessary to provide day-to-day services for a growing and aging population and also reflect recent growth trends. The largest anticipated increases in employment are in the Education and Health, Professional and Business Services, and Leisure and Hospitality industries, shown below in Figure 2.2.6.

**Figure 2.2.6: Projected Employment for the South Central Wisconsin Workforce Development Area**

Industry	2016 Annual Employment	2026 Projected Employment	Increase
Natural Resources	6,164	6,765	601
Construction	19,831	21,696	1,865
Manufacturing	54,932	55,502	570
Trade, Transportation, Utilities	78,285	81,950	3,665
Information	17,035	19,265	2,230
Financial Activity	26,652	28,368	1,716
Professional and Business Services	55,945	65,839	9,894
Education and Health	113,033	124,652	11,619
Leisure and Hospitality	48,336	55,904	7,568
Other Services (except Government)	28,291	30,199	1,908
Public Administration	39,044	39,819	775
Self Employed and Unpaid Family Workers	23,617	25,922	2,375

Source: Wisconsin Department of Workforce Development, Labor Market Information, QCEW, June 2019

## CHAPTER 2.3—AGRICULTURAL, NATURAL, AND CULTURAL RESOURCE INVENTORY

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This chapter provides background information on agricultural, natural, and cultural resources in the Town of Mazomanie. These three elements provide the physical, social, and economic background that reflects the beginnings of the Town and much of its current character. Agricultural land and natural areas dominate the landscape and define the character of Mazomanie.

### AGRICULTURAL RESOURCE INVENTORY AND BACKGROUND

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The heritage of the Town is centered on farming. Farming is also a way of life for many Town residents. Agriculture is a dominant feature of the landscape and enhances Mazomanie’s rural character. Many land use policies in the Town are designed to protect farmland; understanding who its farmers are and the economic reality they face is important for a successful farmland preservation program.

#### CHARACTER OF FARMING

Agricultural land covers much of the central portion of the Town, and is the most common land use in the Town. In 2005, approximately 42% of the Town’s land was in agricultural use. By 2020, this changed to 38% per a Dane County land use inventory.

Farmers in the Town of Mazomanie primarily produce cash crops. There are no dairy farms in the Town but some farmers raise replacement milking stock. Like many rural communities in Wisconsin, the total number of active farms in Mazomanie has decreased with farm consolidation and some conversion.

According to the Town Assessor, agricultural land within the Town of Mazomanie sold for around \$8,000 per acre in 2023. This is essentially a doubling over the past decade or so, as in 2011 the Town Assessor reported average sales of \$3,500 to \$4000.

The Town participates in the State and County farmland preservation program, whereby farmland planned and zoned for exclusive agricultural use is eligible for State income tax credits.

The 2022 Dane County Farmland Preservation Plan provides more information on the inventory and trends in agriculture throughout the County.



## SOIL SUITABILITY FOR AGRICULTURE

As defined by the Natural Resources Conservation Service (NRCS), the soils in the Town of Mazomanie are of two major types. The Meridian-Granby-Dickinson association is the predominate soil type in the northern and central portions of the Town. This association is characterized by well-drained and moderately well-drained soils with a silt loam subsoil, and is underlain by sandy loam glacial till. When cultivated, these soils are suited for row crops, small grain, and hay production. The Elkmound-Stony and Rockyland-Dunbarton association is located in the eastern portion of the Town. This association is characterized by excessively well-drained to well-drained soils that have shallow sandy loam and silt loam subsoil and are underlain at a depth of less than 40 inches by sandstone, dolomite, or shale. The soils in this association are best suited for pasture, woodland, wildlife habitat, and meadow uses. When cultivated, these soils are suited for small grains and hay production.

The NRCS also groups soils based on their capability to produce common cultivated crops and pasture plants without deteriorating over a long period of time. These capability classifications are based on numerous criteria that include, but are not limited to, the soil's salinity; capacity to hold moisture; potential for erosion; depth, texture, and structure; as well as local climatic limitations (e.g., temperature and rainfall). Under this system of classification, soils are separated into eight classes or groups.

Group I soils have few limitations that restrict their use for cropland, can sustain a wide variety of plants, and are well suited for crops, pasture, and trees. Group II soils have moderate limitations that restrict the types of plants that can be grown or that require simple conservation practices or soil management techniques to prevent deterioration over time. However, these practices are generally easy to apply, and, therefore, these soils are still able to sustain cultivated crops, pasture plants, range lands, and woodlands.

Group III soils in the Town often coincide with lower and wetter areas. Soils in Group III have limitations that, under natural circumstances, restrict the types of plants that can be grown, and/or that alter the timing of planting, tillage, and harvesting. However, with the application and careful management of special conservation practices, these soils may still be used for cultivated crops, pasture plants, woodlands, and range lands.

Soils in capability groups IV through VIII present increasingly severe limitations to the cultivation of crops. Soils in groups VI through VIII generally have limitations that entirely preclude their use for commercial plant production.










The locations of soil groups I, II, III, and IV-VIII are indicated on Map 3. Groups I through II soils are generally limited to rich valley areas in eastern and southern parts of the Town. Much of the agricultural land near the center of the Town is in group IV through VI soils. Significant areas of Group V soils surrounding the Village and are in southwestern parts of the Town. There are also a many acres of Group VI soils, mostly in the central and eastern parts of the Town.

# Map 3: Soil Suitability

## Town of Mazomanie Comprehensive Plan

### Legend

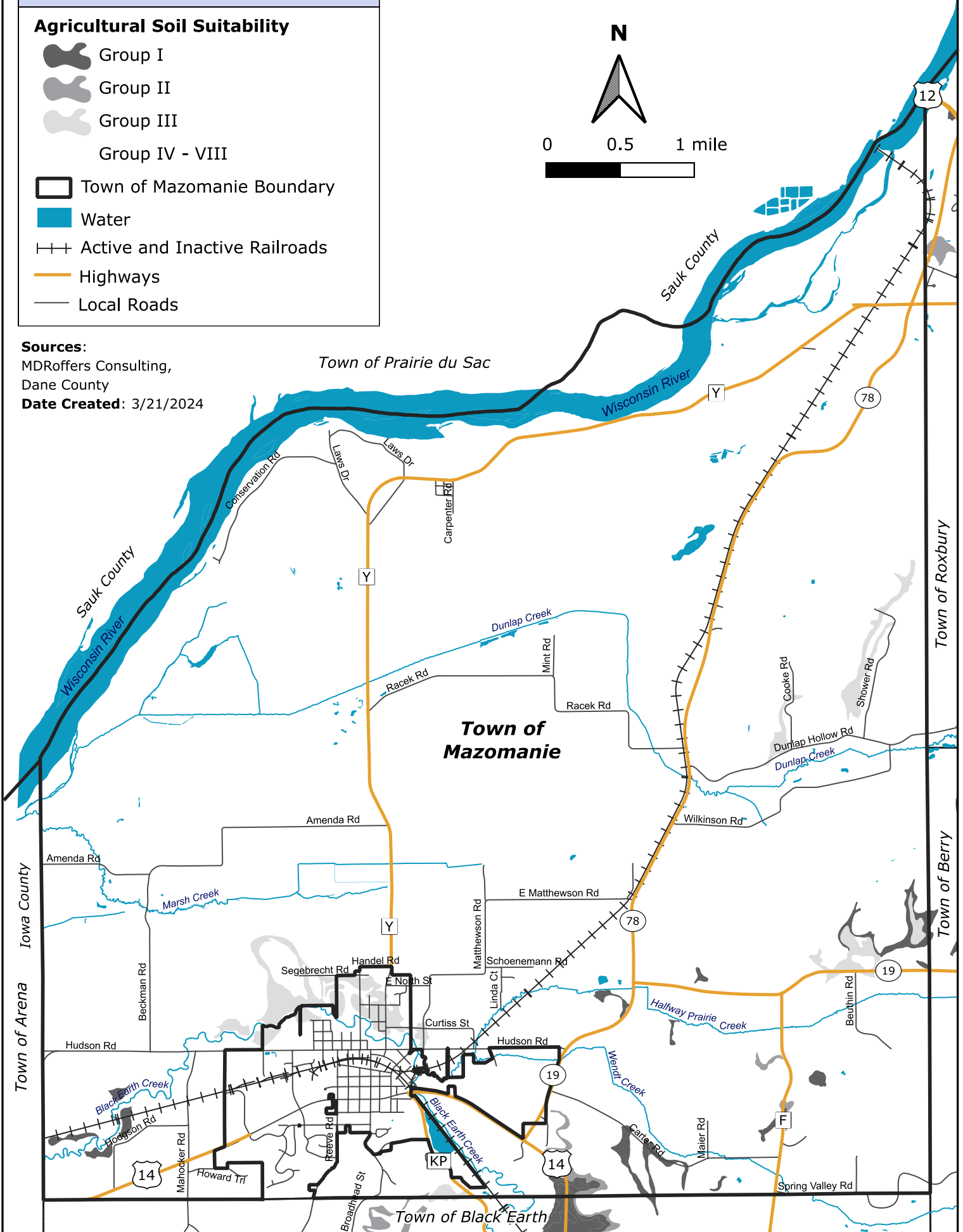
#### Agricultural Soil Suitability

-  Group I
-  Group II
-  Group III
-  Group IV - VIII
-  Town of Mazomanie Boundary
-  Water
-  Active and Inactive Railroads
-  Highways
-  Local Roads



0 0.5 1 mile

**Sources:**  
MDRoffers Consulting,  
Dane County  
**Date Created:** 3/21/2024





## NATURAL RESOURCE INVENTORY

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Understanding the relationship between the Town of Mazomanie and its natural features suggests possible locational advantages for particular land uses. It is also essential to understand the location of environmentally sensitive areas where development is not appropriate. This will prevent severe developmental or environmental problems that may be difficult or costly to correct in the future. Maintaining natural features also enhances the Town’s visual attractiveness. Map 4 depicts the Town’s environmentally sensitive areas, many of which are described in more detail below.

### LANDFORMS AND TOPOGRAPHY

Situated within southwestern Wisconsin’s driftless zone—an area that was bypassed by glaciers during the Ice Age—the Town of Mazomanie has a diverse landscape. Steeply eroded ridgetops or “bluffs” with exposed bedrock outcroppings occur in the Town’s eastern and southern portions, particularly south of the Village. In the eastern part of the Town, there are major valleys between ridge formations, most notably Dunlap Hollow. Elevations of some of these ridgetops are over 1,100 feet above sea level. The northern part of the Town lies in the lower terrace of the Wisconsin River and contains sand barrens, wetlands, and scrub forest. The approximate elevation along the Wisconsin River is 730 feet above sea level.

### GROUNDWATER

Groundwater is comprised of the portion of rainfall that does not run off to streams or rivers and that does not evaporate or transpire from plants. This water percolates down through the soil until it reaches the saturated zone of an aquifer. Groundwater supplies nearly all of the water for domestic, commercial, and industrial uses in Dane County. In the County’s rural areas, groundwater is primarily used for rural domestic, irrigation, and stock watering uses.

In northwestern Dane County, high-capacity wells draw water from the Mt. Simon aquifer. Low-capacity (rural domestic) wells draw water from the upper sandstone aquifers. Water table levels in the Town of Mazomanie range between 740 and 760 feet above sea level (average surface level elevations in the Town range from 780 to 820 feet above sea level). The Dunlap Creek corridor includes natural springs where groundwater percolates to the surface.

Dane County’s groundwater is generally of good quality. However, there are known water quality problems in some areas due to the impacts of certain land use activities. In the County’s rural areas, nitrate-nitrogen is considered the most common and widespread groundwater contaminant. Nitrate-nitrogen is highly soluble in water and is not appreciably absorbed in the soil, thus it can seep readily through the soil and into the groundwater. Potential sources of nitrate pollution include on-site wastewater systems, animal feedlots, livestock waste facilities, sludge and septage application, lawn and agricultural fertilizers, silage juice and decaying plant debris.

The Department of Natural Resources (WDNR) maintains a database containing well information for many public and private wells in the State. There are a number of wells in the Town with elevated levels of nitrates and volatile organic compounds. Nitrates can commonly enter the

groundwater from individual septic systems and from standard farming practices. The Town of Mazomanie is located in an atrazine prohibition area as delineated by the Wisconsin Department of Agriculture, Trade and Consumer Protection (DATCP). Atrazine is a chemical used to grow corn and is found in groundwater in the region. Several wells in the Town are known to contain atrazine.

## **SURFACE WATER AND WATERSHEDS**

Surface waters and watershed boundaries are shown on Map 4. The Wisconsin River flows to the southwest along the Town's northern boundary.

Black Earth Creek, a notable trout fishery, flows through the southern part of the Town. Black Earth Creek was severely damaged from the large rain events and flooding that occurred in 2018 and 2019. Dane County has been working with local partners and landowners on finding creative ways to help restore and stabilize the damaged streambanks, including a stream restoration project on Black Earth Creek as it flows through Walking Iron County Park in the Town of Mazomanie and Lions Park in the Village of Mazomanie.

Other prominent waterways include Dunlap Creek, Marsh Creek, Wendt Creek, and Halfway Prairie Creek. Dane County has shoreland zoning regulations that affect development and vegetation clearance near navigable waterways. The northern part of Mazomanie is within the Roxbury Creek Watershed, which includes the Dunlap Creek and Marsh Creek that flow through the Town's central portion. The southern part is in Black Earth Creek Watershed, which includes Halfway Prairie and Spring Creeks that flow through the southeastern portion of the Town.

## **WETLANDS**

Wetlands are important for aquifer recharge, groundwater and surface water quality improvement, and wildlife habitat, and their alteration is limited by State and federal regulations. Wetlands over two acres have been identified and mapped by WDNR through its Wisconsin Wetlands Inventory, which was used to create the wetland layer on Map 4. These are general representations of wetlands and do not reflect all wetlands within the Town; detailed wetland delineations are required before development where wetlands are suspected. The most prominent wetlands in the Town are located along the Wisconsin River in the Fishers Lake and Grape Island areas in the northwestern portion of the Town and west of Highway 78 in the northeastern portion of the Town. Map 4 also shows wetlands along Dunlap Creek and Marsh Creek.

## **FLOODPLAINS**

Development is strongly discouraged in floodplains to avoid both on-site and downstream property damage and personal injury. The (FEMA) designates floodplains. The State requires County, city, and village regulation of development in those floodplains predicted to be inundated with flood waters in the 100-year storm event (e.g., a storm that has a 1% chance of happening in any given year). Map 4 shows these 100-year floodplains in the Town of Mazomanie. Floodplains are located along the Wisconsin River, Black Earth Creek, Halfway Prairie Creek, and Dunlap Creek. In 2018, the Mazomanie area experienced significant flooding, with most of the damage occurring in the Village. The National Flood Insurance Program maps, produced by the Federal Emergency Management Agency (FEMA), should be referenced for official delineation and elevations of floodplains, but may not represent all areas that have possibilities for flooding either.



# Map 4: Natural Features & Building Limitations

## Town of Mazomanie Comprehensive Plan

### Legend

- DNR Wetlands
- 100-year (1% chance) Floodplain
- Watershed Boundaries
- Slopes 6% to 11%
- Slopes 12% to 20%
- Slopes 20%+
- Section Boundaries (Section Numbers Within)
- Sections with Rare, Threatened, or Endangered Species
- Town of Mazomanie Boundary
- Active and Inactive Railroads
- Highways
- Oak Savannah
- Water
- Local Roads

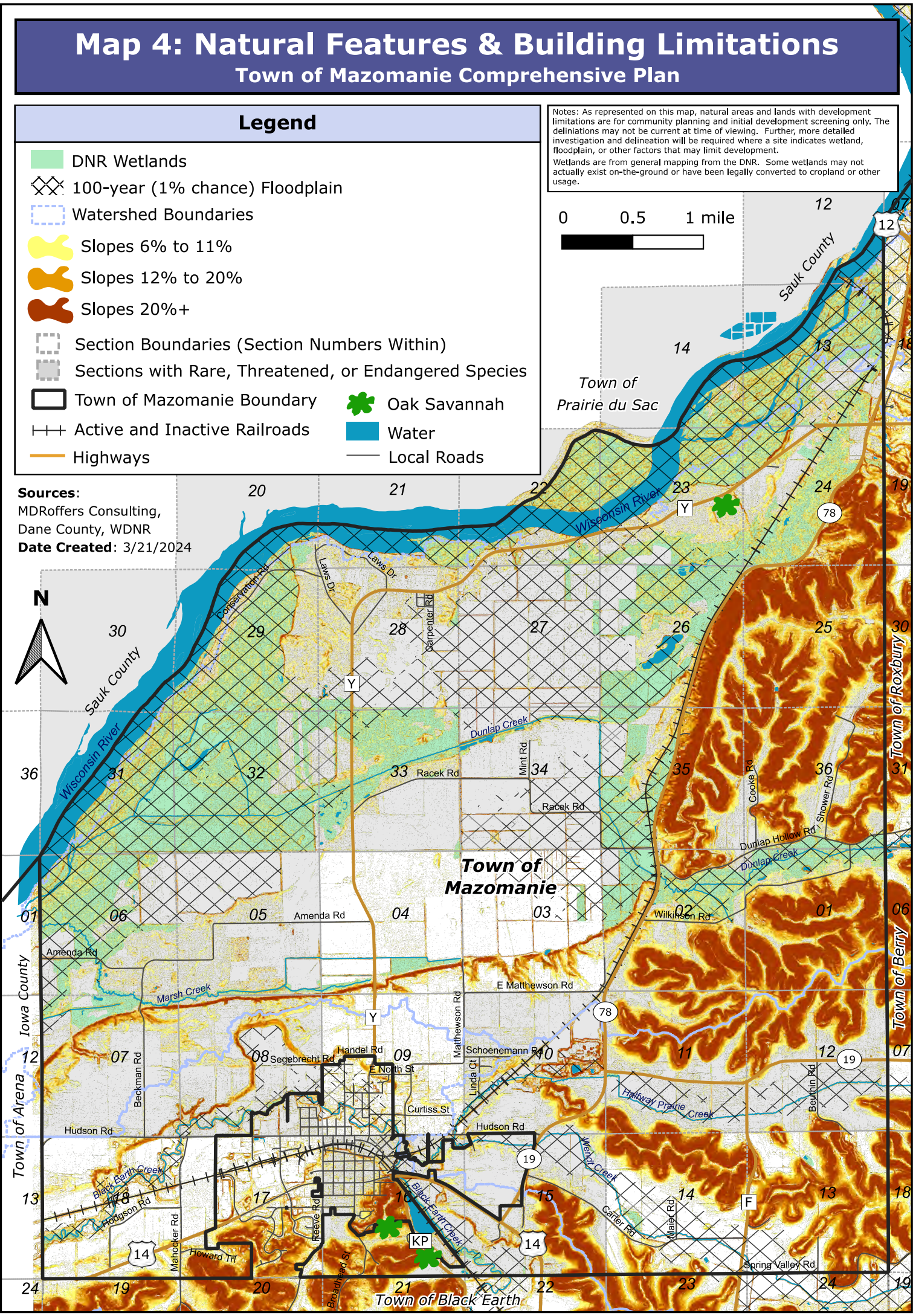
Notes: As represented on this map, natural areas and lands with development limitations are for community planning and initial development screening only. The delineations may not be current at time of viewing. Further, more detailed investigation and delineation will be required where a site indicates wetland, floodplain, or other factors that may limit development.

Wetlands are from general mapping from the DNR. Some wetlands may not actually exist on-the-ground or have been legally converted to cropland or other usage.

0 0.5 1 mile



**Sources:**  
MDRoffers Consulting,  
Dane County, WDNR  
**Date Created:** 3/21/2024





## **WOODLANDS**

The Town's woodlands, covering about 30% of its land area, are valuable contributors to the area's character and beauty. Many woodlands are also used for hunting. There are large, wooded areas along the Wisconsin River and in the eastern parts of the Town. The most common species of trees in these wooded areas are oak, elm, and maple. The Managed Forest Land (MFL) program is available to landowners with 10 or more contiguous acres of woodland. Participating landowners must agree to a forest management plan that includes harvesting at least 80% of their forest area. In exchange, their land is taxed at a rate below the state average.

According to the Town Assessor, the average assessed value of woodland in the Town was \$7,000 per acre in 2023. This was an increase from \$5,200 per acre in 2011.

## **STEEP SLOPES**

As shown on Map 4, steep slopes occur frequently in the eastern and southern part of the Town. These areas are generally associated with either directly adjacent waterways or ridge and valley systems. Slopes between 12% and 20% grade generally present challenges for building site development. Slopes that exceed 20% are generally not recommended as development sites.

## **RARE PLANT AND ANIMAL HABITAT**

Protecting natural resources and open lands provides wildlife habitat and the likelihood of survival for rare, threatened, and endangered species. WDNR's Natural Heritage Inventory program maintains data on the general location and status of rare, threatened, or endangered plant and animal species. Map 4 shows sections in the Town of Mazomanie identified as containing rare, threatened, or endangered plant or animal species. The Inventory suggests 31 rare/threatened/endangered animal species (including the Rusty Patched Bumble Bee, American Eel, Pickerel Frog, Prairie Deer Mouse, and Blanding's Turtle) and 17 rare/threatened/endangered plant species (including the Prairie Turnip, Woolly Milkweed, Prairie Parsley, and Glade Mallow) within the Town. More specific information on location and types of species is available from the Bureau of Endangered Resources office of WDNR.

WDNR manages an oak barren site south of Highway Y. In addition, a prior version of the Dane County *Parks and Open Space Plan* included an inventory of native prairie remnants and oak savannas—examples of the region's early landscape. As shown on Map 4, three such sites located in the Town of Mazomanie, including the WDNR oak barren site.

## **HISTORIC AND CULTURAL RESOURCES INVENTORY**

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Preservation of the Town of Mazomanie's historic and cultural resources fosters a sense of pride, improves quality of life, and provides an important feeling of social and cultural continuity.

## **HISTORIC RESOURCES**

The Town of Mazomanie's early white settlement in the 1840s and 1850s was influenced by the arrival of the Milwaukee and Mississippi Railroad and access to waterpower from Black Earth Creek. By the 1880s the Village of Mazomanie numbered over a thousand residents and was Dane County's second largest community. Surrounding farmland in the Town served this growing population.

In November 2001, the Adam Dunlap Farmstead was entered in the State and National Register of Historic Places. This historic site, located along Dunlap Hollow Road, is the only property in the Town listed on the State or national register. There are two sites in the Village of Mazomanie listed on the national register. The Town has a fine collection of historic or architecturally significant buildings. The County's oldest rural one-room schoolhouse is located in the southeastern part of the Town at the junction of CTH F and Highway 19. Halfway Prairie School was in operation from 1844 to 1961.

The State Historical Society's Architecture and History Inventory (AHI) contains data on a wide range of historic properties throughout the state—such as round barns, cast iron bridges, commercial buildings, schoolhouses, and turn-of-the-century homes—that create Wisconsin's distinct cultural landscape. The AHI includes 20 documented properties in the Town of Mazomanie. These properties included older homes and outbuildings, farmsteads, barns, and the Old Halfway Prairie School building.

## **ARCHAEOLOGICAL RESOURCES**

According to the State Historical Society, there were nine known archaeological sites and cemeteries identified in the Town of Mazomanie as of 2001. This includes only those sites that have been reported to the Society, and does not include all the sites that might be present in the Town. Few of the sites reported to the Society have been evaluated for their importance, or their eligibility for listing on the State or National Register of Historic Places. Under Wisconsin law, Native American burial mounds, unmarked burials, and all marked and unmarked cemeteries are protected from encroachment by any type of development. Dane County ordinances require a 25-foot building setback from Native American burial mounds. Consultation is required for many archeological and burial sites and at a minimum is requested by the State Historical Society for any of the other sites.

## CHAPTER 2.4—EXISTING LAND USE PATTERN

This chapter contains a compilation of background information and a map about existing land use within the Town of Mazomanie, plus related land use data. The Town’s existing land use pattern is largely agricultural and other open space, though it also contains areas of non-farm development including a handful of rural residential subdivisions and businesses.

### EXISTING LAND USE INVENTORY

As shown on Map 5 and in Figure 2.4.1, the vast majority of the Town remains in open space. As of 2020 approximately 38% of Town of Mazomanie land was in Agriculture use, 29% was in Woodlands, and 9% was in Other Open Land. While only 2% was designated as Public Park Land, this does not include vast areas of State- and County-owned woodland and lowland near the Wisconsin River described elsewhere in Part 2 of this *Plan*.

Residential use covers 3.6% of the Town. Existing Residential use areas are clustered along the Wisconsin River, along Highway Y near the Town’s north edge, near the intersection of Beckman and Amenda Roads, along Dunlap Hollow Road, and in clusters near the Village of Mazomanie. These include the Evergreen Acres and Prairie Addition subdivisions near the Village’s northeast edge and the Iron Horse Estates subdivision near the Village’s southwest edge.

There are a handful of Commercial, Industrial/Manufacturing, and, Institutional/Governmental uses on scattered sites. More of these uses are in the Village. There is a large Mineral Extraction site located northwest of the Highway 78/19 intersection, with an approved area for extraction extending beyond the lands where extraction is currently occurring.

**Figure 2.4.1: Existing Land Use, Town of Mazomanie, 2020**

Land Use Category	2020 Acres
Agriculture	7,476.5
Woodlands	5,742.0
Other Open Land	3,806.6
Public Park Land	393.7
Residential	699.7
Commercial	6.7
Industrial/Manufacturing	4.0
Institutional/Governmental	9.4
Mineral Extraction	42.8
Transportation, Communication & Utility	641.6
Surface Water	826.4
<b>Total</b>	<b>19,649.3</b>

Source: Dane County



# Map 5: Existing Land Use, 2020

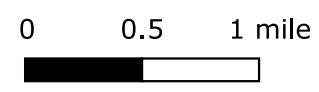
## Town of Mazomanie Comprehensive Plan

### Legend

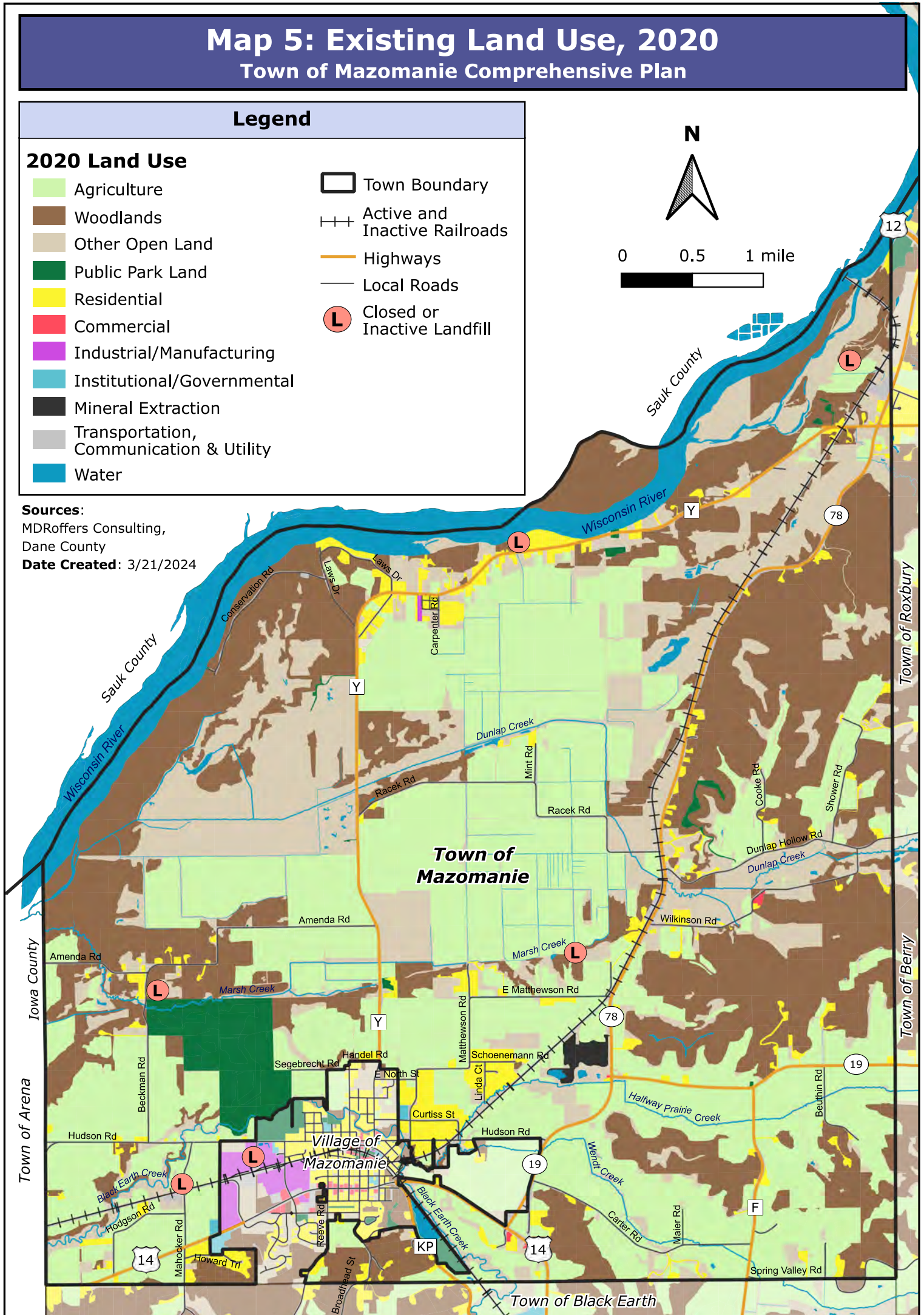
#### 2020 Land Use

- Agriculture
- Woodlands
- Other Open Land
- Public Park Land
- Residential
- Commercial
- Industrial/Manufacturing
- Institutional/Governmental
- Mineral Extraction
- Transportation, Communication & Utility
- Water

- Town Boundary
- Active and Inactive Railroads
- Highways
- Local Roads
- L Closed or Inactive Landfill



**Sources:**  
MDRoffers Consulting,  
Dane County  
**Date Created:** 3/21/2024



## COMPLIANCE WITH STATE LAND USE REQUIREMENTS

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The State of Wisconsin has certain requirements with respect to what the “land use” element of a comprehensive plan must cover, and the relationship to farmland preservation planning and siting new wells near closed landfills, documented below.

### EXISTING AND POTENTIAL LAND USE CONFLICTS

In general, there are no significant existing or anticipated conflicts among nearby land uses in the Town. The possible exception is the manufactured home park near the northern part of the Town, which has had documented management, crime, and well and septic system issues.

### “SMART GROWTH” AREAS

The Town of Mazomanie has attempted to maintain balance between preserving agriculture, maintaining the rural setting valued by its residents, and accommodating some limited housing and other development. The Town has limited areas that are appropriate for redevelopment. In general, the Town has identified its density policy described in Part I as its most important Smart Growth policy. The Town also generally directs denser development, including that requiring public utilities, to the Village of Mazomanie and other area villages.

### FARMLAND PRESERVATION PLANNING AND ZONING RULES

The Town of Mazomanie participates in the State’s farmland preservation program, administered by the Wisconsin Department of Agriculture, Trade, and Consumer Protection (DATCP). By administrative rule, DATCP generally requires that at least 80% of the area planned for agricultural preservation in each town be zoned within a certified farmland preservation zoning district. As of November 2023, Dane County estimates that the Town of Mazomanie has 82.67% of its planned Farmland Preservation Area on Map I zoned within a certified farmland preservation zoning district (e.g., FP-35). This percentage decreases each time any land in the Farmland Preservation Area is rezoned, such as to enable new housing in such areas per the Town’s density policy. In its update to the Future Land Use map (Map I) in Part I of this *Plan*, the Town worked to better match areas planned as Farmland Preservation Area with current land use and zoning, which should increase this percentage.

### CLOSED OR INACTIVE LANDFILLS

Solid waste disposal sites, or landfills, are potential sources of groundwater pollution in Dane County. In 1985, the County had 38 operational landfill sites. With the passage of stringent federal regulations in the late 1980s, many town landfills closed. Many of these older landfills were located in worked-out sand and gravel pits, or in low-lying wetland areas. These landfill sites pose a much greater risk to local groundwater quality than modern landfills because of poor location and absence of liners or advanced leachate collections systems. Map 5 shows six closed or inactive landfill sites located in the Town of Mazomanie. To protect drinking water quality, WDNR generally requires a separation of 1,200 feet (a little less than ¼ mile) between open or closed landfills and nearby private water supply wells.

## PROJECTED LAND USE DEMAND AND SUPPLY

Per requirements under Wisconsin Statutes Section 66.1001, this *Plan* includes projected demand through the year 2045 for residential, commercial, industrial, and agricultural land uses. Projected demand is then compared to the potential supply of land to accommodate such demand.

Projected rural residential land use demand in five-year increments is presented in Figure 2.4.2. This does not include residential development demand in the Mazomanie area that will be served by public sanitary sewer and water facilities, which likely exceeds the demand for rural residences/acres in Figure 2.4.2 and will likely be accommodated in the Village. In preparing this figure, the Town’s consultant projected that 4 new single-family homes would be built each year in the Town (a slight increase from the recent trend) and assumed that each home would occupy a 2 acre lot. The calculations in Figure 2.4.2 also include a flexibility factor, which doubles the number of acres required for these additional dwelling units.

**Figure 2.4.2: Projected Rural Residential Land Use Demand, Town of Mazomanie**

	From 2025 to...			
	2030	2035	2040	2045
Additional Dwelling Units Projected	20	40	60	80
Acres Required for Additional Dwelling Units	40	80	120	160
Acres Required with Flexibility Factor (2x)	80	160	240	320

Source: MDROffers Consulting

Figure 2.4.2 suggests that the Town may wish to plan for up to 320 acres of undeveloped land for new housing development. This should include both undeveloped lands identified on the Future Land Use map in Part I of this *Plan* as Neighborhood Development Areas, where residential subdivisions would be focused, and lands planned as Farmland Preservation Areas, where new homes are allowed at a maximum density of one home per 40 acres. The updated Future Land Use map (Map 1) has been crafted using these guidelines, so future development allowed under this *Comprehensive Plan* will provide enough capacity for the expected rural residential land use demand over the next 20 years.

Projected rural non-residential land use demand in the Town is expected to be modest—roughly 10 acres in each 5-year period or 40 acres total through 2045 (80 acres with the same 2x flexibility factor as applied to rural residential land demand). This includes commercial, light industrial uses, institutional, governmental, and utility uses. This does not include commercial and industrial development demand in the Mazomanie area that will be served by public sanitary sewer and water facilities. In total, these expectations suggest that the Town may wish to plan for up to 80 acres of undeveloped land for new non-residential development through 2040. This may be on the limited undeveloped lands identified on the Future Land Use map as Neighborhood Development Areas, though future agribusiness development may be more appropriate in planned Farmland Preservation Areas. As the updated Future Land Use map (Map 1) has been crafted using these guidelines, future

development allowed under this *Comprehensive Plan* will provide enough capacity for the projected rural non-residential use demand over the next 20 years.

Assuming that perhaps three-quarters of the projected demand for rural residential and non-residential uses will occur on current agricultural land, the Town can expect that there will be approximately 150 fewer acres in agricultural use by 2045. This does not account for the flexibility factor above, agricultural conversions that may result from annexation to the Village, or any landowner preferences to discontinue farming apart from development conversion.



## CHAPTER 2.5—TRANSPORTATION, UTILITIES, AND COMMUNITY FACILITIES INVENTORY

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This chapter inventories the existing transportation system, utilities, and community facilities that serve the Town. Because the Town is a mainly rural community, these systems are relatively few.

### EXISTING TRANSPORTATION NETWORK

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#### HIGHWAYS AND TOWN ROADS

The Wisconsin Department of Transportation’s (WDOT) Southwest Region office, located in Madison, serves all of Dane County, and maintains U.S. Highways (USHs) and State Trunk Highways (STHs) in the Mazomanie area.

Two U.S. Highways serve the Town of Mazomanie. USH 14 is a two-lane highway running through the Town’s southern portion, and serves as the main route between the Village of Mazomanie and Madison. Traffic volumes along USH 14 in the Town of Mazomanie have actually decreased in the last decade, per the Wisconsin Department of Transportation (WDOT). A section of this road, near the intersection of Hwy 78, was reconstructed during the early 2000s, adding turn lanes and altering the course of State Highway 78 at the intersection. USH 12 does not pass through the Town, but it does run near its northeast corner.

The Town is also served by two State Trunk Highways. STH 78 runs north south through the eastern part of the Town, connecting residents to USH 12 and Sauk City to the north and Mt. Horeb and USH 151 to the south. STH 19 runs parallel along the Halfway Prairie Creek in the eastern part of the Town, and connects residents to USH 12 and Springfield Corners to the east. In early 2024, work began on a \$14.5 million project to improve Highway 19 between Highway 78 in Mazomanie and Highway 12 in Springfield Corners. The project will improve safety, drainage, and pavement conditions over a stretch of 9.6 miles. Improvements include widening shoulders, replacing two bridge structures, and creating a new pedestrian crossing. The expected completion date is November 2024.

The Dane County Highway and Transportation Department maintains County Trunk Highways (CTHs) in the Mazomanie area. Its main highway in the Town is CTH Y, extending north from the Village to the Wisconsin River corridor, and then east where it connects with USH 12 near Sauk City. CTHs KP and F cross small parts of the Town’s southern sections, extending south of the Town.

Town roads—often narrow and winding—complement this highway network and provide access to many of the Town’s farms and residences. The entire Town road network includes 31 miles and prominent roads include Hudson, Racek, Beckman, Amenda, Mathewson, Carter, Wilkinson, and Dunlap Hollow. The Town has a 15-year Town Road improvement plan, through which it attempts to resurface or chip seal around 2 miles of Town road per year.

In June 2021, the Town Board adopted an ordinance that allows all-terrain vehicles (ATVs) and utility vehicles (UTVs) on all Town roads, except where the Board may otherwise limit such use. On August 14, 2023, the Town Board adopted the County’s model ordinance, which at time of

writing applies in the Town. Under that ordinance, the Town Board may close any road to ATV/UTV use through the removal of route signage and public notice. ATV and UTV use on Town roads is limited to 5 a.m. to 9 p.m. daily, to not greater than 35 miles per hour (25 in neighborhood areas), in single-file, with a valid operator's license and plates, with seatbelts, and with helmets for all users 18 years and under. Priority ATV/UTV route signs may be placed on Town roads by a local club.

There are no roads within the Town designated as Rustic Roads under the associated State program. The Wisconsin Rustic Roads program help citizens and local units of government preserve what remains of Wisconsin's scenic, lightly traveled country roads.

## **AIR TRAVEL**

There are no airports located in the Town of Mazomanie. The nearest regional airport offering daily passenger facilities and freight service is at the Dane County Regional Airport, located on Madison's northeast side. Morey Airport is located in Middleton and the Sauk Prairie Airport is located in Prairie du Sac. There are three private landing strips in the Town, one at the corner of Highway 78 and Mathewson Road, one along Hodgson Road, and one on Carter Road.

## **RAIL**

There is one active freight rail line, operated by the Wisconsin and Southern Railroad and running east-west through the southern part of the Town. Amtrak provides passenger service between Minneapolis-St. Paul and Milwaukee and points beyond. The two closest Amtrak Stations are located in Columbus and Portage. In April 2021, Amtrak released a plan called Vision 2035, which envisions new and enhanced Amtrak services across the country. The plan includes a new Amtrak station in Madison.

## **BICYCLES AND PEDESTRIAN FACILITIES**

The Town does not have a locally designated bicycle route system. However, bicyclists use the lightly-traveled and scenic Town roadways for recreational purposes. Highways 14, 78, Y, and KP also have paved shoulders to accommodate bicyclists. The Wolf Run trail—a two-mile, multi-use recreational trail located mostly within the Town—connects the Village of Mazomanie with Wisconsin Heights High School. The trail has been developed with the cooperation of many local residents and state agencies. See below for a description of the planned extensions of the Wolf Run Trail and the Walking Iron Trail that will extend northeast from the Wolf Run Trail.

## **TRANSIT AND SPECIALIZED TRANSPORTATION SERVICES**

The Town of Mazomanie is not served by public transit. The Retired Senior Volunteer Program (RSVP) offers transportation service for older adults for personal and medical needs. In addition, the Dane County Department of Human Services administers a transportation program to provide nutrition, shopping, and adult day care group trips for seniors and people with disabilities.



## **TRUCKING AND WATER TRANSPORTATION**

Trucking occurs along arterial and collector roadways within the Town. There is no water transportation in or serving the Town, with the exception of recreational water travel along the Wisconsin River.

## **REVIEW OF STATE AND REGIONAL TRANSPORTATION PLANS**

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This section reviews regional, County, and State transportation plans and studies relevant to the Town of Mazomanie. The Wisconsin Department of Transportation's (WDOT's) Southwest Region office is primarily responsible U.S. and State highways in Mazomanie. The Town is outside of the planning jurisdiction of the Greater Madison Metropolitan Planning Organization (MPO). Except where otherwise indicated below, there are no known conflicts between the policies and recommendations set forth in this *Comprehensive Plan* and those of these regional, County, and State transportation plans.

## **CONNECT 2050: LONG-RANGE MULTIMODAL TRANSPORTATION PLAN**

Connect 2050, adopted by WDOT in 2022, is WDOT's long-range transportation policy plan for the State of Wisconsin. That plan establishes goals and objectives that over the life of the plan, will guide and support development of an integrated, efficient, and safe multimodal transportation system. Specific goals in that plan include: pursue sustainable long-term transportation funding; focus on partnerships; pursue continuous improvement and expand data-driven decision-making processes; increase options, connections, and mobility for people and goods; maximize technology benefits; maximize transportation safety; maximize transportation system resiliency and reliability; and balance transportation needs with those of the natural environment, socioeconomic, historic, and cultural resources.

## **U.S. HIGHWAY 12 FREEWAY CONVERSION STUDY – MIDDLETON TO SAUK CITY**

WDOT has plans for Highway 12 to eventually convert it to a four-lane freeway from the north edge of the Middleton Bypass to Sauk City. This will involve removing all current access points, building, and acquiring sites for interchanges, and constructing frontage roads to provide access for land-owners along the current expressway. The Freeway Conversion Study is now considered an adopted WDOT plan that includes

an Environmental Assessment (EA) document signed by the Federal Highway Commission. Construction on the freeway conversation project has not been programmed or budgeted at time of writing.

### **U.S. HIGHWAY 14 PREPLANNING – MAZOMANIE TO ARENA**

In the early-2020s, the WDOT began the process of pre-plan data gathering for a proposed USH 14 project on from Walter Road in the Village of Mazomanie to Oak Street in the Village of Arena. The project will consist of a 5.8 miles mill and overlap and replacing box culverts. Just under one mile from this project is located in the Town of Mazomanie. Construction is anticipated in 2030.

### **WISCONSIN STATE AIRPORT SYSTEM PLAN 2030**

The Wisconsin State Airport System Plan – 2030 has a 20-year planning horizon and provides a framework for the preservation and enhancement of public-use airports that are part of the State Airport System. Based on coverage of existing airports and anticipated demand, the plan recommends that no new airports be brought into the system and that no existing airport be eliminated.

### **WISCONSIN RAIL PLAN 2050**

The Wisconsin Rail Plain 2050 is the statewide long-range rail transportation plan. It provides a vision for freight rail, intercity passenger rail, and commuter rail, and identifies priorities and strategies that will service as a basis for Wisconsin rail investments. While no improvements in the Wisconsin Rail Plain 2050 are located directly in the Town, this Plan envisions an intercity rail (likely Amtrak) connection in nearby Madison connecting Dane County residents to Milwaukee, Chicago, and the Twin Cities.

### **DANE COUNTY HIGHWAY IMPROVEMENT PROGRAM**

Dane County maintains a [highway improvement program](#) of upcoming projects.

That program includes a 2024 Highway KP project. This 2.1 I-mile overlay project begins from STH 19 and extends northerly to USH 12. The purpose of the project is to improve corridor safety, improve pavement condition, and address drainage concerns. Specifically, the project will result in 3 inches of new asphalt pavement on top of the existing pavement, spot culvert replacements, and some endwall maintenance.

The County program also includes replacement of the deteriorated bridge on CTH Y over the Black Earth Creek in the Village of Mazomanie. This project is slated to include widening the bridge from 30 to 40 feet, widening the sidewalk on the west side of the bridge from 2 to 6 feet, removal/replacement of the existing retaining wall, and installation of new pavement markings. The project is currently scheduled for

construction in 2026. CTH Y will be closed at the bridge location for 2 to 3 months. The planned detour is along Highways 14 and 78 through the eastern part of the Town.

### **BICYCLE TRANSPORTATION PLAN FOR THE MADISON URBAN AREA AND DANE COUNTY/REGIONAL TRAIL PLANNING**

The MPO completed this plan in 2015, which is an update to a previous plan of the same name. The Plan’s primary goals involve increasing usability of the area’s existing system and reducing accidents. The 2050 Regional Transportation Plan Update, approved in 2017, also includes an updated map for planned bicycle facilities. This plan envisions extension of the Wolf Run Trail to the east and west, intended to connect Mazomanie to Arena, Black Earth, Cross Plains, and Middleton. There is no planned timeframe. The plan also envisions construction of the Walking Iron Trail, extending northeastward from Wolf Run and traversing most of the Town along inactive railroad right-of-way parallel to Highway 78.

In the early-2020s, detailed planning began for Phase I of the Walking Iron Trail, which will extend 3 miles southwest of a funded new pedestrian bridge over the Wisconsin River of the Great Sauk State Trail, located at the northeastern corner of the Town. Phase I will conclude at an existing WDNR parking lot west of Highway 78, providing access to the adjacent State recreation area. Construction for Phase I, including the Wisconsin River bridge and 3-mile Walking Iron Trail, is slated to commence in 2024 and be completed in 2027. Subsequent phases of the Walking Iron Trail are planned to cover the remaining five miles, linking Phase I to the Village of Mazomanie and the existing Wolf Run Trail.

### **COORDINATED PUBLIC SERVICES - HUMAN SERVICES TRANSPORTATION PLAN**

This 2019 MPO report provides resources for rural Dane County residents who may be unable to arrange their own transportation. The report lists several programs with targeted audiences, many of whom could be Town of Mazomanie residents. The Rural Senior Group Transportation Service (RSG), Rural Access for Transportation Service (RU), Older Adult Transportation Assistance Program (OATAP), Supplemental Medical Transportation Assistance Program (SMTAP), Retired Senior and Volunteer Driver Program (RSVP), RideLine Service, and YW Transit are all daily transportation services that could be utilized by otherwise homebound Town residents.

## **EXISTING UTILITIES AND COMMUNITY FACILITIES**

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People and communities demand community facilities and services to provide basic levels of health and safety, maintain a high quality of life, foster job creation, and create a sustainable economy. As a rural town, Mazomanie offers a limited array of public facilities and services, and has no public sewer and water services.

### **WATER SUPPLY AND SANITARY WASTE DISPOSAL FACILITIES**

The Town of Mazomanie does not provide municipal water or sanitary sewer service to its residents. Such services are available to all households within the Village of Mazomanie’s current municipal limits. The Village has the authority to extend its water service to all properties within its Urban Service Area, as shown on Map 2.

Households in the Town of Mazomanie obtain their water from private wells, and dispose of their sanitary waste through on-site waste treatment (septic) systems.

### **SOLID WASTE DISPOSAL**

The Town does not offer streetside solid waste or recycling collection services. Town residents may either contract with a private hauler for such services or take waste by permit to a Town transfer site.

### **COMMUNICATIONS SERVICES**

Spectrum, TDS, and Brightspeed (formerly CenturyTel) provide communication services to Town residents. There is one telecommunication tower located in the Town of Mazomanie as of 2022. Over the past several years, the Town has successfully worked with local communication providers to expand broadband services in the Town, including through grant programs. The Town allocates \$10,000 in its budget each year to assist with technology improvements for Town residents.

### **GAS AND ELECTRIC SERVICE**

Madison Gas & Electric provides natural gas service to all but a small part of the Town, where Vanguard instead provides such service. Alliant Energy provide electrical services. A number of Town residents have installed solar panels on their properties as a means of generating on-site energy; see energy plan within Part I.

### **TOWN HALL AND GARAGE**

The Town Hall and Town Garage are located within the Village limits at 711 West Hudson Street. Salt shed replacement is scheduled for 2025, but otherwise these facilities appear to meet Town needs.

### **LAW ENFORCEMENT**

The Dane County Sheriff's Department serves as the primary law enforcement agency for Town residents. The patrol officer serving the Town of Mazomanie is stationed at a dispatch office in the Town of Middleton.

### **FIRE PROTECTION AND EMERGENCY MEDICAL SERVICES**

The Town of Mazomanie is part of a joint fire district, referred to as the Black Earth Fire Department, which provides fire protection to most of the Town. The Town also contracts with the Village of Sauk City for fire service to the northeast part of the Town. Emergency medical services (EMS) are provided by the District I EMS, located in the Village of Mazomanie.

## **HEALTHCARE FACILITIES**

There are no clinics or hospitals within the Town of Mazomanie, or the Village for that matter. Nearby healthcare is provided via the nearby Sauk Prairie Memorial Hospital and Clinics, and by numerous providers in Middleton and Madison.

## **LIBRARIES**

Town residents are served by the Mazomanie Free Library located within the Village on Brodhead Street. This library is part of the South Central Library System serving Adams, Dane, Columbia, Green, Portage, Sauk, and Wood Counties. Library patrons can use their library card at any of the libraries in the seven-county South Central Wisconsin Library System. The library and the United States Postal Service also provide free delivery for persons who are physically unable to visit the library.

## **SCHOOLS**

Most Town residents are served by the Wisconsin Heights School District. The District's elementary, middle, and high schools are located on a single campus along Highway 14 in the Town of Black Earth. The District's enrollment decreased from 965 students in 1999-2000 to 749 students in 2022-23. A few residents in the northern portion of the Town are served by the Sauk Prairie School District.

## **PARKS AND RECREATION FACILITIES**

The Town owns and maintains a boat landing on the Wisconsin River, along Highway Y, called Adler's Landing. There are no other Town-owned parks or recreation facilities in the Town of Mazomanie

Dane County's 495-acre Walking Iron County Park, shown on Maps 1, 2, and 5, is located just northwest of the Village of Mazomanie. Walking Iron Park provides hiking, horseback riding, winter snowmobile trails, and a picnic area.

The 911-acre Walking Iron Wildlife Area was acquired by Dane County in 2009. It is located just north of Walking Iron County Park and can be accessed from gravel parking lot at the intersection of CTH Y and Amenda Road and from two additional gravel parking lots on Amenda Road. Lands east of CTH Y are primarily grassland restoration and crop fields. Lands north of Amenda Road contain a small woodlot, crop fields and drainage ditches that can offer fantastic waterfowl hunting and observation. Lands south of Amenda Road are being restored to oak savanna and offer deer and turkey hunting. At time of writing, Dane County was partnering with Ducks Unlimited and the US Fish & Wildlife Service on an approximately 300-acre wetland and prairie restoration in the Walking Iron Wildlife Area north of Amenda Rd. The property also hosts large tracts of working farm lands.

The small Halfway Prairie County Park is located in the southeastern portion of the Town, at the junction of CTH F and STH 19. This historic site contains the oldest elementary school building in Dane County. The one-room school was operated from 1844 until it closed as a result of consolidation in 1961. That park contains an also includes a play area and picnic grounds.

The Lower Wisconsin State Riverway stretches along the Wisconsin River from Prairie du Sac to the Mississippi River. The portion within the Town of Mazomanie is shown within the “Project Boundaries” on Map I. Overall, the Riverway includes miles of river shoreline and sandbars, and also includes acres of prairies, bluffs, woodlands, and wetlands. The Black Hawk Ridge, Ferry Bluff, Mazomanie, and Arena & Cassel Prairie units are included. Recreation opportunities include hunting, trapping, fishing, canoeing, kayaking, sandbar camping, bird watching, and berry picking.

State-owned recreation facilities in the Town include the Mazomanie Recreation Management Area and the Black Hawk Ridge Recreation Management Area. Both areas are located in the northern portion of the Town and are open to the public for dog training, fishing, hunting, canoeing, bird watching, berry picking, cross country skiing, and hiking. The marsh, grasslands, and wooded areas provide habitat for pheasant, ducks, bald eagles, woodcock, turkeys, deer, and smaller fur bearing animals.

County and State plans for these parks and recreation areas are described in Chapter 2.6 immediately following.



## CHAPTER 2.6—INTERGOVERNMENTAL FRAMEWORK

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The following is a description of the plans of other jurisdictions operating within or adjacent to the Town. The Town is significantly affected by the plans and studies of other units of government.

### WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR)

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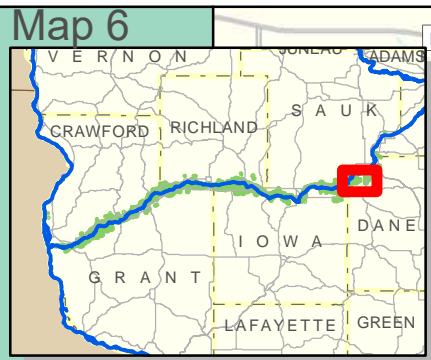
WDNR provides service to all of Dane County out of its South Central Wisconsin office in Fitchburg. WDNR regulates water resources, sets standards for surface and groundwater quantity and quality, wetlands, floodplains, and shoreland management, and monitors remediation of environmentally contaminated sites. WDNR also manages woodlands, wildlife protection initiatives, and other natural resources preservation and recreation strategies.

WDNR's 2016 Lower Wisconsin State Riverway Master Plan focuses on the approximately 45,000 acres WDNR owns in the Riverway area. According to that Plan, the Black Hawk Ridge Recreation Management Area and the Mazomanie Recreation Management Area, both in the Town of Mazomanie as labeled on Maps 1 and 2, "have significant potential for additional recreational development and use" given their attributes and proximity to the Madison and Milwaukee areas.

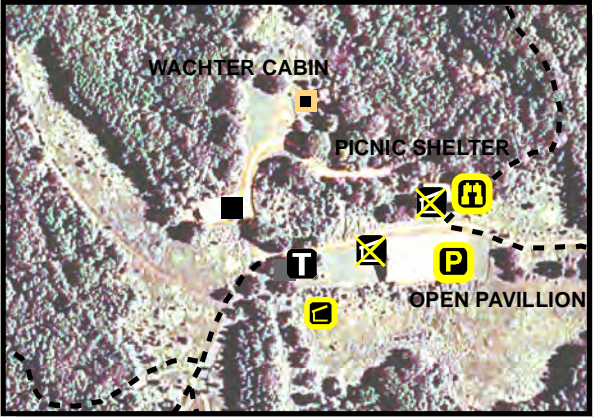
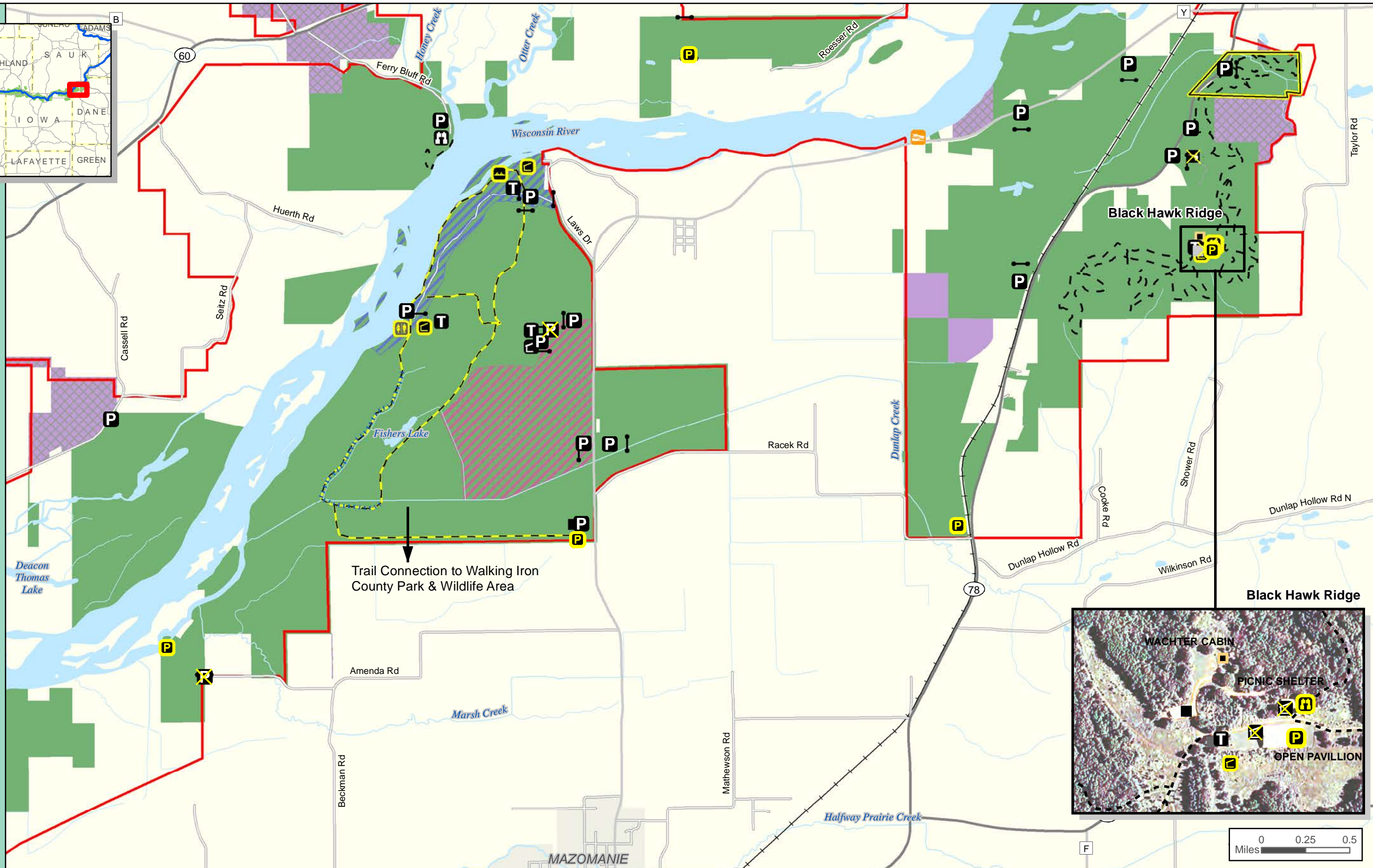
WDNR's objectives for the Mazomanie Recreation Management Area are to (a) "[p]rovide a destination area offering abundant opportunities for a broad range of nature-based recreational activities; such as hiking, wildlife watching, hunting, dog trialing and training, picnicking and swimming, as well as more passive recreational activities such as nature appreciation" and (b) "provide habitat for a variety of game species, fur-bearers and other wildlife." Key planned developments include a designated and expanded trail system, new picnic area, and canoe landing and beach area improvements. The trail concept is 4 to 8 miles of lightly-developed hiking trails, including a connection to the County's Walking Iron Wildlife Area and Park if possible.

WDNR's primary planned improvements to the Black Hawk Ridge Recreation Management Area include upgrading the facilities on the ridge top to create an open public day use area with 3-season vehicle access to accommodate picnicking, social events, outdoor games, access, hiking, nature study and general relaxation. Two to five ridge-top vista sites looking over the river valley will be identified and managed to maintain scenic views. The only significant change to the trail system is that winter biking will be allowed on the equestrian trails during certain months of the year. A new equestrian trail head will be developed near the day use area with access via Wachter Road, when it is improved. Wachter Cabin may be relocated.

Map 6 is the WDNR's map of existing and planned recreation infrastructure for the Black Hawk Ridge Recreation Management Area and the Mazomanie Recreation Management Area from its Lower Wisconsin State Riverway Master Plan.



**Mazomanie Area**  
**EXISTING AND PLANNED RECREATION INFRASTRUCTURE**  
**Lower Wisconsin State Riverway**



Boat Access	Parking	ADA Hunting Blind	Recreation Trail
DNR Carry In	Planned to be Abandoned	Gate	Planned Recreation Trail
Other Ramp	Planned Parking	Toilet	Development of Existing Trails to Interpretive Trails
Planned DNR Carry In	Planned Viewing Point	Shelter	DNR Roads open for motorized access
Planned Shelter	Viewing Point	Historical Building	Dike
Planned Changing Station		Service Building	
		Rhineland Cabin	

DNR Fee Title	LWSR Project Boundary
DNR Easement	Dog Trial Grounds
DNR Scenic Easement (Closed to Public)	Closed Area

WISCONSIN DEPARTMENT OF NATURAL RESOURCES  
 Bureau of Facilities and Lands  
 April 14, 2017  
 WR-LWSR-MP-7925-D2 jpk

**MAP 6**

The data shown on this map have been obtained from various sources, and are of varying age, reliability and resolution. This map is not intended to be used for navigation, nor is this map an authoritative source of information about legal land ownership or public access. Users of this map should confirm the ownership of land through other means in order to avoid trespassing. No warranty, expressed or implied, is made regarding accuracy, applicability for a particular use, completeness, or legality of the information depicted on this map.

## DANE COUNTY

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Dane County is contending with significant growth. The County's population is projected to increase from 561,504 in 2020 to 637,429 in 2050, which represents a 14% increase. Most of this growth pressure is generated by employment growth throughout the region.

### COMPREHENSIVE PLAN

In recognition of the pressures that such growth places on both natural and human systems, the Dane County Comprehensive Plan was adopted by the County in 2007. That plan advocates strong growth management, with a focus on concentrating non-farm development in existing developed urban areas and in historic rural hamlet locations. An amendment was adopted in 2012, with further amendments to the Housing and Land Use chapters adopted in 2016.

### FARMLAND PRESERVATION PLAN

In 2022, the County updated its Farmland Preservation Plan, which includes a farmland preservation plan map. On that County map, all of the Town is designated as Farmland Preservation Area, with the exception of a small area directly south of the Village (see Map 7). That small area is County-designated as a Non-farm Planning Area along with the entire Village of Mazomanie. This County map also shows large parts of the Town as Resource Protection Corridor Overlay, typically overlapping with floodplain and/or wetlands. This County map informed the Town's preparation of Map I—Future Land Use. However, Map I differs in a few ways based on Town policy preferences. These differences will ultimately need to be reflected by amendments to the County's farmland preservation plan map to better reflect Map I.

### LAND AND WATER RESOURCES MANAGEMENT PLAN

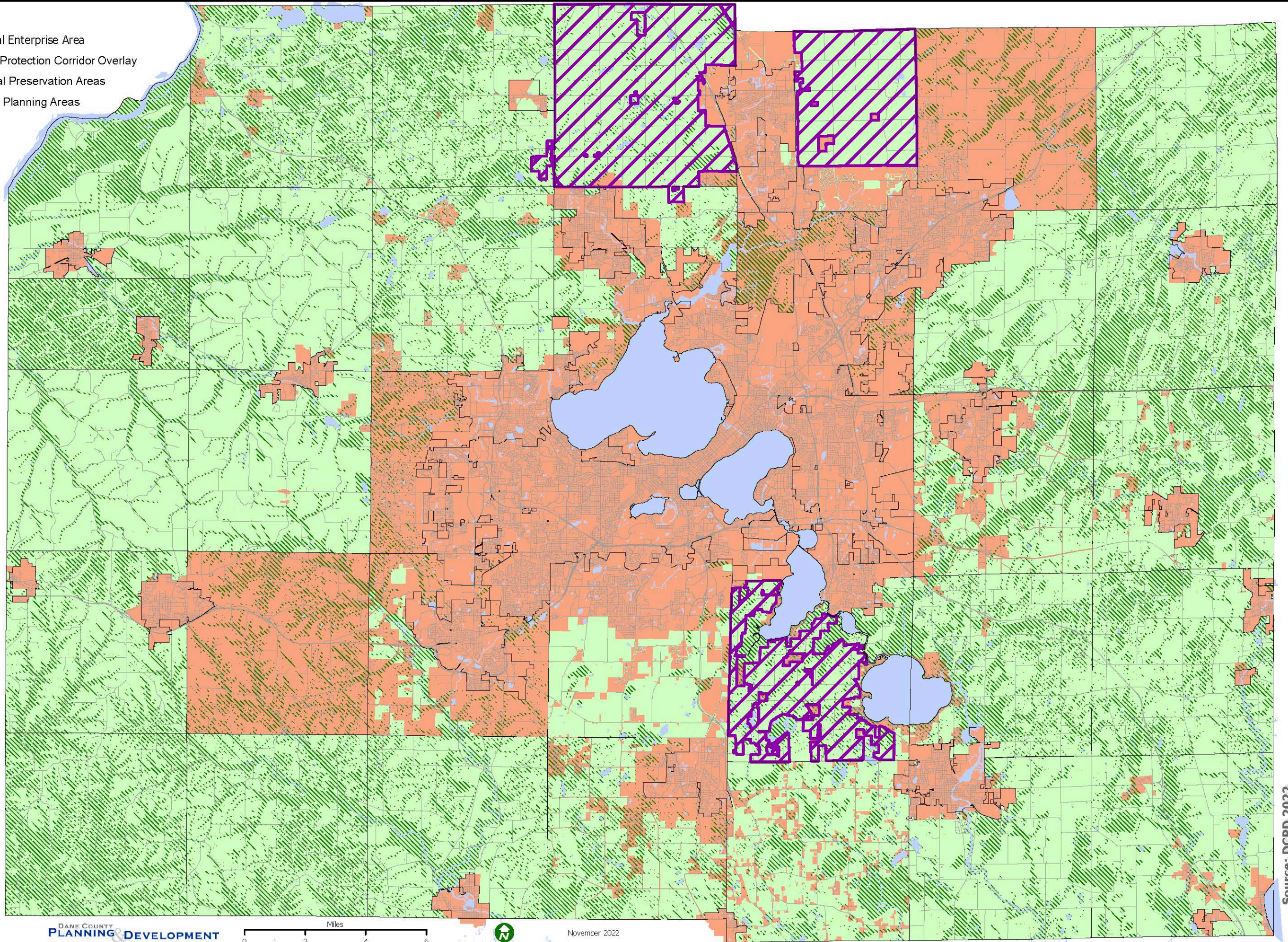
The Dane County Land and Water Resources Management Plan is a state-mandated long-range planning document intended to guide the activities of the department in its efforts to protect and improve the natural resources in Dane County. It is a locally led 10-year plan designed to work toward goals of the department while maintaining grant eligibility. That plan addresses soil and water quality concerns and develops an implementation plan for integrating local, state, and federal conservation programs. While it does not reference Mazomanie specifically, the plan is a source of regularly updated information on land use trends, land and water resources, natural resource regulations, and funding opportunities.



Map 7

-  Agricultural Enterprise Area
-  Resource Protection Corridor Overlay
-  Agricultural Preservation Areas
-  Non-Farm Planning Areas

**FPP 11: Farmland Preservation Plan Map**   **Date: 11/7/2022**  
**Dane County, WI**





## COUNTY PARKS AND OPEN SPACE PLAN

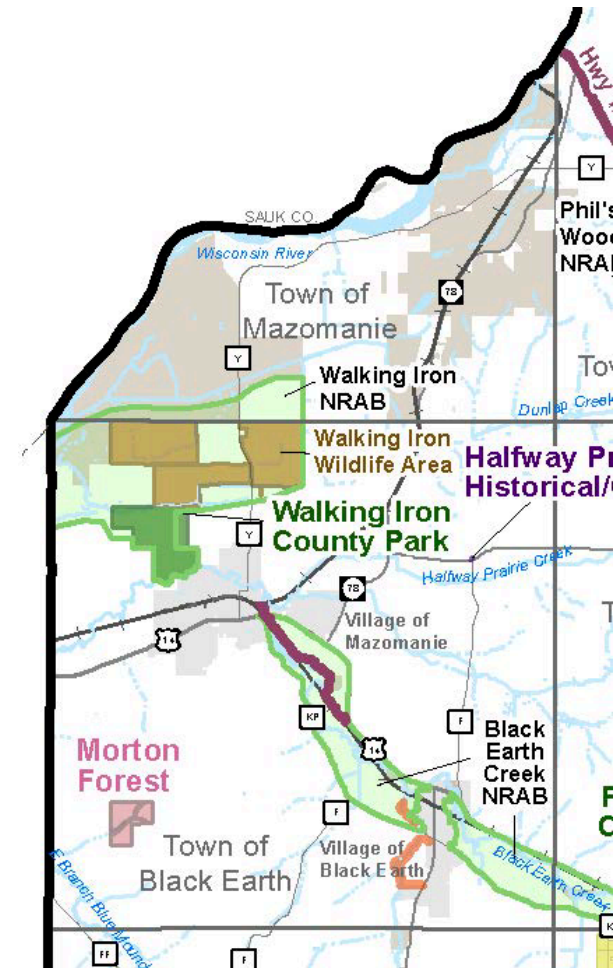
This 5-year plan identifies countywide recreational needs, primarily focusing on parks and trails owned by the County. Several of these facilities are located near the Town of Mazomanie—see map to right. The 2018-2023 plan recommendations within or near the Town of Mazomanie include:

- Preparing a master plan for Walking Iron Park to further investigate how recreation and stewardship activities at this park can be improved and enhanced. Ideas may include exploring expansion of equestrian trails into newly acquired lands as available, considering possible connection to Blackhawk State Riding Area, and continuing to work with Friends of Dane County parks and WDNR on concept of trail connections to the Lower Wisconsin Riverway.
- Continuing to work towards land preservation and enhancement with the Walking Iron and Black Earth Creek Natural Resource Areas, depicted on the map to the right.
- Extending the Black Earth Creek (Wolf Run) Trail from Middleton to Mazomanie, including a phased implementation plan that includes land acquisition recommendations.

At time of writing, Dane County was in the process of updating its 5-year Parks and Open Space Plan. Likely priorities of this plan update include filling gaps between County WDNR lands north of the Walking Iron Park and Wildlife Area; complete a master plan that Park and Wildlife Area; and updating language regarding the Walking Iron Trail connection between Sauk City and the Village of Mazomanie.

### OTHER COUNTY EFFORTS

Dane County also administers general, shoreland, floodplain, and wetland zoning ordinances and a land division ordinance affecting the Town. Dane County highway plans are described in the previous chapter.



## CAPITAL AREA REGIONAL PLANNING COMMISSION (CARPC)

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The Town of Mazomanie is located within the CARPC’s regional planning jurisdiction. Since 2007, CARPC has served as the regional land use planning and area-wide water quality management planning entity for the Dane County region, consistent with Section 66.0309 of Wisconsin Statutes and NR 121 of the Wisconsin Administrative Code.

CARPC’s 2050 Regional Development Framework serves as the region’s advisory land use guide, incorporating regional goals into local decisions about where and how to grow. The Framework advocates for future development that promotes climate resilience, connects all residents to housing, jobs, and services, and conserves resources and farmland. To achieve these goals, the Framework lays out strategies to guide both broad development patterns and specific development practices. These strategies are designed to be incorporated into the plans and policies of local governments, community organizations, and private businesses. As part of its water quality management planning role, CARPC assesses and recommends requested expansions of urban service areas to WDNR. The Village of Mazomanie’s current urban service area boundary is presented in Map 2. CARPC also provides planning, mapping, and data assistance to local communities and coordinates multi-agency planning efforts.

## VILLAGE OF MAZOMANIE

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The Village of Mazomanie was incorporated from southern sections of the Town in 1855 as a key rail stop, and by 1876 was the second largest incorporated municipality in Dane County. Growth slowed considerably over the ensuing 100 years, and the Village’s 2023 population is 1,799 persons. The Village has annexed land from the Town over the years, mostly at land owner request, including a large tract zoned agriculture along the north side of USH 14 extending east to STH 19/78.

Village growth is guided by the Village of Mazomanie Comprehensive Plan, last updated in 2020. This Village Plan is based on the following vision: “Mazomanie is an authentic small town knit into abundant natural resources, sustainably growing as a vibrant hub for the Driftless area; an arts and recreation destination for visitors and residents offering the opportunity to venture outside the box and enjoy a ‘live outside’ lifestyle.” The Village endeavors to “[f]oster a cooperative working relationship with adjacent municipalities.” The Village’s Plan features a future land use map, reproduced as Map 7. That map suggests limited future expansion into the Town, including a 24-acre tract between Broadhead Street and Reeve Road south of the Village planned for residential use and a nearly 100-acre planned industrial park expansion west to Malhocker Road. Map 8 also suggests a nearly 200-acre “Eastside Growth Area” within annexed lands at the Village’s east edge, but does not specify future land uses.

The Village’s subdivision ordinance applies both within the Village limits and within its 1½ mile extraterritorial jurisdiction shown on Map 2. The ordinance specifies that persons wishing to divide land in this extraterritorial jurisdiction must first apply to the Village for certified survey map or subdivision plat approval. The ordinance subjects such land divisions to Village official road and environmental corridor mapping, and to Village land division design standards, while suggesting that “[t]he Village will attempt to seek consistency of locally adopted town plans. To the extent that the policies of the Village are more restrictive and are applicable under law, the Village’s policies shall prevail unless town



requirements control.” The ordinance also indicates that no subdivisions without public sanitary sewer service, except for land divisions by certified survey map, will be permitted within the extraterritorial jurisdiction. This provision is likely not enforceable under Wisconsin law.

## **ADJACENT TOWNS**

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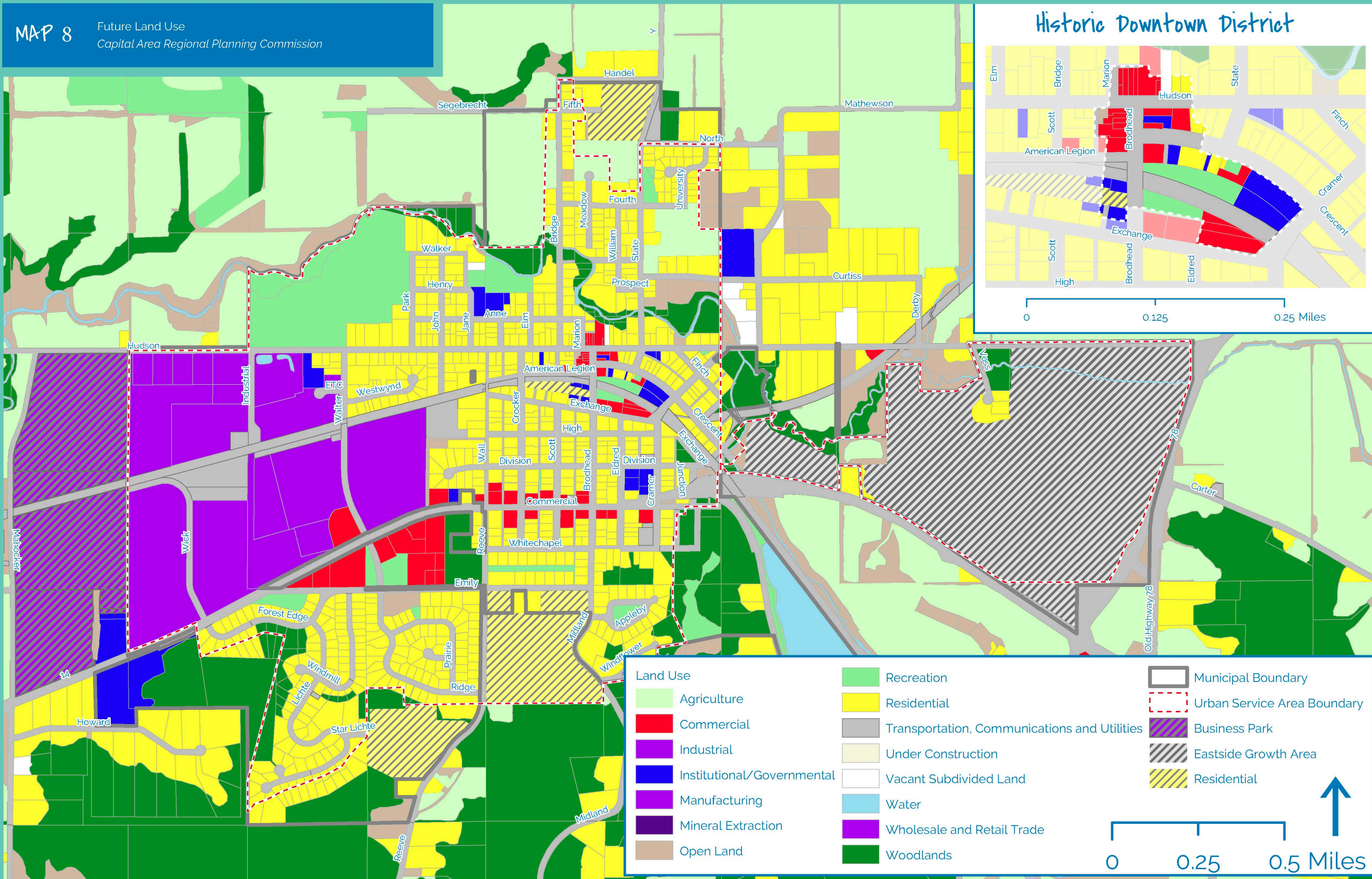
The Town of Mazomanie directly abuts the Towns of Roxbury, Berry, and Black Earth in Dane County, and the Town of Arena in Iowa County. All three Dane County towns have their own comprehensive plans. Noteworthy among these plans are Roxbury’s to continue planned residential development in the Highways 12/78/Y triangle area near Mazomanie’s northeast corner. Otherwise, lands in adjacent Dane County towns are generally planned for continued agricultural preservation, where residential density is generally limited to one new home per 35 acres owned. Roxbury and Black Earth are under County general zoning and land division review jurisdiction, while Berry administers its own zoning and land division regulations. The Town of Arena’s land use policies are included within the Iowa County Comprehensive Plan. Arena plans for most of its lands for agricultural preservation, where residential density is generally limited to one new home per 30 acres owned. New commercial development is also permitted along Highway 14.

## **WISCONSIN HEIGHTS SCHOOL DISTRICT**

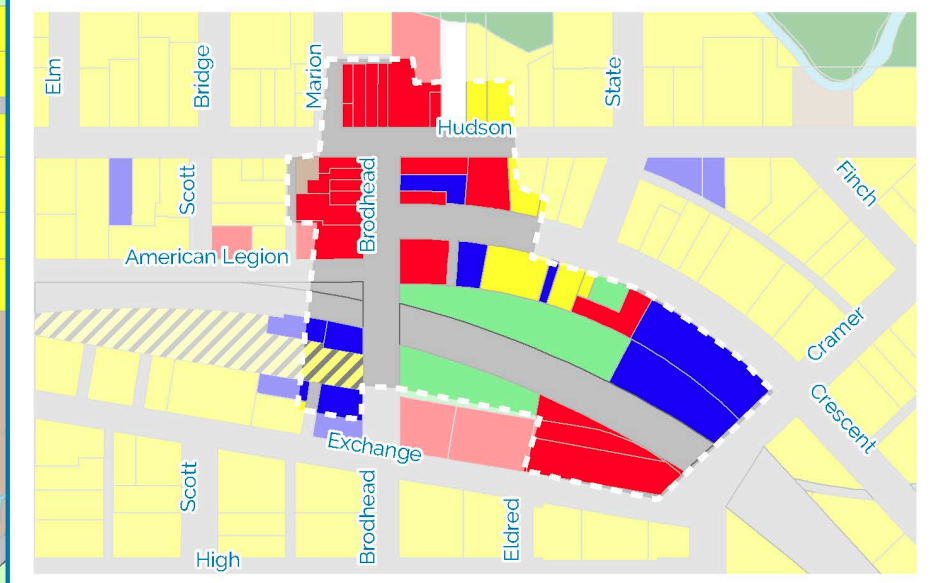
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The Wisconsin Heights School District educates approximately 780 students and encompasses about 100 square miles, including most of the Town of Mazomanie. The District completed a long-term facilities planning in the late 2010s. In the November 2020 general election, voters passed a ballot referendum to add an elementary wing addition to the middle/high School building and thereby become a one-campus district. This included the closure of the Mazomanie Elementary School building in the Village.





### Historic Downtown District



<b>Land Use</b>			
Agriculture	Residential	Recreation	Municipal Boundary
Commercial	Transportation, Communications and Utilities	Residential	Urban Service Area Boundary
Industrial	Under Construction	Business Park	Eastside Growth Area
Institutional/Governmental	Vacant Subdivided Land	Eastside Growth Area	Residential
Manufacturing	Water		
Mineral Extraction	Wholesale and Retail Trade		
Open Land	Woodlands		

