



2022

Village of
MOUNT HOREB
COMPREHENSIVE
PLAN

ADOPTED: MARCH 30, 2022



VILLAGE OF
MOUNT HOREB

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EXECUTIVE SUMMARY

Vision Statement

A vision statement is an inspirational, positive view of the Village's long-term future. It is intended to broadly describe how a community will like look, feel, and function 20 years into the future. A vision becomes the framework around which strategies are laid out in the comprehensive plan. All goals, objectives, policies, programs, and recommendations of the Plan should reflect and advance this vision. The vision statement below was developed via public input and discussions about the future of the Village over the 20-year planning period.

VILLAGE OF MOUNT HOREB VISION STATEMENT

In 2042, the Village of Mount Horeb will continue to be a thriving and active community that builds on its unique culture, character, assets, location, and history to foster community, economic, and tourism development. The Village will continue to grow and evolve by developing and retaining local businesses, attracting new businesses and employers, and offering housing availability and affordability, while maintaining its character, aesthetic look, and feel. A vibrant downtown featuring the community's historic past and bright future acts as the community's center piece for cultural, recreational, business, shopping, and tourism activities. Building on its high quality of life, the Village will be a welcoming, safe, clean, healthy, and inclusive place to live, work, and play.

Chapter Recommendations

Agricultural Resources

- Support long-term farmland preservation efforts outside of the Village's future growth areas.
- Limit development within the Village's Extraterritorial Jurisdiction and foster a compact development pattern within the Village boundaries.
- Promote the use of area farm products and encourage locally-sourced food options in the Village.

Natural Resources

- Advance Mount Horeb's role in sustainability and climate resiliency efforts.
- Protect environmental corridors.
- Further stormwater best management practices in the Village.
- Work to connect natural area protection with recreational opportunities and tourism.
- Promote the use of alternative fuel vehicles through policy.

Cultural Resources

- Preserve historic districts, structures, and archeological resources.
- Maintain and enhance the Village's unique community character.
- Continue to market Mount Horeb to new residents and tourists leveraging the community's many assets.
- Enhance and expand on community engagement opportunities for residents.

Land Use

- Promote infill development and the redevelopment of key sites in the Village such as around downtown, areas along Springdale Street, Front Street, Perimeter Road, and the Military Ridge Trail, and existing vacant subdivided residential parcels.
- Ensure new development is high-quality and matches the established aesthetic design components of the community.
- Integrate traditional neighborhood design and mixed-use development in both new development and redevelopment.
- Ensure land uses are compatible with community facility, transportation, economic development, and other objectives of this Plan.
- Amend Village ordinances to accommodate a variety of housing types, reflect statutory changes, facilitate mixed-use development, and protect natural and historic resources.

OVERALL PLANNING GOALS

- Grow responsibly through well-planned, orderly, coordinated, and high-quality development, while maintaining the community's character, look, and feel.
- Promote a future land use pattern containing a mix of uses and building types, while respecting the Village's historic character.
- Encourage infill and redevelopment within the Village, while also providing opportunities for new housing, business, and industrial development along the periphery.
- Protect and preserve the important natural resources in and around the Village.
- Increase the types and affordability levels in the Village's housing stock.
- Emphasize intergovernmental communications and cooperation in planning efforts.
- Enhance the sense of community and recreational opportunities within the Village.
- Ensure the provision of high-quality services and excellent schools.

Transportation

- Develop and enforce a Village Official Map.
- Encourage traffic calming measures to promote roadway safety for all users.
- Implement the bicycle and pedestrian infrastructure improvements as identified in the Village Comprehensive Outdoor Recreation Plan.
- Prepare for transportation technology changes through increasing EV charging stations, bike-share, and car-sharing opportunities.

Utilities and Community Facilities

- Implement and update the Village's Comprehensive Outdoor Recreation Plan and Capital Improvements Program.
- Promote, integrate, and consider sustainability, climate resiliency, and public health in future infrastructure and community facility planning and investments.
- Proactively plan for needed utility, municipality facility, and service upgrades.

Housing and Neighborhood Development

- Foster new workforce and affordable housing by implementing the recommendations of the Housing Task Force.
- Apply traditional neighborhood design techniques when approving or planning for new neighborhoods.
- Require high-quality design standards for new multi-family housing developments.
- Support a housing balance plan and residential growth phasing plan.

Economic Development

- Enforce high-quality design standards for new and redevelopment to match the community's character and aesthetic look.
- Support business-led sustainability initiatives and programs.
- Continue to implement the Mount Horeb Downtown Redevelopment Plan.
- Attract and retain new diverse businesses to the Village.
- Utilize TIF and grants to foster redevelopment, new development, and job growth.
- Collaborate with regional and state economic agencies on growth initiatives.

Intergovernmental Cooperation

- Develop, implement, and enforce intergovernmental agreements with neighboring communities long-term.
- Exercise the Village's extraterritorial land division review authority.
- Collaborate on regional initiatives with overlapping and nearby agencies and institutions.





In 2042, the Village of Mount Horeb will continue to be a thriving and active community that builds on its unique culture, character, assets, location, and history to foster community, economic, and tourism development. The Village will continue to grow and evolve by developing and retaining local businesses, attracting new businesses and employers, and offering housing availability and affordability, while maintaining its character, aesthetic look, and feel. A vibrant downtown featuring the community's historic past and bright future acts as the community's center piece for cultural, recreational, business, shopping, and tourism activities. Building on its high quality of life, the Village will be a welcoming, safe, clean, healthy, and inclusive place to live, work, and play.

COMMUNITY CHARACTER:

- Small-town feel with culture and sense of place
- Attractive and unique, not a suburban feel
- People are friendly, kind, and welcoming
- Historic and active downtown
- Community is built around the schools
- Civic involvement
- Significant natural resources and recreational opportunities
- High quality of life
- Walkable

OVERARCHING PLAN GOALS

A. FOSTER NEW HOUSING OPTIONS

- Provide a variety of housing types, densities, arrangements, and costs to accommodate the needs, desires, and life cycles of existing and future residents.
- Increase the amount, type, and availability of affordable and workforce housing options in the Village.



B. TARGETED REDEVELOPMENT AND NEW DEVELOPMENT

- Encourage infill and redevelopment within the Village, while also providing opportunities for new housing, business, and industrial development along the periphery.
- Grow responsibly through well-planned, orderly, coordinated, and high-quality development, while maintaining the community's character, look, and feel.
- Promote a future land use pattern containing a mix of uses and building types, while respecting the Village's historic character.



C. IMPROVE, PROTECT, AND LEVERAGE NATURAL, CULTURAL, AND HISTORIC RESOURCES

- Protect and preserve the important natural resources in and around the Village.
- Preserve, enhance, and build on Mount Horeb's cultural heritage, historic character, and small-town charm.
- Develop and maintain a comprehensive system of on-street and off-street bicycle and pedestrian facilities in the Mount Horeb area to encourage alternative transportation and promote a healthy, active lifestyle.
- Preserve the Village's sense of community and quality of life through access to public services such as the library, senior center, parks, trails, and open space.



D. PROVIDE EXCELLENT SERVICES AND ENHANCE INFRASTRUCTURE

- Ensure the provision of high-quality services and excellent schools.
- Coordinate utility and community facility systems planning with land use, transportation, natural resources, and recreation planning.
- Provide a safe and efficient multi-modal transportation system that meets the needs of multiple users in and around the Village.



E. GROW THE LOCAL ECONOMY

- Strengthen and diversify the non-residential tax base and employment opportunities to serve the day-to-day needs of residents.
- Attract and retain businesses that enhance Mount Horeb's desired character and appearance.
- Cultivate independent small businesses and entrepreneurship opportunities in the Village, especially in and around downtown.



F. INCREASE COLLABORATION

- Emphasize intergovernmental communications and cooperation in planning efforts.
- Maintain mutually beneficial relationships with neighboring and overlapping governments.



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1 INTRODUCTION



CHAPTER ONE: INTRODUCTION

The transition from the rolling gentle hills of central Dane County into more steep topography is a dramatic welcome to the Village of Mount Horeb. The Village is ringed by agricultural, wetland, and woodlands all draining into renowned cold-water streams. The Village itself is situated on the Military Ridge, dividing two major watersheds. The name “Mount Horeb” was chosen because of the community’s high elevation and the natural beauty of the area.

Entering the Village, it is evident that the past several decades have brought growth to the area. The peripheral area of the Village hosts a mixture of newer development including commercial, multi-family, and new neighborhoods featuring a mix of residential housing options. The availability of numerous state and county highways radiating out of the Village, as well as two interchanges linking Mount Horeb to US Highway 18/151, provide access to the Madison metropolitan area to the north and east, in addition to Iowa to the west. A historic residential, commercial, and mixed-use area in and around downtown provides a historic feel and association that contributes to the Village’s unique community character.

Located in the fastest growing county in Wisconsin, Mount Horeb is uniquely set to both benefit from regional growth in employment and population, but also provide a distinctly different community characteristic than other Madison-area ring communities. Today, the Village continues to strive to achieve a generally harmonious blending of old and new. The “old” is embodied in the historic character of its central residential areas, the architecture and “feel” of the downtown business district, and the cultural heritage celebrated by the Village in various ways through its historic Norwegian character, regular festivals, and downtown “Trollway.” The “new” is symbolized through the growing residential neighborhoods and commercial development along the community’s periphery. These elements combine to create the Village’s identity as a distinct place.

Given the Village’s proximity to the Madison urban area and the booming suburbs of Verona, Fitchburg, and Middleton, careful planning, review, and approval is necessary to direct future growth in Mount Horeb. Over the next 20 years, this growth could erode the characteristics that make the Village attractive to long-time residents and newcomers alike if not planned for in a thoughtful manner. Planned development in a timely, orderly, and predictable manner is essential to preserving the Village’s historic residential and commercial buildings, providing appropriate housing and employment opportunities, and protecting and improving the Village’s small-town atmosphere.



WHAT IS MOUNT HOREB’S COMMUNITY CHARACTER?

While difficult to define, the character of a community has much to do with why people move to, stay in, and value the place they call home. Below are terms residents of the Village use to describe their “community character.”

- Tight knit community where you run into people you know on the street
- Attractive and aesthetically unique, not a suburban feel
- People are friendly, kind, and welcoming
- Small-town feel with cultural connection and sense of place
- Walkable
- Historic and active downtown
- Community is built around the schools
- Civic involvement
- Significant natural resources and recreational opportunities
- High quality of life

Purpose of This Plan

This Plan is intended to update and replace the Village's Comprehensive Plan, which was last substantially updated in 2011. This update will allow the Village to guide short-range and long-range growth, development, and preservation. The purposes of the Comprehensive Plan are to:

- Identify areas appropriate for development and preservation over the next 20 years.
- Recommend types of land use for specific areas in the Village.
- Preserve natural and agricultural resources in and around the Village.
- Identify and prioritize needed transportation and community facilities to serve future land uses.
- Direct housing and economic investments in the Village.
- Provide detailed action items to implement Plan recommendations.

This Comprehensive Plan has been prepared under the State of Wisconsin's Smart Growth legislation, adopted in 1999 and contained in §66.1001, Wisconsin Statutes. Every community that exercises land use controls, such as zoning, subdivision regulation, and official mapping, must have a plan which complies with this legislation in place by January 1, 2010. This Plan meets all the statutory elements and requirements of the Smart Growth law.

This Comprehensive Plan is organized into twelve chapters, which includes a chapter addressing each one of the elements specified under the Smart Growth law.

General Regional Context

Map 1 shows the relationship of the Village of Mount Horeb to neighboring communities in the region. The Village is located in southwestern Dane County, about 15 miles west of Madison, 70 miles northeast of Iowa, 103 miles west of Milwaukee, 125 miles southwest of Green Bay, 168 miles northwest of Chicago, and 265 miles southeast of Minneapolis. The Village abuts the Town of Blue Mounds to the west, the Town of Springdale to the east, and the Towns of Vermont and Cross Plains to the north.

Mount Horeb's strategic location offers direct access to U.S. Highway 18/151 connecting the greater Madison area with southwestern Wisconsin and northeast Iowa. The Village is also within 30 miles of Dane County Regional Airport in Madison, 100 miles of General Mitchell International Airport in Milwaukee, and 100 miles of Chicago-Rockford International Airport in Rockford. It is also approximately 150 miles from O'Hare International Airport in Chicago, one of the busiest airports in the country.

Within a short drive of Mount Horeb, there are several major destinations. The State's capital, located in Madison, offers many large employers, health care facilities, educational institutions, shopping destinations, and entertainment options, including the State's largest university, UW-Madison. The nearby communities of Middleton, Verona, and Fitchburg additionally offer large shopping, employment, and entertainment centers.

Combined, Mount Horeb's location provides economic, social, and cultural benefits, but also creates planning challenges. The Village's unique combination of local natural amenities, small town character, and access to both urban employment and conveniences make the community an attractive location for residents who commute to work or remotely work in neighboring communities.

Goals, Objectives, Policies, Programs, and Recommendations

Each subsequent chapter of this Comprehensive Plan includes goals, objectives, policies, programs, and recommendations that will provide direction and policy guidance to Plan Commission members, Village Board members, residents, and other interested groups and individuals for the next 20+ years.











Goals, objectives, policies, programs, and recommendations are defined below:

- **Goals** are broad, advisory statements that express general priorities. Goals are based on key issues and opportunities that are affecting the Village.
- **Objectives** more specifically identify future direction. By accomplishing an objective, the Village moves closer to achieving its goals.
- **Policies** are rules or courses of action implemented to achieve specific objectives. Village staff and officials should use policies on a day-to-day basis when making decisions.
- **Recommendations** provide detailed information regarding how to implement objectives, policies, and policies.
- **Action Items** are specific projects or services that are intended to move the Village toward achieving its goals, objectives, and policies through implementation.

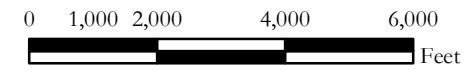
Selection of the Planning Area

The Planning Area covers all land within the Village boundaries, which encompasses approximately 23 square miles, and the Extraterritorial Jurisdiction Area, which extends 1.5 miles from the Village limits (see Map 1). This area includes roughly 3.2 square miles within the Village of Mount Horeb corporate limits.

Mount Horeb Comprehensive Plan

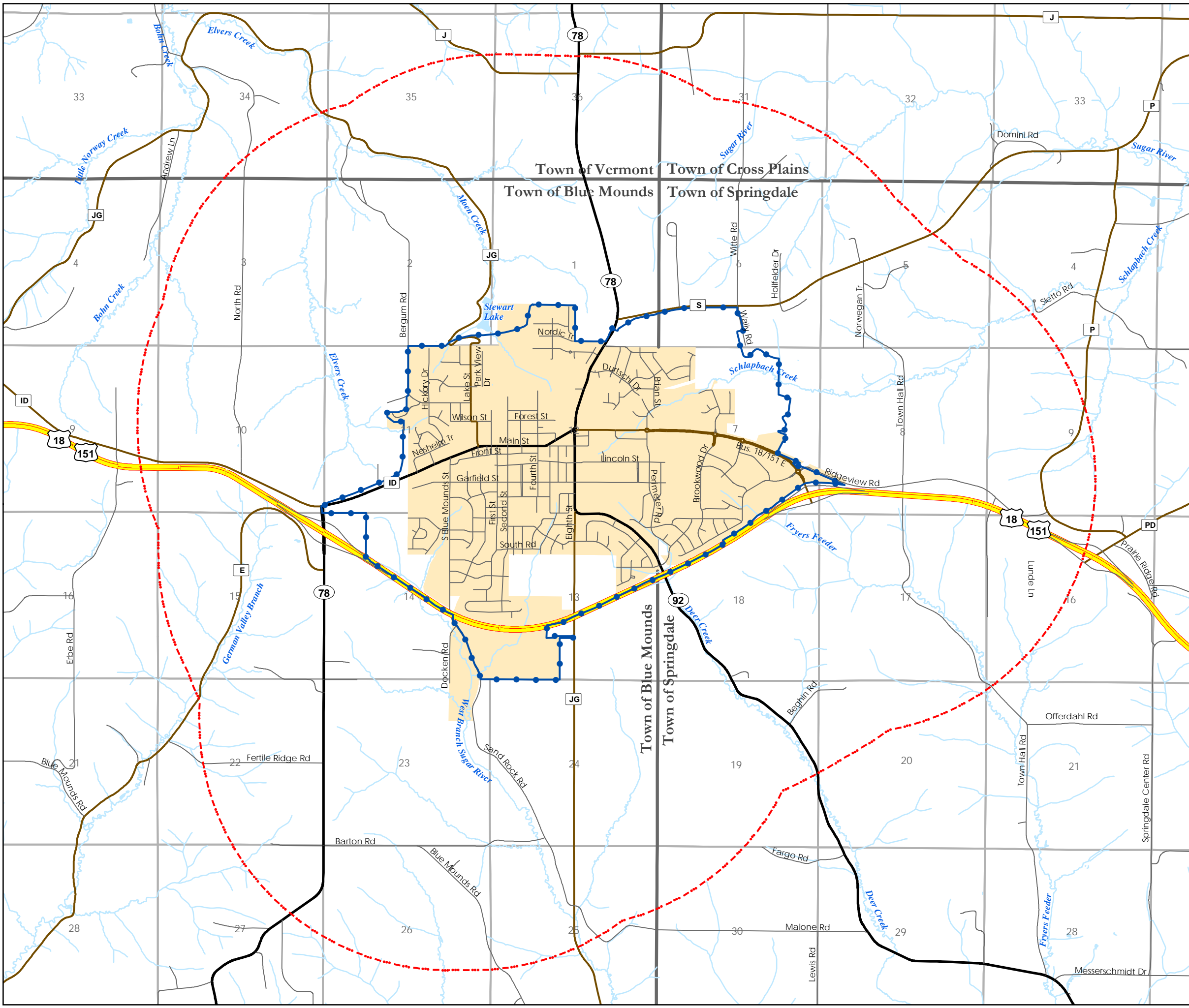
-  Village of Mount Horeb Boundary (2022)
-  Town Boundaries
-  Sections with Section Numbers
-  Extraterritorial Jurisdiction Boundary
-  Adopted Urban Service Area Boundary
-  U.S. Highway
-  State Highway
-  County Highway
-  Local Road
-  Surface Water

Note: The entire planning area is within the Mount Horeb Area School District



VANDEWALLE & ASSOCIATES INC.
Shaping places, shaping change

Adopted: March 30, 2022
Data Source: Dane County LIO, CARPC



2

ISSUES AND OPPORTUNITIES



CHAPTER TWO: ISSUES AND OPPORTUNITIES

This chapter is intended to provide context and become the foundation for the remainder of the Plan. It details both the issues and opportunities related to all topics covered throughout this document that have occurred over the past 20 years or are expected to take place over the next 20 years.

Key Issues and Opportunities

Based on the public participation feedback received through this process, data analysis, and other local trends, the Village of Mount Horeb has a variety of key issues to be addressed and opportunities that can be leveraged over the coming decade. Each one topic is overarching and addressed throughout the plan.

Population and Demographic Shifts

- Between 1970-2010, the Village experienced rapid population growth (20% - 40% per decade). However, over the past decade (2010-2020), much less population growth has taken place (5%). Due to this variability, it is projected that the community could grow between 17% - 72% over the next 20 years (1,200 - 5,300 residents). The chosen population projection for this Plan is 24% population growth over the next two decades or 1,765 new residents. It was chosen because it includes time periods pre- and post-Recession (2008).
- National, regional, and local level large-scale demographic shifts and personal preferences are changing. Some of the most impactful demographic shifts being: a growing Hispanic and Latino population and increasing percentage of the population 18 and under. In addition, some of the most impactful personal preference and societal shifts include: more people choosing to live alone and/or wait longer to start a family, people having fewer children than previous generations, increasing student debt making it harder for young homebuyers, largely stagnant wages, easier accessibility to working remotely with technology, and a growing demand for increased housing and employment mobility.



Housing Shifts

- Hit hard by the Great Recession, it took several years for the Village to steadily recover in terms of new housing units, while a few pre-Recession subdivisions remain partially completed. Additionally, there are a limited number of developers that remain in Western Dane County.
- Housing diversity will be needed to accommodate empty nesters, young professionals, and new families, especially two-family and small-scale multi-family options to help fill the missing middle housing gap between the extremes of low-income subsidized housing and large-lot single-family housing options.

Foster Redevelopment, Reinvestment, and New Development

- A combination of factors including the Great Recession and subsequent slow economic recovery, retail and employment shifts, the rapid growth of Verona and Middleton, mild Village population growth, the global pandemic, and vacant property owner decisions have all played a part in the level of development experienced in Mount Horeb over the past decade. This provides opportunities for new development, redevelopment, and infill development in several areas of the Village. Through creative and innovative techniques, there are opportunities for the Village to foster redevelopment in and around downtown and along Springdale Street. Additionally, there are opportunities for infill development on vacant properties already in the Village. Finally, new development opportunities are prevalent surrounding both U.S. Highway 151 interchanges, north of the Village along STH 78, and south of the Village.

Leverage the Village's Assets

- Mount Horeb is fortunate to have an accessible and diverse park and open space network; several local festivals, events, and community organizations; direct access to USH 151 and proximity to the greater Madison area; a historic and vibrant downtown; unique community character and culture; tourism and public art destinations; and high level of walkability. In recognition of these assets and the benefits they provide, it is vital to continue to improve and build on them to retain and attract new residents and businesses.

Workforce

- The cost of living has continued to increase substantially in both the Village and Dane County as-a-whole, which presents issues for the local workforce and businesses. This has manifested itself through the lack of affordable housing options in the Village, transit accessibility, and a skilled and trained workforce. To combat these issues, there are several opportunities to increase diverse housing options in the Village, increase multi-modal transportation options, leverage the high-quality school district, and partner with local technical colleges.

Environmental Sustainability and Stewardship

- The Village is surrounded by high-quality streams, wildlife habitat, rolling hills, and some of the most unique topography in Dane County. This presents both issues in terms of growth and development potential, but also opportunities in the form of maintaining and improving these assets to increase the community's high quality of life.
- There are also opportunities to increase the Village's role in environmental sustainability. While other communities in the area and Dane County have been leaders in these efforts, Mount Horeb has traditionally not played an active role. Future opportunities include assessing and reducing the community's carbon footprint, increasing utility efficiency and alternative energy production, and continuing to proactively address stormwater runoff.

Unknown Global Pandemic Outcomes

- The long-term social and economic impacts of the global COVID-19 pandemic are not yet known and subsequently the data and trends in Appendix A may be significantly altered in coming years. Leveraging future federal and state money, including possible stimulus recovery money, will be vital to overcome the implications of this event and reinvigorate local and regional economic development in the Village over the planning period.

Community Profile

Below is a summary list of data points regarding past, present, and future trends. The full data analysis and existing conditions review can be found in the Appendix.

- Mount Horeb experienced rapid growth between 1970-2010 (20%-40% per decade), however between 2010-2020, the population grew at a more modest percentage (5%).
- Median age rose over the past two decades, however so did the percentage of the population under 18 years old.
- The Village's population has become slightly more diverse over the past two decades, but is still over 90% made up people who identify as white.
- Dane County is a very healthy county in comparison to neighboring counties.
- The Village has a relatively high livability score compared to the state overall.
- Average household size in Mount Horeb increased to 2.7 in 2019, up from 2.56 in 2000. This is the opposite trend of most neighboring community who experienced a decrease. However, household size is projected to decrease in the Village over the next 20 years.
- The percent of owner-occupied housing units increased over the past twenty years (63% in 2000 and 67% in 2019), which mirrors the increase in the percentage of housing stock made up of single-family units (60% in 2000 and 71% in 2019).
- Median owner-occupied home values in the Village have increased significantly over the past 20 years, but Mount Horeb's housing costs remain lower than many neighboring communities and Dane County as-a-whole.
- Both gross rents and median monthly owner-occupied costs (with a mortgage) in the Village increased by nearly 40% since 2000.
- Single person households make up approximately 25% of all households in Mount Horeb, a slight decrease from 2010 (30%)
- 23% of Mount Horeb households are housing cost burdened, meaning that they spend greater than 30% of their total household income on housing costs.
- The number of new housing units in the Village increased by over 500 between 2000-2010, but leveled off to less than 100 over the past decade.
- Average precipitation rates per year have steadily increased in Dane County over the past 40 years.
- For a community of its size, Mount Horeb has many cultural and historic resources including local events, community organizations, and historic properties.



- School District enrollment has increased by 8% over the past decade, with the Middle School and High School seeing the largest increases.
- In Mount Horeb, management, business, science, and arts occupations have increased the most since 2000, making up almost 50% of all occupations, while conversely sales and office occupations decreased the most since 2000.
- The projected fastest growing occupational groups in the region (Dane, Columbia, Dodge, Jefferson, Marquette, and Sauk Counties) between 2018-2028 is information, leisure and hospitality, and construction.
- Like much of Dane County, Mount Horeb residents are almost all high school graduates (99%) and nearly half are bachelor's degree or higher graduates (49%). Both figures are much higher than the state as-a-whole.
- Between 2000-2019, the Village's median household income and per capita income has increase significantly. While both figures are slightly lower than several neighboring communities, they remain much higher than the state as-a-whole.
- Living wage (the hourly rate that an individual must earn to support their family if they worked full time) in Dane County for one working adult with one child is \$34.40 an hour and two working adults with two children is \$24.28 per hour. Both are much higher than all surrounding communities and the state.
- Only 28% of Mount Horeb residents work and live in the Village. For comparison, 68% of people who live in Dane County work and live in the County.
- Mount Horeb's top employers are fairly diverse covering office, retail, management, and nursing home occupations.
- As of the writing of this plan, the world is still recovering from the global COVID-19 pandemic and the economic repercussions of this event. The long-term social and economic impacts of these events are unknown at this point and subsequently the data and trends listed may be significantly altered in coming years.

Public Participation

Throughout the development of this Plan, the Village gathered community feedback in a variety of ways. The following is summary of each public participation opportunity. See Appendix B for all public input responses and feedback gathered.

Joint Village Board and Plan Commission Kickoff Meeting

In April 2021, Vandewalle & Associates facilitated a kickoff meeting between the public, Village staff, the Plan Commission, and Village Board. The goal of the meeting was to gain perspective on specific ideas and concerns in the community. Discussion centered around existing assets and issues, exciting and disappointing aspects of the last decade, and new and redevelopment opportunities. Over 15 people were in attendance for the meeting.

Mount Horeb Housing Survey

During 2020-2021, the Village established a Housing Task Force which was tasked with generating recommendations for how Mount Horeb could address the existing housing situation. As part of this effort, between April and May of 2021, the Village of Mount Horeb and UW-Extension hosted a community-wide online survey aimed at generating feedback on the current housing situation and future housing priorities of the Village. Nearly 1,500 people responded to the survey. While the work of the Housing Task Force was not directly apart of the Comprehensive Plan process, the survey results and subsequent recommendations adopted by the Village Plan Commission and Board have been incorporated into this Plan.

Online Map Survey

Following the Housing Survey, Vandewalle & Associates and the Village of Mount Horeb posted an online map-based survey between May and June of 2021. The purpose of the survey was to provide Village residents with an opportunity to help identify key areas of growth and preservation, accessibility issues and future connections, and existing community assets. In total, over 200 unique features and comments were added to the map survey and over 800 different interactions occurred within those features.

Focus Group Interviews

The Village of Mount Horeb and Vandewalle & Associates hosted four different focus group interview sessions on June 16, 2021. The four groups were divided by topic and focused on new residents in the Village, cultural and livability, under 18 years old representatives, and economic development and housing. In total, over 35 community stakeholders participated in these sessions providing key input on what makes the Village unique compared to other communities in the region, why people choose to live in Mount Horeb, the most existing and disappointing things that have happened over the past decade, challenges facing the Village, future growth opportunities, workforce issues, and priorities for the future.

JOIN THE DISCUSSION

VILLAGE OF MOUNT HOREB

YOU ARE INVITED TO PARTICIPATE IN THIS IMPORTANT PROJECT.

VILLAGE OF MOUNT HOREB SURVEY AND COMMUNITY VISIONING WORKSHOP

KICKOFF TO THE 2021 VILLAGE OF MOUNT HOREB COMPREHENSIVE PLAN UPDATE PROCESS

SURVEY: OPEN between MAY 17 AND JUNE 7
([HTTPS://MAP.SOCIAL/COMMUNITY.PHP?COMMUNITYID=296](https://map.social/community.php?communityid=296))

WORKSHOP: JUNE 16, 2021 from 6:00 to 7:30 PM
MOUNT HOREB SENIOR CENTER 107 N. GROVE STREET

TO ACCESS SURVEY:

Prioritization Workshop

Also, on June 16, 2021, a Public Workshop was hosted by the Village and facilitated by Vandewalle & Associates. Focusing on prioritizing key initiatives for the future, attendees were offered the chance to vote using keypad polling on 16 different topic areas. Following this exercise, attendees were provided an opportunity to vote on the overall top priority for the future. Topics included future growth areas, housing mix and density, recreational opportunities, preservation components, and transportation infrastructure needs. The workshop was open to the public and 25 people attended.

Plan Commission and Village Board Review Meetings

On September 22, 2021, the first of three Plan Commission review meetings was held. This meeting focused on providing a detailed summary of the public input received in the upfront participation process, an overview of data trends, and identification of key issues and opportunities.

On November 29, 2021, the Plan Commission was provided with the first full draft of the document for review, comment, and discussion on key policy decisions. During this working session, the Plan Commission discussed key changes to the Future Land Use Map, land use descriptions, zoning recommendations, climate action and sustainability, historic preservation, and general questions, comments, and concerns. All changes were incorporated to create Draft #2.

On December 15, 2021, Plan Commission reviewed and discussed changes made in Draft #2, in addition to written comments provided by the public. Most of the working session consisted of a detailed review of the proposed new Future Land Use Map and changes needed in Draft #3.

On January 26, 2022, a joint meeting of the Plan Commission and Village Board was held to review Draft #3. This meeting featured a high-level overview of the refinements made to the Draft Plan by the Plan Commission as stated above. It also detailed the key changes made to the Plan and policy direction provided by the Plan Commission. Based on the feedback received, changes were made to Draft #3 to produce the Final Draft.

Public Open House

A Final Draft Plan was distributed to the public and an Open House was held on February 16, 2022, at the Mount Horeb Senior Center. The event featured a summary presentation and review opportunity for the public prior to the Public Hearing, Recommendation, and Adoption meeting. In total, over 60 people participated in the event.

Additionally, an online video summary recording presentation was posted to the Village website with an opportunity for people to provide virtual comments through an Idea Board. This prompted people to respond to four different broad questions about their opinions on the Final Draft Plan. Several other comments were also directly received by Village staff during this time period.

All comments received between February and March of 2022 through these various engagement opportunities were provided to the Plan Commission and Village Board during the Public Hearing. A summary of all feedback received can be found in Appendix B.

Public Hearing, Recommendation, and Adoption Meeting

On March 30, 2022, a joint meeting of the Plan Commission and Village Board was held. This meeting featured a summary presentation of the feedback received (as noted above) and a formal Public Hearing before the Village Board where several individuals provided additional feedback. Following the Public Hearing, the Plan Commission voted to recommend the Final Draft Plan, inclusive of the various changes discussed and voted upon separately. Finally, the Village Board voted to adopt the Comprehensive Plan as recommended by the Plan Commission.

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AGRICULTURAL RESOURCES



CHAPTER THREE: AGRICULTURAL RESOURCES

This chapter is intended to provide the goals, objectives, and policies related to agricultural resources. It also details a set of key recommendations to help advance or achieve them. All local context and existing plans related to the Village's agricultural resources can be found in Appendix A.

AGRICULTURAL RESOURCES RECOMMENDATIONS SUMMARY

- Support long-term farmland preservation efforts outside of the Village's future growth areas.
- Limit development within the Village's Extraterritorial Jurisdiction and foster a compact development pattern within the Village boundaries.
- Promote the use of area farm products and encourage locally-sourced food options in the Village.

Agricultural Resource Goals, Objectives, and Policies

Goal:

1. Work with the surrounding Towns to preserve and protect agricultural uses from premature, inefficient, or potentially damaging development in mutually agreed areas.

Objectives:

1. Promote compact development patterns within the Village's Urban Service Area and maintain a hard edge between urban development and the countryside.
2. Discourage land uses, land divisions, and activities that may conflict with agricultural uses or adversely affect farm investments in long-term farming areas outside of the Village's long-term growth areas.
3. Maintain agriculture as a significant economic activity within Mount Horeb's extraterritorial jurisdiction.
4. Prioritize the preservation of productive agricultural soils in the Village's planning area as a factor in decisions on future community expansion.

Policies:

1. Work with surrounding communities to encourage an orderly, efficient development pattern that minimizes conflicts between urban and rural uses. Where appropriate, encourage compact development as well as infill and redevelopment within the Village to preserve lands outside of the Village for agriculture.
2. Use the Village's extraterritorial subdivision review to prevent intensive non-farm development.
3. Carefully consider the location of prime or other highly productive agricultural lands before making decisions on the expansion of urban services or community growth.
4. Support the production and consumption of local foods.
5. Work with Dane County on any future updates to the Farmland Preservation Plan, Land and Water Resource Plan, and County-wide Comprehensive Plan.

Agricultural Programs and Recommendations:

Support County-Wide Farmland Preservation Efforts

Dane County's Comprehensive Plan, Farmland Preservation Plan, and Land and Water Resource Management Plan all identify long-term farmland preservation as a key priority. The County has instituted and administered various strategies for achieving this goal, including Farmland Preservation Zoning Districts, designating Farm Priority Areas (FPAs), assisting CARPC with administering Urban Service Areas and environmental corridors, and several other programs to assist local farmers. As part of this effort, the Village will remain informed and involved on any future updates to the County's Comprehensive Plan, Farmland Preservation Plan, and Land and Water Resources Management Plan.

Foster a Compact Development Pattern

From time to time, development proposals for areas in towns adjacent to the Village's municipal limits have permitted large-lot residential development. This type of large-lot development impedes the Village's ability to provide municipal facilities



in an efficient, cost-effective manner. This type of development also uses up agricultural land at a much faster rate (5 to 25 times faster) than compact development within the Village.

The Village will continue to promote a compact development pattern, focusing on techniques that minimize the amount of land required for additional growth such as infill development, redevelopment, traditional neighborhood development, and smaller lot sizes. In addition to helping keep development out of productive agricultural areas, a compact and sustainable development pattern will benefit regional water quality, facilitate alternative forms of transportation (e.g. walking, biking, public transportation), provide more affordable housing options, promote public health, and will be less expensive to serve with public utilities and services. In general, private well and septic residential development in areas within the long-term growth areas and the ETJ is strongly discouraged.

It is recommended that the Village taking the following approaches to supporting a compact development pattern within its ETJ:

- Encourage neighboring townships to adopt and implement land use plans which emphasize agricultural preservation, allowance of very limited amounts of very low density (1 dwelling unit per 35 acres) residential development, and protection of natural resources in areas within the Village's extraterritorial jurisdiction, but outside the Village limits.
- Discourage the creation of scattered homes sites and subdivisions not served by public water and sanitary sewer within Mount Horeb's extraterritorial jurisdiction.
- Exercise extraterritorial jurisdiction (ETJ) plat review authority as established by state statutes.
- Disapprove subdivisions (five or more lots), except in Village-Town mutually agreed upon areas.

Encourage the Local Use of Area Farm Products

Most of the food consumed in the United States today is transported many miles before it reaches our tables. Various opportunities to promote locally grown foods can help reverse this unsustainable trend. Some of the ways in which the Village can contribute to these efforts include the following initiatives:

- Farmer's Market: Local farmers markets provide a direct means for farmers to sell their products to the consumer, contribute to the local economy, and encourage a sense of community. Mount Horeb hosts its own Farmer's Market downtown between May and October each Thursday afternoon. The weekly event has become a huge success in providing local farmers with direct access to customers in the area and attracting people from all over the region to the community's downtown. Dane County also hosts a Farmer's Market in Madison, which is one of the largest in the state and attracts vendors and patrons from the entire region. It is recommended that the Village continue to promote and expand its local Farmer's Market, in addition to leveraging the proximity of the Dane County Farmer's Market to connect local food producers with local customers.
- Community-Supported Agriculture (CSA) programs: A CSA program allows farmers to sell shares of their products directly to consumers in advance of the growing season. Such programs encourage healthful food choices, support local farmers, and relieve some of the burdens and uncertainties associated with conventional marketing approaches. There are several CSA programs operating in Dane County, including multiple in Mount Horeb. It is recommended that CSA programs be expanded within the Village to help advance the local economy through direct connections to local markets. A few key strategies to fostering new CSAs is through establishing connections with surrounding farmers or existing CSA operations, connecting with organizations like FairShare CSA Coalition that specializes in connecting farmers with customers, and providing educational materials to residents.
- Restaurants and Food Stores: Numerous restaurants, cafes, and bakeries throughout Wisconsin practice purchasing, serving, and promoting locally grown foods. There are several existing restaurants in Mount Horeb and throughout Dane County that currently participate in utilizing locally sourced products. Increasing restaurants use of locally sourced foods in the Village can be leveraged to market the community and the region as-a-whole moving forward. It is recommended that this be done through encouraging local restaurants and grocery stores to purchase and sell local and organic foods, partnering in marketing or recruitment efforts such as promoting and facilitating the development of a smaller organic/local food cooperative in the Village, or through the creation of a supportive planning and zoning environment for further restaurant and food store development.



- Institutions: Since it is necessary for institutions such as schools to consistently purchase large quantities of food, local food producers may be able to offer them fresh, in-season, healthful products that would promote the health of students. It is recommended that Mount Horeb advance the goal of promoting local food by supporting and encouraging the School District to purchase food directly from local farmers or grower cooperatives. This practice is encouraged through State programs such as the Wisconsin Homegrown lunch program and the National Farm to School Network. The goal of both is to incorporate fresh, nutritious, local, and sustainably grown food to school lunch menus. A supplement to this may be the development of an “edible schoolyards” program that combines curriculum with hands-on experience growing food in a schoolyard garden.
- Promote and Incorporate Community Gardens: Over the past decade, several community gardens have started to immerge within Dane County. Overall, establishing them is helping to promote consumption of local foods, which helps increase biodiversity, protect wildlife habitat, provide more stormwater infiltration, reduce energy consumption from commercial food production, and help foster local sustainability efforts. Community gardens also provide neighborhood gathering places, promote community interaction, enhance health, and promote environmental education. In 2010, the Village adopted Zoning Ordinance changes permitting community gardens in all Zoning Districts. It is recommended that Mount Horeb continue to promote community gardening by partnering with local groups and organizations on their efforts to develop new community gardens and planning for future possible locations. The 2020 Village of Mount Horeb Comprehensive Outdoor Recreation Plan echoes this recommendation of establishing and expanding the number of community gardens in the Village. Today, Mount Horeb has one community garden in Howard Himsel Park.

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NATURAL RESOURCES



CHAPTER FOUR: NATURAL RESOURCES

This chapter is intended to provide the goals, objectives, and policies related to natural resources. It also details a set of key recommendations to help advance and achieve them. All local context and existing plans related to the Village's natural resources can be found in Appendix A.

NATURAL RESOURCES RECOMMENDATIONS SUMMARY

- Advance Mount Horeb's role in sustainability and climate resiliency efforts.
- Protect environmental corridors.
- Further stormwater best management practices in the Village.
- Work to connect natural area protection with recreational opportunities and tourism.
- Promote the use of alternative fuel vehicles through policy.

Natural Resource Goals, Objectives, Policies, and Programs

Goal:

1. Protect the health and integrity of natural resources and ecological systems in the Village of Mount Horeb's Planning Area.

Objectives:

1. Preserve streams, drainageways, floodplains, wetlands, wildlife habitat, steep slopes, woodland areas, and other natural features.
2. Recognize the Village's position at the headwaters of several high-quality streams by protecting surface water and ground water quality.
3. Prevent future problems associated with developing land too close to natural areas, drainageways, and floodplains.
4. Cooperate with other units of government on resources under shared authority.
5. Advance the Village's role in climate resiliency and sustainability through regional partnerships and reflecting regional goals and recommendations in local policies.

Policies:

1. Preserve environmental and open space corridors by prohibiting new buildings in wetlands, stream banks, floodplains, and on slopes greater than 20 percent. Development should also be discouraged on slopes between 12 percent and 20 percent, where other more appropriate sites are available.
2. Given the Village's position at the headwaters of several sensitive streams, emphasize use of natural drainage patterns, construction site erosion control, and ongoing stormwater management measures that control the quantity, quality, sediment, and temperature of water leaving any site.
3. Require natural resource features to be depicted on all site plans and preliminary plats and certified survey maps in order to facilitate preservation of natural resources. These should include wetlands, steep slopes, floodplains, drainageways, and wooded areas. Once identified, establish maximum clearance or removal standards for these features and require on-site mitigation where those standards cannot be met.
4. Use the Village's zoning, subdivision, and official mapping powers to protect waterways, shorelines, wetlands, and floodplain areas within the current Village limits and extraterritorial area.
5. Require the cleanup of contaminated sites that threaten the public health, safety, and welfare.
6. Work with surrounding communities to encourage an orderly, efficient development pattern that preserves natural resources and creates a tight edge between Village and rural development that minimizes conflicts between urban and rural uses.
7. Continue to require maintenance of an open space buffer along the Military Ridge Trail and work with the County and WisDNR on future planning of bicycle routes, trails, and infrastructure to promote connectivity throughout the area.



8. Encourage a compact development pattern, mixed-use development, infill, and redevelopment in the Village to preserve open space and natural resources.
9. Enforce erosion control and stormwater management standards to facilitate maximum infiltration of stormwater volume through the use of Best Management Practices such as rain barrels, infiltration swales, pervious pavement, rain gardens, and green roofs.
10. Work with Dane County and regional stakeholders in advancing the recommendations of the Dane County Climate Action Plan related to energy efficiency, buildings, transportation and land use, renewable energy production, agriculture and forestry, water energy nexus, waste materials, and finance solutions.
11. Establish a Village Sustainability Committee to lead the effort in implementing the Dane County Climate Action Plan at the local level.

Natural Resources Programs and Recommendations:

Advance the Village’s Role in Sustainability and Climate Resiliency

Mount Horeb has a key role to play in advancing sustainability and climate resiliency in the community, however the most successful progress in these areas generally involves multiple parties including elected officials, Village staff, the School District, neighboring and overlapping governments, other local groups and organizations, the development and building community, and residents. Mount Horeb is fortunate to have many opportunities for local and regional partnerships on these topics, including Dane County.

In 2020, Dane County adopted the Dane County Climate Action Plan which established a framework, data analysis and projections, guiding principles, goals, and action steps aimed to:

- Increase the County’s commitment to equity and justice.
- Deliver economic benefits to all parties.
- Improve health and wellness of all residents.
- Increase our ability to adapt and be resilient to a changing climate.
- Bridge the rural and urban divide, creating solutions that work for everyone in the county.
- Enhance our natural environments, delivering ecosystem benefits.

The Action Plan documents global, national, and state-wide climate data and projections providing an understanding of the trends and changes in temperature, precipitation, greenhouse gas emissions, and energy usage. The plan’s major findings and recommendations are summarized below:

- Southern Wisconsin will continue to get hotter and wetter over the next 30 years.
- Implementing the policies, programs, and projects in the Action Plan could reduce county-wide greenhouse gas emissions by up to 50% by 2030, but will still fall short of the goals for being carbon-neutral by 2050.
- Dane County can boost economic development, equity, and public health by reducing greenhouse gas emissions by more than 45% by 2030.
- Key goals are to meet a significant amount of electricity demand with solar and wind by 2030, continue to transition away from petroleum-based vehicles, and increase investments in energy efficiency, energy conservation, and emission reduction strategies.
- There is a need to implement more sustainable agriculture systems, and Dane County can lead those efforts.

WHAT IS SUSTAINABILITY?

A community can advance sustainability through a variety of strategies such as promoting comprehensive transportation networks and services; ensuring a variety of housing options throughout the community; investing in a strong economy that provides a diversity of local jobs, goods, and services; supporting well designed development that preserves high-quality farmland and complements the natural environment; seeking out opportunities to reduce non-renewable energy consumption and waste; and generally by developing comprehensive solutions to resolving complex issues.

The term sustainability refers to a community’s capacity to support the long-term health and welfare of its natural and man-made environment, as well as all forms of life that depend on that environment. A sustainable community is focused not only on protecting natural resources, but also on ensuring a high quality of life for all residents. To move in the direction of sustainability, a community must recognize the interconnectedness of all things, as well as the impact their actions have on the greater region and the world.

WHAT IS CLIMATE RESILIENCY?

Mount Horeb is not immune to the extreme weather events and natural disasters that are intensifying worldwide. Because of events like these, it has become a necessity for governments, emergency management operations, and the population at-large to proactively prepare for these situations. Climate resiliency is essentially just that, it’s the capacity for a system to maintain functions in the face of these types of situations and to adapt, reorganize, learn, and evolve from them to be better prepared in the future. This can be done through creating inventories, assessing vulnerabilities and risks, evaluating options, prioritizing strategies, long-term planning, and implementation. All over the world, cities have invested in climate resiliency plans, simulations, tools, technical expertise, and infrastructure.

It is recommended that Mount Horeb collaborate with Dane County and the other regional partners working to implement the Climate Action Plan. An effective way to accomplish this is through the establishment of a Village Sustainability Committee to lead this effort at the local level by pursuing and advancing the following:

- Setting local goals that reflect and build on those of the Climate Action Plan (reduce greenhouse gas emissions by 50%, meet electric demand with renewable energy by 2050, etc.)
- Pursuing similar utility initiatives as those listed in the Climate Action Plan that support the pursuit of the plan's goals such as partnering with utility providers on renewable energy projects, leveraging local resources like the Madison Solar Learning Lab, pursuing vehicle fleet transitioning to alternative fuel vehicles, and increasing electric vehicle charging stations.
- Connect residents, businesses, and local groups with the Dane County Office of Energy and Climate Change to leverage its programs and financial tools for increasing energy efficiency and awareness.
- Make local developers and business aware of the County's Building Performance Challenge which provides defined levels of energy consumption and carbon performance that can be obtained on a voluntary basis.
- Leverage the County's Green Infrastructure White Paper to provide case studies for successfully implemented green infrastructure best practices from around the world that can be implemented into future Village infrastructure projects, in addition to new development and redevelopment projects.
- Overtime, work to replace the Village's vehicle fleet with electric vehicles, improve the infrastructure to support electric vehicle charging stations in the community, and increase education and outreach on this topic leveraging the resources provided by the Dane County Office of Energy and Climate Change.
- Pursue the recommendations of the land use, transportation, and housing chapters of this Plan to promote multi-modal transportation opportunities, compact development patterns, and supporting mixed-use development throughout the community.
- Accelerate solar development in the Village through partnerships with utility companies and Dane County on co-owned projects, maximizing rooftop potential, making residents aware of programs such as Solar Group Buys, and incorporating solar into Village buildings.
- Work with Dane County and local water groups to build community awareness around capturing rainwater for non-drinking water uses and replacement of older fixtures and appliances with EPA Watersense-labeled products.
- Assist in the implementation of sustainable materials management policies that aim to divert food waste from local landfills, promote regional food systems, increasing recycling, and establish environmental standards for waste collection.
- Explore opportunities to leverage the financial resources already available at the federal, state, and regional levels to implement the projects listed above, such as Dane County's PACE program, loans and tax credits for energy efficiency and renewable energy, climate bonds, green banks, and more.
- Consider either enhancing sustainability or climate resiliency training for in-house staff or hiring a new sustainability/climate resiliency coordinator position.
- Support the reduction of pavement/impervious surface area through use of porous pavements wherever possible (streets, walkways, drives, parking lots, patios, etc.).
- Create a local annual sustainability award that promotes businesses, organizations, and individuals to advance sustainable objectives related to the various opportunities listed above.



Beyond leveraging the work already taking place in Dane County, there are other national standard programs related to advancing local sustainability and climate resiliency. One of the key resources being the U.S. Green Building Council's LEED Certified Cities Program. This framework has helped many communities gain insight on local metrics and data, establish targeted goals, and provide implementation strategies based on built-in accountability metric targets. It also provides a wealth of information on relevant case studies, a network of communities advancing similar goals, and access to national resources. It is recommended that the Village explore opportunities to develop a local framework, or at a minimum, pursue the efforts outlined within the LEED Certified Cities Program. As of 2021, there were no LEED-Certified Cities in Wisconsin.

Protect Environmental Corridors

Below are recommended strategies for how the Village can proactively protect environmental corridors over the planning period.

- Include provisions in the Village’s zoning and subdivision regulations that would require all natural resource features be depicted on site plans, preliminary plats, or certified survey maps in order to facilitate the preservation of natural resources.
- Use public acquisition, dedication, or conservation easements to preserve critical natural resource areas, particularly in critical watershed areas and adjacent to existing parks and natural areas.
- Utilize the official mapping authority of the Village to protect environmental corridors within the Village limits and its extraterritorial area.
- Consider revisions to existing and/or develop new ordinances to address sensitive resource areas, including:
 - Slope stabilization
 - Tree protection
 - Viewshed preservation
- Consider revisions to the Village zoning and subdivision ordinances that would allow conservation subdivisions and promote low impact development strategies.
- Work with the Towns of Springdale and Blue Mounds, WisDNR, and Dane County on purchase of development rights (PDR) program to provide financial benefits to landowners in the rural countryside outside of the Village for keeping their land undeveloped.
- Consider working with the WisDNR and Town of Blue Mounds to promote oak savanna restoration in the area west of projected Village growth, north of CTH ID.
- Preserve an open space buffer surrounding the Military Ridge Trail and environmental corridors within future growth areas.
- Update and maintain the Village’s Erosion Control and Stormwater Management Ordinance.

Advance Stormwater Best Management Practices

Mount Horeb will refer to Stormwater Best Management Practices (BMPs) to mitigate the negative impacts stormwater can have on waterways and downstream properties, especially high-quality downstream creeks and Stewart Lake. Stormwater BMPs aim to control run-off volume by managing precipitation as “close to where it hits the ground” as possible, thereby facilitating infiltration of precipitation into groundwater and evaporation of water back into the atmosphere. This approach decreases peak stormwater quantities and improves the overall quality of the stormwater that does enter streams and lakes. It is recommended that the Village promote, and in certain cases require, the following BMPs:

- Partner with local and regional interest groups and the WisDNR to promote water quality protection activities, for instance the Upper Sugar River Watershed Association. In addition, work to fund watershed restoration to improved water quality in Schlappbach Creek. This would require intensive stormwater management and erosion control at construction sites in the Village to help protect critical resource waters.
- Maximize permeable surface areas. This technique focuses on reducing the impervious footprint of development sites and breaking up large, paved areas with permeable surfaces and/or natural ground cover and vegetation. Since the impacts of stormwater runoff are far more effectively managed by natural systems, such as wetlands and forest ecosystems, than by pervious ground cover that has been altered by construction or other human impacts (e.g. front lawns), the preservation of environmental corridors will go a long way in mitigating stormwater impacts. Where paved surfaces are necessary, these areas should be graded so they drain to infiltration areas. This approach also includes the incorporation of narrower paved widths for local neighborhood streets that will never carry large volumes or high-speed traffic, and the development of narrower lots, which are typically associated with less impervious street and sidewalk surface per lot.
- Continue to utilize progressive construction site erosion control practices. Construction sites generate a significant amount of sediment run-off if not managed properly. Under current state laws, erosion control plans are required for all construction sites that are larger than one acre. The Village will enforce erosion control ordinances and techniques for the protection and continued improvement of water quality. In particular, progressive erosion control systems should be



components of new development sites. These techniques include providing silt fencing surrounding the construction project, minimizing the amount of land area that is disturbed throughout the construction process, and quickly reestablishing displaced vegetation.

- Incorporate infiltration and retention areas in new development. Where stormwater basins are necessary to effectively manage run-off, such basins and associated conveyance routes should be carefully integrated into the surrounding development pattern and should incorporate native/natural edge vegetation whenever possible to ensure the aesthetic and functional integrity of the site. Other infiltration techniques include:
 - Rain gardens: A rain garden is a landscaping features that are designed, located, and installed for the purposes of capturing stormwater runoff and allowing it to infiltrate back into the ground. Mount Horeb should consider codifying rain garden design standards and allowing the construction of rain gardens to apply toward meeting Village landscaping requirements.
 - Rain barrels: A rain barrel collects and stores the water that drains from rooftops to prevent it from running off-site. A hose can be connected to the barrel and the collected rain can be used to water the lawn or garden, or to wash the car. Barrels can also be set to slowly empty themselves, allowing the water to filter back into the ground. Mount Horeb can take a proactive approach to promoting a rain barrel program and provide residents with information about how and where they can purchase their own rain barrels.
 - Permeable pavers: Pavement and/or concrete is typically impervious, forcing water away from it. Permeable pavers aim to change that by allowing water to seep through the pavement itself or providing gaps for the water to seep into. Both methods allow stormwater to be controlled at the source, while helping to reduce runoff and increase the filtering of the water. Permeable pavement is a rapidly evolving and improving technology that offers a new form of on-site stormwater management that should be encouraged throughout the Village.
 - Retention ponds: Retention ponds aim to filter out sediment and other solids from stormwater, while also retaining runoff on-site. These ponds usually have some water in them most of the time to allow materials in the water to separate out and sink to the bottom. These are typically used in larger-scale developments or subdivisions. Several existing retention ponds existing in the Village, and it is recommended that they continue to be utilized in site-specific situations moving forward.
 - Bioswales: A bioswale is a small-scale combination of a detention pond and vegetate buffer stip. It is typically designed to be sloped, so that it both filters the water with through organic materials that make up the buffer, while also containing the water during rain events. Bioswales are typically dry most of the time, other than directly after rain events or snow melts. Overall, they remove pollutants, silt, and other debris that might be in the water, while also mitigating peak stormwater flow. Increased use of bioswales in the Village is recommended.
 - Green (vegetated) roofs: This stormwater feature effectively act like sponges, absorbing water from rainstorms that would otherwise run off the roof. Green roofs also function as filters, removing pollutants from rainwater. They can also have a dual function in facilitating solar panels or recreation space on rooftops. Increased use of green roofs in the Village is also recommended.
 - Vegetated buffer strips and berms: Locating areas of vegetation either alone or in combination with landscaping berms around properties helps restrict the off-site flow of water. Also, the addition of organic material into soil aids in the decomposition and filtration of pollutants. This type of stormwater feature is already being utilized in Mount Horeb and it is recommended that they continue be used moving forward.



The Village may also consider implementing a stormwater utility as a means to better manage stormwater at a regional level, rather than relying on site-by-site approaches in all cases. Overall, the Village will continue to focus on maximizing pervious surfaces and minimizing the potential for groundwater contamination.

Link Natural Area Preservation with Recreational Opportunities and Tourism

When siting new parks and considering improvements to existing park facilities, Mount Horeb will identify areas that can accommodate both active recreation (e.g. ball fields, playgrounds, courts, jogging trails) and passive recreation (e.g. picnicking, recreation trails, bird watching). Natural resource preservation areas can serve as important components of the Village's overall park system, providing opportunities for outdoor education, relaxation, and exercise. Such areas also maintain and enhance the beauty of a community or neighborhood and serve a variety of ecological functions by providing habitat for wildlife, enhancing water and air quality, and providing natural flood control. Detailed recommendations regarding future recreational facilities are included in Utilities and Community Facilities chapter of this Plan.

The Village has a unique opportunity to capitalize on the combination of its current draw to tourists, and its outstanding natural resources and open spaces. Linking natural resources protection to its tourism base presents opportunities, including:

- Work with the WisDNR to develop interpretive signage for the Military Ridge State Trail.
- Promote protection of the many high quality trout streams originating in the Village through educational signage, and interpretive programs that utilize existing and proposed Village park and open spaces (ex. Sugar River E-Way). The Village could also encourage stores that cater to fishing and natural resource enthusiasts.
- Encourage redevelopment of Front Street and the area along the Military Ridge State Trail. New shops or restaurants visible from the bike trail area will attract trail users to the downtown area.

















Promote the Use of Alternative Fuel Vehicles Through Policy

To promote energy efficiency and reduce Mount Horeb's dependence on fossil fuels, the Village will promote the use of alternative fuel vehicles through the rewrite to the Zoning Ordinance and establishment of other internal policies.



Specifically, it is recommended that the Village consider:

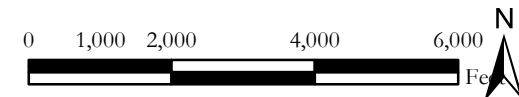
- Incentivize new multi-family or commercial developments to include electric car charging stations within their parking lots.
- Allowing electric car charging stations to be retrofitted within single-family and two-family homes.
- Allow car-sharing spaces and electric car charging stations in public parking lots.
- Allow incorporation of electric car charging stations to count as meeting a portion of the minimum parking requirements for multi-family, commercial, and industrial land uses.
- Over time, convert the Village's fleet to more energy efficient, alternative fuel models.

Mount Horeb Comprehensive Plan

-  Village of Mount Horeb Boundary
 -  Town Boundaries
 -  Sections with Section Numbers
 -  Major Roads
 -  Local Roads
 -  Surface Water
 -  Watershed Boundary
 -  Wetland
 -  100 Year Floodplain
 -  Woodland
 -  Public Park & Recreation
-
- Steep Slopes**
 -  12 to 20%
 -  Greater than 20%
-
-  Adopted CARPC Environmental Corridor
 -  Likely/Required Future Environmental Corridor*
 -  Consider/Recommended Future Environmental Corridor*

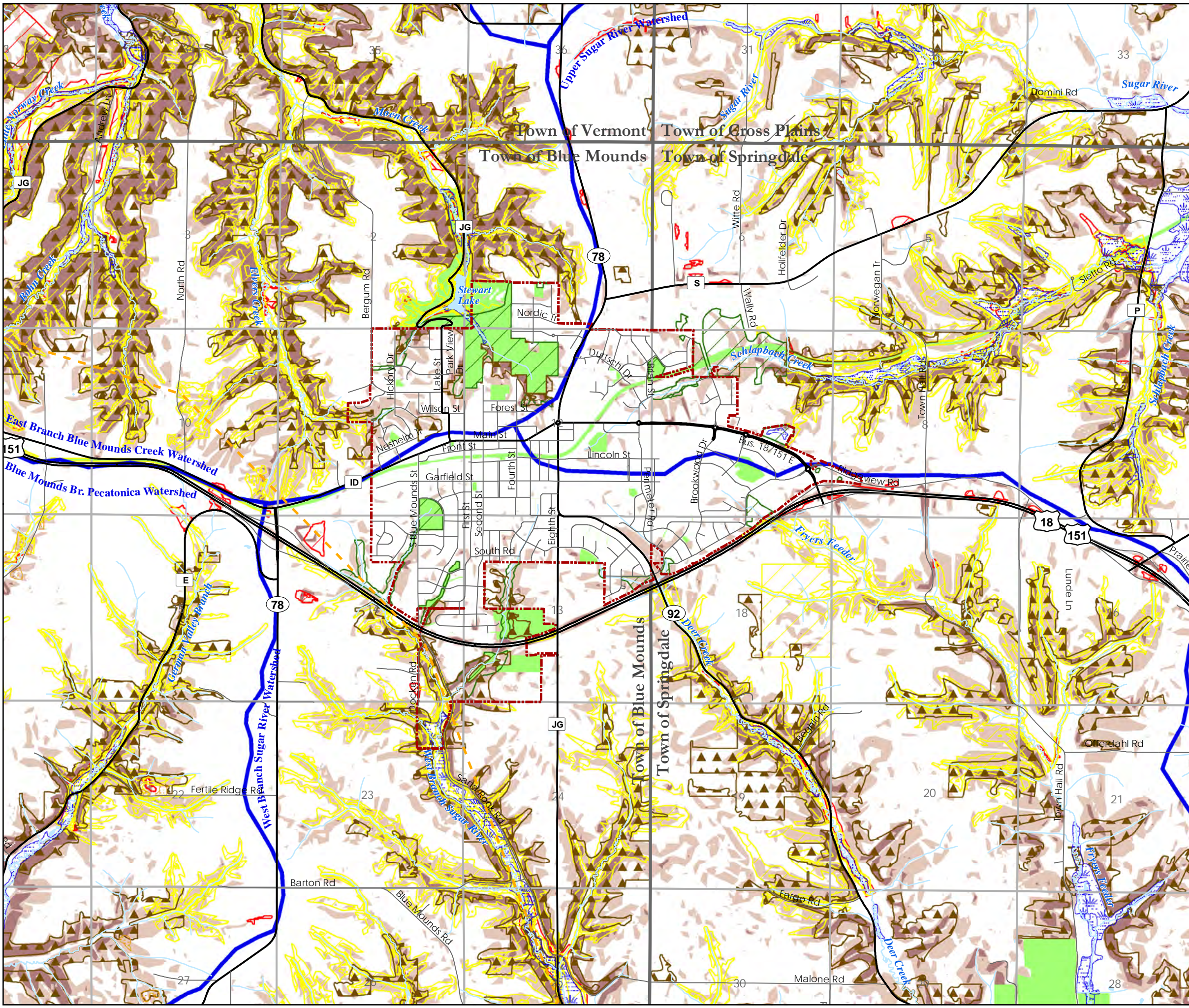
*CARPC only adopts Environmental Corridors within Urban Service Areas, but has mapped areas outside of Dane County USAs that would either likely be required to be adopted as Environmental Corridors if the Urban Service Area be expanded, or that or that should be considered.

-  Military Ridge Prairie Heritage Area
-  Prairie Remnant (within Heritage Area)



VANDEWALLE & ASSOCIATES INC.
Shaping places, shaping change

Adopted: March 30, 2022
Data Source: Dane County LIO, CARPC, WI DNR, FEMA, MATPB, USDA



5 CULTURAL RESOURCES



Chapter Five: Cultural Resources

Cultural resources are the invaluable assets that offer a tangible connection between a community's past and present; and often embody the community's unique character, values, and ideals. Cultural resources include historic buildings and structures, archeological sites, landscapes, and elements of local heritage. Cultural resources are often overlooked in planning efforts but are critical components of not only how a community views itself, but also the perception of the Village to the outside world. Mount Horeb has a multitude of past and present cultural resources including the annual Thirsty Troll Brew Fest, Art Fair, Oktoberfest, and other festivals; the community's historic downtown and Driftless Historium; its public art program and troll sculptures; and Norwegian history. All local context and existing plans related to the Village's cultural resources can be found in Appendix A.

CULTURAL RESOURCES RECOMMENDATIONS SUMMARY

- Preserve historic districts, structures, and archeological resources.
- Maintain and enhance the Village's unique community character.
- Continue to market Mount Horeb to new residents and tourists leveraging the community's many assets.
- Enhance and expand on community engagement opportunities for residents.

Cultural Resource Goals, Objectives, Policies, and Programs

Goal:

1. Preserve, enhance, and build on Mount Horeb's cultural heritage, historic character, and small-town charm.

Objectives:

1. Promote the historic downtown area as the Village's community center and gathering place.
2. Identify and protect unique historic and archeological areas within the Village and planning area.

Policies:

1. Promote the restoration and rehabilitation of historic buildings to enhance viable economic use of these structures, especially downtown as community focal points. Support adaptive reuse of these structures in a manner which protects their integrity.
2. Encourage the preservation of historically and architecturally significant structures/districts and archeological resources in the Village, especially the historic residences. Update records and mapping to fully document these resources and support the nomination of new historic structures to the National Register of Historic Places.
3. Work with local organizations like the Mount Horeb Area Historical Society and property owners to protect resources that contribute to the Village's character.
4. Support community events and programs which celebrate the history and culture of Mount Horeb, in conjunction with the Mount Horeb School District, Chamber of Commerce, Historic Society, churches, clubs, and other groups.
5. Ensure that redevelopment is compatible with the historic character of historic buildings.
6. Continue to promote and leverage Mount Horeb's historical resources as unique local and regional tourist attractions and encourage new businesses which support those attractions.
7. Continue to implement the recommendations of the Village of Mount Horeb Downtown Redevelopment Plan.
8. Through the full rewrite of the Zoning Ordinance, incorporate local historic standards to improve clarity, definitions, requirements, application, administration, and user-friendliness.
9. Establish property maintenance standards within the Municipal Ordinance to further promote the upkeep and maintenance of older buildings throughout the Village.
10. Explore the creation of a stand-alone Historic Preservation Committee/Commission to advance preservation efforts in the Village.

Cultural Programs and Recommendations:

Preserve Historic Districts and Buildings

Mount Horeb has had success in preserving the historic character of its downtown and the central area of the Village. To ensure that the historic character of the Village is protected, the Plan Commission should continue to review any new construction or the exterior remodeling, renovation, or modification to existing structures in the downtown area to ensure that it meets certain aesthetic standards.

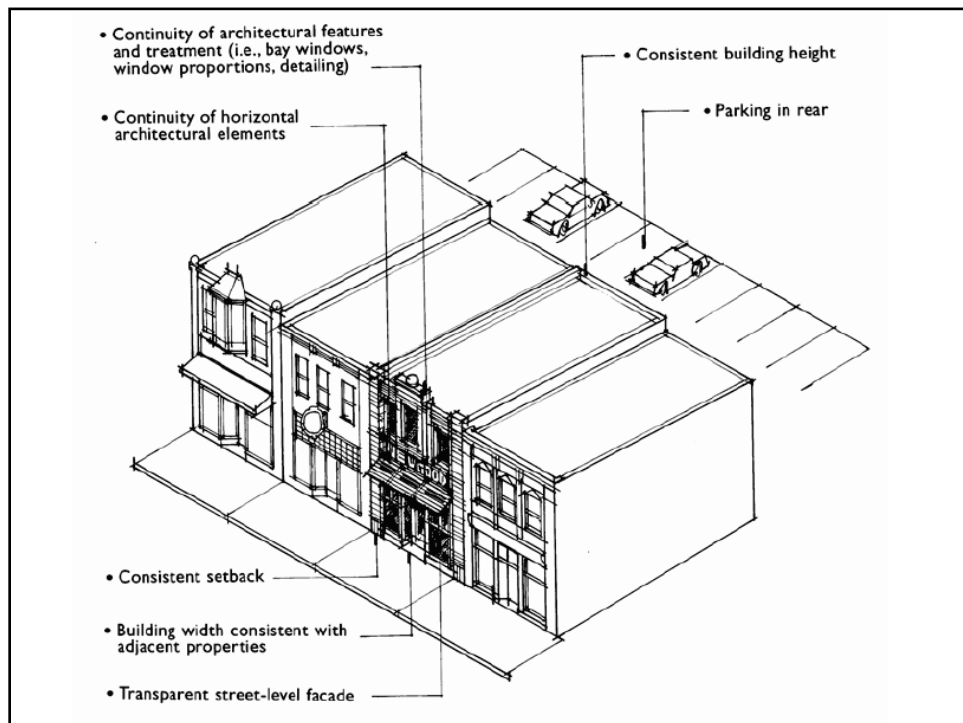
The Village should work with property owners and the Mount Horeb Area Historical Society to list additional properties worthy of attention on the National or State Registers of Historic Places. Once a district or single property is listed on the

State or National Register, there are economic incentives available to private landowners interested in protecting their properties. These incentives help offset additional costs that may be necessary to comply with other, more regulatory aspects of an historic preservation program. The primary economic incentive for historic preservation is in the form of tax credits, as described further in Appendix A. It is recommended that the Village continue to educate property owners on resources available to assist with historically sensitive remodeling projects.

Continue to Preserve and Enhance the Character of Historic Structures

Mount Horeb has a Historic Preservation Ordinance which provides design standards for new construction, reconstruction, alteration, and demolition. While perhaps not every old building will be retained, infill, redevelopment, and rehabilitation projects of historic structures should maintain the historic character of Mount Horeb. This applies mainly to buildings and sites in the downtown area that have been designated a historic structure, site, or district by the Village’s Historic Preservation Commission. Figure 5.1 illustrates some basic downtown design standards that are mirrored in the Village’s Zoning Ordinance.

Figure 5.1: Model Downtown Design Guidelines



Protect Archeological Resources

Archeological sites and cemeteries are located in the Mount Horeb planning area identified in the Wisconsin Archeological Site Inventory (ASI). Interested individuals who own archeological sites that are listed on these registers, or believe that an archeological site on their property may be eligible for the State and National Register, can take advantage of some tax breaks. If a site is listed, and if the owner signs a protective covenant, the land included under the covenant can be made exempt from general property taxes. Depending on the size of the site and the local tax rate, signing a covenant can provide substantial savings for the land owner.

To avoid disturbing any known archeological site during development, this Plan advises that the Village make a specific request to the State Historical Society for more detailed information when a specific development proposal is offered on land in an area where a known historic or archeological site has been mapped, if its location is not readily apparent.

Maintain and Enhance Mount Horeb’s Unique Community Character

“Community Character” is a term often used to describe the way a community looks, feels, and functions. As Mount Horeb continues to evolve over time, the community will be challenged to maintain and enhance its small-town character. The good news is that many community character objectives can be pursued without raising taxes or spending a lot of money. Rather, by enforcing regulations and standards that specifically address the aesthetic components of development, such as architecture and building materials, the thoughtful integration of open space and community gathering places, and the preservation of attractive community entryways and historic and culturally significant features, the Village can do a lot to ensure that new development and redevelopment projects have a positive impact on the way the community looks and feels to residents and visitors.

Paying attention to and preserving the characteristics that make communities like Mount Horeb such desirable places to live will help better protect and build upon the Village's existing assets. It is recommended that the Village of Mount Horeb strive to enhance and maintain the following characteristics:

- Development that is designed for people and intended to facilitate human interaction through provision of gathering places, pedestrian connections, buildings and sites oriented more toward people instead of cars, and new neighborhoods based on "Traditional Neighborhood Design" principles, mimicking the character of the Village's existing central neighborhoods (see description of this concept in the Housing and Neighborhood Development chapter).
- Continued partnership with the Driftless Historium, a key community asset attracting people from the entire region.
- A distinguishable downtown area, which functions as the community's unique and principle focal point for civic, social, and commercial activities.
- Development that reflects the full range of the Village's ethnic and cultural diversity within the context of a shared sense of common purpose and community pride.
- New development that is compact and mixes uses to maintain comfortable walking and biking to key destinations (e.g., the downtown, parks, schools, and Planned Neighborhood areas).
- An overall mix of land uses that allows all residents to meet daily needs in the community, minimizing their need to drive long distances to find basic goods and services.
- Development that is balanced: commercial/residential balance, open space/development balance, and balance of diverse housing types to meet different people's needs.
- Land uses that are blended in a compatible manner with mixed use buildings encouraged in appropriate areas.
- A uniform public signage theme throughout the community with signs constructed of appropriate materials.
- A "hard-edge" between urban and countryside, and a focus on the preservation of open space and agricultural lands in the area.
- Any new big box stores and large retail chain development should be held to high-quality design standards to reflect the Village's character.
- Supporting local events and attractions that celebrate the community's culture, diversity, and history.



Market the Community to New Residents and Tourists

Mount Horeb has many assets mentioned throughout this Plan. In order to maintain and grow those assets, it is important for the Village to increasingly market itself. In particular, the community has an opportunity to distinguish itself as a place where people in all stages of life want to live, in part because of its recreational, cultural, historic, and locational components.

Over the next twenty years, it is critically important for Mount Horeb to work with the Chamber of Commerce and other local groups and organizations to promote, market, and attract new residents to the community. This can be done through continuing to build on the Village's branding as a unique, active, and progressive community with a wide variety of amenities and assets, all of which can be leveraged to bring new residents and tourists to the area. Some of the Mount Horeb's assets and amenities include:

- Access to high-quality natural resources, regional trails, local park system and programming, winter destinations, and State and County Parks.
- Proximity to regional destinations and employment centers, in particular possibilities for people to work from home.
- Historically significant downtown and homes.
- Village's "small town" feel.
- Year-round local events and festivals.
- Mount Horeb Area School District's reputation and workforce preparedness programs.
- The Village offers a full-service community that provides all of the services that families need.
- Well-established tourist destination offering multi-use trails, unique businesses and restaurants, public art, gathering spaces, and a museum.
- Engaged and committed community members and volunteer base.
- High level of walkability throughout the community.

- Architectural standards throughout the community that create a unique sense of place distinctly different than a suburban feel.

Together, these assets and amenities provide residents of Mount Horeb with a high quality of life and make the community very attractive to existing and new residents and visitors. It is recommended that the Village and its local partners continue to enhance the livability of the community and market these unique assets in bringing new residents to Mount Horeb.

Preserve Community Entryways

In order to establish community character at the edges of the Village, it is recommended that all unique aesthetic qualities of the community’s entryways be protected and enhanced through the use of zoning standards requiring high-quality landscaping, building design, signage, lighting, and public furnishings. High quality public entry signs and/or public art should also be used to formally announce entry. It is recommended that through the full Zoning Ordinance rewrite process, the Village consider overlay districts in these areas, in addition to transitioning areas to address building heights, setbacks, stepbacks, building design, buffering, landscaping, and signage. The primary entryways into Mount Horeb are its visual front doors, these include:

U.S. Highway 151 Interchanges

There are two interchanges along USH 151 located at the edge of the Village’s boundaries. Each serve as the most important entryway points into Mount Horeb. In the long term, it is recommended that the Village strive to improve the entryway experience on the east and west ends of the Village through improved building design, landscaping, and controlled access. Each interchange is an important component of the entryway experience. It is in both the Village’s and Town’s interest to limit the spread of strip commercial development around these interchanges. The use of Planned Mixed Use, Planned Neighborhood, and other similar land use designations can accomplish this objective – in proper combination with agricultural zoning.



The eastern interchange of Springdale Street and USH 151 has experienced growth on both the northeast and northwest sides of the interchange, while south of USH 151 remains in agricultural use. It is anticipated that development pressure to expand the Village boundary south of USH 151 will occur over the planning period. It is recommended that any future development in this area be high-quality and match existing aesthetic and architectural standards established throughout the community.

The western interchange of West Main Street and USH 151 is outside of the existing Village boundary, with some recent development that has occurred in the Town of Blue Mounds. It is also anticipated that during the planning period, development pressure will increase in this area from both the Town and Village. In order to protect this interchange from premature and possibly detrimental new development, an intergovernmental agreement with the Town of Blue Mounds for the areas around this interchange should be prioritized.

STH 78 and CTH S Intersection

Near the Village’s northern-most boundary lies another important community gateway. With the increased growth to the west of both Middleton and Verona, more Village residents and visitors are using CTH S to get to and from the greater the Madison area. Careful planning and consideration should be utilized when any new development is proposed around this interchange to protect and enhance this area as a key community gateway. In the long-term, it will be important that the well-established community edge between urban and rural be maintained going north of the Village.

Expand Community Engagement Opportunities

Mount Horeb, like many other small communities, is limited in the resources available to engage its residents. However, the Village has played an active role in utilizing diverse methods and tools to keep residents involved including social media channels, websites, newspaper articles, flyers, Trollway TV, and the Main Street banner. Additionally, there are numerous events throughout the year that provide opportunities for the community to get together for recreation and educational purposes. It is recommended that the Village continue to diversify its public engagement opportunities, especially related to engagement of younger residents under 25 years old. Further, many residents expressed interest through this process in continuing and expanding on several educational events related to sustainability, equity, ethnic and racial diversity, and more. The best way to accomplish expanding the Village’s community engagement opportunities is through partnerships with the School District, UW-Extension, the Library, and others.

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6

LAND USE



Chapter Six: Land Use

This chapter of the Plan is intended to guide land use decision making in the Village. Long-range land use planning allows municipalities to guide development and redevelopment in a manner that maintains community character, protects property values, and preserves natural and environmentally sensitive features. This chapter contains the goals, objectives, policies, and recommended programs to guide the future preservation and development of public and private lands in and around the Village of Mount Horeb. All local context and existing plans related to land use can be found in Appendix A.

LAND USE RECOMMENDATIONS SUMMARY

- Promote infill development and the redevelopment of key sites in the Village such as around downtown, areas along Springdale Street, Front Street, Perimeter Road, and the Military Ridge Trail, and existing vacant subdivided residential parcels.
- Ensure new development is high-quality and matches the established aesthetic design components of the community.
- Integrate traditional neighborhood design and mixed-use development in both new development and redevelopment.
- Ensure land uses are compatible with community facility, transportation, economic development, and other objectives of this Plan.
- Amend Village ordinances to accommodate a variety of housing types, reflect statutory changes, facilitate mixed-use development, and protect natural and historic resources.

Existing Land Use

An accurate depiction of Mount Horeb's existing land use pattern is the first step in planning for a desired future land use pattern. Map 3a and 3b depicts the existing land uses within the Village's boundaries and Extraterritorial Jurisdiction as of 2021.

Existing Land Use Map Categories

- Agricultural and Open Space: agricultural uses, farmsteads, open lands and, single-family residential development with densities at 1 dwelling unit per 35 or more acres.
- Single-Family Residential (Unsewered): single-family residential development on private well and septic systems.
- Single-Family Residential (Sewered): single-family residential development served by public water and sewer facilities.
- Two-Family Residential: two-family residential development.
- Multi-Family Residential: mostly multi-family residential buildings of three or more units.
- Business and Office: indoor commercial, office, institutional, mixed-use residential, and controlled outdoor display land uses, with moderate landscaping and signage.
- General Industrial: indoor industrial land uses and controlled outdoor storage areas, with moderate landscaping and signage.
- Government and Institutional: large-scale public buildings, hospitals, and special-care facilities. Small institutional uses may also be located within other land use categories.
- Recreation Business: private recreational-based businesses such as ski resorts, private golf courses, etc.
- Extraction: quarries, gravel pits, clay extraction, peat extraction and related land uses.
- Park and Open Space: publicly owned park and open space facilities devoted to playgrounds, play fields, play courts, trails, picnic areas, golf courses, and related recreational activities, in addition to conservancy lands dedicated to stormwater management or passive recreation functions.
- Woodlands: Land covered in a substantial concentration of mature trees as identified by the WisDNR, Dane County, CARPC, or other agencies. Most of this land use category is included in Environmental Corridors.
- Environmental Corridor: continuous systems of open space that include environmentally sensitive lands and natural resources requiring protection from disturbance and development, and lands needed for open space and recreational use, based mainly on drainageways, stream channels, floodplains, wetlands, steep slopes, and other resource lands and features.
- Vacant Subdivided Land: Mostly open spaces that have been subdivided or platted and are ready to be developed, including residential, business/office, or industrial land uses.
- Surface Water: Lakes, rivers, and perennial streams per Dane County mapping.
- Rights-of-Way: Areas reserved for transportation-oriented uses such as roads, sidewalks, and railroads.



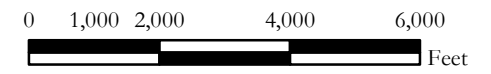
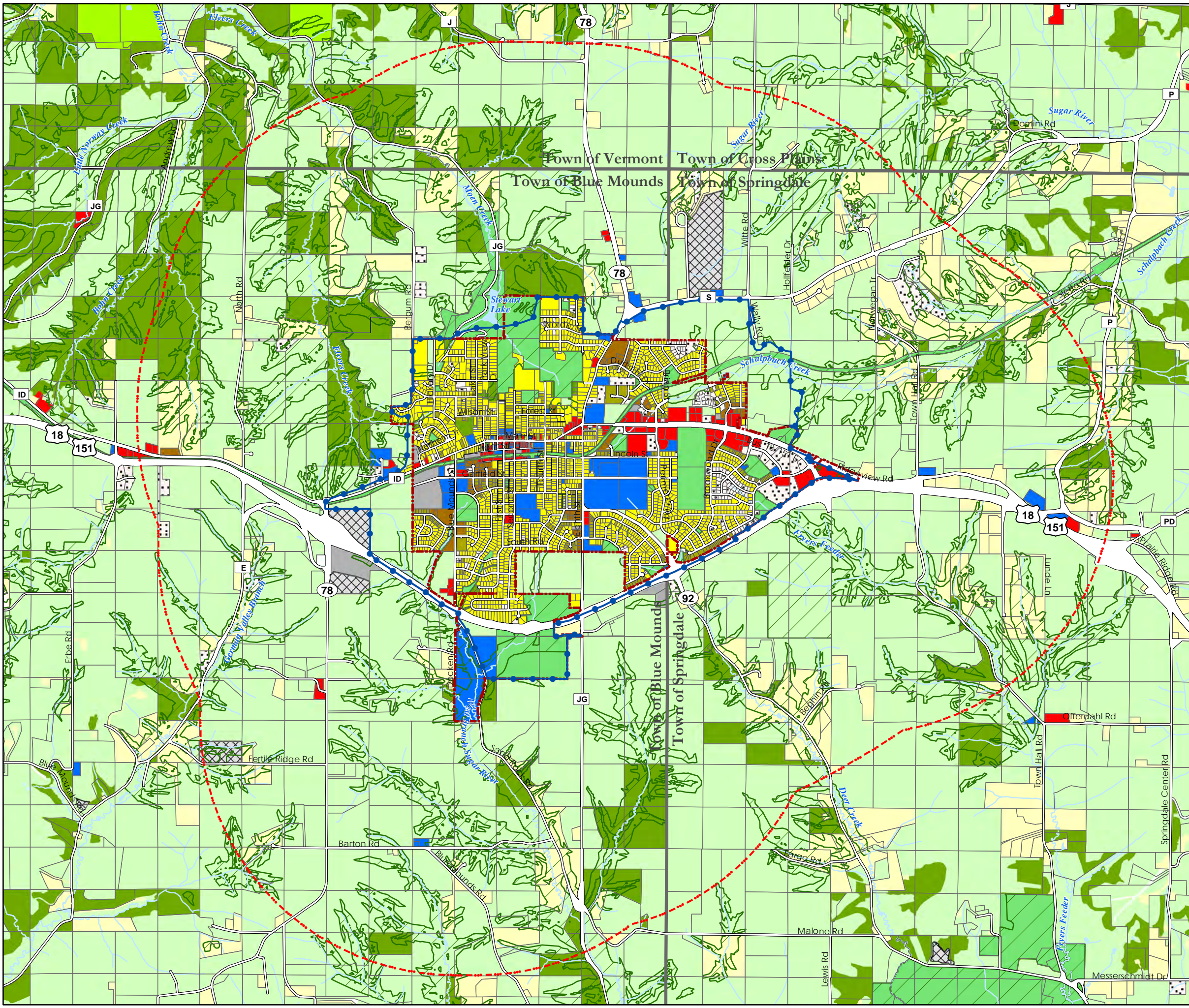
Existing Land Use ETJ View

3a

Mount Horeb Comprehensive Plan

- Village of Mount Horeb Boundary
- Town Boundaries
- Extraterritorial Jurisdiction Boundary
- Adopted Urban Service Area Boundary
- Surface Water
- Right of Way

- Land Use Categories
- Agricultural and Open Space
 - Single-Family Residential (Unsewered)
 - Single-Family Residential (Sewered)
 - Two-Family Residential
 - Multi-Family Residential
 - Business and Office
 - General Industrial
 - Extraction
 - Government and Institutional
 - Park and Open Space
 - Private Recreation
 - Woodlands
 - Vacant Subdivided Land
 - Environmental Corridor



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Adopted: March 30, 2022
Data Source: Dane County LIO, CARPC, MATPB,
WI DNR, FEMA, USDA



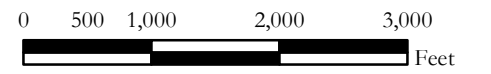
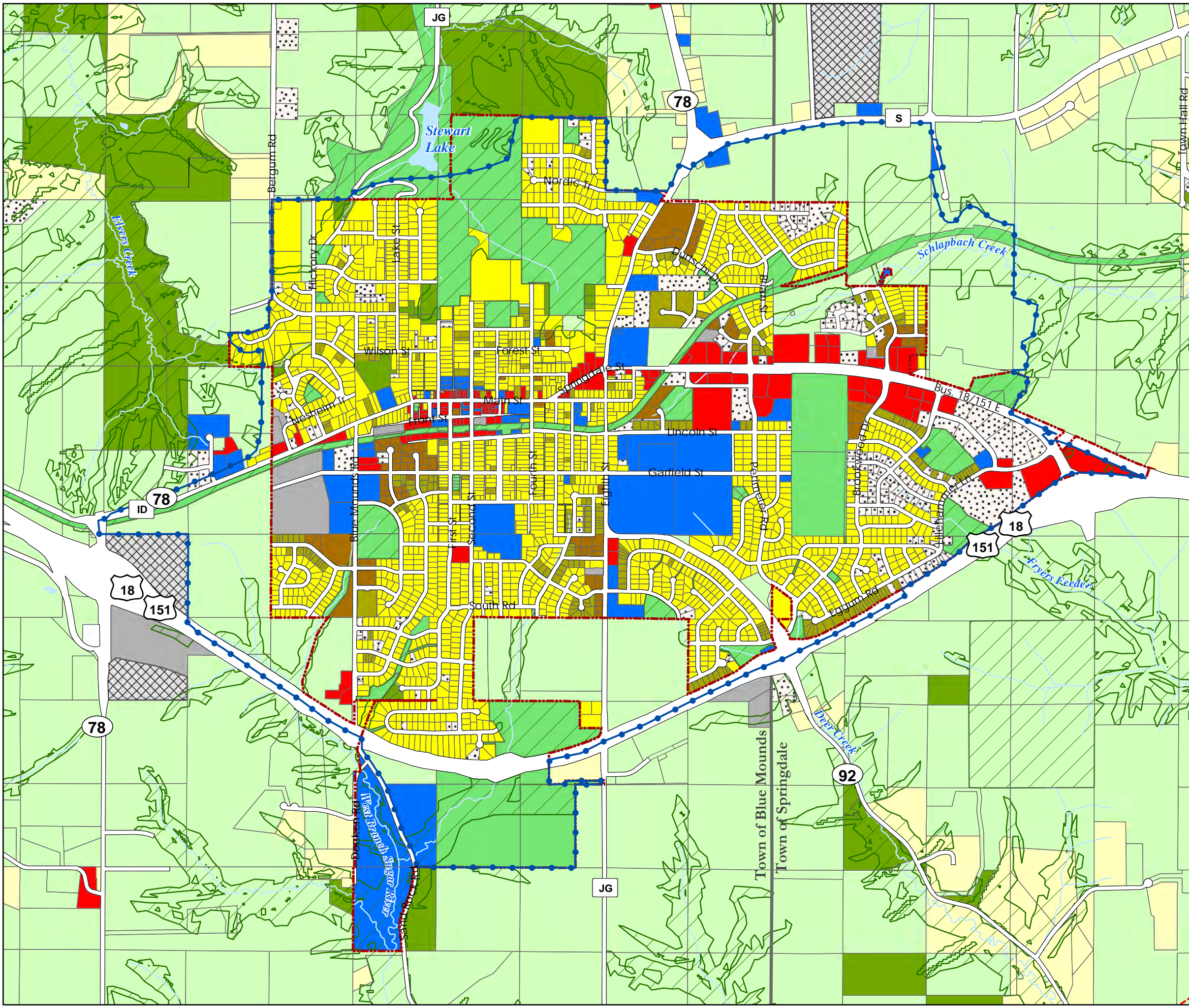
Existing Land Use Village View

3b

Mount Horeb Comprehensive Plan

- Village of Mount Horeb Boundary
- Town Boundaries
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- Surface Water
- Right of Way

- Land Use Categories
- Agricultural and Open Space
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 - Government and Institutional
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 - Recreation Business
 - Woodlands
 - Vacant Subdivided Land
 - Environmental Corridor



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Future Land Use

Growth Considerations and Challenges

Before developing the Village's Future Land Use Map, it is important to analyze the various factors that influence where the community can or should grow. Topography, drainage basins, natural features, public lands, utility capacity and availability, transportation connections, and neighboring jurisdictions all pose certain opportunities and constraints to Mount Horeb's future growth.

Topography, Utilities, and Drainage

The Village's steep topography makes connecting and extending utilities to new development particularly challenging. Steep topography limits opportunities in serving several portions of the planning area and is one consideration in delineating future growth directions. Communities typically want to extend sanitary sewer services uphill as much as possible to efficiently create a gravity-based utility network. Extending services beyond a ridgeline and into another basin often results in higher utility (e.g., pumping stations) costs. Given Mount Horeb's location and topography, expensive infrastructure such as pumping stations and force mains are inevitable. One area of note is south of USH 151, where there are several different drainage basins and divides which will influence the flow of water or sewage. A critical component of any future annexation in this area will be a detailed utility study to plan for how the area can be served, in addition to capacity and constraints.



Municipal Service Potential

Maps 3a and 3b show the Village's 2021 Urban Service Area (USA) Boundary. This boundary, which includes the Village and portions of the Town of Blue Mounds and Springdale, depicts the area planned for urban development with a full range of services including public sanitary sewer, public water supply and distribution systems, higher levels of fire and police protection, solid waste collection, urban drainage facilities and streets with curbs and gutters, street lights, neighborhood facilities such as parks and schools, and urban transportation systems. Delineating a future urban service area allows the Village to plan for the orderly extension of utilities and public services, while recognizing that USA boundaries can be expanded over time. The Village's potential future USA boundary is shown on Maps 4a and 4b, which is based on a preliminary utility review by the Village Engineer. However, this boundary will be refined as annexation and development occurs within these areas, in addition to the required process for USA boundary changes through CARPC.

Transportation Connections

Another development challenge is future transportation connections. Not only does topography limit opportunities for connections, but there are also challenges surrounding the limited number of access points to USH 151 and lack of existing east-west connections through the Village. Combined, this has created a bottle neck effect on Springdale Street and Main Street. When planning future growth, especially beyond the existing Village limits, it is important to take into consideration that new development will contribute to increased traffic and potentially exasperating this issue. Future east-west connections should be prioritized.

Open Space Features

Maps 3a and 3b also show the location of publicly-owned lands in the planning area, including Village, County, and State owned parks and open space areas. Dane County's Stewart Park provides a logical edge to Village growth to the north. Additionally, Mount Horeb is downstream from several high-quality streams and surrounded by many other natural resources that are intended to be protected through environmental corridors as identified on Map 4a and 4b.

Neighboring Jurisdictions

Any future growth of the Village beyond its existing municipal boundary will require annexation. In turn, the policies and growth patterns of neighboring jurisdictions will play a key role in how and where the Village can grow. Both the Town of Blue Mounds and Town of Springdale border Mount Horeb, and their Comprehensive Plans and existing land use patterns were reviewed in the development of the Village's Future Land Use Map. However, if new development occurs in and around the Village's future growth area within the Towns, this could cause impediments to future Village growth. Utilizing intergovernmental agreements to plan for these key growth areas will help provide direction and coordination in these efforts.

Future Land Use Pattern

The recommended land use pattern for the Village of Mount Horeb is guided by several principles:

- The population, household, and land use projections provide context for how much the Village could grow over the planning period.
- Balancing the Village's need to grow with maintaining the community's character, look, and feel long-term.
- Identifying and incorporating the various growth considerations and challenges as described above.
- Overall, incorporating the priorities as expressed throughout this planning process by the public, Village staff, Plan Commission, and Village Board.

The remainder of this chapter presents overall goals and objectives for the future land use of the Village of Mount Horeb. Goals and objectives are presented below, followed by a set of recommendations for each recommended land use designation.

Future Land Use Map Categories

Maps 4a and 4b divide recommended future land uses in the Village of Mount Horeb into the categories listed below. These future land use categories and the designation of property on the Future Land Use Map represent the desired future pattern of development in the Village. It is important to note that these future land use categories do not directly reflect zoning; however, they are intended to be compatible with the Village's zoning districts.

Not all land shown for development on the Future Land Use maps will be immediately appropriate for annexations, rezoning, and other land use approvals following adoption of this Plan. Given service demands and other factors, careful consideration to the amount, mix, and timing of development is essential. Mount Horeb advocates the phased development of land that focuses growth in areas that can be efficiently served with transportation, utilities, public services, and community facilities.

- **Agriculture:** land intended to be preserved primarily for farming, farmsteads, forestry, open space, and agricultural or forestry support activities, with limited recreational uses, farm family businesses, and residential development at or below a density of 1 dwelling unit per 35 acres.
- **Single-Family Residential (Unsewered):** single-family detached residential development, generally at densities between 1 dwelling unit per acre and 1 dwelling unit per 35 acres and served by private on-site septic and well systems.
- **Single-Family Residential (Sewered):** single-family detached residential development served by public utilities at densities of between 3 and 6 dwelling units per acre. This category includes storm water management facilities and parks to serve residential development.
- **Two-Family Residential:** single-family, two-family (duplexes, townhomes, or two-flats), and attached single-family residential development typically at densities of four to eight dwelling units per acre served by public utilities.
- **Multi-Family Residential:** a variety of residential units including single-family residential sewer, two-family residential, and multi-family units of three or more dwelling units per building, at densities between 8 and 50 dwelling units per acre and served by public utilities.
- **Mobile Home Residential:** single-family mobile home dwellings, and the associated sanitary, washing, recreational, and office facilities to service mobile home dwellings.
- **Planned Neighborhood:** a carefully planned mix of single-family residential development combined with two-family residential, multi-family residential, small-scale government and institutional (e.g. churches, schools), parks, conservancy, and neighborhood business land uses that are consistent with the residential character of the area. This category is also intended to accommodate Traditional Neighborhood Design (TND) forms of development.
- **Central Mixed-Use:** mix of pedestrian-oriented retail, service, office, institutional, and residential (usually upper story) uses and patterns of development typical of a traditional downtown as it relates to placement, scale, setbacks, and style of buildings, in addition to on-street parking.
- **Main Street Mixed-Use:** mix of small to medium-scale commercial residential uses that provide a transition in character from the classic downtown area to nearby residential and Planned Business areas with parking in the rear or side of the building.
- **Neighborhood Mixed-Use:** mix of small-scale, neighborhood-serving commercial and residential uses that preserve the residential character of the neighborhood through building-scale, appearance, landscaping, and signage.
- **Planned Business:** high-quality indoor retail, commercial service, office, mixed-use commercial and multi-family buildings, and institutional land uses with generous landscaping, modest lighting, and limited signage, complying with detailed design standards included in the Economic Development Chapter.
- **Planned Mixed Use:** a carefully controlled mix of commercial, office, mixed use, light assembly, and/or multi-family uses, with approvals granted only after submittal, public review, and approval of site, landscaping, building, signage, lighting, stormwater, erosion control, and utility plans. Development should comply with detailed design standards included in the Economic Development Chapter.

- **Planned Business Park/Planned Industrial:** high-quality indoor manufacturing, warehousing, distribution, and office uses with generous landscaping, screened storage areas, modest lighting, and limited signage, complying with detailed design standards included in the Economic Development Chapter.
- **General Industrial:** indoor manufacturing, warehousing, distribution, and office uses, with outdoor storage areas and low to moderate attention to building design, appearance, landscaping, and signage.
- **Heavy Industrial:** most intensive industrial, outdoor storage, and related land uses.
- **Government and Institutional:** public or public-related land areas and buildings such as schools, cemeteries, churches, public buildings, public parking lots, hospitals, and public utilities. Small-scale institutional uses, such as churches, cemeteries, and elementary schools, may be permitted in other land use categories.
- **Extraction:** landfills and quarries, gravel pits, clay extraction, peat extraction and related land uses.
- **Parks and Recreation:** park and open space facilities devoted to both active and passive recreation, such as playgrounds, play fields, play courts, trails, picnic areas, natural areas, publicly owned golf courses and bowling alleys, and related recreational activities.
- **Conservancy:** public and privately owned open space or forested areas dedicated to stormwater management and/or passive recreation functions.
- **Environmental Corridor:** continuous systems of open space that include environmentally sensitive lands and natural resources requiring protection from disturbance and development, and lands needed for open space and recreational use, based mainly on steep slopes, drainageways, stream channels, floodplains, wetlands, and other resource lands and features.
- **Surface Water:** lakes, rivers, and perennial streams per Dane County mapping.
- **Rights-of-Way:** areas reserved for transportation-oriented uses such as roads, sidewalks, and railroads.
- **Long-Term Growth Areas:** land where the Village may grow beyond the 20-year planning period, in which it is premature for the Village to designate any particular type of future land use. Prior to the development of any part of the Long-Term Growth Area in the future, the Village will amend this Plan to identify specific future land uses (beyond agriculture) and how the specific land use pattern would be served by transportation, utility, and other public services.

Figure 6.1 Future Land Use Categories and the Associated Village Zoning District

Future Land Use Category	Associated Zoning District
Agriculture	Dane County Agricultural Zoning (A-1) Mount Horeb Agricultural Zoning (A-1)
Single-Family Residential (Unsewered)	Dane County Rural Residential Districts
Single-Family Residential (Sewered)	R-1
Two-Family Residential*	R-1 and R-2
Multi-Family Residential*	R-1, R-2, R-3, and R-4
Mobile Home Residential	R-3
Planned Neighborhood*	R-1, R-2, R-3, R-4, NB, and MSB
Central Mixed Use*	CB
Main Street Mixed Use*	MSB and NB
Neighborhood Mixed Use*	NB and MSB
Planned Business*	PB and PO
Planned Mixed Use*	R-3, NB, PB, PO, and PI
Planned Business Park/Planned Industrial*	PB, PO, PI, and I-1
General Industrial*	PI, I-1, and I-2
Heavy Industrial	I-2
Government and Institutional*	All
Extraction	A-1
Parks and Recreation	All
Conservancy	CO-1
Long-Term Growth Area	A-1

*Planned Development (PD) Zoning may also be appropriate for these Land Use Categories.

Future Land Use ETJ View

4a

Mount Horeb Comprehensive Plan

- Village of Mount Horeb Boundary
- Town Boundaries
- Extraterritorial Jurisdiction Boundary
- Current Urban Service Area Boundary
- Potential Future Urban Service Area Boundary

- Right of Way
- Potential Future Roads
- Surface Water

Land Use Categories

- Agriculture
- Single-Family Residential (Unsewered)
- Single-Family Residential (Sewered)
- Two-Family Residential
- Multi-Family Residential
- Mobile Home Residential
- Planned Neighborhood
- Central Mixed Use
- Main Street Mixed Use
- Neighborhood Mixed Use
- Planned Business
- Planned Mixed Use
- General Industrial
- Heavy Industrial
- Extraction
- Planned Business Park/Planned Industrial
- Parks and Recreation
- Government and Institutional
- Conservancy
- Environmental Corridor
- Rights-of-Way
- Surface Water
- Long-Term Growth Area

Planned Neighborhood may include:

1. Single-Family (Sewered)
2. Two-Family Residential
3. Multi-Family Residential
4. Government and Institutional
5. Neighborhood Mixed-Use
6. Parks and Recreation



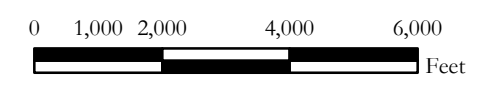
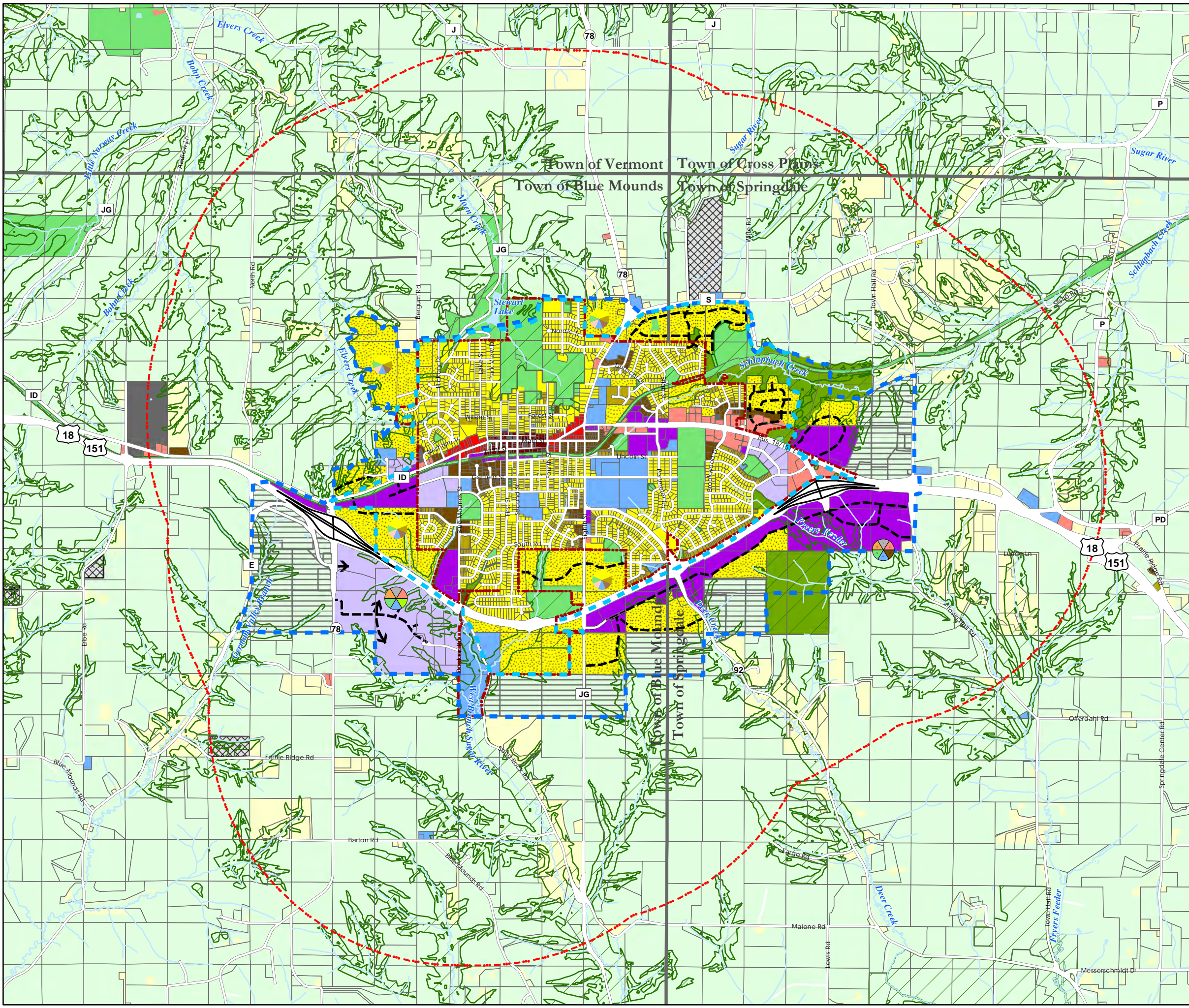
Planned Mixed Use may include:

1. Planned Business
2. Planned Business Park
3. Multi-Family Residential
4. Government and Institutional
5. Park and Open Space



Business Park may include:

1. Light Industrial
2. Planned Business
3. Government and Institutional
4. Park and Open Space



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Adopted: March 30, 2022
Data Source: Dane County LIO, CARPC, MATPB, WI DNR, FEMA, USDA



Future Land Use Village View

4b

Mount Horeb Comprehensive Plan

- Village of Mount Horeb Boundary
- Town Boundaries
- Extraterritorial Jurisdiction Boundary
- Current Urban Service Area Boundary
- Potential Future Urban Service Area Boundary

- Right of Way
- Potential Future Roads
- Surface Water

Land Use Categories

- Agriculture
- Single-Family Residential (Unsewered)
- Single-Family Residential (Sewered)
- Two-Family Residential
- Multi-Family Residential
- Mobile Home Residential
- Planned Neighborhood
- Central Mixed Use
- Main Street Mixed Use
- Neighborhood Mixed Use
- Planned Business
- Planned Mixed Use
- General Industrial
- Heavy Industrial
- Extraction
- Planned Business Park/Planned Industrial
- Parks and Recreation
- Government and Institutional
- Conservancy
- Environmental Corridor
- Rights-of-Way
- Surface Water
- Long-Term Growth Area

Planned Neighborhood may include:

1. Single-Family (Sewered)
2. Two-Family Residential
3. Multi-Family Residential
4. Government and Institutional
5. Neighborhood Mixed-Use
6. Parks and Recreation



Planned Mixed Use may include:

1. Planned Business
2. Planned Business Park
3. Multi-Family Residential
4. Government and Institutional
5. Park and Open Space



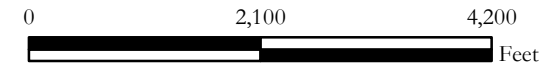
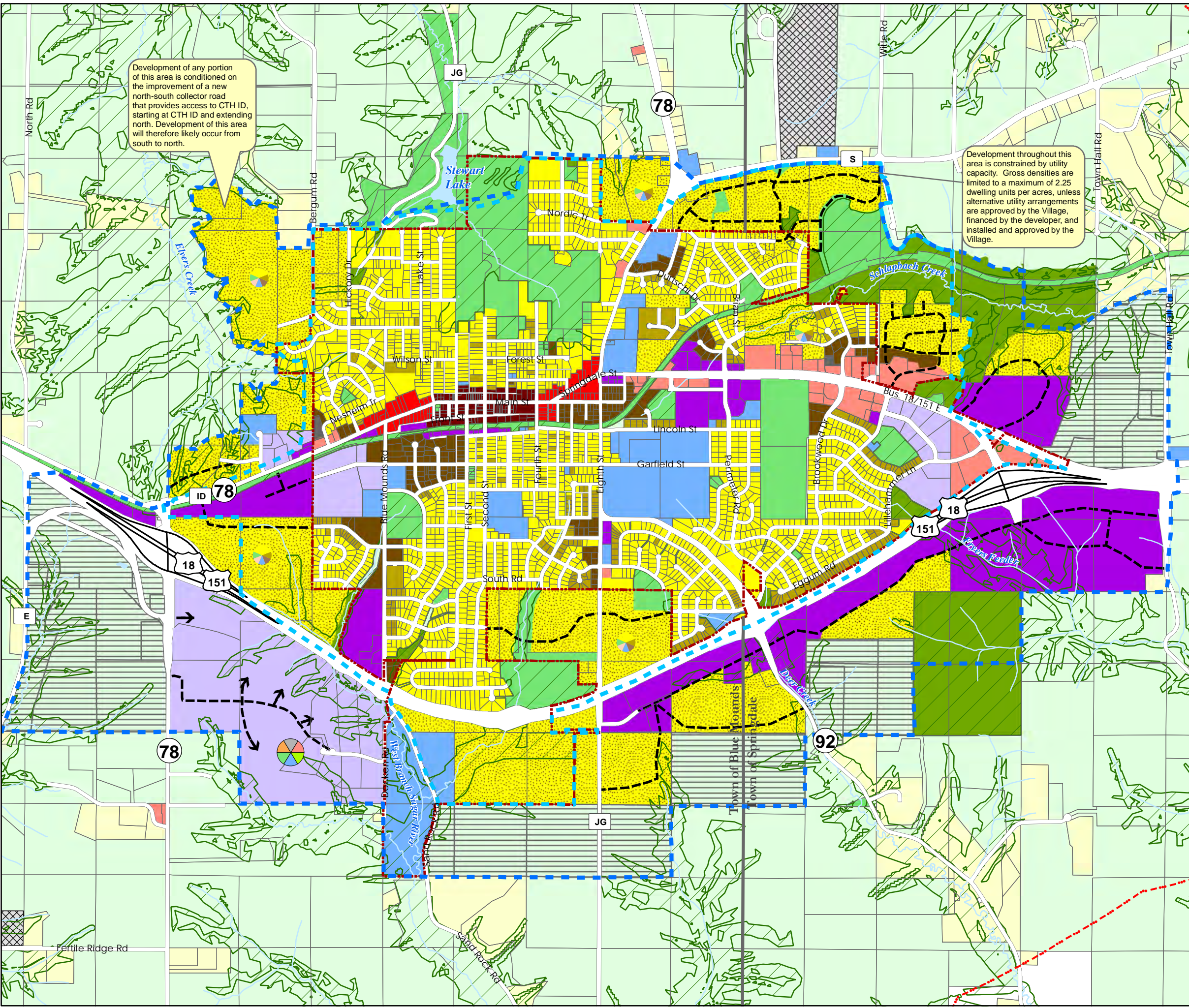
Business Park may include:

1. Light Industrial
2. Planned Business
3. Government and Institutional
4. Park and Open Space



Development of any portion of this area is conditioned on the improvement of a new north-south collector road that provides access to CTH ID, starting at CTH ID and extending north. Development of this area will therefore likely occur from south to north.

Development throughout this area is constrained by utility capacity. Gross densities are limited to a maximum of 2.25 dwelling units per acres, unless alternative utility arrangements are approved by the Village, financed by the developer, and installed and approved by the Village.



VANDEWALLE & ASSOCIATES INC.
Shaping places, shaping change

Adopted: March 30, 2022
Data Source: Dane County LIO, CARPC, MATPB, WI DNR, FEMA, USDA



Land Use Goals, Objectives, and Policies

Goals:

1. Promote a future land use pattern in and around the Village that contains a logical and sustainable mix of uses and building types.
2. Preserve and enhance the natural resources surrounding the Village, and the small village character, while still providing opportunity for economic development.

Objectives:

1. Promote compact, mixed use development, and redevelopment to preserve open space, facilitate human interaction, advance economic growth, and advance energy efficiency.
2. Ensure a desirable and compatible mix of land uses that is consistent with the Village's historical character.
3. Ensure adequate development areas are reserved for a variety of land uses.
4. Consider natural constraints to development (e.g. steep slopes, waterways, and drainageways) as logical edges to Village development.
5. Guide development to promote efficient land use patterns and limit sprawl without undue limitations on economic growth.
6. Support sustainable land use practices to create a unique community identity.
7. Create buffers between potentially conflicting land uses to minimize conflict.
8. Promote the stabilization and expansion of the current economic base by identifying areas for non-residential and employment-based land uses.
9. Promote an efficient pattern of future development for land within Village boundaries and strictly limit development within the extraterritorial jurisdiction area.
10. Preserve open space, natural areas, and agricultural land by promoting compact development.
11. Maintain high standards in the Zoning Ordinance for buildings, landscaping, signage, building materials, and parking areas.

Policies:

1. Follow the land use recommendations that are mapped and described in this Plan when reviewing new rezoning requests and making detailed land use decisions.
2. Require that all new development in the Village connect to sanitary sewer and public water systems and limit development outside of the current Village limits until sewer and municipal water services are provided.
3. Direct new housing development in locations with convenient access to commercial and recreational facilities, transportation systems, schools, employment opportunities, and other necessary facilities and services. Phase residential growth in areas with existing utilities or planned service areas.
4. Encourage new residential development within the Planned Neighborhood designation comply with the Village's desired housing mix including a minimum of single-family units (60 percent) and up to 15 percent two-family units and 25 percent multi-family units.
5. Disperse higher density residential development throughout the community, rather than creating large concentrations of this development in a few locations.
6. Actively promote infill development and redevelopment where opportunities present themselves, particularly for underutilized properties along Front Street and the Military Ridge Trail in the downtown area, as well as others in the developed central part of the Village.
7. Focus neighborhood-oriented commercial development in areas that will conveniently serve existing and planned residential areas.
8. Use logical transitions between neighboring and potentially incompatible land uses, such as buffering with landscaping, open space uses, or less intensive land uses, between potentially incompatible land uses.
9. Ensure that all development complies with this Comprehensive Plan and the Village's Official Map, Zoning Ordinance, and Subdivision Ordinance. As necessary, prepare updates and revisions to the Zoning and Subdivision Ordinances to reflect land use and community character goals defined in this Plan.
10. Promote non-residential development opportunities with visibility and access via the east and west USH 18/151 interchanges.
11. Require all proposed residential developments to dedicate land, or pay a fee in lieu thereof, for public park, recreation, and open space acquisition and development.

12. Work with Dane County, in addition to all surrounding Townships on future land use planning within the Village's Extraterritorial Jurisdiction to promote intergovernmental cooperation and a unified future planning of development and services. Seek intergovernmental agreements with all surrounding Townships.
13. Conduct a full rewrite of the Village's Zoning Ordinance to be consistent with all state statute changes and evolving residential demands such as smaller single-family lot sizes, increasing two-family and small-scale multi-family opportunities, and promoting mixed-use in all commercial districts.
14. Incorporate the maps from this Plan into the Village's interactive online Zoning Map to increase user-friendliness and administration.

Recommendations

The Future Land Use map and related policies described below should be used as a basis to refine the Village's regulatory land use tools, such as the Zoning Ordinance and Map. They should also be used as a basis for all public and private sector development decisions, including annexations, zoning map amendments, conditional use permits, subdivision approvals, extension of municipal utilities, and other public or private investments. Changes in land use to implement the recommendations of this Plan will generally be initiated by property owners and private developers. In other words, this Plan does not automatically compel property owners to change the use of their land.

Not all land shown for development on the Future Land Use map will be immediately appropriate for rezoning and other land use approvals following adoption of this Plan. Given market and service demands, careful consideration to the amount, mix, timing, and location of development to keep it manageable and sustainable is essential. The Village advocates the phased development of land that focuses growth in areas and types that advance the vision of the community and can be efficiently served with transportation, public utilities, public services, and other community facilities.

Wisconsin Statutes allow communities to plan for lands up to the edges of their extraterritorial jurisdictions (ETJ). To effectively manage growth, this Plan identifies desirable land use patterns within the existing Village limits and in unincorporated areas within the Village's ETJ. This approach recognizes that Mount Horeb (and regional) growth and economic health can be either facilitated or impeded by the patterns of growth and preservation in adjacent areas. Not surprisingly, implementing many of the land use recommendations of this Plan will be greatly aided by intergovernmental cooperation, a concept more fully described in the Intergovernmental Cooperation chapter of this Plan.



Detailed Land Use Recommendations

Each of the future land use categories listed and shown on the Future Land Use Map (Map 4a and 4b) are described below. The text under each listed land use category includes a description of what that category includes, an outline of where that type of land use should be promoted, and the policies related to future

Agricultural and Open Space

This future land use category indicates areas intended for agricultural uses, farmsteads, and rural housing where the cumulative development density will not exceed one lot for every 35 acres of land. The majority of land around the periphery of the Village has been mapped as Agriculture and Open Space, with the exception of some areas where development has already occurred. Dane County exclusive agricultural zoning is appropriate for this land use category outside the Village and agricultural zoning (A-1) is appropriate for areas within the Village of Mount Horeb.

Policies and Programs:

1. Fully exercise the Village's authority to review proposed land divisions within the Village's extraterritorial jurisdiction to help ensure the implementation of this desired future land use category.
2. Support land developments in this area only when they are clearly consistent with the category description and when proposed housing density is not greater than one residence (or other non-farm use) per 35 acres. A maximum buildable lot size of two acres is recommended.

3. Do not extend sanitary sewer service or public water service into Agriculture and Open Space areas until and unless the Village changes the future land use category for such areas through a Comprehensive Plan amendment to the Future Land Use Map (see the Implementation Chapter).
4. Work with the adjoining towns and Dane County to implement these policies and programs in a cooperative manner, where possible.

Single-Family Residential—Unsewered

This future land use category is intended to accommodate areas of existing single-family detached residential development served by on-site wastewater treatment (septic) systems. This area is mapped in the Village’s extraterritorial jurisdiction only in areas where development of this type has already occurred. Dane County’s existing Rural Residential Districts may be the most appropriate zoning district for this land use designation.

Policies and Programs:

1. Exercise the Village’s extraterritorial land division review authority to ensure that new Single-Family Residential—Unsewered development is not permitted within the Village’s extraterritorial jurisdiction.

Single Family—Sewered

This future land use category is intended for single-family detached residential development served by public water and sanitary sewer systems. As depicted in Map 4a and 4b, most developed residential neighborhoods in the Village are shown in this category. Mount Horeb’s R-1 zoning district is the most appropriate to implement this future land use category. Also, see the Planned Neighborhood future land use category for descriptions and policies in other areas that may be used for single-family housing.

Policies and Programs:

1. Encourage residential development at densities of 3 to 8 homes per acre, including alley-loaded lots.
2. Minimize the potential for incompatible land uses (e.g. high traffic generators, noisy users, etc.) within or next to Single Family Residential—(Sewered) areas. Where such uses occur in close proximity, encourage the use of landscaped buffers to mitigate the impacts of such land uses on residential neighborhoods.
3. Discourage the use of cul-de-sacs in new neighborhoods whenever possible, except where topography dictates the need for cul-de-sacs.
4. Encourage the construction of narrower local streets and alley-loaded lots in new neighborhoods, where possible, and require sidewalks along all streets. This increases the safety of neighborhoods for pedestrians and children.
5. Consider rewriting the Village’s Zoning Ordinance to permit Accessory Dwelling Units and In-Family Suites in single-family neighborhoods, with specific design, ownership, and setback regulations.
6. Consider rewriting the Village’s Zoning Ordinance to establish smaller minimum lot sizes for single-family development.
7. Plan for interconnected road, trail, and open space networks in new residential areas and between individual subdivisions.
8. As the School District continues to reevaluate its facility needs, work closely with this key stakeholder to ensure that schools have sufficient capacity to accommodate any potential new students who will live in the community.
9. Promote rehabilitation and maintenance efforts of older neighborhoods.
10. Require grading and stormwater management plans for all new development.



Two-Family Residential

This future land use category is intended for single-family attached or detached and two-family (e.g. duplexes, townhomes, two-flats) residential development served by public sanitary sewer and water systems. Two-Family Residential land use areas are depicted primarily in locations where this type of development existed at this time this Plan was prepared. The Village's R-2 Residential zoning district is the most appropriate district to implement this future land use category. Also, see the Planned Neighborhood future land use category for descriptions and policies in other areas that may be used for future two-family development.

Policies and Programs:

1. Consider rewriting the Village Zoning Ordinance to separate traditional two-flat development (upper and lower units) from modern duplex, zero lot line, and side-by-side development.
2. Encourage new housing designs which are attractive and emphasize the house in relation to the street (front porches, stoops, etc.), rather than the garage.
3. Encourage the construction of narrower streets in new neighborhoods, where practical, and require sidewalks along all streets. This increases the safety of neighborhoods for pedestrians and children.
4. Plan for interconnected road, trail, and open space networks in residential areas and between individual subdivisions.
5. As the School District continues to reevaluate its facility needs, work closely with this key stakeholder to ensure that schools have sufficient capacity to accommodate any potential new students who will live in the community.
6. Require grading and stormwater management plans for all new development.

Multi-Family Residential

This future land use category is intended to accommodate a variety of residential uses, including multi-family apartment complexes, condominiums, townhouses, and single and two-family residences, all served by public sanitary sewer and water systems.

Multi-Family Residential is mostly shown in areas of the Village where this type of development existed in 2021. Under the Village's existing Zoning Ordinance, multi-family housing units are permitted in the R-3 Multi-Family Residential district and the R-4 Elderly Housing Residential district. Also, see the Planned Neighborhood and Planned Mixed Use future land use category for descriptions and policies in other areas that may be used for future multi-family development.

Policies and Programs:

1. Consider rewriting the Village Zoning Ordinance to establish both a small-scale multi-family district (3-10 units) and a large-scale multi-family district (10+ units).
2. Disperse small areas of future Multi-Family Residential development throughout the Village, rather than creating large concentrations of this type of development in a just a few areas.
3. Meet the minimum design standards for multi-family housing presented in the Housing and Neighborhood Development chapter of this Plan.
4. Require that all proposed projects submit a detailed site plan, building elevations, landscape plan, lighting plan, grading/stormwater management plan, and signage plan prior to development approval.
5. Require Multi-Family Residential housing developments to provide on-site open space areas that serve the needs of the project's residents, in addition to public park land requirements applicable to all residential development.
6. Include facilities for bicyclists (bike storage racks, bike paths, etc.) in all development designs.
7. Link parking lots to building entrances by pedestrian walkways that are physically separated from vehicular movement areas.
8. Promote architectural design of new development that is compatible with the surrounding neighborhood, including building and facade materials, building height, building bulk, setbacks, window and door styles and placements, roof designs, and colors.



Manufactured Residential

This future land use category is intended to allow single-family-oriented parks or subdivisions with manufactured or mobile homes. All new development in this category should be generally encouraged at densities of 3 to 6 homes per acre. Currently, there is no development of this type in Mount Horeb. This type of development is permitted as a conditional use in the R-3 Multi-Family Residential Zoning District.

Policies and Programs:

1. Consider rewriting the Village Zoning Ordinance to establish a new Mobile Home Zoning District and remove this use as a conditional use in the R-3 Multi-Family Residential Zoning District to address Wisconsin Act 67 changes to the conditional use process.

Planned Neighborhood

Planned Neighborhoods are indicated by yellow with brown polka dot pattern on Map 4a and 4b. Within each Planned Neighborhood, the Village encourages a carefully planned mix of development comprised of the following future land use categories described elsewhere in this chapter:

- Single-Family Residential—Sewered (at least 60% of residential units)
- Two-Family Residential (up to 15% of residential units)
- Multi-family Residential (up to 25% of residential units)
- Neighborhood Mixed-Use
- Government and Institutional Facility
- Public Park and Recreation
- Conservancy

Planned Neighborhoods are intended to provide diverse housing options, while maintaining Mount Horeb's existing character. Planned Neighborhoods also locate essential community amenities and services within walking distance of neighborhood residents. A combination of existing standard zoning districts (e.g., R-1, R-2, R-3, R-4, NB, PD, etc.) would be most appropriate to implement this future land use category.

Policies and Programs:

1. Encourage compact growth, provide efficient services, and minimize farmland conversion by preventing Planned Neighborhoods outside the Village limits and establishing Planned Neighborhood areas following annexation.
2. Utilize natural features to act as buffers between different land uses, when necessary.
3. Encourage traditional neighborhood design principles for new neighborhood development. See detailed descriptions of this concept in the Housing and Neighborhood Development chapter.
4. Follow the policies listed above for Single-Family Residential—Sewered, Two-Family Residential, and Multi-Family Residential land use categories for single family, duplex, townhouse, and multi-family residential development within Planned Neighborhoods.
5. For commercial and office development in Planned Neighborhoods, follow the policies for the Neighborhood Mixed-Use land use category below.
6. Plan for interconnected road, trail, and open space networks in new residential areas and between individual subdivisions.
7. Require a Detailed Neighborhood Plan in advance of development proposals.



DETAILED NEIGHBORHOOD PLANS—A RECOMMENDED PROCESS

The following planning process has a proven track record of success:

- I. **Analysis:** A wide variety of site-specific information must be collected about both existing and emerging conditions:
 - A. Establish and confirm the full neighborhood design process, including the creation of an ad-hoc or blended oversight committee including and/or reporting to Village staff, the Plan Commission, and Village Board.
 - B. Collect existing map and plan data for the area and its surroundings related to parcels, topography, soils, land cover and uses, utilities, transportation, recreation, public services, plan recommendations, zoning and property ownership.
 - C. Evaluate the existing and emerging real estate market.
 - D. Employ meaningful public participation to help identify opportunities and constraints, and to help create a vision for the area.
 - E. Conduct property owner, agency, and stakeholder interviews.
- II. **Plan:** Based on the results of the Analysis phase, and under the guidance of the committee, adopt a Detailed Neighborhood Plan as derived from the consideration of a Preliminary Concept Plan, Alternative Neighborhood Plans, and a Refined Draft Neighborhood Plan:
 - A. Refine and confirm the neighborhood vision.
 - B. Draft and confirm a Preliminary Concept Plan depicting the general arrangement of land uses, development character, main roads and stormwater management facilities, pedestrian and bicycle networks, and the open space system.
 - C. Produce and confirm one or more Alternative Neighborhood Plans for presentation and review by the public, stakeholders, agencies, and the committee.
 - D. Produce and confirm a Draft Detailed Neighborhood Plan based on the responses to the Alternative Neighborhood Plans.
 - E. Refine and adopt the Detailed Neighborhood Plan, and ultimately integrate it into the Comprehensive Plan as an amendment.
- III. **Implementation:** Following Plan adoption, establish and apply the appropriate regulatory and procedural foundation to ensure full implementation:
 - A. Facilitate developments consistent with the Plan.
 - B. Require compliance with the Plan as a condition of annexation.
 - C. Establish zoning districts and boundaries in compliance with the Plan.
 - D. Review proposed land divisions, conditional use permits, and planned developments based on conformance with the Plan, including consideration of land use pattern, density/intensity, community character, and infrastructure recommendations.

Central Mixed Use

This future land use category is intended for pedestrian-oriented commercial, office, community facility, and upper story residential uses in a “downtown” setting, with on-street parking and minimal building setbacks. The Central Mixed-Use land use category includes the historic downtown area. The existing Village zoning district that is most appropriate to implement this future land use category is the Central Business District (CB).

Policies and Programs:

1. Continue to implement the recommendations of the Downtown Redevelopment Plan.
2. Promote downtown as a tourist, commercial, civic, and social center.
3. Work with downtown property owners and businesses to preserve, renovate, modernize, and put to active use historically significant buildings.
4. Support the expansion, retention, and upgrading of specialty retail, restaurants, financial services, offices, neighborhood retail and services, and community uses.
5. Require that all projects submit and have approved detailed building elevations and site plans, showing the proposed locations of the building(s), parking, storage, loading, signage, landscaping, and lighting prior to development approval.
6. Protect the unique quality of downtown by requiring buildings to be at least two stories with a zero-lot line front setback.
7. Promote truly mixed-use development with residential above the first floor and design oriented to pedestrian and not automobiles.

8. Consider rewriting the Village Zoning Ordinance to establish permitted by-right mixed-use land uses in the Central Business District, potentially increasing maximum height for buildings to 72 feet for flat roofs and 85 feet with pitched roof with stepback requirements for any building exceeding four stories or 50 feet in height, and improve the historic preservation standards in this district.

Main Street Mixed-Use

This future land use category is intended for a pedestrian-oriented mix of small to medium-scale commercial and residential uses that provide a transition in character from the downtown to adjacent neighborhoods and commercial uses. This land use is shown in areas where this type of development existed as of 2021. The Main Street Business District or Neighborhood Business District is the most appropriate zoning district for this land use category.

Policies and Programs:

1. Encourage neighborhood-oriented retail and service businesses in areas that will conveniently serve residential neighborhoods.
2. Require that all proposed commercial and office projects submit a detailed site plan, building elevations, lighting plan, grading/stormwater management plan, utility plan, and signage plan prior to development approval.
3. Require the use of high-quality building materials and designs that are compatible with residential areas, including: residential roof materials, such as shingles; generous window placements; and exterior materials, such as wood, cement board, vinyl siding, brick, decorative block, stone, and other approved materials.
4. Design street and driveway access to minimize traffic congestion and improve safety by limiting the number of and ensuring adequate spacing between access points.
5. Encourage minimum front setbacks, design buildings to pedestrians and not automobiles with building entrances facing the street, and locate parking in the rear of the building or on streets.
6. Consider rewriting the Village Zoning Ordinance to establish permitted by-right mixed-use land uses in the Main Street Business District.

Neighborhood Mixed-Use

This future land use category is intended for a pedestrian-oriented mix of small to medium-scale commercial and residential uses that provide a transition from residential uses to higher-intensity uses. This land use is different from the Main Street Mixed-Use category in that it is intended for new development of this type. The Neighborhood Business District or Main Street Business District is the most appropriate zoning district for this land use category.

Policies and Programs:

1. Encourage neighborhood-oriented retail and service businesses in areas that will conveniently serve residential neighborhoods.
2. Require that all proposed commercial and office projects submit a detailed site plan, building elevations, lighting plan, grading/stormwater management plan, utility plan, and signage plan prior to development approval.
3. Require the use of high-quality building materials and designs that are compatible with residential areas, including: residential roof materials, such as shingles; generous window placements; and exterior materials, such as wood, cement board, vinyl siding, brick, decorative block, stone, and other approved materials.
4. Design street and driveway access to minimize traffic congestion and improve safety by limiting the number of and ensuring adequate spacing between access points.
5. Encourage minimum front setbacks, design buildings to pedestrians and not automobiles with building entrances facing the street, and locate parking in the rear of the building or on streets.
6. Consider rewriting the Village Zoning Ordinance to establish permitted by-right mixed-use land uses in the Neighborhood Business District.



Planned Business

This future land use category is intended for high-quality indoor retail, commercial service, office, mixed-use commercial and residential, and institutional land uses with generous landscaping, modest lighting, and limited signage, complying with detailed design standards included in the Economic Development Chapter. It is identified mostly along Springdale Street and West Main Street in areas that have already been developed or are the logical extension of this land use type. The PB Planned Business or Planned Development district is the most appropriate zoning district for this land use.

Policies and Programs

1. All new development should adhere to the design standards established in the Zoning Ordinance.
2. All development should reflect the desired community character of the Village.
3. New retail and entertainment development should be limited to a maximum of 60,000 square feet in size, per the Zoning Ordinance.
4. Require and provide incentives for sustainable building and site design techniques, particularly progressive stormwater management using best management practices.
5. Design buildings and sites oriented toward pedestrians and not automobiles.
6. Locate parking in the rear or side of the building.
7. Incorporate amenities such as bicycle parking, benches, fountains, and canopy shade trees, wherever possible.
8. Promote the use of high-quality landscaping treatment of bufferyards, street frontages, paved areas, and building foundations, and require parking lots to be heavily landscaped.
9. Require high quality signage that is not excessive in height or total square footage.



Planned Mixed Use

This future land use category is intended for a carefully controlled mix of commercial, office, light assembly, mixed use commercial and residential, and/or residential uses, with approvals granted only after submittal, public review, and approval of site, landscaping, building, signage, lighting, stormwater, erosion control, and utility plans. Development should comply with detailed design standards included in the Economic Development Chapter. Planned Mixed Use areas are intended to provide vibrant urban centers that function as community gathering spots. They are similar to Planned Neighborhoods in terms of the mix of uses allowed, but typically have a more identifiable center with somewhat increased residential densities and potentially more intensive commercial uses nearest to the designed focal points. Focal points typically include one or more of the following: urban plazas, entertainment venues, retail, office, and service uses (often in mixed use structures).

This land use category is designed to blend the Multi-Family Residential, Government and Institutional, Neighborhood Mixed-Use, Planned Business, and Planned Business Park/Planned Industrial land use categories. A combination of existing Village Zoning Districts may be appropriate to implement this future land use category.

Policies and Programs:

1. Develop Planned Mixed-Use projects in areas of the Village that would create active live-work environments through inclusion of identifiable centers of activity that can be compatible, mutually beneficial, and can be conveniently reached by a variety of transportation modes including walking. Ensure that public gathering places in the form of public commons, plazas, parks, and pedestrian ways are an integral part of the overall design for these areas.
2. Depending on the specific type of building or buildings proposed, adhere to the appropriate design guidelines of the Neighborhood Mixed-Use, Planned Businesses, Planned Business Park/Planned Industrial, or Multi-Family Residential land use category.
3. Require and provide incentives for sustainable building and site design techniques, particularly progressive stormwater management using best management practices.

Planned Business Park/Planned Industrial

This future land use category is intended for high-quality indoor manufacturing, warehousing, distribution, and office uses with generous landscaping, screened storage areas, modest lighting, and limited signage, complying with detailed design standards included in the Economic Development Chapter. This land use category is designed to blend the Planned Business, Planned Industrial, Planned Mixed-Use, and Government and Institutional land use categories. A combination of existing Village Zoning Districts may be appropriate to implement this future land use category.

Policies and Programs:

1. Require that all proposed projects submit a detailed site plan, building elevations, landscape plan, lighting plan, grading/stormwater management plan, and signage plan prior to development approval.
2. Require the use of high-quality building materials, attractive lighting, and signage that is compatible with other areas of the Village. Recommended design standards are included in the Economic Development chapter.
3. Encourage screened outdoor storage areas, parking lots, loading areas, and mechanical equipment from public view, including roof-top and group equipment. Additionally, promote modest lighting, limited signage, and the creation of landscaped (or tree preservation) buffers where future industrial use areas abut existing or future residential areas.
4. Market these areas for light, indoor manufacturing and assembly, warehousing, and office-related development.
5. Require and provide incentives for sustainable building and site design techniques, particularly progressive stormwater management using best management practices, especially for areas planned near sensitive natural resources (see the Natural Resources chapter).
6. Separate pedestrian walkways vehicular traffic and loading areas.

General Industrial

This future land use category is intended for indoor manufacturing, warehousing, distribution, and office uses, with outdoor storage areas and lower attention to building design, appearance, landscaping, and signage. The Village's General Industrial Zoning District is the most appropriate district to implement this future land use category.

Policies and Programs:

1. Require that all proposed industrial projects submit a detailed site plan, building elevations, landscape plan, lighting plan, grading/stormwater management plan, and signage plan prior to development approval.
2. Require and provide incentives for sustainable building and site design techniques, particularly progressive stormwater management using best management practices, for General Industrial areas planned close to sensitive natural resources.
3. Screen parking lots, loading areas, outdoor storage areas, and mechanical equipment (i.e. air conditioners, ventilation equipment, etc.) from public view, including roof-top and ground equipment.
4. Separate pedestrian walkways vehicular traffic and loading areas.

Heavy Industrial

This future land use category is intended for the most intensive industrial, outdoor storage, disposal, and related uses. Currently, the General Industrial district permits some of these uses by Conditional Use.

Policies and Programs:

1. Consider the establishment of new Zoning Districts to accommodate and provide zoning regulations for specific high-intensity land uses to give the Village the needed regulatory power outside of a just the Conditional Use Permit process. This recommend new district is in response to the state statutes changes adopted through Wisconsin Act 67.

Extraction

This future land use category is intended for quarries, gravel pits, clay extraction, peat extraction, landfill, and related uses. Currently, there is no Zoning District that addresses these uses.

Policies and Programs:

1. Consider the establishment of new Zoning Districts to accommodate and provide zoning regulations for specific high-intensity land uses to give the Village the needed regulatory power outside of a just the Conditional Use Permit process. This recommend new district is in response to the state statutes changes adopted through Wisconsin Act 67.

Government and Institutional

This future land use category is intended for public or public-related land areas and buildings such as schools, cemeteries, churches, public buildings, public parking lots, hospitals, and public utilities. Small-scale institutional uses, such as churches, cemeteries, and elementary schools, may be permitted in other land use categories. A combination of existing Village Zoning Districts may be appropriate to implement this land use category depending on size and scale.

Policies and Programs:

1. Integrate institutional facilities into new neighborhoods and residential areas and provide an adequate distribution of institutional facilities throughout the Village. Require site plan review and high-quality site design, building design, landscaping, lighting, and signage for all institutional uses.
2. Ensure that land use decisions and future growth are consistent with the community facility recommendations in the Utilities and Community Facilities chapter of this Plan.
3. Consider reserving future sites for public facilities by identifying these areas on an Official Map.
4. Amend this Plan as necessary to accommodate future utility and community facility locations.
5. Use the following standards when the Village reviews institutional development projects:
 - The existing street system must be adequate to meet increased traffic demands.
 - Nearby residential uses shall be adequately buffered from the institutional use via the use of decorative fencing, vegetative screening, berms, or similar features.
 - Generally, institutional uses should not generate significant on-street parking in residential neighborhoods unless streets are specifically intended to allow such parking.
 - The location and design should support other goals, objectives, and policies of this Plan.
6. Consider rewriting the Village Zoning Ordinance to establish a new Institutional Zoning District that addresses and accommodates the unique situations these types of uses present, in particular proximity to residential neighborhoods, intensive outdoor activities, and peak activity times.

Parks and Recreation

This future land use category is intended for park and open space facilities devoted to both active and passive recreation, such as playgrounds, play fields, play courts, trails, picnic areas, natural areas, publicly owned golf courses and bowling alleys, and related recreational activities. A combination of existing Village Zoning Districts may be appropriate to implement this land use category.

Policies and Programs:

1. Ensure all land use decisions for these areas consider the recommendations included in the Utilities and Community Facilities chapter of this Plan.
2. Design future planned neighborhoods around and with access to environmental corridors and parks without negatively affecting the environmental health of these areas.
3. Improve bicycle and pedestrian connections between neighborhoods, parks, schools, and the downtown.
4. Continue to implement the recommendations of the Village's Comprehensive Outdoor Recreation Plan. Update the plan ever 5-years to remain grant eligible through the Wisconsin Department of Natural Resources.

Conservancy

This future land use category is intended for public and privately owned open space or forested areas, dedicated to stormwater management and/or passive recreation functions. The existing CO-1 Conservancy District is the most appropriate for this land use category.

Policies and Programs:

1. Prohibit new development in environmentally sensitive or flood protection and stormwater management areas. Continue to allow existing agricultural uses (cropping, grazing, or other preexisting agricultural uses) within these areas.
2. Promote public acquisition or conservation easements where the land is not presently publicly owned.



Environmental Corridor

This future land use category is intended for continuous systems of open space that include environmentally sensitive lands and natural resources requiring protection from disturbance and development, and lands needed for open space and recreational use, based mainly on steep slopes, drainageways, stream channels, floodplains, wetlands, and other resource lands and features. All of CARPC's existing mapped environmental corridors, in addition to future protection and stewardship areas are shown with the Environmental Corridor areas shown on Map 4a and 4b.

Policies and Programs:

1. Generally, prohibit new development in mapped environmental corridor areas.
2. If development is proposed in areas where environmental corridors have been mapped, require developers or landowners to determine the exact boundaries of the environmental corridor based on the shoreland, wetland, floodplain, steep slope, or other natural feature(s) that comprise the corridor.
3. Continue to allow existing agricultural uses (cropping, grazing, or other preexisting agricultural uses) within environmental corridors, subject to the ongoing use of water quality and stormwater best practices.

Long-Term Growth Areas

The Long-Term Growth Areas indicate relatively undeveloped long-term Village growth areas, but within which the Village would currently not recommend or allow more intensive development. Given projected levels of growth and land use demand through 2042, and the other goals and objectives of this Plan, it is premature at this time for the Village to designate any particular type of alternative future land use. This future land use category corresponds to remaining areas of primarily agricultural and open space uses outside of the Village's existing boundary.

Policies and Programs

1. Policies and recommendations on permissible uses for the Long-Term Growth Areas shall be the same as those listed for the Agricultural future land use category (described earlier in this section) unless and until the Village's Comprehensive Plan is amended.
2. The Village will use its extraterritorial land division review authority to ensure that any development proposed in these areas aligns with the long-term extension of the Village's growth pattern.
3. Prior to allowing more intensive forms of development within the Long-Term Growth Area, the Village would - through the Comprehensive Plan amendment process- identify specific future land uses (other than agriculture) and how the specific land use pattern would be served by transportation, utility, and other public services.

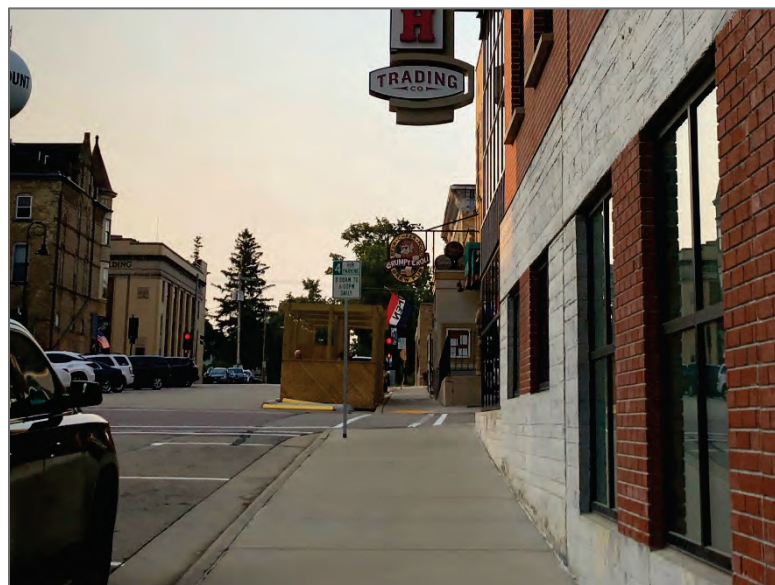
Smart Growth Areas and Opportunities for Infill and Redevelopment

Smart Growth Areas are defined by the State of Wisconsin as areas that will enable the development and redevelopment of lands with existing infrastructure and municipal, state, and utility services, where practical, or that will encourage efficient development patterns that are both contiguous to existing development and at densities which will have relatively low municipal, State governmental, and utility costs.

In Mount Horeb, Smart Growth Areas include sites and areas within the Village that present unique opportunities for redevelopment and areas around the periphery of the Village that are logical and efficient new development areas. These include the following:

Downtown

Maintaining the character and improving the physical and business environment of the downtown is a high priority for residents providing input for this Plan. Unlike completely blighted or vacant properties, the Plan does not advocate complete demolition and redevelopment of downtown structures for new uses, though selective removal of some structures and uses that are inconsistent with the dominant historical character may be permissible. Instead, reinvigorating the downtown will serve a number of economic development, cultural resource preservation, and community facility objectives while reducing the need to develop additional farm and other open space areas at the periphery. As part of this strategy for the area, continuing to implement the recommendations of the Downtown Mount Horeb Redevelopment Plan provides opportunities to further enhance and improve downtown.



One of the key areas of redevelopment focus will be along Front Street and Lincoln Street, where there are several old industrial-oriented structures. Recent redevelopment of the Duluth Trading Company Headquarters and Wyser Engineering offices serve as examples of what future redevelopment in this area could look like.

Springdale Street

Running from the eastern interchange of USH 151 to downtown, Springdale Street has become a key commercial corridor of the community. While this area has experienced many new developments over the past decade, there are remaining greenfield and redevelopment opportunities to increase density and mixed-use components. Due to its location and high traffic volumes, the corridor should continue to be prioritized for new and redevelopment that matches the community's character, high-quality architectural requirements, and serves as gateway to the rest of the Village. Establishing new multi-modal transportation connections is a key objective along this corridor.

Infill Residential

The Village has some inventory of approved residential subdivisions with available lots remaining, although only 58 remain as of 2021. Infilling these lots is a key priority as they are already improved to provide municipal services within the existing municipal boundary.

Established Residential Neighborhoods

In all established residential neighborhoods throughout Mount Horeb there are opportunities for increasing density. This could take the form of decreasing minimum lot sizes, providing opportunities for conversion of single-family units into two-family units, allowing in-family suites or accessory dwelling units, or promoting redevelopment of larger properties into small-scale multi-family units. All of these opportunities would require changes to the Village's Zoning Ordinance to accommodate increased density. However, through this process, increasing affordable and workforce housing opportunities has become a Village priority. One of the most cost-effective ways of accomplishing this is through increasing existing residential density. This Plan recommends that the Village explore the various zoning changes listed above to accommodate a diverse mix of housing options that will provide safe, affordable housing for lower income households in a manner compatible with other neighborhood and community goals.

Northeast Area

Located on the northeast periphery of the Village, there are several opportunities for new residential growth. These areas are defined as the land south of CTH S, east of STH 78, and north of Springdale Street. The Northeast Area presents both opportunities and challenges for future residential development:

Opportunities:

- Existing utility and roadway infrastructure in the area.
- Minimizes traffic impacts that could occur in other growth areas the funnel traffic to Main Street.
- Provides proximity to job and shopping concentrations in Madison, Middleton, and Verona.
- Could provide an additional location for the siting of new community facilities such as a park.
- Provides direct access to the Military Ridge Trail.
- Pristine natural resources in this area, including Schlapbach Creek and the environmental corridor surrounding it.
- Most of the area is within the existing Village Urban Service Area.

Challenges:

- There are existing sewer utility capacity constraints which limits the development density in this area to 2.25 dwelling units an acre (per CARPC requirements), unless alternative utility infrastructure is constructed by the Village or property owner.
- Schlapbach Creek, the environmental corridor surrounding it, and the Military Ridge Trail running through the area constrain and bifurcate future development and connections to Springdale Street.
- The topography in this area presents challenges related to utilities, stormwater, and roadway connections.

County Highway JG (North of USH 151)

On either side of CTH JG/Eighth Street, south of the Village's existing municipal boundary and north of USH 151 is a logical area of future residential expansion. As the Village has grown overtime, it has been built out to the northern edge of USH 151 in many areas. This area is one of the few undeveloped areas that remain. It has nearby utility and roadway infrastructure already in place and existing built-out neighborhoods to the north, east, and west. However, Hofstetter Conservation Park and the environmental corridor surrounding it presents some challenges to development. All of this area is within the Village's existing Urban Service Area.

Western Area (North of USH 151)

Bounded by USH 151 to the south, CTH ID to the north, and the existing Village boundary to the east, this area is another logical extension of Mount Horeb to provide additional commercial opportunities along CTH ID and residential neighborhoods to the south and east. Like the CTH JG area, the Western Area is one of the few undeveloped areas that remains north of USH 151 and south of CTH ID. Existing constraints to future development in this area include the Sugar

River E-way and surrounding environmental corridor. Due to this area's location as key gateway to the Village, particular attention should be given to ensuring the development is of desirable visual quality and capitalizes on its location adjacent to the bicycle trail.

Northwest Area

The area recommended for future development north of CTH ID on the west side of the Village is constrained by steep slopes to the north. This area also contains excellent views into the rural countryside. The recommended configuration of this future Planned Neighborhood considers this critical view area and limits future development where it would interfere with long vistas from the highway.

Because of the steep topography of the northern and western ridges of this area, development with larger lots, at a maximum density of three to four homes per acre, is most feasible. More dense development could be permitted where the developer can demonstrate a lack of adverse erosion and watershed impacts. For any development in this area, erosion control and stormwater management techniques are priority.

It is the Village's policy that any development to the west of Berghum Road will require a north—south connector road and completion of alternative access to CTH ID, as permitted, at the expense of the developer. Phasing of new development in this area should occur from south to north.

Growth Beyond the Village's Existing Boundary

Map 4a and 4b provides land use recommendations for lands beyond Village's existing municipal boundary, but within the Village's current 1.5-mile ETJ boundary. As discussed earlier in this chapter, this Plan identifies desirable land use uses within the Village's ETJ area to effectively manage growth in the long term.

Overall, this Plan advises some Village growth south of the USH 18/151 bypass over the 20-year planning period, with the following aspects to be considered prior to development occurring:

- **Transportation:** Any development south of the bypass would be physically separated from the rest of the Village, which could result in increased traffic congestion and isolation of those who depend on other modes of transportation beyond vehicles. A new east-west connection through this area is critical to interconnect the USH 151 interchange with other existing north-south roads in this area. Additionally, new sidewalks and multi-use paths within and connected to the rest of the Village will be a necessity to provide alternative transportation connections.
- **Utilities:** There are many utility constraints in this area due to topography. This will impact how any new development could be served by municipal water and sewer. Detailed analysis associated with the larger area and specific proposed development should be conducted prior to any new development. This will provide the Village with the necessary information to make cost-effective improvements and long-term capital decisions in this area. Most likely, any large-scale annexation and development to occur south of USH 151 will require leveraging a new TIF district to incorporate well-planned utilities and infrastructure in this area. This should be carefully planned and analyzed prior to any new proposed development in this area.
- **Economic Development:** The Village has traditionally grown outward from Main Street and downtown overtime. As such, it has nearly reached the extent of its available developable land along its major corridors for new commercial, office, and other business uses. Providing new economic development growth opportunities can help grow the local economy through new jobs and diversification of tax base.
- **Natural Resources:** There are several natural features that exist south of USH 151, including steep slopes, drainageways, creeks, and woodlands. In the event of new development occurring in this area, site-specific analysis of these features must be conducted to determine the exact extent of their location. Additionally, any and all future Urban Service Area boundary amendments in this area will require review and approval by CARPC. Together, these steps will help identify and mitigate negative impacts on these natural features.

This Plan acknowledges that there will continue to be pressure to develop the lands south of the bypass over the next 20 years. Because of this, intergovernmental coordination is needed.

- Working with the Mount Horeb Area School District to make sure new development south of USH 151 can be served by existing facilities and/or the need to plan for future facilities.
- Coordinating with the Towns of Blue Mounds and Springdale to establish intergovernmental boundary agreements to better plan for associated growth in this area.
- Working with WisDOT and Dane County on transportation and infrastructure planning, especially any future connections to USH 151, STH 92, CTH JG, and other existing roadways in the area.

7 TRANSPORTATION



CHAPTER SEVEN: TRANSPORTATION

The purpose of this chapter is to identify areas of facility expansion and develop strategies to provide the safest, most efficient transportation system possible for the Village's residents. See Appendix A for an overview of the Village's transportation system and a review of local, state, and regional transportation plans and studies which inform the goals, policies, programs, and recommendations of this chapter.

TRANSPORTATION RECOMMENDATIONS SUMMARY

- Develop and enforce a Village Official Map.
- Encourage traffic calming measures to promote roadway safety for all users.
- Implement the bicycle and pedestrian infrastructure improvements as identified in the Village Comprehensive Outdoor Recreation Plan.
- Prepare for transportation technology changes through increasing EV charging stations, bike-share, and car-sharing opportunities.

Transportation Goals, Objectives, Policies, and Programs

Goals:

1. Provide a safe and efficient multi-modal transportation system that meets the needs of multiple users in and around the Village.
2. Develop and maintain a comprehensive system of on-street and off-street bicycle and pedestrian facilities in the Mount Horeb area to encourage alternative transportation and promote a healthy, active lifestyle.
3. Encourage a land development pattern that minimizes absolute reliance on the automobile, particularly in terms of neighborhood-oriented goods and services.

Objectives:

1. Ensure that transportation system improvements are coordinated with land development.
2. Provide a quality transportation system for the growth areas identified on the Future Land Use Map that result in safe and convenient access between neighborhoods, employment centers, schools, service centers, and recreational centers.
3. Encourage pedestrian-oriented neighborhood designs that support a range of transportation choices as new developments are platted and existing neighborhoods are revitalized.
4. Plan and implement a comprehensive network of sidewalks and bicycle routes in the Village that serve neighborhoods, schools, parks, playgrounds, and activity centers.
5. Encourage and support regional transit service in Dane County.
6. Actively participate in and coordinate multi-jurisdictional transportation system improvements in the Village's planning area (including Dane County, the State, and neighboring Towns).

Policies:

1. Establish and enforce an Official Map to reserve sufficient rights-of-way for future arterial and collector streets, pedestrian and bicycle paths, and bridges.
2. Work with WisDOT, Dane County, and surrounding jurisdictions to coordinate land use with future improvements to USH 151.
3. Design new or expanded collector roads and an interconnected network of local streets to serve the growth areas identified on the Future Land Use Map in a manner compatible with adjoining land uses, topography, and natural areas.
4. Require that all future streets in the proposed peripheral growth areas intersect directly across from existing streets and include sidewalks or pedestrian/bicycle paths.
5. Take advantage of road upgrades and improvements to establish bike paths or lanes on roadways throughout the Village. Whenever possible, aesthetic improvements such as canopy shade terrace trees, pedestrian-scale lighting, landscaped boulevards, traffic circles, banners, and benches could also be included with roadway construction and reconstruction projects.
6. Establish bicycle paths and routes on local streets throughout the community to connect neighborhoods with schools, parks, and shopping. Work with neighboring jurisdictions, Dane County, and the State to coordinate bicycle and pedestrian planning, and planning for potential future alternative transportation corridors and transit modes.
7. Work with the Dane County to connect providers of additional transportation options to those who require them, such as the elderly, disabled, and children.

8. Coordinate capital improvements programming with the recommendations presented in this Plan.
9. Implement the recommendations of the Village's Comprehensive Outdoor Recreation Plan regarding pedestrian and bicycle facilities.
10. Encourage street designs that foster low traffic volumes and speeds through and in existing and proposed residential neighborhoods.
11. Require new subdivisions to provide more than one vehicular access point whenever possible and discourage the construction of cul-de-sacs except in very limited circumstances, such as when extreme topography or existing development patterns necessitate their use. In these instances, other alternatives to cul-de-sacs should be explored, and non-vehicular connections should still be attempted.
12. Develop a Village Bicycle and Pedestrian Plan to prioritize future on-street and off-street connections between existing and new facilities. Utilize the Village's Capital Improvements Plan to further prioritize investment in these facilities.
13. Increase wayfinding signage throughout the community, in particular where public parking can be found downtown.
14. Adopt a Complete Streets Policy that requires multi-modal elements as part of every roadway infrastructure project. Integrate United States Department of Transportation, Federal Highway Administration, National Association of City Transportation Officials, American Association of State Highway and Transportation Officials, and Wisconsin Department of Transportation guidelines, best practices, and performance measures into the policy to facilitate true complete streets.
15. Develop a bicycle sharing option along the Military Ridge Trail and downtown.
16. Promote bicycle and pedestrian educational programs through the School District and Police Department such as bicycle rodeos and other training programs.
17. Incorporate electric vehicle (EV) charging stations in public parking areas and remove obstacles to incorporating EV charging stations in private parking areas.
18. Participate in the Dane County update of the Bicycle Transportation Plan and the Parks and Open Space Plan.
19. Work with the WisDNR, Dane County, and neighboring municipalities to pursue paving the Military Ridge Trail between Verona and Blue Mounds State Park.

Transportation Programs and Recommendations:

Develop, Adopt, and Enforce a Village Official Map

An Official Map reserves land for roadways, trails, and other public facilities. This tool offers the Village the ability to show alignments of future roads, expanded right-of-way for existing roads, and other planned public facilities like trails and parks. When land development is proposed in an area of a facility shown on the adopted Official Map, the Village may obtain or reserve land for that future facility through public dedication, public purchase, or reservation for future purchase.

It is recommended that the Village develop, adopt, and enforce an Official Map to plan and protect areas needed for future infrastructure development. Specifically, the Official Map should identify and prioritize:

- New, expanded, and enhanced collector roads that help alleviate funneling excessive traffic through Main Street.
 - Connection of the road network in the northeast area to existing local roads and Springdale Street.
 - East-west connection south of USH 151 from Dochen Road to STH 78.
 - East-west connection south of USH 151 from CTH JG, STH 92, Town Hall Road, and the Springdale Street/USH 151 interchange.
- Future connections of local road network.
 - Connect Gonstead Road
 - Extend Meadow View to CTH ID
 - Establish connections to existing roadway network within new planned residential neighborhoods.
- Future off-street bicycle and pedestrian facilities and connections.
 - New trail between STH 78 and CTH JG to Stewart Lake County Park.
 - New trail south of CTH S connecting to the Military Ridge State Trail.
 - New trail south of the Military Ridge State Trail connecting Waltz Park to future neighborhoods south of Schlapbach Creek.
 - New trail from the Sugar River E-Way to CTH ID.
 - New trail from Hofstetter Conservation Park to South Road.
- Minimize increased access points, require shared driveways, and increase landscaping, stormwater management, and multi-modal connections along Springdale Street and West Main Street.

Encourage Traffic Calming and Other Measures to Promote Roadway Safety

The local street pattern should incorporate traffic-calming measures to help minimize the design speeds along existing and new roadways. These measures, when coupled with narrower street cross sections as advocated in Traditional Neighborhood Development design, also help minimize pedestrian/automobile conflicts and increase the sense of safety among pedestrians.

Street widths found in recently designed neighborhoods in Dane County have ranged from 28–32 feet with two-sided parking to serve single-family lots, to 36-40 feet with on-street parking and bike lanes to serve more intensive lands uses in a neighborhood (e.g., commercial, institutional). The goal of street and traffic calming measure design is to make driving on certain streets uncomfortable at higher speed, thereby increasing the likelihood that automobiles will slow down to enhance safety.

Traffic calming measures have the greatest potential to enhance pedestrian travel by slowing vehicular traffic, shortening pedestrian crossing distance, and drawing attention to a pedestrian crossing. Specific measures may include the following:

- Curb extensions/intersection bump-outs
- Signalized intersections
- Roundabouts
- Speed bumps
- Tear-drop islands
- Reduced curb radii
- Neighborhood boulevards
- Speed zones



Curb extensions are also known as bulb outs, bump outs, or neck downs. Just as the name implies, the curb is extended into the street from its usual position to create a bulbed out sidewalk area that narrows the street. As such, curb extensions can be an effective tool for reducing the crossing distance for pedestrians. Curb extensions can be applied to one or more corners of an intersection, and therefore can impact one or both sides of a crossing on one or more legs of an intersection.

Curb extensions are beneficial in that they:

- Shorten the pedestrian crossing distance.
- Provide better visibility for pedestrians to see and be seen.
- Offer space for benches and other street furniture.
- Reduce vehicle speeds.

Refuge medians allow pedestrian to cross traffic in each direction of travel separately. Therefore, where refuge medians are provided, pedestrians only have to find an adequate gap in traffic in one direction of travel at a time. This can significantly reduce pedestrian delay and chances of conflict with motorists. This Plan recommends the installation of refuge medians on new or upgraded arterial and collector roads, at pedestrian crossing points and as shown on Map 5.

The Village should work with WisDOT and Dane County to periodically examine crash data to identify areas with safety hazards where efforts should be focused.

Make Pedestrian and Bicycle Facility Improvements

The Village will continue to become a more bicycle friendly community over the planning period. In general, streets should be planned, developed, and retrofitted with the expectation that they will be used to a certain extent by bicycles. When traffic volumes and vehicular speeds are low, on-road bike traffic is generally acceptable without extra street width or designated bike lanes. When volumes are higher, signed and striped bicycle lanes (four to five feet wide) or off-street paths are the preferred option. Off-street bike paths are often preferred where recreational traffic and/street traffic is heavy, and where multiple uses (walking, skating) are anticipated or encouraged. Off-street paths are generally ten feet in width.

The Village's Comprehensive Outdoor Recreation Plan shows the locations of all existing and planned trails/on-street facilities. It recommends many new connections within the community and future connections beyond the municipal boundaries into potential long-term growth areas. One of the top priorities of the plan was to interconnect the parks and Military Ridge State Trail through multi-use trails and enhancements of on-street infrastructure. An additional recommendation is working to close identified gaps in the existing network and along environmental corridors throughout the community. See Map 5.

It is also recommended that Mount Horeb strive to become a more bicycle friendly community through an official designation. The League of American Bicyclists annually awards communities throughout the U.S. as diamond, platinum, gold, silver, or bronze Bicycle Friendly Community. This is a program designed to recognize and award municipalities that have taken steps to actively support, encourage, and accommodate bicycling for transportation and recreation. As a first step to planning and prioritizing future bicycle and pedestrian facility investments, it is recommended that the Village use the criteria and metrics that the League of American Bicyclists applies through its designation process to provide insight on gaps in the services it currently offers. The Parks, Recreation, and Forestry Commission could lead this effort as part of a Village-wide bicycle and pedestrian planning process.

The Military Ridge Trail plays a key role in the community, not only providing bicycle and pedestrian connections within the Village, but also drawing people from around the region to Mount Horeb. One of the most effective ways to increase ridership on the trail and drive additional tourism to the Village is through paving the trail from Verona to Blue Mounds State Park. To accomplish this effort, the Village will need to work with the WisDNR, Dane County, and neighboring municipalities to coordinate planning efforts, identify funding sources, and implement this recommendation.

Regarding sidewalks, it is recommended that the Village require sidewalks on both sides of all existing and proposed streets. Additionally, as a key component to identifying and prioritizing infilling existing gaps within the sidewalk network, the Village should continue to update and implement the Village-wide Sidewalk Plan. In combination, establishing a more comprehensive and connected sidewalk infrastructure pattern throughout Mount Horeb will be key to enhancing multi-modal transportation options over the planning period and increasing walkability community-wide.

A recent study published by the WISPIRG Foundation in 2019 titled “Millennials on the Move” explores the lifestyles preferred by many young people across Wisconsin. The study polled Wisconsin college students and found that 75% said that it was important for them to live in a place with non-driving transportation options after graduation. Overall, many people’s preferences are changing when it comes to transportation and providing increased multi-modal transportation options and connectivity will be one way to increase the retention and attraction of young people over the next 20 years. (Source: WISPIRG Foundation, *Millennials on the Move* (2019))

Prepare for Transportation Technology Changes

As transportation technology continues to rapidly evolve overtime, it will be important for Mount Horeb to be prepared to accommodate these changes. Over the past few years, bike-share, ride-share, and car-share have all become prevalent throughout the United States, and potentially the most revolutionary change is also rapidly approaching, automated self-driving vehicles. While it is impossible to know what the exact outcomes of transportation technology changes will be, the Village can continuously evolve its ordinances, procedures, and planning to accommodate these changes. An example of this could be as simple as an ordinance change to allow car-sharing or electric car re-charging stations in public parking lots, or it could be as significant as redesigning public facilities and infrastructure to better accommodate self-driving vehicles.

Additionally, smart technology infrastructure is another rapidly evolving transportation component from street and traffic lights to data gathering and integration. Over the next two decades, planning for and implementing smart infrastructure within roadways will be key to not only provide support for autonomous vehicles, but also to increase roadway efficiency and safety. The “internet of things” as it is commonly referred to, is the integrated systems of devices that collect real-time and traditional data, while also communicating that data to the greater network. As of 2021, most smart transportation infrastructure is being developed and implemented into the interstate system and large metropolitan areas, but is beginning to become prevalent throughout the country. As more devices are implemented, tested, and proven to be successful, they will become increasingly cost-effective for smaller communities to integrate.



The next two decades will see rapid changes in the way people use transportation and Mount Horeb will have to be prepared and flexible enough to continuously evolve as new challenges arise.

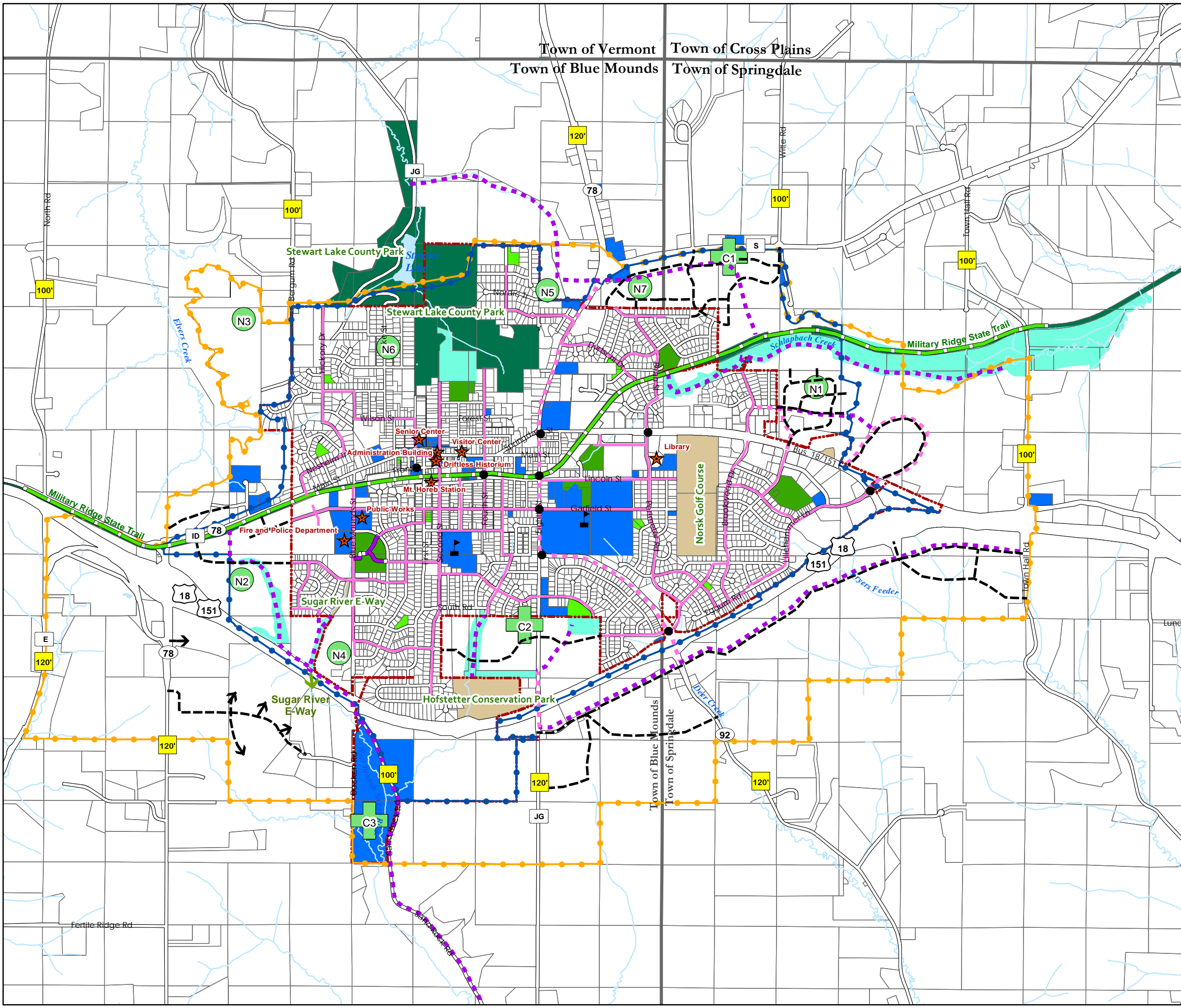
While we do not yet know exactly what transportation will look like in the coming years or its potential implications, there are some preliminary considerations to plan for:

- **Infrastructure.** It may be increasingly important to uniformly upgrade and maintain lane striping and signage to accommodate autonomous vehicles because this technology significantly relies on these infrastructure elements to navigate and function effectively. Additionally, in future roadway projects, considerations could be made for off-street or on-street staging facilities for vehicle pick-up and drop-off, instead of traditional on-street parking, parking lots, or parking garages. Finally, smart infrastructure investments should be considered in all future roadway projects, especially on major arterials. Enhanced data gathering, connectivity, and communication will make for more efficient and safe roadways. Adapting to this new technology will be key over the planning period.
- **Changing Revenue Sources.** Incorporating high-capacity electric vehicle charging stations within municipal lots could be a new revenue generating source for the Village, in addition to promoting and accommodating ridesharing. Also, overtime, traffic violation revenue may decrease significantly because of overall safer roadways. It may be appropriate to intermittently budget for lower revenue totals from this source to avoid dramatic changes to local resources.
- **Inequities.** The initial phase of autonomous vehicle integration may disproportionately disadvantage lower-income individuals who may not be able to afford the technology. Potential adjustments to traffic enforcement practices and/or other tax policies may be necessary to curb this inequity.
- **Technology Systems.** As many larger governing bodies increasingly integrate intelligent transportation systems (ITS), it will be important for Mount Horeb to participate in data collection and sharing, in addition to utilizing wireless and cloud-based technologies within their own practices (smart infrastructure).

ELECTRIC VEHICLE (EV) CHARGING STATIONS

In 2020, there were 345,000 electric vehicles sold in the United States, an increase of over 30% from 2019 sales. Overall, there are now 1,500,000 electric vehicles on U.S. roads and over 31,000 electric vehicle charging stations. Typical locations for EV charging stations include restaurants and retail stores, shopping centers, gas stations, hotels, office parks, multi-family buildings, and public parking lots. It is anticipated that sales will increase over the planning period, and it is important to plan for public locations suitable for EV charging stations, in addition to reducing barriers to installing them on private property. Some communities have even developed requirements for EV charging stations within new development or, at a minimum, installing the infrastructure during construction that will be needed to accommodate stations in the future. (Source: Blastpoint, 2021)

Mount Horeb
Comprehensive Plan



- Village of Mount Horeb Boundary
- Town Boundary
- Adopted Urban Service Area Boundary
- Potential Future Urban Service Area Boundary
- Parcel Line
- Right of Way
- Proposed Road
- Military Ridge State Trail
- Other Existing Off Road Trail
- Other Existing On-Road Bike Route
- Potential Off Road Path
- Potential On-Road Bike Route
- Institutional Uses
- Neighborhood Park
- Community Park
- Regional Park
- Special Use Park/Recreation Area or Open Space
- Community Facility
- School Site
- Potential Future Park or Open Space
- Planned Neighborhood Park
- Planned Community Park
- Right of Way Extent
- Surface Water
- Intersection Improvements Needed

VILLAGE OF MOUNT HOREB

0 500 1,000 2,000 3,000 4,000 Feet

N

VANDEWALLE & ASSOCIATES INC.
Shaping places, shaping change

Adopted: March 30, 2022
Data Source: Dane County LIO, CARPC, MATPB, WI DNR, FEMA, USDA

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8

UTILITIES & COMMUNITY FACILITIES



CHAPTER EIGHT: UTILITIES AND COMMUNITY FACILITIES

This chapter provides a timetable for the expansion, rehabilitation, and construction of new facilities. This information is used to inform the goals, policies, programs, and recommendations of this chapter. See Appendix A for information regarding existing utilities and community facilities including, location, use, and system capacity.

UTILITIES AND COMMUNITY FACILITIES RECOMMENDATIONS SUMMARY

- Implement and update the Village's Comprehensive Outdoor Recreation Plan and Capital Improvements Program.
- Promote, integrate, and consider sustainability, climate resiliency, and public health in future infrastructure and community facility planning and investments.
- Proactively plan for needed utility, municipality facility, and service upgrades.

Utilities and Community Facilities Goals, Objectives, and Policies

Goal:

1. Preserve the Village's sense of community and quality of life through access to public services such as the library, senior center, parks, trails, and open space.
2. Coordinate utility and community facility systems planning with land use, transportation, natural resources, and recreation planning.

Objectives:

1. Ensure that basic public services such as adequate police and fire protection, street services, education, and other services are made available to all residents.
2. Provide quality, accessible parks, recreation, library space, and open space facilities and services to meet the needs of all age groups in Mount Horeb.
3. Encourage logical, cost-efficient expansion of facilities to serve compact development patterns.
4. Maximize the use of existing utilities and facilities within the Village, and plan for an orderly extension of municipal utilities and facilities for the planned growth areas.
5. Respect natural features and conditions in the design and location of orderly utility extensions.
6. Ensure that the Village's utility system has adequate capacity to accommodate projected future growth and avoid overbuilding that would require existing residents to carry the costs of unutilized capacity.

Policies:

1. Continue the five-year Capital Improvements Program that sets priorities for completing public needs, and which can be funded from available fiscal resources.
2. Cooperate with other governmental units to avoid duplication of services. Promote the development of shared facilities and parks among various public land uses including, but not limited to, the coordination of County, Town, Village, and school recreation facilities.
3. Require annexation before allowing future connections to Village water and sewer services. Confine the extension of urban services to the areas indicated in this Plan for urban development, and time these extensions to follow annexation.
4. Avoid extending public utilities over large acreages of undeveloped land for the purpose of serving scattered parcels of existing development.
5. Establish specific standards for the quality of a community facility, equitably serving all sections of the Village, ensuring that the planning for development and recreational programs will meet the specific age groups in each service area.
6. Plan for public facilities on a systems basis, rather than as a series of individual projects. Establish logical service areas for each community service, coincident with the urban service area.
7. Promote infill development, redevelopment, and rehabilitation of areas that use existing utility systems and roads, and are close to existing community facilities such as schools, parks, and other public investments.
8. Implement and prepare updates to the Village's Comprehensive Outdoor Recreation Plan every five years.
9. Follow the recommendations of the Village's utility studies when making utility and growth decisions. Prepare and update these studies as appropriate.
10. Ensure that all residents are within a comfortable walking distance (approximately 1/4 to 1/2 mile) of a neighborhood park or equivalent recreation space.
11. Require all new development in the Village to make provisions for handling stormwater.

12. Work cooperatively with the School District in planning for new or upgraded school facilities and in notifying the School District of major residential developments that may affect school funding and programming.
13. Any future remodeling, renovation, or new construction of a Village facility should consider the financial feasibility of incorporating renewable energy sources, sustainable building practices, and LEED Certification standards. Where feasible, the Village should consider implementing such features.
14. Partner with UW-Extension, Dane County, neighboring communities and school districts, and local groups to organize opportunities to educate the public on sustainability.
15. Assist Dane County in the implementation of the Dane County Climate Action Plan and consider the development of a Village Renewable Energy Action Plan.
16. Pursue becoming a designated Wisconsin Healthy Community through encouraging local efforts to improve community health and well-being in a cooperative, multi-sector approach.
17. Consider developing a “Health in All Policies” approach that aims to integrate public health in all decision-making processes.

Utilities and Community Facilities Programs and Recommendations:

Implement and Update the Village’s Comprehensive Outdoor Recreation Plan

In order to remain eligible to receive federal and state grant monies for park facility upgrades, communities are required to prepare an updated Comprehensive Outdoor Recreation Plan every five years—a document that analyzes facility needs, service demands, and proposes recommendations pertaining to upgrades and expansions of existing facilities and land acquisitions for new parks and facilities.

The recommendations of this Plan reflect the recommendations of the 2020 Comprehensive Outdoor Recreation Plan, including:

- Implement the recommended facility improvements within existing parks.
- Adding more garbage, recycling, and dog waste containers at each park.
- Connecting sidewalks to parks wherever possible and implementing the Village-wide Sidewalk Plan to help prioritize connections and upgrades.
- Continuing to establish community gardens in underutilized and shade-free areas of the parks.
- Adding shade trees outside of playfield or other developed areas.
- Develop new Neighborhood and Community Parks as new development occurs, prioritizing active playfield space.
- Pursue the development of new special use facilities such as an indoor pool or recreation center, dog park, and splash pad.
- Explore unique recreational opportunities including pickleball, mountain bike trails, campgrounds, beer gardens, rock climbing walls, and winter activities.
- Enhance bicycle and pedestrian connections throughout the community.



Continue to Implement the Village of Mount Horeb Capital Improvements Program

The first component of a comprehensive municipal financing system is the Capital Improvements Program (CIP). The Village’s Capital Plan is essentially a budget that allocates municipal funding to various projects over an extended time period. It is recommended that the Village continue to utilize the Capital Plan to help in identifying and prioritizing a list of future capital projects. The Village’s CIP mirrors many of the recommendations throughout this Plan. An intermediate level analysis which translates the Plan’s land use and transportation system recommendations into levels of facility demand, and then projected costs, will be necessary before accurate capital costs can be projected.

Utilities, Municipal Facilities, and Services Recommendations

As the Village expands geographically and demographically, increased strains will be placed on its municipal facilities. During the course of this planning process, some specific community facility improvements or additions were identified. This Plan recommends further exploration and investigation on the following community facility and service enhancements:

- Police Department, Fire Department, and Emergency Protection Services constructed a new joint facility in 2018. As the Village’s population increases, staffing and space needs studies should be considered to ensure appropriate facilities

and staffing to meet Village needs. Additionally, as the Fire Department shifts from voluntary to non-voluntary service over the planning period, the need for additional staffing will be heightened.

- Municipal Building. With the addition of new staff in the 20-year planning period, the Village would require additional space. However, it currently has additional capacity at its existing location.
- Senior/Community Center. The Senior Center is very popular and well-used. Future needs and concerns about capacity were raised during this planning process. Over the 20-year planning period, more space will be required for these facilities. In addition, there is need for additional meeting space and rooms available to the community to rent. Future needs of programs and facilities specific to different segments of the population were identified for the planning period. For seniors, adult day care services and exercise areas should be considered. For youth programs, access to outdoor space is considered a limitation. Proximity to a community park would be ideal.
- Recreation Department. The Village's Recreation Department is widely used; however, it has relied on the Mount Horeb Area School District for facilities. Opportunities for the department to relocate or co-locate could take place within future growth areas if a Community Center or pool is constructed there.
- Mount Horeb Public Library. Over the planning period, the Village should work with the Library Board to discuss opportunities for a much-needed expansion of the public library. From 2012 through 2021, the library board and staff have worked creatively to maximize the library space including the following:
 - Moving programs from the community meeting room into the library proper to make more room for attendees
 - Moving shelving within the library proper to create more programming space
 - Moving staff work areas to create more space for the public
 - Moving programming outdoors to create more room for attendees

In general, public utility needs will be addressed through more detailed engineering studies on utility systems and specific required improvements following the completion of this Comprehensive Plan. Given the challenging topography of the Village, utility systems were a particularly challenging growth consideration.

In terms of sewer utility, the existing facility has more than enough capacity for growth. However, there are limitations when it comes to pipe capacity on the east side of the Village (East Side Force Main). This 10-inch main runs from the Brookwood lift station to CTH JG. It then flows into the Valley Street Interceptor, which is additionally only a 10-inch gravity line to the wastewater facility.

Prior to where the East Side Force Main dumps into existing gravity lines, the STH 92 lift station ties into it with a 6-inch force main. The STH 92 lift station pumps gravity sewer which includes the discharge from the smaller Lillehammer lift station. The STH 92 lift station is where considerations have been made for the possibility of running a force main directly to the gravity lines without tying it into the 10-inch main to gain additional capacity. In order for that to take place, a wastewater study would need to be completed to make sure that the gravity sewer line would be able to take the potential increased flow. This study should be considered in the coming years.

Alternatively, the Village has explored the option of running all lift station pumps involved with the force main on VFDs which would allow the pumps to run slower and longer and could help increase force main capacity and potentially save electricity.

Until a remedy to the pipe capacity can be implemented, densities of new growth in the northeastern area will remain in place.

The southwestern growth areas will be served by gravity flow to the wastewater treatment plant during the planning period. The southeastern growth areas will require detailed planning and utility analysis as development occurs due to topography in the area.



Figure 8.1: Timetable to Expand, Rehabilitate, or Create New Community Utilities or Facilities

Village Utilities & Community Facilities	Timeframe	Comments
Water Supply	2022-2030	Conduct water system needs studies as necessary.
Sanitary Waste Service	2022-2024	Conduct a detailed sanitary sewer service study on pipe capacities and solutions for the east side.
	2025	Implement the recommendations of the sewer service study to provide additional growth densities on the east side.
Stormwater Management (Quality and Quantity)	Ongoing	Enforce stormwater management and erosion control standards for all new development.
Community Center	2022-2030	Conduct a feasibility study and location analysis for a new community center.
Community Pool/Indoor Recreation Center	2022-2025	Conduct a feasibility study to determine the long-term plans for the community pool.
	2025-2030	Conduct a feasibility study for a new indoor recreation center possibly jointly with the Mount Horeb Area School District.
Public Library	2022-2030	Conduct a space needs study to determine future space needed.
		Expand the library to accommodate future space needs.
Senior Services	2022-2030	Conduct a feasibility study for expansion or new senior services center. Explore new services such as adult day care and exercise areas.
Village Administration	Ongoing	Periodically assess for space and technology needs.
Parks	2025	Update the Village's Comprehensive Outdoor Recreation Plan in 2025.
Trails and Paths	2022-2025	Complete a Village-wide Bicycle and Pedestrian Plan.
	2025-2035	Install on-street bike route signs and improvement as guided by the Village's Comprehensive Outdoor Recreation Plan.
	Ongoing	Encourage off-street paths and trail in new development areas to connect to existing paths and trails, parks, and other community gathering places.
Cemetery	N/A	Existing cemetery facilities are expected to meet near-term needs.
Schools	Ongoing	Continue to collaborate with school district staff to assess projected student growth from village development and identify potential sites for new school sites, if needed.
Police, Fire, EMS	Ongoing	Periodically assess for facility and technology needs.

Continue to Coordinate with the School District on Future Planning Decisions

Mount Horeb should continue to coordinate land use and development decisions with the Mount Horeb Area School District’s long-range planning efforts. As enrollment changes, it is likely that over the course of the 20-year planning period the School District will need to consider the acquisition of land for one or more new school. The Village intends to work with the School District to proactively identify appropriate sites for a school before land costs escalate and or other development occurs in the most desirable areas, in addition to potentially selling unneeded undeveloped land.

Pursue Becoming a Wisconsin Healthy Community

The University of Wisconsin Population Health Institute designates a City, Village, or County as a Wisconsin Healthy Community to recognize and encourage local efforts that improve the overall community’s health and well-being. It also aims to promote collaboration centered around health improvement.

It is recommended that Mount Horeb consider pursuing its own Wisconsin Healthy Community designation by highlighting its work and partnerships related to advancing public health in the community. Overall, the local and regional park and trail system, land use pattern, transportation infrastructure, and community facilities all play a large component in the promotion and sustainability of improving public health. Many of the overarching goals of the Wisconsin Healthy Community Designation program are reflective of the community’s overarching goals in this Plan.

Advance Community Sustainability and Climate Resiliency

As noted in the Natural Resources chapter, there are many ways that Mount Horeb can take a proactive approach to addressing and improving the community’s long-term sustainability and climate resiliency. Opportunities to accomplish this include assisting Dane County in the implementation of the Dane County Climate Action Plan and establishing local benchmarks, metrics, goals, and strategies based on national programs such as the LEED Certified Cities Program and U.S. Green Building Council.

Building on that recommendation, Mount Horeb could also pursue the development of a Renewable Energy Action Plan either as part of these efforts or as a stand-alone project.

WHAT IS PUBLIC HEALTH?

Public health is comprised of a large and complex network of social and physical influences such as land use, the environment, social norms, education, transportation, and health care. Collectively, the physical environment, built environment, and social construct of the community contribute to the overall public health of residents. There are two common ways of measuring public health, physical health and mental health. Physical health is typically measured in life expectancy, obesity rates, chronic diseases, and other similar attributes. Mental health is harder to quantify, but typically consists of addiction/substance abuse, depression, dependency, etc. Additionally, another component that must be considered in the evaluation of a community’s public health is access to services and equitable distribution of services. Health services can be cost prohibitive, inaccessible, and often not widely known by the people who may need them the most. Taking into consideration all of these factors allows the community to truly grasp the existing public health situation.

Nearly every component of this Plan either directly or in-directly effects public health. Assessing and addressing existing conditions, needs, and evolving trends of the community public health are vital components to planning for the future of Mount Horeb.

RENEWABLE ENERGY ACTION PLAN

The purpose of a Renewable Energy Action Plan is to set ambitious carbon reduction and renewable energy goals for the community and develop an action plan for how to accomplish them. This process helps chart a course for how the Village, its residents, public sector partners, and the private sector can work together to make these goals a reality. Key components of an Energy Action Plan include:

- Setting carbon reduction and renewable energy goals for the next 10 years.
- Developing strategies on how the community can advance toward and meet these goals.
- Establish partnerships with overlapping jurisdictions, local businesses and community organizations, utility providers, and others.
- Identifying funding sources and opportunities for fiscal support in implementation.
- Creating the framework for future programs, policies, and decision making.

HOUSING & NEIGHBORHOOD DEVELOPMENT

9



CHAPTER NINE: HOUSING AND NEIGHBORHOOD DEVELOPMENT

A community's housing stock is its most significant long-term capital asset. As is typical in most communities, housing represents the largest single land use in terms of area in Mount Horeb. Housing not only fulfills the basic need for shelter, but also helps shape the identity of individuals, neighborhoods, and the community's sense of place. The purpose of this Plan is to provide an analysis of local housing trends and existing conditions. This analysis shaped the goals, policies, programs, and recommendations of this chapter. All analysis, local context, and existing plans related to housing and neighborhood development in can be found in Appendix A.

HOUSING AND NEIGHBORHOOD DEVELOPMENT RECOMMENDATIONS SUMMARY

- Foster new workforce and affordable housing by implementing the recommendations of the Housing Task Force.
- Apply traditional neighborhood design techniques when approving or planning for new neighborhoods.
- Require high-quality design standards for new multi-family housing developments.
- Support a housing balance plan and residential growth phasing plan.

Housing and Neighborhood Development Goals, Objectives, and Policies

Goals:

1. Provide a variety of housing types, densities, arrangements, and costs to accommodate the needs, desires, and life cycles of existing and future residents.
2. Increase the amount, type, and availability of affordable and workforce housing options in the Village.

Objectives:

1. Phase new residential development in a manner that is consistent with public utility and facility service capacity and community expectations.
2. Carefully control neighborhood development to provide a range of housing types, densities, and costs, but which also maintain the character of the community.
3. Support programs that maintain or rehabilitate the Village's existing housing stock.
4. Promote infill and redevelopment practices to help diversify the community's housing supply.
5. Create attractive and safe neighborhoods that are well-served by essential municipal services and facilities (sanitary sewer, municipal water, stormwater management facilities, police, fire, etc.).
6. Locate housing in areas that are served by full urban services, including sanitary sewers and public water within convenient access to community facilities, employment centers, and transportation routes.
7. Provide a range of housing types, costs, and locations in the Village that meets the needs of persons of all income levels, age groups, and those with special needs.
8. Work with housing advocates and developers to market land available for the development or redevelopment of low-income and moderate-income housing.
9. Design neighborhoods that are oriented towards pedestrians and well-served by sidewalks, bicycle routes, and other non-motorized transportation facilities.



Policies:

1. Guide new housing to areas within the Village with convenient access to commercial and recreational facilities, transportation systems, schools, shopping, jobs, and other necessary facilities and services.
2. Continue to phase residential growth over time to ensure logical and cost-effective expansions to community utilities and services. This phasing should be re-calibrated to reflect more recent market demand and to allow some flexibility for those developers who commit to providing non-residential land uses.
3. Use detailed neighborhood development plans to tie the opening of new areas for neighborhood development with the capacity of utilities and public facilities to accommodate such development.
4. Enforce a Housing Balance Plan that ensures a balance between owner-occupied housing and rental housing.

5. Continue to require all proposed residential developments to dedicate land, or pay a fee in lieu thereof, for public park, recreation, and open space acquisition and development.
6. Design new neighborhoods in accordance with traditional neighborhood design principals, as described later in this chapter.
7. Disperse multi-family development throughout the Village, rather than larger concentrations in isolated areas. Require high-quality design for all multi-family development.
8. Encourage initiatives that strengthen existing neighborhoods through maintenance of the housing stock, creative reuse of vacant or under-utilized buildings, infill development, and maintenance and improvement of parks.
9. Prevent monotonous “tract” housing by ensuring variations in architectural details and colors, preventing garages from dominating front or street side facades; and for multi-family housing, enforcing design standards recommended in this Plan.
10. Encourage residential uses for upper-story downtown buildings, infill, redevelopment, and new commercial/office development to increase the viability and vitality of the community.
11. Promote the use of water saving technology by Village residents, such as rain barrels, rain gardens, and low-flow appliances and fixtures.
12. Promote the use of Accessory Dwelling Units and In-Family Suites as an alternative affordable housing option that is permitted within the single- and two-family zoning districts.
13. Consider rewriting the Zoning Ordinance to include small lot single-family development, more two-family opportunities, a variety of multi-family densities by-right, and increased mixed-use options.
14. Implement the recommendations of the Mount Horeb Housing Task Force.

Housing Programs and Recommendations:

Foster New Quality Entry-level Workforce and Affordable Housing in Mount Horeb

It is recommended that the Village continue to develop and support policies and programs that provide high-quality, affordable housing options in the community. The following strategies will be explored:

- Promote the maintenance of older neighborhoods: The existing housing stock in Mount Horeb is an important component of the affordable housing supply, if housing is well maintained. Enforcement of housing maintenance ordinances and greater use of housing rehabilitation funding programs would increase the levels of maintenance of existing housing. In addition, facilitating development proposals for senior housing also helps free up older homes for a new generation of young families. Below are opportunities for the Village to further foster housing rehabilitation and reinvestment.
 - Establish and maintain a strong landlord licensing program to ensure that minimum life safety standards are maintained in all rental units, including single-family homes being renter-occupied.
 - Rewrite the existing Zoning Ordinance to help facilitate property maintenance and upgrading of homes. For example, the Village can make sure that setback and other standards do not unnecessarily stymie appropriate home improvements.
 - Establish clear regulations and dedicate additional staff time to proactively enforce property maintenance codes and policies with strict consequences for continued violations.
 - Develop and implement a landlord training program to help promote landlord best practices throughout the community.
 - Promote and further publicize Dane County’s Housing programs that can be used to help homeowners continue to invest in their home.
 - Within targeted neighborhoods, pursue the purchase of vacant, dilapidated, and tax delinquent housing for rehabilitation and resale for owner-occupancy.
- Support upper story housing downtown and in mixed-use areas: As part of ongoing downtown revitalization efforts, the Village should emphasize the retention and conversion of upper story spaces into housing. This may require financial incentives for necessary building upgrades. Additionally, within redevelopment and new development along key corridors, promote the use of mixed commercial and residential buildings and sites.

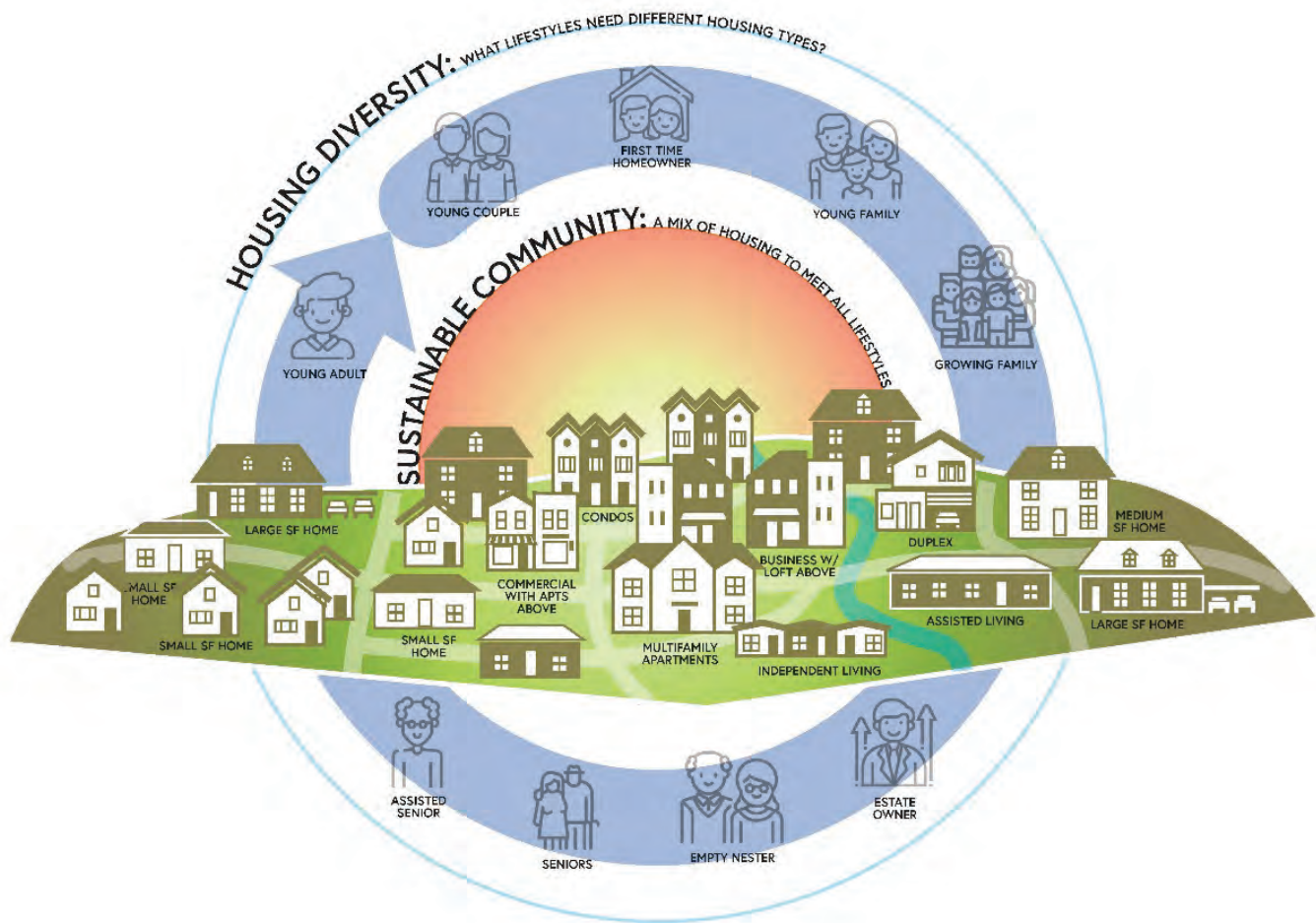


- Encourage small lot single-family options: The existing Zoning Ordinance allows single-family residential development at a minimum 10,000 square foot lot size. It is recommended that the Village establish smaller lot sizes for single-family development as low as 5,000 square feet. Smaller lot sizes result in lower “per unit” development costs, (usually lower lot prices, and a more compact and efficiently served land use pattern. The Village intends to encourage smaller lots sizes, if house plans or design standards are provided that are suited for those sized lots and promote high-quality design. Lots as small as 5,000 square feet and as narrow as 50 feet are becoming increasingly common in southern Wisconsin and throughout Dane County.
- Support high-quality multi-family housing: Higher density housing that complements the character of surrounding neighborhoods can be an important component of an affordable and diverse housing stock. Some households with no, few, or grown children find higher density housing appealing regardless of income and households in this category are projected to increase compared to traditional households. An adequate supply and range of multi-family housing types is essential in keeping housing affordable. Multi-family housing includes both renter-occupied and owner-occupied (e.g., condos, townhouses) housing options. Too often, resistance to higher density housing is a result of people’s experience with poorly designed multi-family developments that do not reflect the character of the community or are generally unattractive. The design standards discussed and illustrated later in this chapter are intended to address these issues. Ideal locations for this type of development in the future are within Planned Neighborhoods and in conjunction with Planned Unit Developments as part of a mixed-use development.
- Support programs to provide new affordable housing: Several County, State, and Federal programs exist to help provide affordable housing. Dane County programs include income-based housing, voucher programs, income-restricted housing, and tax credits that can all be used to help increase affordable housing choices in the Village. Additionally, the federal tax credit program, administered through the WHEDA, can help provide high-quality housing for lower income residents. Finally, the state’s tax incremental financing (TIF) law allows for an extension of a TIF district for one year to allocate money directly to affordable housing in the future. Mount Horeb should support appropriate use of such programs to increase the supply of affordable housing for people who are often not accommodated through the private market.
- Leverage available platted lots: As of October 2021, the Village had 45 single-family, 8 two-family, and 5 multi-family platted lots ready to be built on. Overall, this is an opportunity for the Village to leverage the building-ready availability of new residential comparatively to other neighboring communities in the area.
- Village becoming a residential developer or development partner: Many municipalities have experienced an overall lack of new residential development since the Great Recession and anything that has been built is higher-end single-family homes. In an attempt to counter those trends and restart residential development, nonprofits and local government entities have started acquiring developable residential land to help foster new housing development. The land could be an unfinished subdivision or platted area where some infrastructure may already be in place, or land directly adjacent to municipal infrastructure where extensions are most cost-effective and efficient. Once improved, the entity will either sell buildable lots to individuals or retain land ownership and provide ground leases for individuals build on the lots. In turn, the Village receives new taxes on the land and homes, the cost of land is reduced, and residential development is kick started again. As of 2021, several communities in Wisconsin are utilizing this approach as an effective way to reduce the existing barriers to home ownership in the Village.

2021 MOUNT HOREB HOUSING REPORT

In 2021, the Mount Horeb Housing Task Force partnered with UW-Extension to conduct a community-wide survey and develop a summary report. Nearly 1,500 total people took part in the online survey, which was conducted immediately prior to the start of this Comprehensive Plan Update process. The recommendations from the summary report were reviewed and adopted by the Village Plan Commission and Village Board in the summer of 2021. They have been directly incorporated within this document. Recommendations include:

- Construct new housing owner-occupied and rental housing units for households making between 60-100% of area median income.
- Conduct needs assessment for new senior housing and utility capacity studies.
- Identify land for both small and large infill housing opportunities.
- Work with developers, lenders, and builders to pursue housing loans, assistance, and real-estate ownership projects.
- Facilitate a range of housing types in new development and through Zoning Ordinance amendments.
- Provide educational opportunities and outreach to first time home buyers.
- Establish a long-term committee to analyze and evaluate progress overtime.



Support a Housing Balance Plan

A Housing Balance Plan can help ensure stability a balance between owner-occupied housing and rental housing. To implement this, the Village should consider any new residential subdivisions to pre-identify an appropriate mixture and arrangement of areas for detached single-family, attached single-family, two-family, and varying scale multi-family housing development. The Housing Balance Plan specifies:

- Minimum 60 percent single-family
- Up to 15 percent two-family
- Up to 25 percent multi-family

This policy is important to retaining the community’s character and expands the range of housing choices for aging and other non-traditional households.

Promote Traditional Neighborhood Design in New Neighborhoods

For areas designated as “Planned Neighborhoods” on the Future Land Use map, the Village intends to promote what is commonly referred to as Traditional Neighborhood Design. The implementation of Traditional Neighborhood Design will:

- Integrate a diversity of high-quality housing types to accommodate a variety of lifestyles and age groups.
- Ensure the long-term preservation of Mount Horeb’s small-town character.
- Provide housing, parks, and schools within walking distance of shops, services, and jobs.
- Blend the convenience of the automobile with the creation of safe, comfortable places to walk and bike.
- Better preserve environmental systems that define, sustain, and connect neighborhoods and communities.
- Reduce demand for resources needed for transportation, public infrastructure, and housing.

In the design and approval of new neighborhoods (subdivisions), the Village and developers should ensure the adherence to the following Traditional Neighborhood Design principles.

- **Establish Community Gathering Places:** Design neighborhoods around community gathering places such as parks, public squares, outdoor dining establishments, schools, churches, and other community facilities.
- **Provide Housing Variety:** Ensure that at least 60% of housing is single family form, but also that a variety of housing types are included and arranged in a compact and interconnected form. Particular attention should be paid to the scale of buildings, walking distances, and the design of other neighborhood features such as streetlights and signage.
- **Blend Land Uses:** Integrate neighborhood-scale commercial and office uses and other small-scale community facilities in appropriate locations, generally along busier streets and intersections to draw on a broader market.
- **Promote Walkability:** Design the neighborhood to facilitate pedestrian movement and enhance mobility within the neighborhood and between the neighborhood and other nearby destinations, such as parks, schools, and business and job districts. Provide sidewalks or paths along all streets, and multi-use trails in the environmental corridor and park network. Require street trees to be planted along all new streets.
- **Promote Street Connectivity:** Interconnect nearly all streets both within the neighborhood and to existing and future adjoining neighborhoods. Minimize the creation of cul-de-sacs to places where environmental features and odd property configurations require them.
- **Calm Traffic:** Accommodate on-street parking and promote narrower streets to calm traffic and increase pedestrian safety. Consider other traffic calming approaches on a case-by-case basis, such as traffic circles and medians. Integrate landscaped medians and boulevards into new neighborhood entryways and collector streets, using the Village's mature neighborhoods as a model. These new boulevards may also serve stormwater management functions.
- **Create Attractive and Active Streetscapes:** Incorporate site and building design strategies such as decreased setbacks, front porches, balconies, and other interesting architectural features that help create a safe, pleasant walking environment. Set back garages from the main body of the house wherever possible and incorporate alley-loaded garage options where practical.
- **Incorporate Natural Areas:** Integrate environmental features into the neighborhood as common open spaces for active or passive recreation, public gathering spots, or flood protection and stormwater management. Provide adequate vegetated buffers between development and natural features.



In order to implement these standards, the Village will consider the following in its rewrite of the Zoning Ordinance:

- Support the development of mixed-use buildings and sites (e.g., first floor commercial, upstairs apartments) by allowing such uses as permitted-by-right in the Neighborhood Business, Main Street Business, and Central Business districts and as a conditional use in the Multi-Family district.
- Develop a small-scale single-family zoning district that allows homes on a minimum 5,000 square foot lot.
- Incorporate design standards for multiple family housing in the Zoning Ordinance to ensure high-quality multi-family components of these neighborhoods.
- Consider anti-monotony and other design standards in the zoning ordinance for single family subdivisions, to enhance architectural diversity and avoid alley-like “garage-scapes” facing public streets.

Develop A Residential Growth Phasing Plan

The Village should phase residential growth over time to ensure logical and cost-efficient expansions to community utilities and services. The growth phasing plan should be calibrated to:

- Respond to recent community growth and market trends.
- React to the Village's capacity to provide public facilities, services, and utilities including stormwater management, and the School District's capacity to meet added educational demands. Consider linking the opening up of new lands for development to the satisfaction of these types of criteria in addition to or as an alternative to the current approach linking phasing to a particular year.
- Consider providing flexibility in the phasing program to those developers who meet central goals of this Plan, particularly in providing additional non-residential, economic development opportunities. For example, a particular phasing area may be opened up for development sooner than otherwise allowed if the developer directly provides or actively promotes a sufficient amount of non-residential development either on-site or elsewhere in the Village.

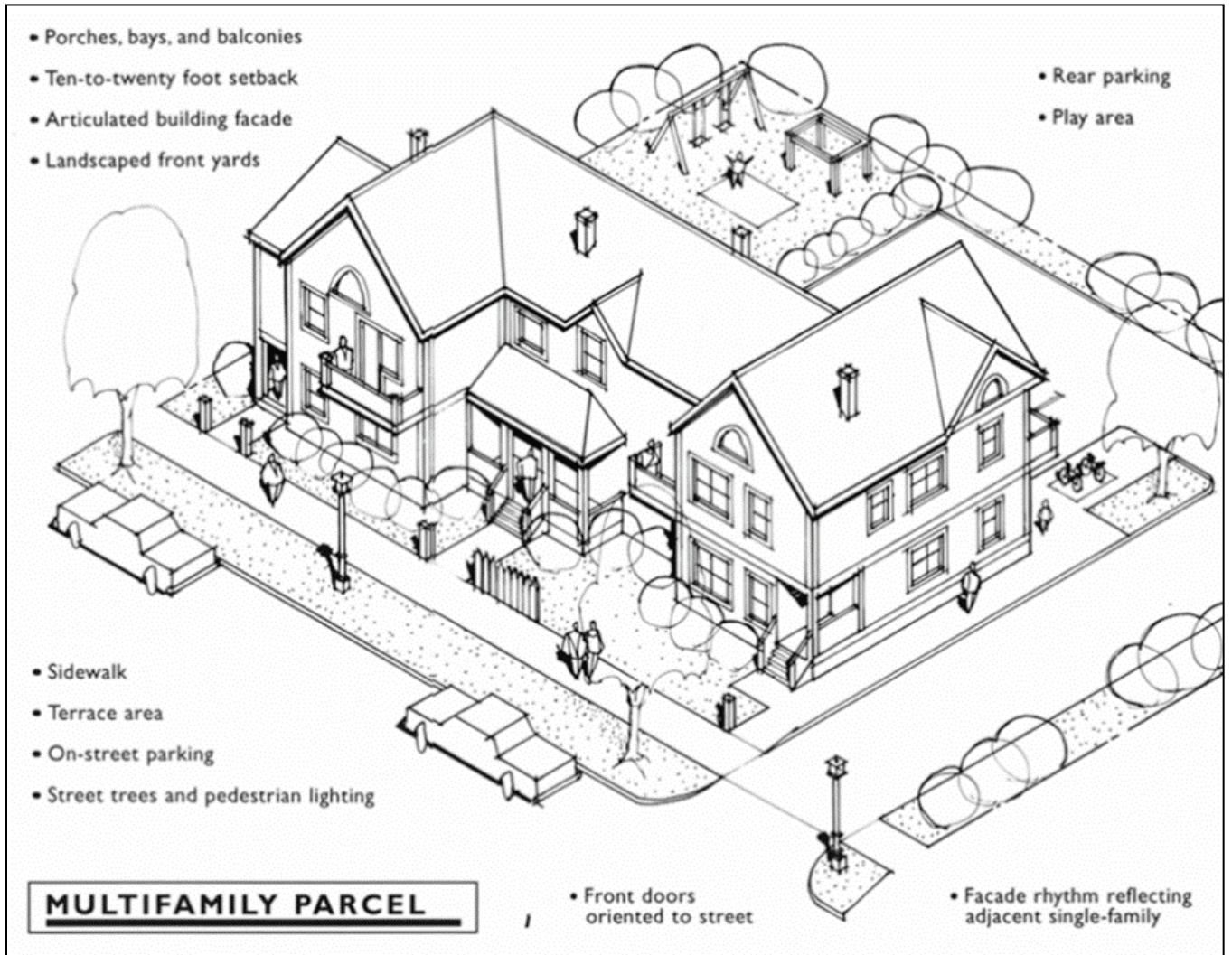
Village maintenance of a residential growth phasing plan should be based on new or extended intergovernmental agreements with its neighboring communities. An inability to reach an agreement with surrounding towns could make logical, phased urban growth extremely challenging among a patchwork of rural subdivisions, preserved farms and open lands. Additional detail on proposed intergovernmental agreements is provided in Intergovernmental Cooperation Chapter.

Require High-Quality Design Standards for Multi-Family Housing Developments

Multi-family housing, for both renter-occupied and owner-occupied developments, is an important component of the community to provide options for the elderly, younger residents, employees for Mount Horeb businesses, and individuals and families seeking alternatives to single-family homes. Such housing can also be part of an overall economic development strategy. New areas where multi-family residential development would be appropriate are shown within "Multi-Family Residential" and "Planned Neighborhoods" on Map 4a and 4b. The design and scale of these types of residential projects should fit within the fabric of the community and surrounding neighborhoods. The Village intends to review proposals for multi-family residential developments against the guidelines listed and illustrated below.

- Incorporate architectural design that fits the context of the surrounding neighborhood, and Mount Horeb's overall character, promoting the "Norsk" theme. Encourage layouts where buildings appear as a grouping of smaller residences. Within and near the downtown, promote building materials, designs, scale, and setbacks that are compatible with the Village's historic character.
- Use brick and other natural materials on building facades. Avoid monotonous facades and box-like buildings. Incorporate balconies, porches, garden walls, varied building and facade setbacks, varied roof designs, and bay windows.
- Orient buildings to the street with modest front yard setbacks, bringing street-oriented entries close to public sidewalks to increase pedestrian activity. Include private sidewalk connections.
- Locate parking, dumpsters, and other unattractive uses behind buildings.
- For parking lots and garages, (a) locate garage doors and parking lots so they are not the dominant visual element; (b) screen parking areas from public view; (c) break up large parking lots with landscaped islands and similar features; (d) provide direct links to building entrances by pedestrian walkways physically separated from vehicular movement areas; and (e) large parking garages are undesirable, but where necessary, break up facades with foundation landscaping, varied facade setbacks, and recessed garage doors.
- Provide generous landscaping of sufficient size at time of planting. Emphasize landscaping (a) along all public and private street frontages; (b) along the perimeter of all paved areas and in islands in larger parking lots; (c) along all building foundations; (d) along yards separating land uses which differ in intensity, density or character; (e) around all outdoor storage areas such as trash receptacles and recycling bins (also include screening walls in these areas); and (f) around all utility structures or mechanical structures visible from public streets or less intensive land uses.
- Provide on-site recreational and open space areas to serve the needs of residents. Whenever possible, develop contiguous rear yards as a unit to encourage use by building residents and guests.

Figure 9.1: Example Multiple Family Residential Project Layout



10 ECONOMIC DEVELOPMENT



CHAPTER TEN: ECONOMIC DEVELOPMENT

This chapter includes the goals, policies, and programs to promote the retention, stabilization, and expansion of the economic base in the Village of Mount Horeb. See Appendix A for an assessment of the Village's economic base, strengths and weaknesses, and an inventory of environmentally contaminated sites within the Village.

ECONOMIC DEVELOPMENT RECOMMENDATIONS SUMMARY

- Enforce high-quality design standards for new and redevelopment to match the community's character and aesthetic look.
- Support business-led sustainability initiatives and programs.
- Continue to implement the Mount Horeb Downtown Redevelopment Plan.
- Attract and retain new diverse businesses to the Village.
- Utilize TIF and grants to foster redevelopment, new development, and job growth.
- Collaborate with regional and state economic agencies on growth initiatives.

Mount Horeb's Desired Economic Focus

Expanding on the local goals, objectives, and policies below and the Village's well-established role of a being of full-service community that offers affordability, high-quality of life, and local employment and shopping opportunities, the Village's desired economic focus moving forward is centered around:

- Maintaining the community's small village character, high-quality aesthetic look, and incorporation of public art.
- Attracting, retaining, and developing entrepreneurs in the technology, small retail/restaurants, innovation, and information sectors.
- Increasing connections and involvement of diverse groups in local initiatives and leadership roles.
- Collaborating with local institutions to adapt and educate the local workforce to be prepared for new roles in manufacturing, technology, information, trades, and medical occupations.
- Attracting high-quality restaurants and small-scale commercial, rather than large, big-box stores.
- Increasing the quality of life for residents and attracting new residents through building on Mount Horeb's recreational, educational, cultural, and tourism assets.
- Enhancing and improving the community's historic downtown.
- Promoting high-quality, compact, mixed-use, and lasting economic development projects that recognize the limited supply of marketable lands for these purposes in the community.
- Prioritizing infill and redevelopment opportunities in areas where existing utilities and infrastructure are available.
- Providing expansion areas of the Village south of USH 151 to facilitate new business park opportunities.

Economic Development Goals, Objectives, and Policies

Goals:

1. Attract and retain businesses that enhance Mount Horeb's desired character and appearance.
2. Strengthen and diversify the non-residential tax base and employment opportunities to serve the day-to-day needs of residents.
3. Grow independent small businesses and entrepreneurship opportunities in the Village, especially in and around downtown.

Objectives:

1. Identify opportunities for and actively encourage infill and redevelopment opportunities in areas where existing utilities and infrastructure are available.
2. Provide an adequate supply of easy to access, serviced, and developable land in the Village devoted for industrial and commercial land uses.
3. Provide for planned commercial development in concentrated areas and discourage unplanned, incremental strip commercial development along major community corridors.
4. Promote high-quality design for non-residential development throughout the Village.
5. Maintain and enhance downtown Mount Horeb as the center of unique shopping, tourism, and entertainment opportunities, and professional and government services.
6. Work toward extending the range of employment opportunities available to residents of the Village.

Policies:

1. Implement the Future Land Use Map to provide sufficient areas for future commercial and industrial growth for the planning period.
2. Reserve efficient and logical areas for high-quality commercial and industrial growth in the Village on the east and west sides of the Village, prohibiting premature development by other land uses.
3. Support mixed use development projects as designated on the Future Land Use Map that integrate non-residential and residential uses into high-quality, unified places.
4. Require the planning of larger-scale commercial uses to maximize consumer safety and convenience, improve traffic flow, and enhance economic viability.
5. Continue the appropriate use of tax incremental financing to promote infill and redevelopment, the expansion of existing businesses, and new industrial and commercial development.
6. Consider the impact to Mount Horeb's unique small village character and downtown, when considering new commercial development proposals.
7. Strongly encourage intervening non-commercial uses and shared driveways, shared parking spaces, and coordinated site plan designs to avoid the creation of new commercial strips.
8. Encourage the continued use of public-private partnerships to help promote investment, redevelopment, and revitalization throughout the community.
9. Focus attracting and locating new entertainment uses, event space, restaurants, lodging, and other destination uses downtown.
10. Foster workforce development programs in partnership with local institutions such as the School District, Madison Area Technical College, Southwest Wisconsin Technical College, and others to focus on educating the future labor force and reeducating the existing labor force to be prepared for and adaptable to future technological skills required.
11. Continue to implement the Mount Horeb Downtown Redevelopment Plan and TID 5 Project Plan. Update the Downtown Redevelopment Plan within the next five years.
12. Evaluate local sustainability and development-specific economic, environmental, and social performance measures to increase the overall livability of the community.
13. Enhance the beautification of downtown, commercial corridors, entryways, and other key places throughout the community with increased landscaping, signage, public infrastructure, and public art.
14. Leverage future Federal and State COVID-19 response stimulus money for key economic and infrastructure projects.
15. Continue to foster local entrepreneurs and promote the community as a regional destination for entrepreneurs and start-ups.



Economic Development Programs and Recommendations:

Enforce High-Quality Design Standards for Commercial, Industrial, and Mixed-Use Projects

To ensure the development of non-residential projects that complement the character and enhance the image of Mount Horeb, the Village intends to seek high-quality design for new future development. Such standards should apply to all new development and redevelopment projects. Village enforcement of these standards will be particularly important along key corridors and at major entryways to the community. Mount Horeb will utilize the following standards for future commercial, mixed use, office, and industrial developments.

- New driveways with adequate throat depths to allow for proper vehicle stacking.
- Limited number of access drives along arterial and collector streets.
- Common driveways serving more than one commercial use, wherever possible.
- High quality landscaping treatment of bufferyards, street frontages, paved areas and building foundations.
- Street trees along all public street frontages.
- Intensive activity areas such as building entrances, service and loading areas, parking lots, and trash receptacle storage areas oriented away from less intensive land uses.
- Parking lots heavily landscaped with perimeter landscaping and/or landscaped islands, along with screening to block views from streets and residential uses.

- Parking to the sides and rear of buildings, rather than all parking in front.
- Signage that is high quality and not excessive in height or total square footage.
- Location of loading docks, dumpsters, mechanical equipment, and outdoor storage areas behind buildings and away from less intensive land uses.
- Complete screening of loading docks, dumpsters, mechanical equipment, and outdoor storage areas using landscaping, walls, and architectural features.
- Safe, convenient, and separated pedestrian and bicycle access to the site from the parking areas to the buildings, and to adjacent commercial developments.
- Site design features that allow pedestrians to walk parallel to moving cars.
- Illumination from lighting kept on-site through use of cut-off luminaires.
- High-quality building materials, such as brick, wood, stone, and tinted masonry.
- Canopies, awnings, trellises, bays, and windows to add visual interest to facades.
- Variations in building height and roof lines, including parapets, multi-planed, and pitched roofs and staggered building facades (variations in wall depth and/or direction).
- All building façades containing architectural details and of similar quality as the front building façade.
- Central features that add to community character, such as patios and benches.
- Discourage franchise architecture.

Figure 10.1: Desired New Commercial Project Layout

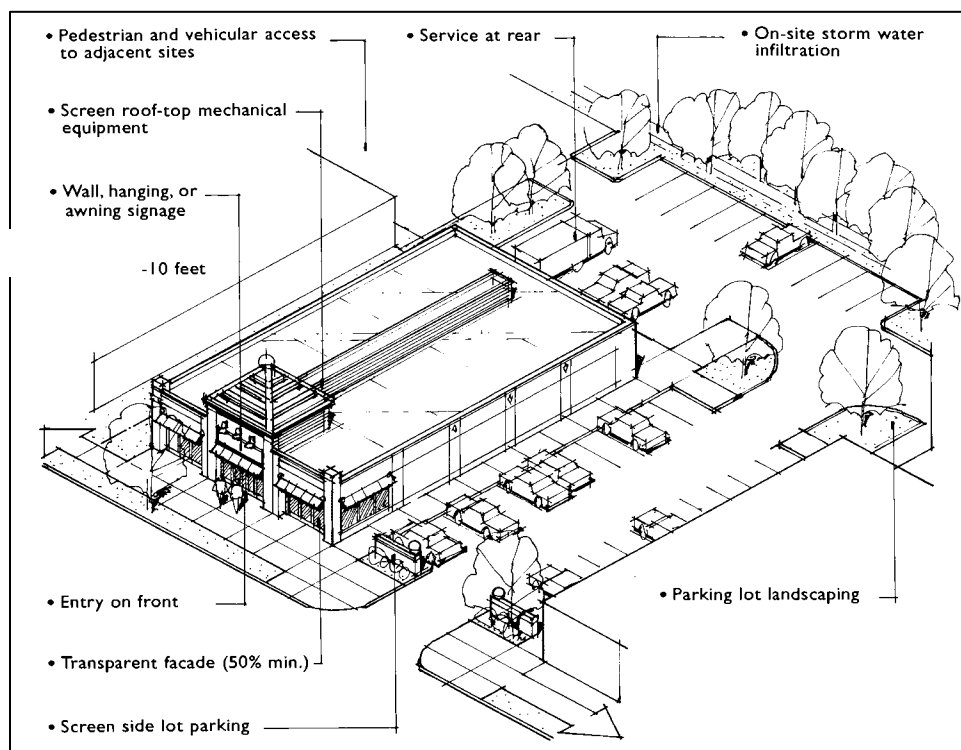


Figure 10.2: Desired New Industrial Project Layout

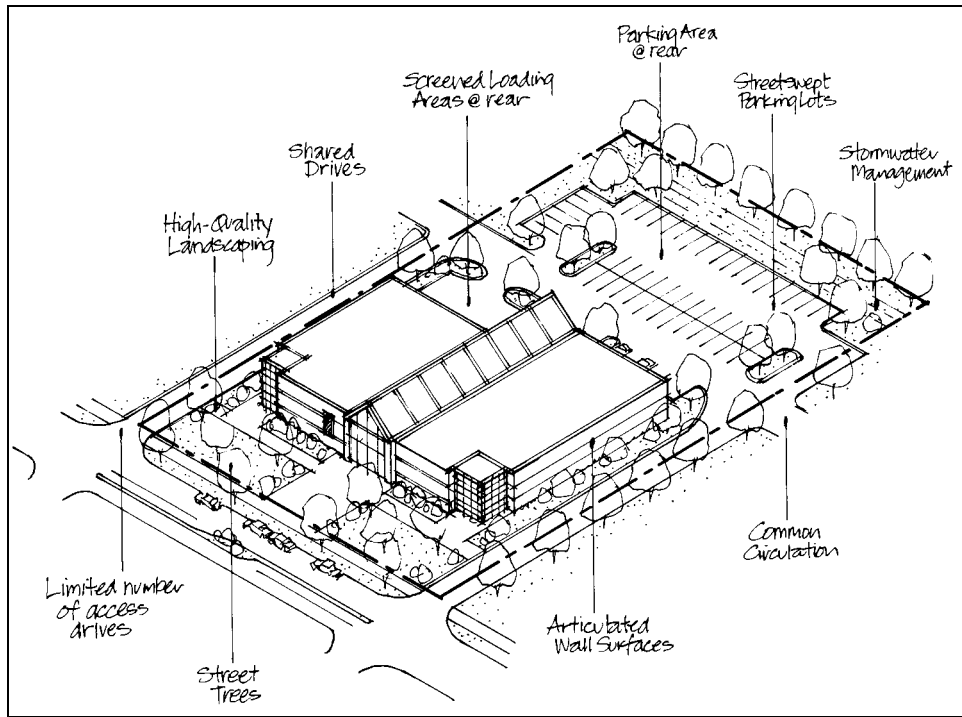


Figure 10.3: Neighborhood Business, Community Facilities, and Mixed-Use Development

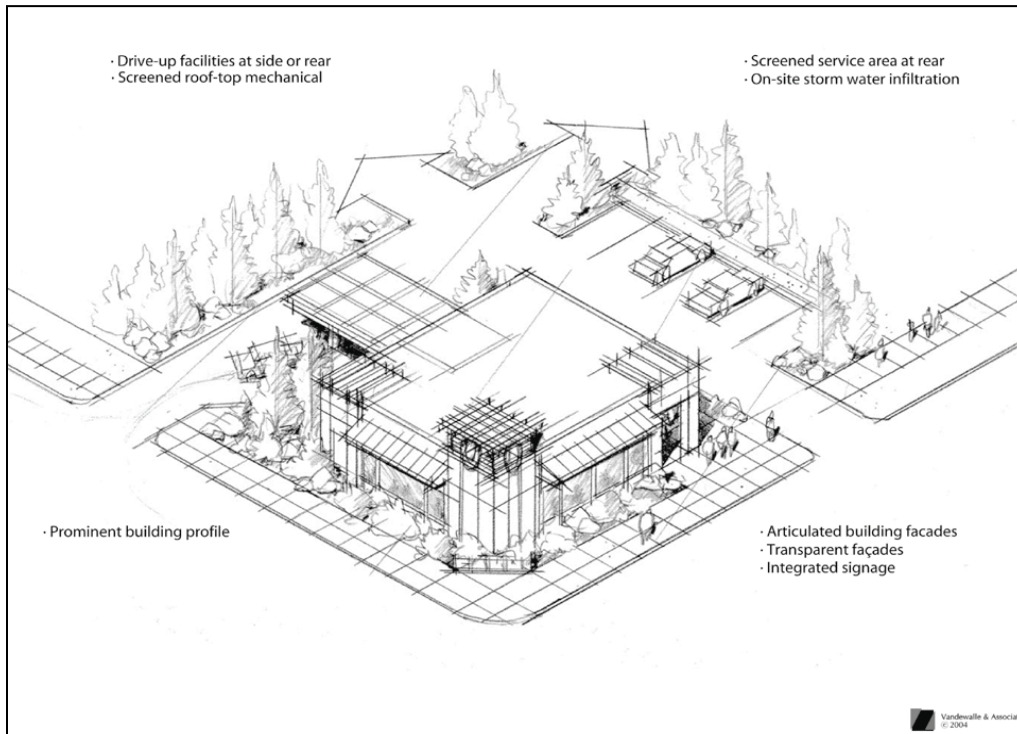
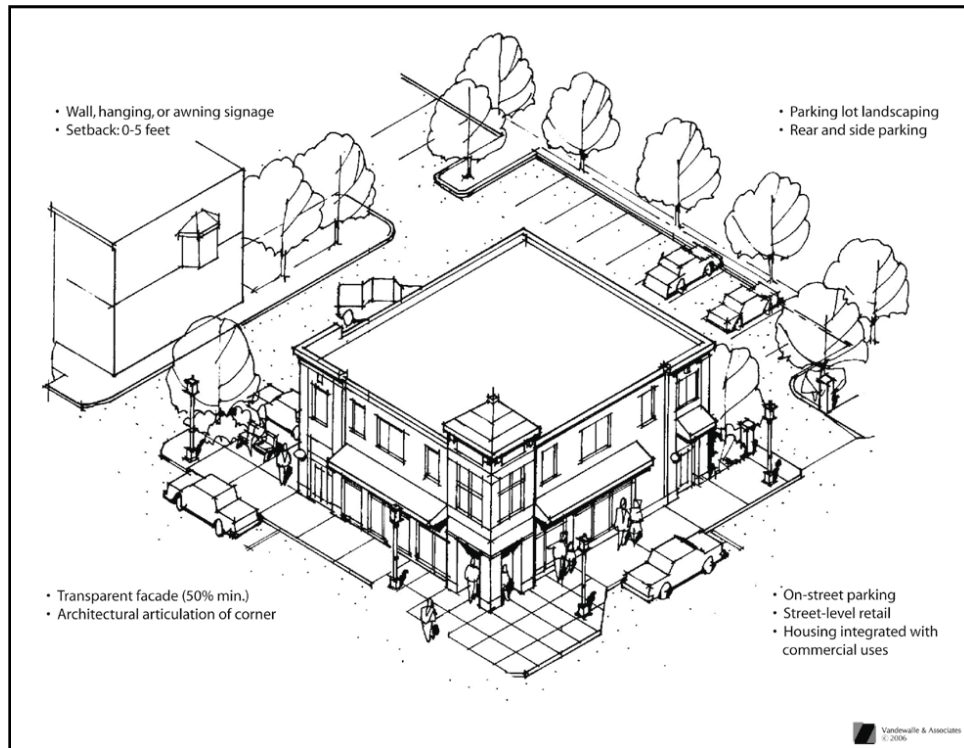
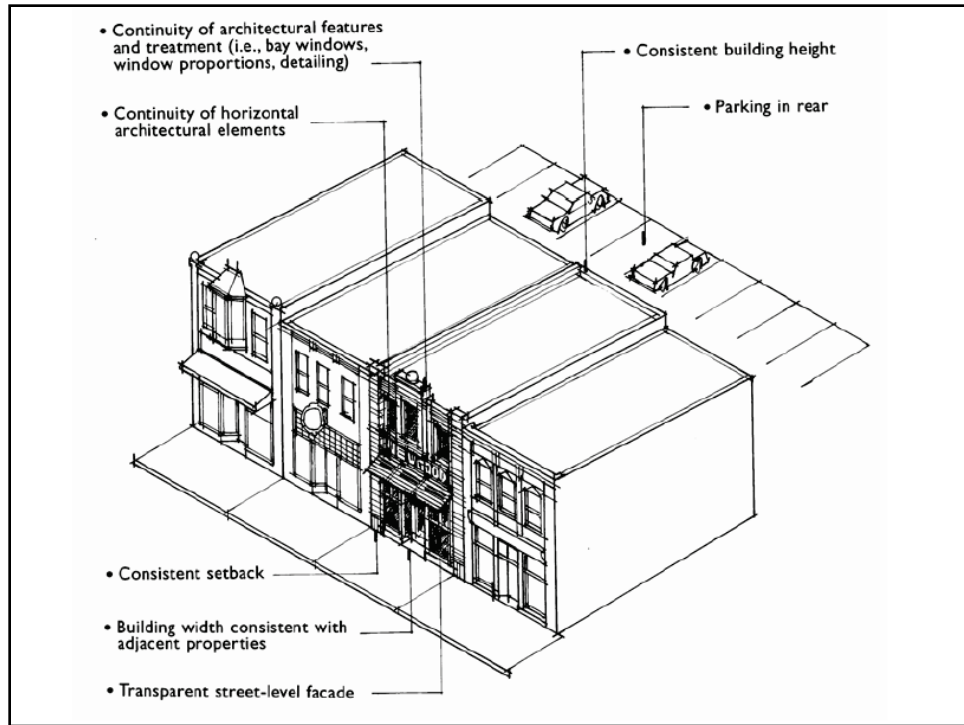


Figure 10.4: Downtown Design Guidelines



Support Business-Led Sustainability Programs and Initiatives

The private sector has a key role to play in advancing sustainability initiatives within Mount Horeb. Building on the recommendations of the Dane County Climate Action Plan, the Village can take proactive approach to working with local business on education, information sharing, partnerships, and advancing shared goals. This can be done through:

- Connecting local business with the various programs and resources available through the Dane County Office of Energy and Climate Change.
- Building awareness of the County's Building Performance Challenge, Green Infrastructure White Paper, Property Assessed Clean Energy program, and others.
- Celebrating the projects and initiatives that local businesses are doing to advance sustainability initiatives through a local awards program or through Village communication channels.
- Encouraging businesses to conduct energy audits of facilities to uncover new ways of saving money and resources, establishing employee incentive programs, and the use of alternative fuel vehicles and renewable energy sources.
- Partner with local businesses, groups, and utility providers to conduct a Village Renewable Energy Plan.



Pursue Redevelopment of Underutilized Properties

It is recommended that redevelopment projects maximize tax base and job opportunities and enhance community appearance. Redevelopment should be considered where there is an opportunity to cooperatively redevelop lands to a greater intensity and with a broader mix of quality uses that takes advantage of locational amenities and access. Examples include:

- Parcels along Front Street and the Military Ridge Trail
- Parcels along Perimeter Road and Cox Drive
- Parcels along CTH ID, Springdale Street, or Main Street

Sites like these do not redevelop themselves. Instead, careful planning, site assessment, public-private partnerships, redevelopment incentives, and persistence over a number of years is required. Typically, detailed planning and implementation for redevelopment processes includes:

- Evaluating the planning area's condition including size, visibility, viewsheds, access, building quality, existing use viability, adjacent land uses, topographic or environmental constraints, brownfield site assessment, and existing infrastructure and amenities.
- Conducting a regional and local economic opportunities analysis to focus on the Village's location, amenities, and business mix, as well as the assessment of the regional factors such as economics, transportation patterns, and intergovernmental relationships.
- Identifying goals and objectives for the redevelopment area through cooperative efforts with the private property owners and other key stakeholders. This step also typically identifies and prioritizes redevelopment sites within the planning area.
- Conducting a market assessment for the redevelopment site to determine the role of the site within the marketplace, provide demographic trade area information to assist in the solicitation of potential developers or site users, and identify the range of specific issues and challenges to site redevelopment.
- Preparing a redevelopment strategy and district concept plan map that identifies the highest and best land uses, site characteristics, design approaches, and implementation strategies for the planning area, with particular attention to priority redevelopment sites.
- Aggressively pursuing implementation through techniques such as adoption of a statutory redevelopment plan; establishment of a redevelopment tax increment financing district; possible brownfield remediation; possible site acquisition, consolidation, and demolition; and developer recruitment.

Continue to Implement the Village of Mount Horeb Downtown Redevelopment Plan

In 2017, the Village of Mount Horeb adopted the Downtown Redevelopment Plan which established a vision for the area, identified key opportunities, outlined recommendations, and prioritized future action steps and projects. Additionally, a set of overarching themes was developed to illustrate the area's advantages and assets when marketing and branding in the future. These themes included trolls, outdoor recreation, destination shopping, history/heritage, local food/agriculture, arts/artisans, indoor programming entertainment, and residential/housing opportunities. Many of these same themes were also brought up consistently during the public participation events of this planning process and resonate throughout this Plan.

Downtown Vision

Create a healthy mix of downtown businesses and residences (destination retail, food, beverage, service, entertainment, and single/multi-family housing) that will serve as a magnet for local residents and tourists/travelers.

Since its adoption, the Downtown Redevelopment Plan has been a success with the Village and its partners implementing many of the recommended projects and seeing dramatic changes take place in the area. These include the new development of the Duluth Trading Company corporate offices, the establishment of a façade grant program that has been utilized by several property owners, the Village turning the former Fire Station into additional downtown parking, and private redevelopment of underutilized sites along both Front and Lincoln Street.

Two key tools utilized by the Village to implement the Downtown Redevelopment Plan were the creation of TID #5 and the hiring of an Economic Director position. The TIF district was established in 2016 (closes in 2042) and encompasses most of downtown. It has provided financial assistance to property owners and flexibility for the Village in making infrastructure investments in the area. Additionally, in 2020, the Village hired an Economic Development Director position to lead the implementation of the Downtown Plan, among other duties. This position has made a significant difference in acting as a leadership position for not only downtown, but also economic development efforts throughout the community.

As of 2021, there are still redevelopment opportunities downtown and action items to be completed from the plan. It is recommended that the Village continue with these efforts driving change in the area, but also reevaluate, reprioritize, and update the Downtown Redevelopment Plan within the next five years.

Attract Diverse New Businesses to Mount Horeb

Business attraction is another key economic strategy, along with growing new businesses and retaining/expanding existing businesses. Attraction of industries from outside of Mount Horeb and the region will help expand the breadth and depth of the Village's economy. Techniques for attracting new businesses are often similar to those used to retain existing businesses. The Village has a range of these and other tools at its disposal that it will utilize. Strategies specifically geared toward attracting new business include:

- Build on the community's strong support of existing local businesses and those that cater to local customers to attract new locally-oriented businesses.
- Implement the Village's economic strategy to attract technology, innovation, small retail/restaurants, and information businesses and entrepreneurs, in addition to educating and preparing the local workforce to fill the roles of the future.
- Develop an inventory of a broad range (e.g. size and location) of sites which are already improved with streets, sanitary sewer, and water services and are ready for construction.
- Continue to foster a streamlined approach to development approvals.
- Consider a pre-approved building plan where a prospective business seeking a quick opening could begin construction immediately, according to the approved plan.
- Market existing and future business parks.
- Identify and market specifically to target clusters that relate to the Village's existing businesses or capitalize on the community's place-based assets.
- Encourage the formation of groups organized around particular business/industry clusters to guide local educational institutions in providing appropriate training and help policy makers understand industry requirements for success.
- Define and identify the workforce skill sets available from community members, and market the Village's quality labor force, highlighting skills, dedication, and availability as workforce assets.
- Grow the local entrepreneurial base through regional collaboration with educational institutions and other economic development-focused groups or organizations.
- Continue to increase tourism by leveraging the recreational assets of the area to attract new and support existing restaurant, entertainment, and lodging options.

Further Utilize Tax Incremental Financing (TIF)

To help implement the recommendations in this Plan, the appropriate and thoughtful use of TIF will place Mount Horeb in a much stronger position when working with developers and business owners. It will also allow the Village to vie for types of projects that might not otherwise be possible without it, projects of a scale and quality that can change the local market and generate other quality projects.

Following a review of the existing TIF districts in the Village, below are key findings as of 2021:

- The Village has a solid track record of using TIF responsibility to promote growth and development in the community. Although development in TID #3 and #4 has lagged the initial projections contained in their respective project plans, both were significantly impacted by the Great Recession, and TID #4 also has been negatively impacted by the “dark store” assessment challenges for retail properties. Nevertheless, both are fiscally sound and have resulted in valuation growth far above the Village as a whole. As noted, TID #3 will likely need remain open for its entire statutory life in order to pay off its outstanding obligations while TID #4 will close early. TID #5, on the other hand, has seen increases in value beyond those projected when the District was created and remains poised for additional growth in the near future.
- The Village does not own much property in any of the districts but has done a good job of staying in contact with owners to encourage appropriate development consistent with the Comprehensive Plan and TID project plans. Mount Horeb continues to be an attractive location for a variety of residential, commercial and industrial uses, so the Village should remain diligent in ensuring that development is of the type and quality appropriate to the area whether or not TIF assistance is needed for the projects.
- The state Tax Increment Law limits the combined value increment in all open TIDs to 12% of the total valuation of the Village. Communities can grow over this limit, but once the limit is exceeded, no new districts can be created, and no property can be added to existing districts unless property is subtracted. The Village currently is well below the limit, and it is expected to stay below the limit for the foreseeable future with the districts it currently has. However, there has been increasing interest in creating a business park in the Village with an accompanying new TID. While there is more than enough “TIF capacity” to create one or more new districts, rapid growth within them may approach the limit.



TIF STRATEGIES

Below are five strategies and best practices the Village can continue to employ to for managing TIF districts for maximum impact.

1) Annual Parcel-by-Parcel Management

Good TID management includes an annual review of each parcel in each district every spring to be sure the preliminary assessments include the correct properties and have accurately captured the values. Valuation tasks include:

- Review each parcel assessment in spring to be sure it includes correct properties and accurate values.
- Compare year-over-year changes in values by parcel.
- Be sure to complete checks before the tax role is certified in August.

2) Update Cashflow Projections

For a complete picture of each district's true financial state:

- Update the TID's long-term cashflow projections annually.
- Continually determine:
 - ✓ Where new increment will come from
 - ✓ How much it will be
 - ✓ What costs will need to be incurred to support projected development
 - ✓ How to structure any associated borrowing most efficiently

3) Communicate with Property Owners, Partners and Prospective Developers/Businesses

The best ways to keep communication open include:

- Doing an annual outreach to owners of prime sites to reconfirm interest and expectations of sale prices.
- Assisting owners with listing their property on Wisconsin Economic Development Corporation's LocatelnWisconsin list of available sites.
- Offering to provide some development contacts and/or to solicit developers/buyers.
- Maintaining up-to-date communications with partner economic development organizations.
- Providing partners with current info and marketing materials on available sites.
- Providing a map and information on available sites on the Village website that is easy to locate from the homepage.

4) Have a Well-Defined Process for Getting Deals Done

To create a well-defined process:

- Clearly define roles for the staff, Community Development Authority, Plan Commission, and Village Board.
- Describe the process in writing, distribute it to all involved, and review it every few years making changes as needed.
- Provide guidance and answers to prospective developers/businesses early in the process to clarify what is and is not appropriate within a district.
- Offer direction to developers about how (and whether) to move forward.

5) Engage the JRB as a Full Partner

Best practices for communication with members of the Joint Review Board including adding the following to the required JRB annual meeting:

- Providing an up-to-date accounting of each district's current and projected finances in an easily understood format.
- Sharing the Village's strategies for the promoting growth in the District and what is anticipated over the next year.
- Discussing any potential needs for district amendments or creating new districts.
- Encouraging members to ask questions and state preferences on what they would prefer to see.

Collaborate on Regional and State Economic Growth Initiatives

Mount Horeb's future health depends not only on what can be done solely through local efforts, but how well the Village connects with County, Regional, State, and Federal initiatives and grant programs.

In response to the COVID-19 pandemic and future economic recovery, it is anticipated that existing state and federal grant programs will be infused with new funds, and new programs will be created, as part of the federal government's massive economic recovery stimulus packages. One of these being the American Rescue Plan Act, that was signed in the spring of 2021 which provided money directly to local governments to help with revenue loss, pandemic response, infrastructure upgrades, and more. The Village intends to remain apprised of all possible programs during this rapidly-evolving era, and will identify and seek funding from the programs that are most applicable to implementing the economic development and other recommendations of this Plan.

Another trend in both funding and economic development is the movement towards regional approaches for economic growth, as opposed to having different communities in the same county or region competing for the same businesses and industries. Madison Region Economic Partnership (MadREP) was established to do just that, covering Columbia, Dane, Dodge, Green, Iowa, Jefferson, Rock, and Sauk Counties. Their mission is to pursue job creation and business growth, in addition to develop a talent pipeline in the area through a regional approach. The Village will attempt to utilize the relationships between local and regional opportunities and recommendations to advance Mount Horeb's participation in regional initiatives like MadREP to focus greater attention on the Village and enhance its ability to promote itself in economic development initiatives.

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11 INTERGOVERNMENTAL COOPERATION



CHAPTER ELEVEN: INTERGOVERNMENTAL COOPERATION

This chapter is focused on intergovernmental cooperation, defined as any formal or informal arrangement by which officials of two or more jurisdictions communicate visions and coordinate plans, policies, and programs to address and resolve land use, transportation, natural resource, utility, facility, services, or other issues of mutual interest. In a state with over 2,500 units of government and a movement towards greater efficiency, it is becoming increasingly important to coordinate decisions that affect neighboring communities and overlapping jurisdictions. This chapter is intended to promote consistency between this Plan and plans for neighboring jurisdictions. All regional context and existing plans related neighboring and overlapping jurisdictions can be found in Appendix A.

INTERGOVERNMENTAL COOPERATION RECOMMENDATIONS SUMMARY

- Develop, implement, and enforce intergovernmental agreements with neighboring communities long-term.
- Exercise the Village's extraterritorial land division review authority.
- Collaborate on regional initiatives with overlapping and nearby agencies and institutions.

Intergovernmental Goals, Objectives, and Policies

Goal:

1. Maintain mutually beneficial relationships with neighboring and overlapping governments.

Objectives:

1. Work with surrounding communities to encourage an orderly, efficient land use pattern that minimizes conflicts between urban and rural uses and preserves farming, open space, and natural resources in mutually agreed areas.
2. Cooperatively secure long-range growth opportunities for the Village which will ensure the economic health of the community and result in a logical, efficient future land use pattern.
3. Coordinate with Dane County and neighboring jurisdictions on comprehensive planning efforts.
4. Work with the Mount Horeb Area School District on school district planning, potential school siting, joint recreational spaces and programming, workforce development, and other areas of mutual concern.

Policies:

1. Consider additional joint services and facilities where consolidating, coordinating, or sharing services or facilities will result in better services or cost savings.
2. Cooperate with other governments and non-profit agencies on natural resources, places of recreation, transportation facilities, and other systems that are under shared authority or cross governmental boundaries.
3. Actively monitor, participate in, and review and comment on pending and future comprehensive plans of neighboring communities.
4. Pursue intergovernmental boundary agreements with the Town of Blue Mounds, Town of Springdale, and Town of Vermont.
5. Provide this Plan to all surrounding local governments and districts and continue to involve and update them on future changes to the Plan.
6. Work to resolve identified and possible differences between the Village of Mount Horeb Comprehensive Plan and plans of adjacent communities.
7. Coordinate with surrounding municipalities on new or extended formal intergovernmental agreements covering boundary, urban service area, land use, and extraterritorial area issues.
8. Exercise extraterritorial powers where necessary to protect Village interests or where intergovernmental cooperation efforts do not yield desirable results.
9. Partner with the Mount Horeb Area School District and other local educational institutions on adequately planning for future facilities and boosting workforce development.
10. Continue to participate and partner with the various local and regional economic development organizations.
11. Only extend public utilities and services to lands that have been annexed into the Village.

Intergovernmental Cooperation Recommendations

Pursue Intergovernmental Agreements with the Town of Blue Mounds, Town of Springdale, and Town of Vermont

It is recommended that Mount Horeb initiate and participate in intergovernmental discussions with surrounding governments with the goal of achieving consistency among comprehensive plans and implementation programs. These discussions would ideally result in formal intergovernmental agreements committing each community to the mutually acceptable outcomes of these discussions.

In general, formal agreements help communities minimize competition for development, make sure that future development is of high quality and appropriately paced, provide all parties with a greater sense of certainty on the future actions of others, and promote municipal efficiency in an era of diminishing government resources. Formal intergovernmental agreements may cover:

- **Municipal Boundary Changes:** Intergovernmental agreements frequently suggest limits to long-range municipal annexation, generally in exchange for some compromises from a participating town. Such compromises may include the town's agreement not to legally contest any annexation petition that is within the agreed annexation area and/or to limit town development or development rights purchases in the possible future annexation area. Provisions for future maintenance, upgrades, or extensions of roads affected by annexations are often also covered in intergovernmental agreements.
- **Urban Service Area Boundaries:** Some intergovernmental agreements include provisions that define where public sewer and/or water services may be extended and where they may not over the term of the agreement. These areas largely define where fairly intensive urban (publicly sewered) growth may occur. Some agreements include provisions that do not allow intensive development with on-site waste disposal (septic) systems in such designated or planned urban service areas.
- **Future Land Use Recommendations:** Frequently, intergovernmental agreements include maps or descriptions that specify future land uses or development densities considered acceptable or unacceptable. Some agreements also include provisions that the communities will then amend their comprehensive plans to be consistent with the future land use provisions in the agreement, or to not amend their comprehensive plans in a manner that would be inconsistent with the agreement. As a starting point, the Village recommends density requirements of 1 home per 35 acres as a starting point, consistent with the Village's subdivision ordinance. Mutually acceptable more detailed arrangements with each town would come into effect with a potential intergovernmental agreement.
- **Agreement Term and Amendments:** An intergovernmental agreement should specify the length of time that it is applicable. Twenty years is a typical timeframe (e.g., through 2030), as this corresponds with the comprehensive plan time horizon. Occasionally, agreements have provisions for automatic extensions if neither party decides to withdraw. Most agreements also include provisions for periodic review and possible amendments if both parties agree. This keeps the agreement fresh in people's minds and allows adaptability as conditions change.
- **Services:** As budgetary constraints continue to evolve over time in the region, intergovernmental agreements for services may become increasingly critical. For example, shared agreements could be for police, fire, EMS, parks, sanitation, and other services. Cooperation and a collaborative approach to evaluating the service needs of the entire region may point to the need for increased service-based agreements between the Village and neighboring jurisdictions.

Possible formal agreement between the Village of Mount Horeb and the neighboring towns include establishing consistent comprehensive plans and long-term growth edges. Other areas for intergovernmental discussion include:

- Partnering on open space land/easement acquisition for areas where both communities would benefit.
- Working with property owners along Elvers Creek, Moen Creek, Stewart Park, German Valley Branch, the West Branch of the Sugar River the Village and Towns would attempt to come to agreement on a desired long-term preservation and/or development approach there.
- Coordinating with the Town of Springdale and property owners along the Sugar River, Schlapbach Creek, Fryes Feeder, and Deer Creek in the Village and Towns to agree on a desired, long-term preservation and/or development approach.

INTERGOVERNMENTAL AGREEMENTS

Under Wisconsin Law

- There are two main formats for intergovernmental agreements under Wisconsin Statutes. The first is available under Section 66.0301, which allows any two or more communities to agree to cooperate for the purpose of furnishing services or the joint exercise of any power or duty authorized under State law. While this is the most commonly used approach, a "66.0301" agreement is limited by the restriction that the municipalities must be able to exercise equal powers.
- Another format for an intergovernmental agreement is a "cooperative (boundary) plan" under Section 66.0307 of the Wisconsin Statutes. This approach is more labor intensive and ultimately requires State approval of the agreement, but the "66.0307" approach does not have some of the limitations of the "66.0301" agreement format.
- An increasingly common approach is for communities to first enter into a "66.0301" intergovernmental agreement, which in part directs the communities to then prepare a "66.0307" cooperative plan covering issues such as boundary changes.

Remain Involved in Regional Initiatives

Because many of the Village's goals and objectives relate to issues that transcend municipal boundaries (e.g., transportation, natural resource, farmland preservation, land use), Mount Horeb intends to maintain an active and open dialogue with surrounding communities. A few specific opportunities include:

- **Economic Development.** Various economic development organizations such as the Mount Horeb Area Chamber of Commerce, MadREP, and others work beyond the boundaries of the Village to provide services. It is recommended that Mount Horeb continue to play an active role in all regional economic development activities.
- **Parks.** A portion of Stewart Lake County Park is located within the Village of Mount Horeb's municipal boundaries. It provides nearby recreational amenities and draws visitors from around the area. It is recommended that the Village continue to work with Dane County on all future park planning efforts and increasing access and connections to the community.
- **Schools.** The Mount Horeb Area School District boundaries cover the entirety of the Village and extend into the neighboring Towns. It is critically important for the Village and School District to continue to partner together on future planning, services, and workforce development efforts, as recommended throughout this Plan. Additionally, there are several area higher-education institutions near the Village. These include the University of Wisconsin-Madison, Madison Technical College, and Southwest Wisconsin Technical College. It is recommended that the Village continue to partner and work with all of the schools on future planning and workforce development initiatives.



Continue to Exercise Extraterritorial Land Division Review and Approval/Denial Authority

Under Wisconsin Statutes, cities and villages are granted the authority to plan for and influence development in unincorporated areas that are beyond their municipal limits but are reasonably related to the village's future growth. These areas are often called the village's extraterritorial jurisdiction or ETJ. Under State statutes, Mount Horeb's ETJ extends 1½ miles from the Village limits.

For lands within its ETJ, the Village has the authority to prepare land use plans and to help enforce these plans as well as review, approve, or deny land division proposals for such areas. The majority of the lands outside the Mount Horeb's municipal limits that are not in environmental corridors have been indicated on the Village's Future Land Use maps as appropriate for long-term agricultural use. It is recommended that Mount Horeb continue to exercise its extraterritorial land division review authority in areas where intergovernmental boundary agreements are not feasible.

12 IMPLEMENTATION



CHAPTER TWELVE: IMPLEMENTATION

In order for the vision and goals of this Plan to become reality, specific follow-up actions will be required. This final chapter and Appendix A are intended to provide a roadmap for these implementation actions by identifying priority programs and actions, as well as describing how this Plan is used, monitored, and updated to maintain its relevance to the Village. It includes a compilation of programs and specific actions to be completed in a stated sequence, as required under Wisconsin Statutes.

Zoning Ordinance Recommendations

A key recommendation to assist in implement the land use concepts of this Plan is full evaluation and rewrite of the Village's Zoning Ordinance. The following are recommended components that could be addressed within the rewrite:

1. Develop a smaller minimum lot size single-family zoning district (5,000 square feet) to accommodate older areas of the community and future small lot single-family neighborhoods.
2. Separate the R-3 Zoning District into three different tiers of multi-family family development by density (i.e. 3-8 units, 9-20 units, 21 and greater units).
3. Establish a Heavy Industrial and Mineral Extraction Zoning District to give the Village greater control over these land uses through the rezoning process, rather than a Conditional Use Permit.
4. Promote mixed-use development by allowing residential above commercial by-right in all commercial districts.
5. Add Accessory Dwelling Units or In-Family Suites as permitted land uses in the single-family districts.
6. Incentivize new multi-family and commercial development to include electric vehicle charging stations or, at a minimum, infrastructure to support charging stations in the future.
7. Update the Village's Historic Preservation Standards to improve clarity, definitions, regulations, application, administration, and user-friendliness.
8. Increase the maximum building height downtown to 72 feet for flat roofs and 85 feet for pitched roofs to promote higher density development with appropriate setbacks included for any building over 4 stories or 50 feet in height.
9. Rewrite the Sign Ordinance to bring it into compliance with the U.S. Supreme Court *Reed v. Gilbert* (2015) decision.
10. Rewrite the Conditional Use Permit procedures section to bring it into compliance with Wisconsin Act 67. Additionally, consider making more land uses permitted by-right instead of using Conditional Use Permits to reflect the changes made by Wisconsin Act 67. This could require additional Zoning Districts for high-intensity and unique development.
11. Include provisions that would require all natural resource features be depicted on site plans, preliminary plats, or certified survey maps in order to facilitate the preservation of natural resources.
12. Reevaluate the temporary land uses to reflect modern uses and provide regulations to address both residential and nonresidential temporary storage containers.
13. Consider reducing minimum parking requirements and include provisions for electric vehicle parking within those minimum requirements.
14. Explore developing overlay districts for key community gateways and transition areas to address building heights, setbacks, stepbacks, design, landscaping, buffering, and signage.



Implementation Recommendations

Figure 12.1 provides a detailed list and timeline of the major actions that the Village intends to complete to implement this Plan. Often, such actions will require substantial cooperation with others, including County and surrounding local governments and local property owners. This list is not exhaustive. It includes the recommendations that are likely to be near-term actions. The Village Board may choose to pursue additional actions or prioritize other actions as conditions change.

The table has four different columns of information, described as follows:

- **Topic:** The first column identifies the chapter or topic area of this Comprehensive Plan where additional information regarding the recommendation may be found or more generally describes the overarching category in which the Action Item falls under.
- **Action Item:** The second column lists the actual steps, strategies, and actions recommended to implement key aspects of the Plan.
- **Potential Partners:** The third column implies that Village staff will take the lead on most (if not all) Action Items, but also lists Village commissions, agencies, or other groups who would be a great partner in the pursuit of accomplishing that Action Item.
- **Implementation Timeframe:** The fourth column responds to the comprehensive planning statute, which requires implementation actions to be listed in a stated sequence. The suggested timeframe for the completion of each recommendation reflects the priority attached to the recommendation. Each timeframe is defined as follows:
 - **In Progress** means that the Action Item has been addressed at some point, but it is still a priority. In Progress status is very likely for Action Items that were previously identified in past Comprehensive Plans or have been long established objectives of the Village. These Action Items should be continuously reevaluated to make sure that progress is being made.
 - **Short** means that the Action Item should be pursued over the next 5 years, following the adoption date of this Plan.
 - **Medium** means that the Action Item should be pursued over the next 10 years, following the adoption date of this Plan.
 - **Long** means that the Action Item should be pursued 10+ years, following the adoption date of this Plan.

Figure 12.1: Implementation Strategies Timetable

Topic	Action Item	Potential Partners	Timeframe
Utilities and Community Facilities	Implement the recommendations in Figure 8.1 as facility improvements are needed.	Village Board	Ongoing
Land Use	Conduct annual training on planning and zoning issues with the Plan Commission, Village Board, and Board of Zoning Appeals members.	Plan Commission and Village Board	Ongoing
Utilities and Community Facilities	Utilize the CIP to prioritize future infrastructure projects.	Village Board	Ongoing
Transportation	Work with Dane County and the Wisconsin Department of Natural Resources on future trail planning and park connections.	Dane County and WisDNR	Ongoing
Utilities and Community Facilities	Overtime, convert the Village's fleet to alternative fuel vehicles.	Village Board	Ongoing
Housing	Implement the recommendations of the Mount Horeb Housing Task Force.	Plan Commission and Village Board	Ongoing
Housing	Work with Dane County on housing programs to increase affordable housing options in the Village.	Dane County	Ongoing
Economic Development	Leverage Federal and State stimulus money and pursue grants to assist in the cost of implementing this Plan.	Village Board	Ongoing
Economic Development	Expand local entrepreneurial programming.	Community Development Authority	Ongoing
Economic Development	Implement the Downtown Redevelopment Plan and update it in the within the next five years.	Plan Commission, Village Board, and Chamber	Ongoing, Short

Topic	Action Item	Potential Partners	Timeframe
Utilities and Community Facilities	Implement the Comprehensive Outdoor Recreation Plan and update it every five years to remain eligible for state and federal grants.	Park, Recreation, and Forestry Commission	Ongoing, Short
Natural Resources	Implement stormwater best management practices into development regulations, the Zoning Ordinance, and the Subdivision Code. Keep up with evolving stormwater and erosion control requirements.	Plan Commission	Short
Land Use	Conduct a full rewrite of the Zoning Ordinance to reflect the recommendations of this Plan.	Plan Commission	Short
Land Use	Incorporate the maps from this Plan into the Village's interactive online Zoning Map.	Plan Commission	Short
Cultural Resources	Partner with local and regional economic development organizations to market the community to new residents and tourist.	MadREP, Tech Colleges, and Chamber	Short
Utilities and Community Facilities	Work with the Mount Horeb Area School District on future updates to their Strategic Plan.	School District	Short
Land Use	Work with CARPC and other regional communities to assist in implementing the 2050 Regional Development Framework.	CARPC	Short
Plan Monitoring and Advancement	Institute a bi-annual review of the Comprehensive Plan and implementation action items.	Plan Commission and Village Board	Short
Agricultural Resources	Partner with local farms and agriculture groups to establish a Community-Supported Agriculture (CSA) Program.	Chamber	Short
Agricultural Resources	Establish new community gardens in Village parks or on other publicly-owned property.	Plan Commission and Village Board	Short
Utilities and Community Facilities	Pursue the development of a Village Renewable Energy Action Plan.	Village Board	Short
Natural Resources	Partner with Dane County on the implementation of the Dane County Climate Action Plan, increase in-house staff training on sustainability and climate resiliency, and establish a Village Sustainability Committee to assist in this effort at the local level.	Village Board	Short
Natural Resources	Establish stormwater conservation educational programming.	Dane County	Short
Utilities and Community Facilities	Partner with the Library, School District, and UW-Extension to increase community involvement and offer increased educational events.	Library, School District, and UW-Extension	Short
Transportation	Adopt a Complete Streets Policy that requires multi-modal elements as part of every roadway infrastructure project. Integrate United States Department of Transportation, Federal Highway Administration, National Association of City Transportation Officials, American Association of State Highway and Transportation Officials, and Wisconsin Department of Transportation guidelines, best practices, and performance measures into the policy to facilitate true complete streets.	Village Board	Short
Economic Development	Increase wayfinding signage to parking areas downtown.	Tourism Commission	Short
Transportation	Create new bicycle education programming such as a bicycle rodeo.	School District and Police Department	Short
Utilities and Community Facilities	Pursue becoming a designated Wisconsin Healthy Community through encouraging local efforts to improve community health and well-being in a cooperative, multi-sector approach.	Village Board	Short

Topic	Action Item	Potential Partners	Timeframe
Economic Development	Collaborate with the School District, Tech Colleges, and UW-Extension on workforce preparedness.	School District, Tech Colleges, and UW-Extension	Short
Utilities and Community Facilities	Consider developing a “Health in All Policies” approach that aims to integrate public health in all decision-making processes.	Village Board	Short
Economic Development	Work with local businesses to advance the recommendations of the Dane County Climate Action Plan on education, information sharing, partnerships, and advancing shared goals.	Community Development Authority	Short
Transportation	Develop and adopt an Official Map.	Plan Commission	Short
Cultural Resources	Establish a new stand-alone Historic Preservation Committee or Commission to assist in the implementation of this Plan and advance community preservation efforts.	Plan Commission and Village Board	Short
Utilities and Community Facilities	Install electric vehicles (EV) charging stations in public parking lots.	Plan Commission and Village Board	Medium
Agricultural and Natural Resources	Work with Dane County on any future updates to the Farmland Preservation Plan, Land and Water Resource Plan, and County-wide Comprehensive Plan.	Dane County	Medium
Transportation	Develop a Village Bicycle and Pedestrian Plan.	Park, Recreation, and Forestry Commission	Medium
Transportation	Partner with local private companies to bring a bike share option to the Village.	Tourism Commission	Medium
Transportation	Participate in Dane County’s update to the Bicycle Transportation Plan and Parks and Open Space planning efforts.	Dane County	Medium
Transportation	Work with the WisDNR, Dane County, and neighboring municipalities to pursue paving the Military Ridge Trail between Verona and Blue Mounds State Park.	WisDNR, Dane County, and neighboring communities	Medium
Intergovernmental Cooperation	Adopt boundary agreements with the Town of Blue Mounds, Town of Springdale, and Town of Vermont.	Plan Commission and Towns	Medium
Plan Monitoring and Advancement	Update the Village’s Comprehensive Plan before 2032.	Plan Commission	Long