

Village of Belleville, Wisconsin

Comprehensive Master Plan

October 2004



COMPREHENSIVE MASTER PLAN

VILLAGE OF BELLEVILLE, WISCONSIN

OCTOBER 2004

Prepared by
Staff of the Dane County Regional Planning Commission

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RESOLUTION NO. 04-11-01

AN ORDINANCE TO ADOPT THE MASTER PLAN OF THE
VILLAGE OF BELLEVILLE

The Village Board of the Village of Belleville, Dane County and Green County, Wisconsin do ordain as follow:

Section 1. Pursuant to section 62.23(2) and (3) of the Wisconsin Statutes, the Village of Belleville is authorized to prepare and adopt a comprehensive plan as defined in section 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes.

Section 2. The Village board of the Village of Belleville, Wisconsin has adopted a public participation stage of the preparation of a comprehensive plan as required by section 66.1001(4)(a) of the Wisconsin Statutes.

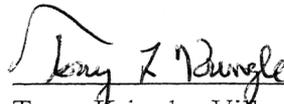
Section 3. The plan commission of the Village of Belleville, by a majority vote of the entire commission recorded in its official minutes, has adopted a resolution recommending to the Village board the adoption of the document entitled "Comprehensive Master Plan of the Village of Belleville", containing all of the elements specified in section 66.1001(2) of the Wisconsin Statutes.

Section 4. The Village has held at least one public hearing of this ordinance, in compliance with the requirements of section 66.1001(4)(d) of the Wisconsin Statutes.

Section 5. The Village board of the Village of Belleville, Wisconsin, does, by enactment of this ordinance, formally adopt the document entitled "Comprehensive Master Plan of the Village of Belleville", pursuant to section 66.1001(4)(c) of the Wisconsin Statutes.

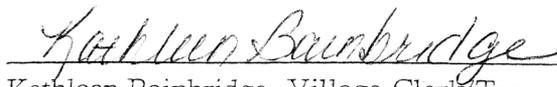
Section 6. This ordinance shall take effect upon passage by a majority vote of the members-elect of the Village board and posting and publication as required by law.

Adopted this 1th day of Nov 2004.



Terry Kringle, Village President

ATTEST:



Kathleen Bainbridge, Village Clerk/Treasurer

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Chapter 1

I.A. INTRODUCTION

The update to the Village of Belleville Master Plan is a guide that elected officials, staff and residents should use to direct and manage growth and redevelopment. The Master Plan is a long-range policy document encompassing community goals and policies, land use and transportation planning, and the staging of growth through urban service area planning. Generally, plans of this nature have a life span of 10 to 20 years; however, the Village should be prepared to make minor amendments to them on an annual basis. This plan is an update of the 2000 Master Plan prepared with the assistance of the Dane County Regional Planning Commission staff.

The Plan Commission has prepared a statement of goals and policies to aid the Village in planning for its future development. The Village Board following review and recommendation by the Plan Commission adopted the goals and policies. These broad goals and policies are intended to provide guidelines for future decisions about community development and land use. These guidelines will bear directly upon the decisions of the Plan Commission and its recommendations to the Board. They are intended to provide an orderly basis for immediate and long-range planning. The goals and policies recommended in the Master Plan are intended to be the framework for various specific programs and actions taken by both the public and private sectors. These goals and policies provide the foundation for the Village's ordinances, especially relating to zoning, the official map, land division, erosion control, the building code, parks and public works.

I.B. PUBLIC PARTICIPATION PLAN AND COMMUNITY PLANNING WORKSHOP

On March 3, 2003 the Village Board adopted the Public Participation Plan by Ordinance 03-03-1. The Public Participation Plan sets forth guidelines for public involvement, including meetings, notices, workshops, comments and hearings. On April 30, 2003, a Community Planning Workshop was held at the Belleville Village Hall. The primary purpose of the workshop was to solicit ideas from the general public regarding actions to improve future development within the Village. The Workshop, which was advertised primarily by dropping flyers off at every household in Belleville, was intended to give the local citizenry an opportunity to voice their concerns at the beginning of the planning process, rather than at the end. A secondary purpose for the workshop was to build consensus on issues and to clarify the relative importance of each issue. At the Workshop, twenty participants identified more than 25 issues (all of which are found in Appendix A with the Public Participation Plan). The Village of Belleville Community Survey 2000 was compiled and reported in June 2000 and is also listed in Appendix A. Many of the findings of the 35-question survey relate to community facilities and economic development. While most village services were viewed as adequate, the survey respondents wanted more walking and bike paths. The greatest need identified in the survey was for new retail stores, especially more restaurants and day care facilities, and a hardware store.

SUMMARY OF BELLEVILLE COMMUNITY PLANNING WORKSHOP

Significant Issues

Three-Group Mentions

Intergovernmental cooperation with surrounding towns is necessary for the support of community facilities such as library, senior center and recreational facilities. Cooperation may

involve intergovernmental agreements, boundary agreements, and consolidation of certain area services.

Two-Group Mentions

Help small business to locate and expand in the Village by development and expansion of the industrial park.

The Village's plan for new development should provide for a balance of land uses, especially housing and thoughtful design of the layout of subdivisions with a diversified range of housing types, including higher value housing.

One-Group Mentions

Develop ways to reach new residents to inform them about and involve them in the community.

Need to attract more commercial businesses to the downtown and open development along the river.

The village should improve communications with the public.

Plan for the location of various types of development.

Zoning bulk standards for single-family residential districts should be reviewed to include minimum square footage of houses and garages.

Consider the needs of the aging population of the Village as well as its youth.

Plan for the future public building needs including library, fire station, senior center, community center and medical clinic.

Provide for the upgrading of infrastructure, especially in the older portions of Belleville.

Participants were also asked to answer various questions:

How do you feel about the present rate of growth in the Village?

Growing at the right rate: 86%

Growing too fast: 14%

Is there an adequate supply of housing types in Belleville?

Yes: 31% No: 69%

If no, what type is needed?

Elderly Housing: 44%

Medium to Upscale Housing: 33%

Low-Cost Housing: 22%

What kind of business would you support if they located in Belleville's commercial areas?

Hardware: 64% Clothing: 14% Dollar Store: 14%

Restaurant (other than Fast Food): 21% Fast Food: 14%

Other mentions: lumber, style, office supply, coffee shop, big box, recreation center, motel, dentist, other gas stations, tech employers, industry

I.C. BACKGROUND

The Background section is an extensive community profile of Belleville, including a general description, socioeconomic data, and information on natural resources, land use, transportation, utilities, and community services and facilities.

A.1. GENERAL DESCRIPTION

The Village of Belleville is located in southern Dane County and northern Green County, along State Highways 69 and 92 and County Highways PB, D and CC. The Village is approximately 20 miles southwest of Madison, 100 miles west of Milwaukee, 145 miles north of Chicago, 90 miles east of Dubuque, and 280 miles south of the Twin Cities of Minnesota.

Belleville is located in the Sugar-Pecatonica River Valley on moraine created during the last ice age and by earlier glaciers. Here glacial deposits dammed up large preglacial valleys to form lakes and wetlands. The glaciers produced the natural resources the Village enjoys today. As the glaciers retreated, the Sugar River and its tributaries were formed. Lake Belle View is an impoundment of the river. The fertile soils deposited in the river valley contributed to the establishment of agricultural activities in the area during the mid-1800s.

According to “Madison, Dane County and Surrounding Towns” (William J. Park & Co., 1877), John Frederick was the first settler and built the first dwelling on land now occupied by the Village. In 1849 he constructed a large stone gristmill, which was powered by the Sugar River. Frederick and John Mitchell, each an owner of twenty acres of land, laid out the Village and named it after Frederick’s native place, Belleville, Canada West. Russell Babbet surveyed the First Plat for Belleville, which was registered with Dane County in 1851.

John Sylvester built the first store in 1847. The first district school was organized in 1846, and was located by George McFadden and William Morehead near the center of the town. The schoolhouse, an octagon building, was built in 1847 and accommodated forty students.

Rev. Matthew Fox formed the first religious society of Presbyterian affiliation in 1847. Baptist and Methodist churches were organized in 1853 and 1847, respectively. In 1928 the German Evangelical and Reformed Church was built. In 1910 the first Catholic Church in Belleville was dedicated.

The first blacksmith shop was opened in 1848, and John Wood built the first hotel in 1851. Other local businesses included a harness shop, wagon shop, shoe store, cheese factory, millinery goods, dressmaker and a cabinetmaker.

Belleville was founded in 1851 and incorporated as a village in 1892.

A cemetery was laid out in 1855 on land bought by Wellington Willoughby.

Belleville’s early growth was due to its location between two railroads about twenty miles in either direction. A new route for a railroad from Brodhead to Madison was surveyed in 1856.

Several mounds were discovered on the banks of the Sugar River, but the opening of some did not give evidence of their origin.

Early immigrants to Belleville, mostly English arriving from eastern United States, named the Town of Montrose after a place in Pennsylvania and the Town of Exeter after a place in England. While much of the later immigration was from Germany and Scandinavia, most settled elsewhere in Dane County and Wisconsin. Most of the immigrants settling in the Belleville area were French or Swiss. These ancestral concentrations were still evident in the 1940 Census. The 2000 Census lists the Belleville as having the highest concentration of French ancestry in Dane County, second-most concentration of Swiss (Town of Montrose was first), and the sixth-highest concentration of English.

By 1920 the Village was a thriving community with over 625 people, with a rail-shipping center for stock and grain. After 1930 the Village made the transition from rail to truck shipping. After World War II population and industry began to grow rapidly. In the last 40 years the Village population has grown by more than 1,000 as development has prospered. By 2000 the Village had grown to a population of nearly 1,900 and provided 750 jobs. Employment is balanced between the industrial areas and retail-service jobs along Main Street. Belleville's growth reflects regional growth trends. During the last 30 years the population has increased by 85%, while Dane County's population has increased by 47%.

A.2. POPULATION

Historic Trends. During the 1990s, the Village of Belleville grew much faster than Dane County as a whole. Table 1 shows the population growth pattern of the Village since 1960. The Village experienced moderate growth from 1960 to 2000, for an average population increase of 266 persons per decade. Since 1970 the Village has grown faster than the county or the state. This indicates that the Village enjoys a good position in attracting new residents. In the last three decades Belleville has evolved partially as a “bedroom” community primarily serving Madison and as a community expanding from internal employment growth.

Projected Growth. Table 2 indicates the projected rate of growth for Belleville. By the year 2030, the population is projected to increase by more than 1,000 residents. This projected growth rate is about double the projected rate for Dane County and the state.

Age Composition. The 1990 and 2000 population-by-age statistics reveal that Belleville has a higher proportion of the population age 65 or older (12.2%). The Village also has a large number of families with children, as evidenced by the large percentage of the population between ages 25 and 44 and between ages 0 and 14. By comparison, while Dane County's population age 65 and over is only 9.3%. The 2000 potential work force for the Village was those persons between the ages of 20 and 64. That translates to 1,103 persons, or 58% of the total population. The Village's 2000 median age was 35.2 years, compared with 33.2 years for Dane County.

Sex Composition. In 2000 females accounted for 51.4% of the Village population. This compares to Dane County's population breakdown of 50.5% females. The difference between the two figures is reflective of Belleville's slightly older population, where 60% of the population age 65 and over is female.

Race. The racial composition of Belleville in 2000 was 97.8% white, non-Hispanic, 1.4% non-white; non-Hispanic; and 0.8% persons of Hispanic origin. Dane County's racial composition is 87.4% white, non-Hispanic, 9.2% non-white, non-Hispanic, and 3.4% persons of Hispanic origin.

Population Distribution. In 2000 Belleville had a population of 1,908. The population is roughly divided into three areas or wards:

- Green County area, south of Dane County, with a population of 113, or 5.9% in the Village.
- North-side area, north of Lake Belleview Sugar River, population 969, or 50.8% of the Village.
- South-side area, south of Lake Belleview and the Sugar River, has a population of 826, of which 43.3% are in the Village in Dane County.

Year	Belleville		Dane County		Wisconsin	
	Number	% Increase	Number	% Increase	Number	% Increase
1960	844	14.8%	222,098	31.1%	3,952,780	15.1%
1970	1,063	25.9	290,272	30.7	4,417,821	11.8
1980	1,302	22.5	323,545	11.5	4,705,642	6.5
1990	1,456	11.8	367,085	13.5	4,891,769	4.0
2000	1,908	31.0	426,526	16.2	5,363,675	9.6
2003 ¹	2,001	4.9	445,253	4.4	5,490,000	2.4

¹State DOA estimates. Belleville: 1,888 (Dane County); 113 (Green County).
Green County trends: 1960, 25,851; 1970, 26,714; 1980, 30,012; 1990, 30,339; 2000, 33,647; 2003, 34,671¹

Year	Belleville		Dane County		Wisconsin	
	Number	% Increase	Number	% Increase	Number	% Increase
2000	1,908	31.0%	426,526	16.2%	5,363,675	9.6%
2010	2,261	18.5	480,573	12.7	5,700,303 ²	6.3
2020	2,577	13.9	527,534	9.0	6,056,186 ²	6.2
2030	2,964	15.0	579,976	7.9	6,354,883 ²	4.9

²State DOA population projections. Green County Projections: 2000 = 33,647; 2010 = 37,259, 2020 = 38,474²

Age	Belleville*				Dane County			
	1990	2000	% Total		1990	2000	% Total	
			1990	2000			1990	2000
Under 5	118	129	8.1%	6.8%	25,747	25,818	7.0%	6.1%
5-14	192	323	13.2	16.9	45,864	54,426	12.5	12.8
15-19	106	120	7.3	6.3	27,070	32,912	7.4	7.7
20-24	86	75	5.9	3.9	42,397	43,936	11.5	10.3
25-44	480	653	33.0	34.2	133,857	138,494	36.5	32.5
45-64	252	375	17.3	19.7	58,143	91,021	15.8	21.3
65 & Over	222	233	15.2	12.2	34,007	39,869	9.3	9.3

*About 94% of Belleville's population resides in Dane County.
Source: U.S. Bureau of the Census, Wisconsin Dept. of Administration and Dane County Regional Planning Commission.

B.1. HOUSING

Households. The increase in the number of dwelling units in any community is directly related to local population growth, number of persons per household and local housing stock (number and type of housing units). Nationwide and regionally the number of persons per household has declined due to less children per household, children leaving home at a younger age and the increase in divorces and family separations. This trend can be seen in Belleville, which has experienced a decline in the number of persons per household along with a steady increase in population. Between 1970 and 2000 the number of households doubled from 369 to 764, while the population during that time increased by only 37%. Based on the trend shown in Table 4, the persons per household ratio are projected to continue to decline. By the year 2020 persons per household ratio in Belleville is projected to be about 2.4, which, in conjunction with a steady increase in population growth, will result in an escalating number of households formed. See Table I-4.

Item	1970	1980	1990	2000	2010	2020
Household Population	1,063	1,302	1,456	1,908	2,261	2,577
Number of Households	369	486	561	764	922	1,074
Persons Per Household	2.88	2.68	2.60	2.50	2.45	2.40
Source: U.S. Bureau of the Census and Dane County Regional Planning Commission.						

Housing Type, Tenure and Age. From 1980 to 2000 there was very little change in the proportion of single-family units in the Village housing stock. Even though the number of single-family housing units increased by 141, or 32%, they still accounted for about 76% of the housing stock, compared to 79% in 1980. Both Belleville and Dane County experienced two significant trends. First, the vacancy rate stayed about three percent, reflecting a tight housing market. Second, the number and proportion of duplexes in the housing stock increased. Nearly a third (31%) of the Village housing stock was built before 1959 (40 years old), indicating the proportion of village housing that may be in need of rehabilitation. See Tables I-5 and I-6.

1990							
Type	Total Units		Owner Occupied		Renter Occupied		Vacancy Rate
	Number	% Total	Number	% Total	Number	% Total	
One-Family	436	75.7%	397	94.1%	29	20.9%	2.3%
Two-Family	51	8.8	13	3.1	37	26.6	2.0
Multifamily	68	11.8	0	—	65	46.8	4.4
Other	21	3.6	12	2.8	8	5.8	0.0
Total	576	100.0%	422	100.0%	139	100.0%	2.6%
% Total	100.0%	—	73.3%	—	24.1%	—	—

2000							
Type	Total Units		Owner Occupied		Renter Occupied		Vacant
	Number	% Total	Number	% Total	Number	% Total	
One-Family	598	76.5%	519	96.1%	66	29.7%	13
Two-Family	51	6.5	16	3.0	35	15.8	0
Multifamily	122	15.6	2	0.4	116	52.3	4
Mobile Home	11	1.4	3	0.5	5	2.2	3
Total	782	100.0%	540	100.0%	222	100.0%	20
% Total	100.0%	—	69.0%	-	28.4%	-	2.6%

Source: U.S. Bureau of the Census and Dane County Regional Planning Commission.

TABLE I-6: YEAR STRUCTURE BUILT		
Year Structure Built	Number of Units	Percent of Total
1990 to March 2000	224	28.7
1980 to 1989	63	8.1
1970 to 1979	163	20.8
1960 to 1969	90	11.5
1959 or earlier	466	31.0

Housing Construction. A balance of single-family (138 units) and two- or multi-family (108 units) construction has taken place in the last eleven years, resulting in a housing construction average of 4.22 units a year. As shown in Tables I-7 through I-9, residential construction was outpaced by residential platting during the 1990s.

TABLE I-7: HOUSING CONSTRUCTION: 1992 - 2002											
Unit Type	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Single-Family	13	28	24	12	10	2	14	10	4	7	7
Two-Family	4	4	6	0	0	0	4	0	2	2	6
Multifamily	4	8	4	16	12	6	4	6	28	0	0
Total	21	40	34	28	22	8	22	10	34	9	13

Source: Dane County Regional Planning Commission.

TABLE I-8: RESIDENTIAL PLATTING ACTIVITY: 1992 - 2002											
Lots Created	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
		72	5	0	0	0	0	2	26	3	1

Source: Dane County Regional Planning Commission.

TABLE I-9: DEMAND FOR RESIDENTIAL BUILDING LOTS: 1992 - 2002		
Housing Type	Lot Consumption 1992 - 2002	Lots Used or Units Built Per Year
Single-Family	131	11.9
Two-Family	28	2.5
Multifamily	82	7.5
Source: Dane County Regional Planning Commission.		

Housing Value and Rent. During the 1990s the cost of owner-occupied housing increased in Belleville faster than countywide. The median housing value increased from \$62,400 in 1990 to \$122,400 in 2000, a 96% increase. The median housing value for Dane County increased by 87% to \$146,900. Green County median housing value was \$97,700 in 2000. Median rents increased substantially from \$328 in 1990 to \$592 in 2000, an 80% increase. The median rents for Dane County increased by 52% to \$641 per month. Housing costs, however, are about 8 to 17% lower in Belleville than countywide, but incomes are 11% lower than the Dane County average.

Housing Needs. Based on information provided in *The Dane County Housing Market Report* (1995), Belleville has 16 assisted elderly rental units and 16 assisted family rental units. The report further indicates that Belleville has a need for 67 elderly housing units (not counting the development on Bowlavard Road). In 2000, 42% of Belleville's housing stock was built before 1960; these 332 units are the most likely to need rehabilitation.

B.2. HOUSEHOLD CHARACTERISTICS

Information on household characteristics from the 1990 and 2000 Censuses shows that changes have occurred in Village households. Married-couple families dropped as a proportion of all households (68.1% in 1990, 56.3% in 2000). During the same period, the proportion of single-parent households increased slightly from 8.0 to 14.5%. Female-headed households accounted for 10% of the households in 2000, higher than the countywide average of 8%.

Householders living alone made up 23.3% of all households in Belleville, less than the countywide average (29.4%). Non-family households (more than one unrelated person) represented only 5.9% of households. At the county level, non-family households (other than singles) accounted for one out of eight households.

C. TRANSPORTATION

All roadways within Dane County are classified in categories under the "Roadway Functional Classifications." The functional class of all roadways was delineated as part of preparation of the *Dane County Land Use and Transportation Plan* (October 1997).

The Roadway Functional Classification System groups streets and roadways into classes according to the intended purpose or character of service they are intended to provide within the regional roadway system. Arterials have primarily a mobility function, serving communities and major traffic generators providing inter-regional, and inter-area traffic movements. Collectors have both a

mobility and land access function, serving locally important traffic generators and linking those generators to larger population centers or higher function routes. They collect traffic from local roadways and bring all developed areas within a reasonable distance of an arterial roadway. Local roadways provide access to adjacent land and provide for travel over relatively short distances within a community.

The Belleville area is served by two principal arterial roadways: STH 69/92 and CTH PB, both north- south roadways, which together provide a link between the Madison area and the City of Monroe in Green County.

The Belleville area is also served by several major rural collector roadways: STH 69 North (River Street), a north-south roadway linking the City of Verona; STH 92 South (Park and School Streets); CTH D, (Third Avenue and Remy Road), a north-south roadway linking the City of Fitchburg; and CTH CC (Harrison Street), a north-south roadway linking the Village of Monticello in Green County.

Local collectors streets provide direct access to residential neighborhoods and commercial/industrial centers, serve low-to-moderate traffic volumes, and connect neighborhoods. Local collectors include Karl Avenue, Church Street and Jon Street/Bowlavard Avenue.

The near-term roadway improvements planned for the Belleville area, as identified recommended in the *2004-2008 Transportation Improvement Program (TIP) for the Dane County Area* (August 2003):

<u>Program Area</u>	<u>Type of Improvement</u>	<u>Schedule</u>
STH 92 Resurfacing	Engineering	2004-5
	Construction	2006
STH 69 (Green Co. to USH 18/151)	Control of access	2004
CTH PB (STH 92 to Paoli)	Resurfacing	2004

Traffic Volume. Figure 1 shows average daily traffic volumes on the arterial and collector roadways in the Belleville area for which traffic counts are available. Due to Belleville’s location near the Madison urban area, a significant amount of the traffic on area arterial and collector roadways, particularly CTH PB, originates and is destined outside the Belleville area. An origin-destination study conducted by the Wisconsin Department of Transportation (WisDOT) in 2000 found that 88% of the traffic entering the Belleville area on STH 69 North was destined for locations outside the Belleville area. On the other hand, only 46% of the traffic on STH 92 West, which travels through downtown, was destined outside the area. Table I-10 shows the traffic volume on area roadways from 1990 to 2002.

Transportation Profile. Vehicle ownership in Belleville was greater than for Dane County. According to the 2000 Census, per-household vehicle ownership in the Village was 1.8 vehicles per household, compared with a 1.6 vehicles-per-household average for Dane County. During 2000, 4.3% of Belleville's households had no vehicle available, compared with 8% for Dane County. Over 65% of households had two or more vehicles available.

According to the 2000 Census, 56% of the Village of Belleville’s workers commuted to the Madison area for work, while 17% worked in the village. Eighty-three percent (83%) of Village workers commuted by single-occupant automobile, 11% carpooled, and 3% walked.

Many of the streets in Belleville have sidewalks to accommodate pedestrian movement. The main concern for pedestrian safety focuses on intersections with vehicular traffic, especially along more heavily traveled streets such as Main Street and Third Avenue.

Freight rail service was terminated on the publicly owned north-south rail corridor running through Belleville between Madison and Monroe in 1996. The Wisconsin Department of Natural Resources (WisDNR) is developing a master plan for the corridor and will be constructing a multi-use trail, to be called the Badger Trail. Surfacing of the trail will be completed in 2005.

Belleville Senior Services provides RSVP volunteer drivers for seniors' travel to personal and medical services. The Dane County Department of Human Services also contracts with a private provider to provide limited group transportation services for area residents to the nutrition site and for shopping. Area residents aged 60 and over and those with a disability are eligible for the service.

TABLE I-10: AVERAGE WEEKDAY TRAFFIC VOLUME ON BELLEVILLE AREA ROADWAYS					
Roadway Segment	Traffic Volumes		Annual Avg. Increase	Projected Volumes¹	Percent Increase
	1990	2002	1990-2002	2014	2002-2014
Main Street (STH 69-92)					
West of River Street	4,370	7,000	144	8,780	44%
West of Harrison Street	2,700	3,500	67	4,200	20
West of Village	1,400	2,200	67	3,100	41
River Street (STH 69)					
North of Main Street	4,820	7,300	207	8,800	20
North of Village	2,910	5,300	199	8,300	57
Park Street (STH 92)					
South of Main Street	1,130	1,500	31	1,850	23
Third Avenue (CTH D)					
East of River Street	1,500	2,400	75	3,300	38
East of Remy Road	620	1,100	40	1,600	45
Harrison Street (CTH CC)					
South of Main Street	840	1,400	47	1,750	25
STH 69-92					
West of CTH PB	4,080	6,700	218	9,450	41
CTH PB					
North of STH 69-92	3,130	6,300	264	10,250	63
¹ Method used for projected volumes is a discounted linear regression of 1990 to 2002 traffic volumes.					
Source: Wisconsin Department of Transportation and Dane County Regional Planning Commission.					

The Dane County Regional Airport, located 24 miles north of Belleville, offers passenger service and freight service with over 100 flights a day. In 2002, the airport carried over 1.5 million passengers. Morey Airport is a smaller general aviation airport serving smaller aircraft used for business and charter flying and for personal reasons. It is located approximately 16 miles north of the Village on Airport Road in the City of Middleton.

Traffic Safety. From 1984 to 1990, Belleville's largest increase in traffic occurred along West Main Street (STH 69-92). According to Village Police Department records, about two-thirds

of the traffic accidents during the past three years occurred on West Main Street. Records indicate that Village traffic accidents have declined by 40% since Main Street was reconstructed. The worst accident area along Main Street is west of River Street. This three-quarter-mile section of Main Street carries about 4,000 trips per day. The combination of through traffic, infrequent braking points and parking along Main Street stores and businesses makes this Belleville's most hazardous street.

The Village's most dangerous intersection is Main Street at Frederick Street next to the gas station, and the second most dangerous intersection on Main Street is at Vine Street, which is located within 200 feet of River Street.

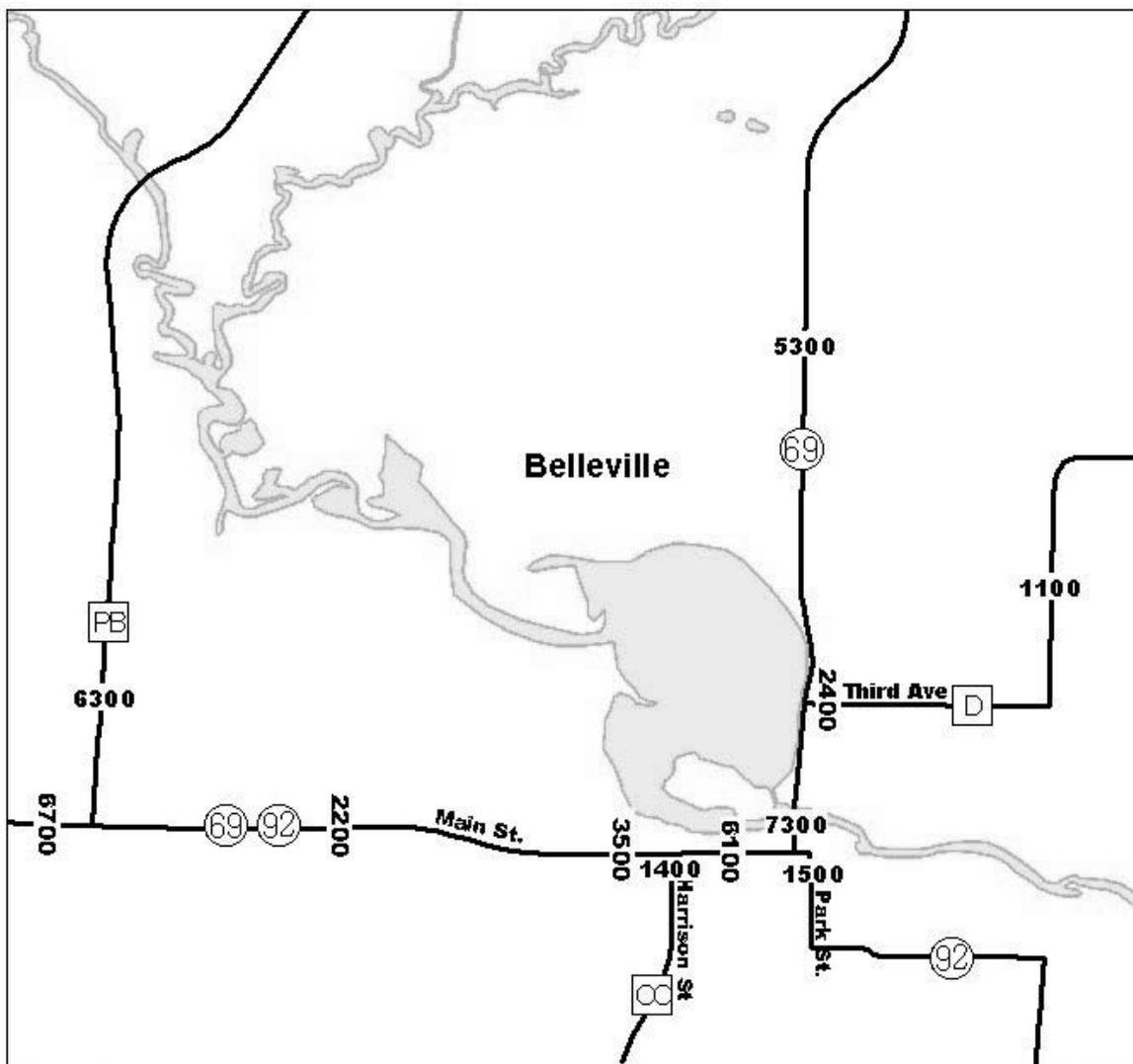


Figure 1

2002 ADT

D.1. URBAN COMMUNITY FACILITIES AND SERVICES

Sanitary Sewer. In 1997, the Village upgraded its wastewater sewage treatment plant. The treatment plant is expected to have adequate capacity for village growth to the year 2017. The current sewage treatment plant capacity is 375,000 gallons per day. The annual average flow to the plant has been approximately 190,000 gpd, or about 51% of the plant's design capacity. In 1993, the system had about 52,700 feet of sewer main serving about 775 customers. Sludge produced at the plant is hauled to area farm fields and Madison Metropolitan Sewer District.

Public Water. The source of the Village water supply is two wells, which vary in depth from 315 to 395 feet. Currently, the water system pumps an average of 160,000 gallons per day. The water system consists of a standpipe containing 300,000 gallons of water and a distribution network of 68,740 feet of mains. In 2001, about 775 customers were served with this system. Water hardness is about 300 parts per million. The nitrate-nitrogen level in the Village water system is less than one part per million, which is significantly below the public drinking water standard of 10.

Storm Sewer. The Village of Belleville has a storm sewer system that is separate from its sanitary sewer system. The system drains into the Sugar River and Lake Belle View. The Public Works Department maintains the storm water system.

Police Protection. Belleville's police department operates 17 hours a day. The Dane County 911 Center answers emergency calls for police, ambulance and the fire district. Staffed by three full-time officers, the department provides the basic services of law enforcement, crime investigation, patrol, traffic supervision and a number of other programs.

Parks and Recreation. The Village operates five parks and playgrounds. Belleville offers a variety of recreational activities for adults and children throughout the year sponsored by private and public organizations. The Belleville School District operates an outdoor swimming pool.

Public Library. The Belleville Public Library is located at 130 South Vine Street. The library's space of 4,500 feet includes the basement, but does not include the lobby, bathrooms, or storage shared with the Senior Citizens. The Senior Citizens occupy the old municipal office area.

The library, which was established in 1878, has a collection of 22,383 items including books, periodical, educational kits, videos, CD's, DVD's, computer programs, and access to over 2 million items through a shared automation system.

Services include fax, copy machine, computers, microfilm, Internet access, children's story times, adult book groups, summer reading programs, and exam proctoring.

The library's annual circulation has increased substantially in the last ten years from 22,383 in 1991 to 45,165 in 2002.

General Village Services. The Village Board, consisting of seven members who are elected at large, including the Village president, governs Belleville. Other administrative positions, elected or contracted, include a clerk, treasurer, assessor, attorney, public works director, and a municipal judge. The Village employs 25 people for administrative, public works, utility and police services.

Village Committees. Belleville is also served by a number of committees in addition to the Village Board's standing committees, including the following: Economic Development

Committee; Fire and EMS Association; Lake Renovation Committee; Library Board; Plan Commission; Emergency Management; and Senior Citizen Board.

Public Works. The Public Works Department is responsible for maintaining and plowing Village streets, caring for Village parks property and equipment, collecting brush, and day-to-day operation of the Village wastewater collection system and public water utility. The Village owns and maintains the Belleville Cemetery.

The Village contracts with a private firm for residential and commercial solid waste collection. In 1991 the Village also instituted a recycling program in accordance with Dane County recommendations.

Senior Citizens. The Belleville Senior Citizens Organization (BSC) serves the needs of people over age 55 in the Village and the surrounding Towns of Montrose and Exeter. Services offered by the BSC are provided at St. Mary's Catholic Church (227 Frederick Street) and the Municipal Building meeting room, and include: an elderly nutrition program, plus home-delivered meals; various social activities; day trips; classes; health care services; and financial consulting services.

Assisted Housing. Belleville has 16 assisted rental units each for elderly and for families.

Assisted Living. Belleville's two group homes, Silvan Crossing and Heartsong house 13 adults

Day Care. The Belleville area has a day care called "Room-to-Grow" serving up to 20 children and other family care homes serve up to four children each.

Cemeteries. The Village owns the Belleville Cemetery, which covers more than four acres with room to expand on eight acres adjacent to the original property

Historical Society. The Belleville Area Historical Society keeps records on the Area's past and produces a newsletter quarterly.

D.2. AREA COMMUNITY FACILITIES AND SERVICES

Fire Protection. The Belleville Fire District (approximately 72 square miles) provides fire protection to the Village, the Town of Montrose, and sections of the Towns of Exeter, Oregon and Brooklyn. The towns and the Village contract with the fire district for this service and pay a portion of the costs based on property valuation.

30 volunteer fire fighters provide fire protection services. Emergency equipment includes two fire pumper engines, four tankers, one rescue vehicle, one grass truck, ladders reaching 35 feet, and extrication/first aid equipment.

Emergency Medical Services. The Belleville Area Emergency Medical Services District (approximately 72 square miles) includes the Village of Belleville, the Town of Montrose, and sections of the Towns of Exeter, Brooklyn and Oregon serving a population of 4,444 people. Currently there are 38 certified emergency medical technicians (EMTs) offering their services to the district. The district owns and operates two fully equipped ambulances and has three EMTs available to respond to each request for service. The towns and the Village contract with the EMS District for this service and pay a portion of the costs based population.

Electric Power, Gas and Telephone. Alliant Energy provides electricity and Wisconsin Gas provides natural gas to the Village and the surrounding towns. GTE provides telephone service to the Belleville area.

Health Care. Professional health care is provided to the Belleville area through the Belleville Family Practice Clinic. Three physicians, one dentist, one chiropractor and one pharmacy serve Belleville. Five hospitals are located in Madison, within 17 miles of the Village, and one hospital is in Monroe, about 20 miles from Belleville.

Churches. A dozen churches of various denominations serve the Belleville area: Protestant, Catholic and others.

Education. Four educational institutions, many with top national ranking, are located within 17 miles of Belleville. Post-secondary education is available from the University of Wisconsin-Madison, Madison Area Technical College (MATC), Edgewood College and Madison Junior College of Business. Students at the UW-Madison campus in 2000 numbered 41,219 and were enrolled in ten major colleges, schools and divisions. MATC (Dane County) offers instruction to 28,364 students. The school covers a four-county area and offers trade; apprentice, extension and college transfer courses. Edgewood College is a Catholic institution that offers bachelors degrees in the liberal arts and paraprofessional programs.

As of 2000, 90.5% of Belleville’s population 25 years and over had graduated from high school, compared to 92.2% for Dane County and 84.1% for Green County. Also, 17.6% of Belleville’s population had obtained a bachelor’s degree, compared with 40.6% for Dane County and 16.7% for Green County. See Table I-11.

TABLE I-11: BELLEVILLE AREA SCHOOL ENROLLMENT: 2000					
Municipality	Preschool	Enrollment – Persons Age 3 and Older			
		Kindergarten – 12		College	Total
		K – 8	High School		
Belleville	38	305	113	54	510
Montrose, Town	19	165	73	41	298
Primrose, Town*	15	72	42	22	151
Oregon, Town*	83	543	274	104	1004
Exeter, Town	21	147	77	47	294
Brooklyn, Town	28	129	74	19	250

*Portions of Primrose, Oregon, Exeter and Brooklyn in Green County are in the school district.
Source: U.S. Bureau of the Census and Dane County Regional Planning Commission.

The Village of Belleville is located in the Belleville School District and is served by four schools: Belleville Elementary (grades K-1) with an enrollment of 138; Belleville Intermediate School (grades 2-6), with 360 students; Belleville Middle School (grades 7-8), with 134 students; and Belleville High School (grades 9-12), with 251 students.

The elementary school, built in 1954 and expanded in 1964, 1989 and 1990, is located on the Village's west side. Belleville Middle School, built in 1976, is located just west of downtown. Belleville High School was built in 1997. The high school is also located on the west side.

As shown in Table I-12, the Belleville schools have a combined 2002-2003 enrollment of 868. Although enrollments have been increasing and projections show a continued increase in enrollment at all schools, no new school construction is planned.

TABLE I-12: BELLEVILLE AND DANE COUNTY SCHOOL DISTRICT ENROLLMENTS			
School District	1992-1993	2002-2003	% Increase 1992-2003
Belleville	659	868	27%
County Public Total	56,012	63,900	14%
Source: Wisconsin Department of Public Instruction and Dane County Regional Planning Commission.			

E. NATURAL RESOURCES

Physiography and Topography. The physiography and topography in the Village of Belleville reflects both the unglaciated and glaciated landscape of Dane County. Topographic relief ranges from about 1,000 feet above sea level at its highest elevation in the southwest corner of the Village, down to 860 feet above sea level near the Sugar River. The topography of the Belleville area is shown on the Environmental Corridor Map. The Village lies within the Lower Sugar River Basin, with the river providing the predominant surface drainage within the watershed (see Appendix C).

Geology. The surface geology north of the Sugar River consists primarily of sand and gravel outwash plain deposits from the most recent glaciation. The part of Belleville south and west of the river is in the “driftless” region of Dane County, where there are no glacial deposits.

The subsurface geology of the Village consists of Ordovician sandstones and dolomite (magnesium-rich limestone) deposited 400 to 600 million years ago. Most of the Village south of the Sugar River consists of Ordovician-St. Peter formations, which are mainly sandstones, shale and conglomerates. North and west of the Sugar River, dolomite of the Prairie du Chien Group is found.

Soils. The Village of Belleville contains primarily silt loams, including Batavia, Gale, Plano, St. Charles and Meridian loam. These soils, which cover most of the Belleville area, are suitable for development and have two- to six-percent slopes.

Soils in steep slope areas include Elkmound sandy loam. Soil types with 6 to 12% slopes have moderate limitations to development, whereas these soil types with 12 to 20% slopes have severe limitations to development due to high erodibility. Elkmound sandy loam also has bedrock within two feet of the surface.

Soils within the floodplain of Sugar River-Lake Belle View include alluvial land and Marshan silt loams. Both of these soil types have very severe limitations to development due to high compressibility, very low bearing capacity, seasonal high water table and occasional flooding. Development should be prohibited in these areas. Elburn silt loams are located along the Village's major drainageways. These soil types have severe limitations to development due to occasional flooding. In areas with severe limitations due to occasional flooding or steep slopes, proper development can occur only if the design of the development takes into account these site limitations.

Surface Water. The primary surface water bodies in the Village are the Sugar River and Lake Belle View. The Sugar River flows southeast through the Village. The Village discharges its treated municipal wastewater to the river. In the past, Anderson Custom Processing discharged treated process water to the river. However, in 1991 the company connected to the Village wastewater treatment plant.

The Sugar River has recently been nominated as a state “Exceptional Resource Water” since it supports a productive smallmouth bass and trout fishery above the Village. Three “threatened” fish species (redfin shiner, river redhorse and Ozark minnow) have also been found in the Sugar River. There are over 30 different species of fish in the river. Major water quality concerns are associated with streambank erosion, animal waste runoff and sedimentation from cropland erosion. In addition, most of the storm sewers in the Village discharge either to the Sugar River or to Lake Belle View. All of these sources contribute to lake sedimentation problems.

Much of the land area along the Sugar River on the Village's northwest side lies within the 100-year floodplain. The 100-year floodplain boundaries are shown on the Environmental Corridor Map.

Wetlands. All the significant wetlands located in the Belleville area are associated with floodplains. The largest wetland areas are along the Sugar River on the northwest and southeast sides of Belleville. Similar to floodplains, the wetlands are also shown on the Environmental Corridor Map.

Groundwater. Belleville is located in the Sugar River watershed, which is located in southwestern Dane County and drains an area of approximately 176 square miles, including the West Branch. The area covers all or parts of various cities, villages and towns. The surface water system is characterized by a network of small streams that flow into the two river channels that empty into Lake Belle View, before continuing further downstream. Overall, there are over 110 miles of streams in the watershed. The Sugar River is primarily fed by groundwater during base flow conditions, but snowmelt and precipitation events contribute significantly to stream flow during storm periods. The Sugar River probably supported larger populations of brook trout and other coldwater fish than it does today. Various efforts and initiatives have been undertaken by local units of government, private resource conservation groups and volunteers working together to address the impacts associated with growth and development in the watershed. Of particular mention are the efforts directed at protecting and restoring Lake Belle View.

Forests. The only significant area of woodlands in the Village is a 50-acre stand on the islands and banks of the Sugar River. This stand extends to the northwest into the Town of Montrose.

Threatened/Endangered Species. The Wisconsin Natural Heritage Inventory have documented endangered and threatened species as well as species of concern. Habitat loss and fragmentation are the main concerns for wildlife in the Belleville Area. Habitat continues to be degraded, simplified, fragmented or destroyed by various land and water use practices, policies and development decisions.

Wildlife Habitat. The watershed's fish and wildlife and the continued enjoyment of hunting and fishing, the tourism industry and quality of life depend on high quality natural habitat. Large wetland complexes adjacent to the Sugar River and the surrounding rural grassland prairies and oak savannas provide valuable wildlife habitat. Some of the common game species include deer, turkey, pheasant and waterfowl, as well as various non-game plant, bird, reptile and mammal species.

Metallic/Non-Metallic Minerals. Belleville contains a sand and gravel pit about 3.6 acres in size located west of Remy Road and north of the Sugar River. This area is being reclaimed for part of the Business Park and for open space along the River.

F.1. INCOME

Information from the 2000 Census showed that Belleville's median household income was \$49,274, compared with \$34,866 in 1989 (from the 1990 Census). Dane County's median household income was \$49,223 in 1999 and \$32,703 in 1989. Belleville's median household income is seven percent more than the county average, opposite the difference in housing costs.

The 2000 Census showed that only 5.2% of Belleville's population (99 persons) was living below the poverty level, compared with 9.4% for Dane County and 5.1% for Green County.

F.2. EMPLOYMENT

Labor Force. As of 2000, the Village had 1,087 persons in its labor force. Of those persons, 47.8% were female and 52.2% were male. In 2000 the unemployment rate was 2.9%, and the Dane County rate was 3.8% and the Green County rate was 3.2%.

The labor force is largely employed in what are typically referred to as “white collar” occupations. In 2000, Census data showed that 73% of its employees (768) worked in professional, technical or service-related positions. This compares with 83% of the labor force in Dane County and 65% for Green County. The higher percentage for Dane County can be partially attributed to the presence of Wisconsin's capital and major university. See Table I-13.

Jobs by Place of Work. Belleville's Main Street commercial district has a major impact on local business: retail trade and private service establishments located downtown account for half of the Village businesses. However, as shown in Table I-14, the largest employees are manufacturing or retail trade firms. There are enough local jobs for three-quarters of the local labor force. In 2000, of Village workers 18% worked in Belleville, 42% worked in the Madison area, and 33% worked elsewhere in Dane County and 7% worked in Green County. Of 871 jobs in Belleville, 178 or 20.4% were from the Village, 100 or 12% were from the Town of Exeter, 97 or 11% were from the City of Madison and 65 or 8% were from the Town of Montrose.

TABLE I-13: OCCUPATIONS OF EMPLOYED PERSONS: 2000		
Occupation	Number	Percent
Managerial, Professional and Technical	322	30.5%
Sales and Office	319	30.2
Service Occupations	127	12.0
Farming, Forestry and Fishing	17	1.6
Construction, Extraction and Maintenance	136	12.9
Production, Transportation and Material Moving	135	12.8
Total	1,056	100.0%
Source: U.S. Bureau of the Census and Dane County Regional Planning Commission.		

TABLE I-14: EMPLOYERS AND EMPLOYEES IN THE BELLEVILLE AREA: 2000				
Industrial Classification	Total Establishments		Establishments w/10 Employees or More	
	Number	Percent of Total	Number	Percent of Total
Construction	18	19.1	1	6.2
Manufacturing	13	13.8	6	37.5
Transportation, Communication, Utilities	5	5.3	0	-
Wholesale Trade	6	6.4	1	6.2
Retail Trade	24	25.5	6	37.5
Finance, Insurance, Real Estate	5	5.3	1	6.2
Services	23	24.6	1	6.2
Total	94	100.0	16	100.0
Principal Employers: Federal Industries, Gempler's, Belleville School District, Anderson Custom Processing. Total Private Employment: 799 Annual Payroll: \$20,900,000				
Source: U.S. Bureau of the Census.				

G. LAND USE

Overall, Belleville annexed about 80 acres from 1990 to 2000. The Village also saw development of 122 acres of land during the 1990s—a 38% increase in its developed area. Land use trends from 1970 to 2000 are shown in Table I-15. Only 17 acres of vacant lots in the Village were available for development.

Residential. Residential development accounts for the majority of the developed acreage in the Village. Single-family residential development accounts for 34% of the developed area and for 86% of all residential development. Most of the new single-family areas developed during the last two decades occurred on the north side of the Village. Most new multi-family housing was also built there. The overall density (housing units per acre) in Belleville stayed at about four housing units per acre. Single-family density remained at about 3.6 housing units per acre, and two-family and multifamily development density was about 8 units per acre.

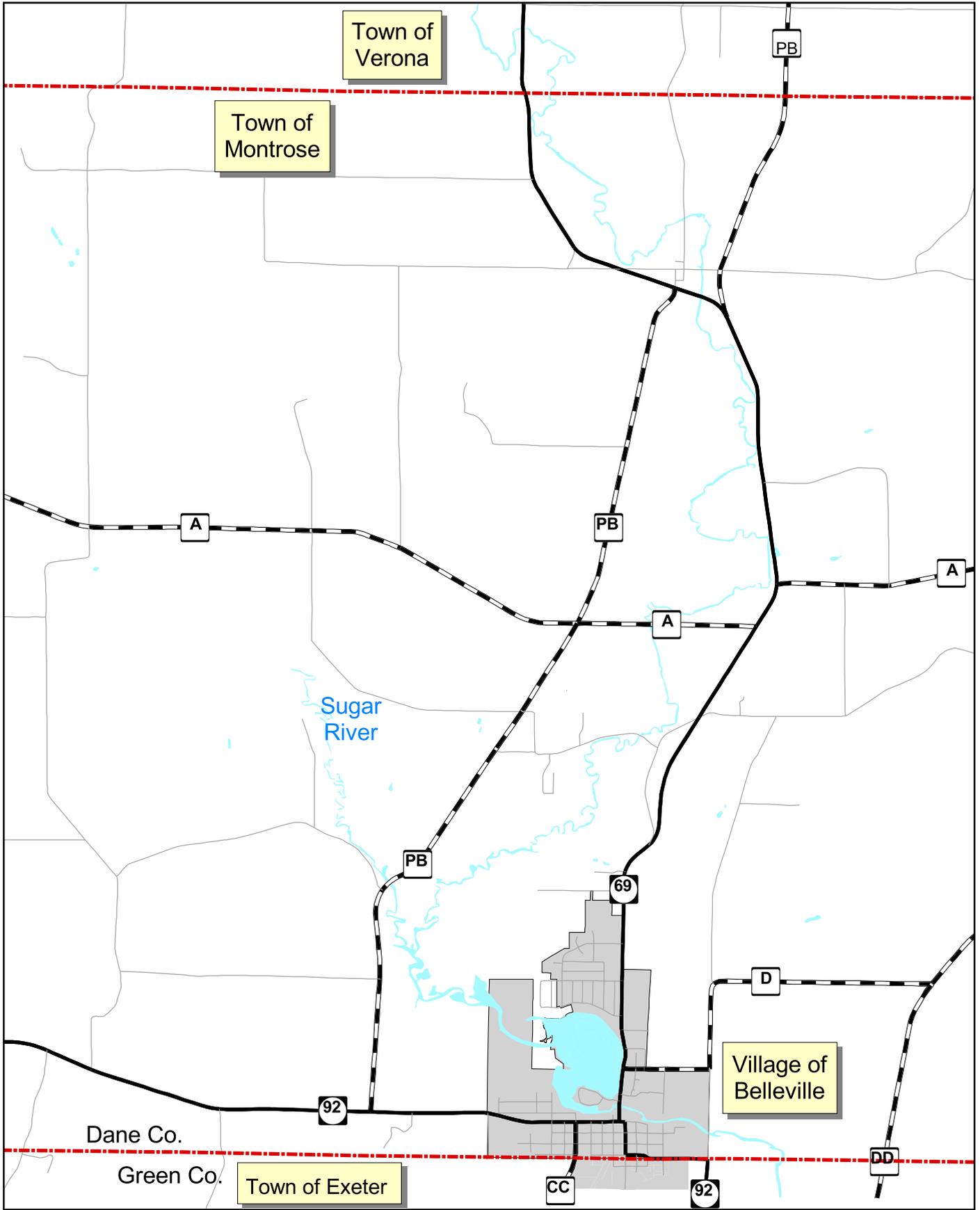
Business Development. The Main Street corridor is the primary commercial area in Belleville, but new commercial development occurred primarily on River Street. In total, commercial development accounts for only five percent of the Village's developed area. Most of the new industrial development occurred in the park on Enterprise Avenue. The total industrial area (48 acres) accounts for more than 11% of the Village's developed area. Nearly all of the industrial acreage is located along the former railroad corridor north of the Sugar River.

Street Rights-of-Way. Public streets account for about 24% of the Village's developed area.

Recreation Development. About 36 acres of parkland in the Village are developed. The Lake Belle View conservancy area (110 acres) makes up the balance of Village's park and open space. Developed parkland represents eight percent of the Village's developed area.

Institutional Development. This category includes schools, school grounds, churches and other public buildings, and accounts for ten percent of the Village's developed area.

TABLE I-15: LAND USE IN VILLAGE OF BELLEVILLE (DANE COUNTY): 1970 – 2000								
	1970		1980		1990		2000	
	Acres	% of Area Developed						
Residential	65.9	32.9%	108.9	37.7%	128.0	39.6%	176.2	39.6
Single-Family	61.4	30.6	101.9	35.3	117.6	36.4	152.1	34.2
Two-Family	2.9	1.5	3.8	1.3	7.0	2.2	9.0	2.0
Multifamily	1.6	0.8	3.2	1.1	3.4	1.0	15.1	3.4
Commercial	7.1	3.5	8.1	2.8	9.7	3.0	20.7	4.7
Industrial	23.0	11.5	21.7	7.5	29.1	9.0	48.2	10.8
Street ROW	58.1	29.0	91.4	31.6	92.8	28.7	106.6	24.0
Transport, Com. & Utilities	20.4	10.2	12.3	4.3	11.5	3.6	13.9	3.1
Institutional	12.5	6.2	31.1	10.8	34.1	10.6	43.5	9.8
Recreation	13.4	6.7	14.6	5.1	17.8	5.5	35.8	8.1
Total Developed Area	200.4	100.0%	288.9	100.0%	323.0	100.0%	444.9	100.0
Other Vacant Land	NA		67.8		67.0		49.9	
Vacant, Unused	NA		33.8		27.2		16.6	
Crop & Pasture	NA		148.9		154.9		125.8	
Undeveloped Area	177.1	—	250.5	—	249.4	—	192.3	
Water	88.0	—	94.4	—	94.9	—	110.2	
Total Area	466.1	—	633.8	—	667.3	—	747.5	
LAND USE IN VILLAGE OF BELLEVILLE (GREEN COUNTY): 1970 – 1990								
	1970		1980		1990			
	Acres	% of Area Developed						
Residential	NA		15.1	62.7%	14.1	57.7%		
Single-Family	"		13.7	56.9	12.3	50.4		
Two-Family	"		0.5	2.1	0.6	2.4		
Multifamily	"		0.9	3.7	1.2	4.9		
Industrial	"		0.8	3.3	1.6	6.6		
Street ROW	"		5.0	20.7	6.0	24.6		
Transport, Com. & Utilities	"		3.2	13.3	2.7	11.1		
Total Developed Area	"		24.1	100.0%	24.4	100.0%		
Vacant, Unused	"		9.5		0.2			
Crop & Pasture	"		40.4		49.4			
Undeveloped Area	"		49.9		49.6			
Total Area	"		74.0		74.0			
BOTH COUNTIES								
	1970		1980		1990			
Total Developed Area	NA		313.0		347.4			
Total Area	"		707.8		741.3			
Developed Area as % of Total	"		44.2%		46.9%			
Source: Dane County Regional Planning Commission.								

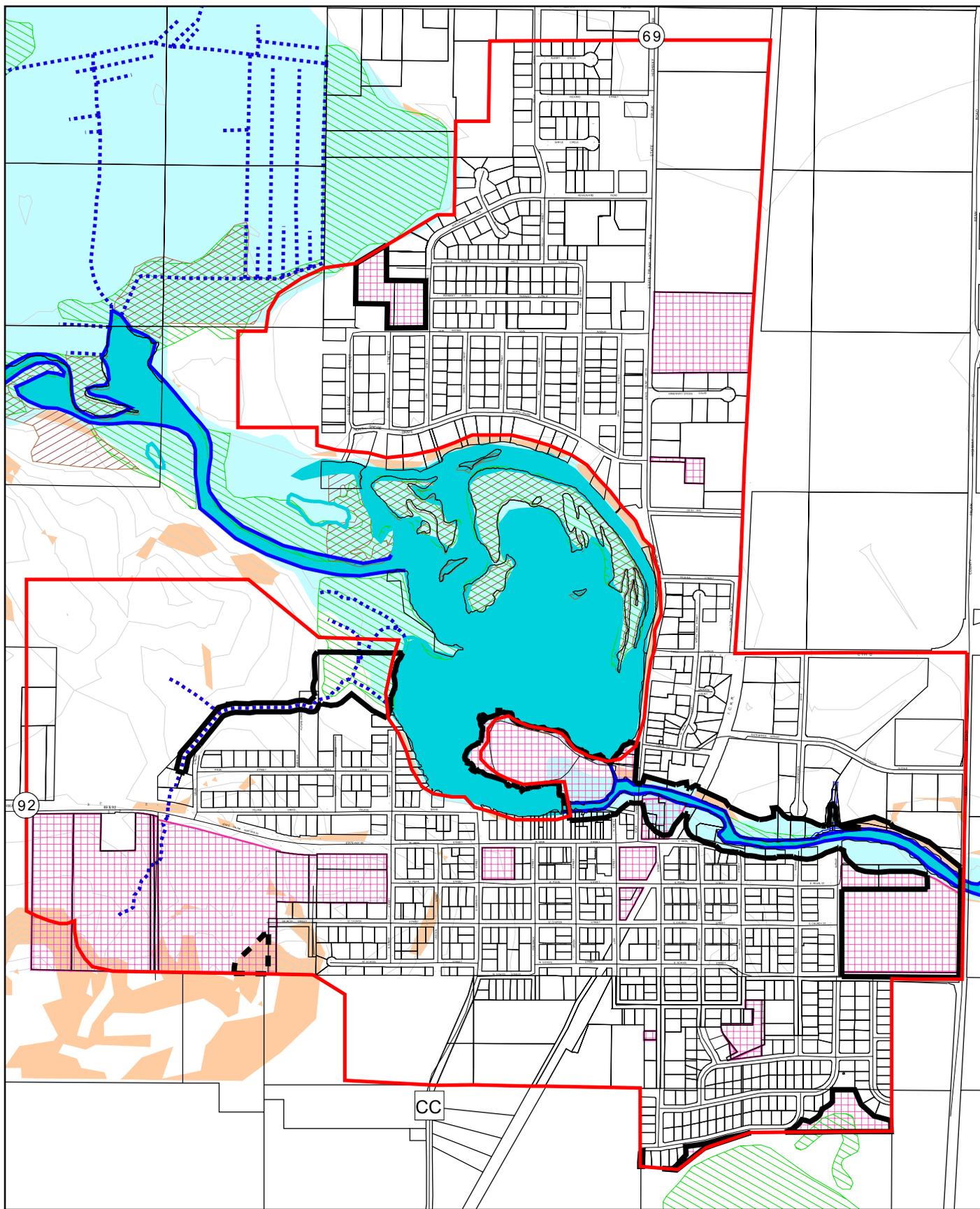


Map 1: Location Map

Village of Belleville - 9/2004



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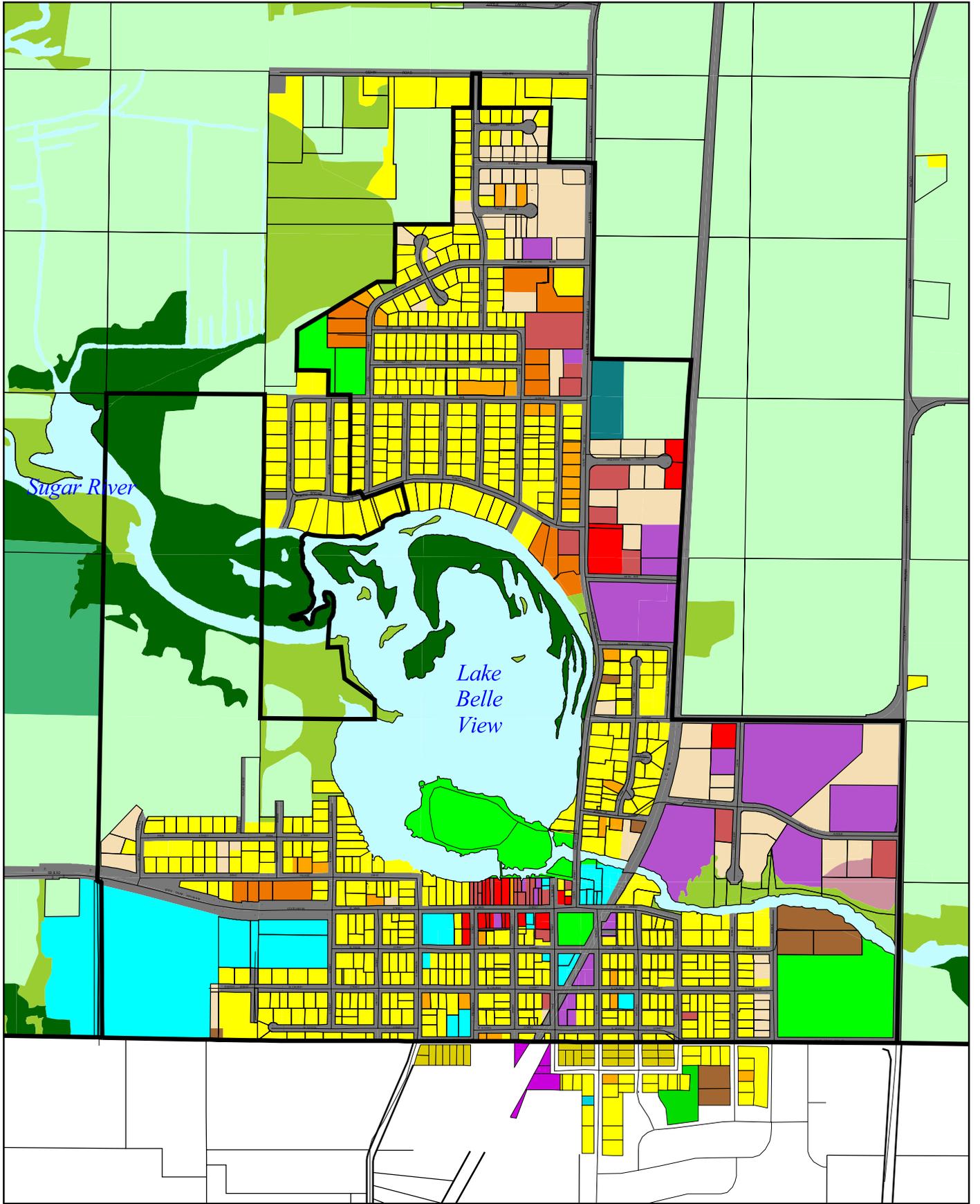
Map 2: Environmental Corridor

Village of Belleville - 9/2004

- Urban Service Area
- Limited Service Area
- Environmental Corridor
- Isolated Resource Feature
- Perennial Stream
- Intermittent Stream
- Open Channel / Drainageway
- Shoreline
- Contour (10 foot interval)
- Slope (GTE 12%)
- Existing Public Land
- Proposed Public Land
- Wetland
- Woodland
- 100 Year Floodplain
- Open Water



1:13200
DCRPC



Map 3: 2000 Land Use

Village of Belleville - 9/2004

- | | | |
|--|--|--|
| ■ Commercial - Retail Sales | ■ Two Family | ■ Institutional & Governmental |
| ■ Commercial - Retail Services | ■ Multi-Family | ■ Cemeteries |
| ■ Industrial | ■ Vacant | ■ Agriculture |
| ■ Extractive | ■ Transportation | ■ Outdoor Recreation |
| ■ Single Family | ■ Communication & Utilities | ■ Commercial Forest |
| ■ Open Water | ■ Undeveloped (non-agriculture) | ■ Woodland |



1:13200
DCRPC

Chapter 2

II. GOALS AND POLICIES

The Plan Commission has prepared a statement of goals and policies to aid the Village of Belleville in planning for its future development. The Belleville Village Board following review and recommendation by the Plan Commission adopted these goals and policies. These broad goals and policies are intended to provide guidelines for future decisions about community development and land use. These guidelines will bear directly upon the decisions of the Plan Commission and its recommendations to the Board. They are intended to provide an orderly basis for immediate and long-range planning. The goals and policies recommended in the Master Plan are intended to be the framework for various specific programs and actions taken by both the public and private sectors. These goals and policies provide the foundation for the Village's ordinances, especially relating to zoning, the official map, land division, erosion control, the building code, parks and public works.

The Village of Belleville must protect its environment and natural resources in order to help maintain the quality of life for present and future generations. It is, in particular, imperative that the Village of Belleville aid in preserving its natural resources, such as the Sugar River and associated wetlands, and prime agricultural land surrounding the Village. Orderly growth of business and industrial areas as part of an overall plan is also imperative. Public services should be provided to all residents. The Village should, as well, place continuing emphasis on its central revitalization and urban infill. This statement of goals and policies takes account of all these requirements.

The Plan Commission recommends that all future detailed planning fall within the broad concepts set forth in this statement. Through a concerted effort on the part of all village committees and the Plan Commission, and through cooperation in planning between the surrounding towns and the Village of Belleville, orderly growth will be assured.

A.1 WISCONSIN COMPREHENSIVE PLANNING GOALS

The “Smart Growth” legislation establishes 14 local comprehensive planning goals to guide state land-use actions and local planning efforts. They include the following:

- Promoting redevelopment of lands with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial, and industrial structures;
- Encouraging neighborhood designs that support a range of transportation choices;
- Protecting natural areas, including wetlands, wildlife habitats, lake and woodlands, open spaces, and groundwater resources;
- Protecting economically productive areas, including farmland and forests;
- Encouraging land uses, densities and regulations that promote efficient development patterns and relatively low municipal, state government and utility costs;
- Preserving cultural, historic, and archaeological sites;
- Encouraging coordination and cooperation among nearby units of government;

- Building community identity by revitalizing main streets and enforcing design standards;
- Providing an adequate supply of affordable housing for all income levels throughout each community;
- Providing adequate infrastructure and public services and a supply of developable land to meet existing and future market demand for residential, commercial, and industrial uses;
- Promoting the expansion or stabilization of the current economic base and the creation of a range of employment opportunities at the state, regional, and local levels;
- Balancing individual property rights with community interests and goals;
- Planning and development of land uses that create or preserve varied and unique urban and rural communities; and
- Providing an integrated, efficient, and economical transportation system that provides mobility, convenience and safety and that meets the needs of all citizens, including transit-dependent and disabled.

A.2. DANE COUNTY LAND USE AND TRANSPORTATION GOALS

The Dane County Land Use and Transportation Plan was designed to satisfy the following eleven goals, which were identified during the public involvement process and confirmed by a county-wide public opinion survey:

- Promote the development of balanced communities throughout the county with sufficient commercial, industrial, residential, and open space land to meet the needs of existing and future residents.
- Promote compact urban development in new areas adjacent to existing urban areas and in the redevelopment or infill development of existing neighborhoods.
- Promote the development of functionally and visually distinct communities encouraging compact, mixed-use neighborhoods and the efficient provision of a full range of public services.
- Provide a full range of safe and affordable housing opportunities and choices for all residents throughout the county.
- Provide an integrated, all-mode transportation system which offers the efficient, effective and safe movement of people and goods, and provides mode choice wherever possible while enhancing and, where relevant, preserving the character and livability of the neighborhoods and residential areas where transportation facilities are located.
- Encourage concentration of employment and activity centers at nodes and along transit corridors to maximize the efficiency of the existing and future transportation system.
- Support and maintain downtown Madison as the region's major activity center and seek greater diversity and vitality in that area.
- Promote an economic development strategy that will provide suitable employment opportunities and a stable and diversified economic base.
- Protect agricultural lands and limit non-farm developments in order to maintain the county as one of the nation's most productive agricultural areas.

- Promote planning and design that preserves environmental functions and protects important environmental, cultural and historic resources.
- Develop and promote a countywide system of open space corridors as a framework to protect the natural environment and scenic values, and provide outdoor recreation opportunities.

A.3. GENERAL COMMUNITY DEVELOPMENT

- To develop a balanced community with sufficient land for housing, business and parks to meet the needs of the residents.
- To provide for future growth in keeping with the desire for the attributes of a small village.
- To encourage new development that is compatible with adjacent land uses and economically and efficiently served by adequate public services.
- To recognize that the natural environment is an integral part of the community, which needs to be protected and preserved for natural functions such as drainage as well as natural beauty and recreation value.
- To coordinate and cooperate in planning activities with the neighboring towns involving an ongoing issue discussion as well as mutual support of adopted plans.

Policies

1. Encourage the development and land use patterns of a moderately growing, balanced community with sufficient commercial, industrial, residential and open space land to meet the needs of the residents, which will require a proportionate development of employment activities and commercial services while maintaining the historic, cultural and aesthetic values of Belleville.
2. Encourage new development that is compatible with adjacent land uses, is served by adequate public services and transportation facilities and will not have a deteriorating effect upon the environment; direct new growth into those areas capable of providing the full range of services.
3. The Village and surrounding towns should cooperatively work to guide urban growth to ensure that new urban development conforms to the adopted plans of the Village of Belleville and land use plan of the Towns of Montrose and Exeter.
4. Encourage the rehabilitation and revitalization of Belleville's downtown business district.

B. RESIDENTIAL/HOUSING

- To provide a full range of safe and affordable housing opportunities and choices for all residents throughout the Village.

Policies

1. Recognize the value of existing housing and established neighborhoods, and support rehabilitation efforts, while maintaining the historic and cultural values of the community.

2. Require residential development to be built in a manner to minimize wasteful use of the natural resources of Belleville and its surrounding prime agricultural land.
3. Discourage residential subdivision soils lands that are unsuitable for development, unless site design can overcome those limitations to development.
4. Locate housing in areas that are served by sanitary sewer and public water with access to community facilities and open space uses.
5. Recognize changing housing needs by allowing flexible regulations in providing adequate housing.
6. Provide design standards for development that allows a full range of housing opportunities.
7. Discourage the development of subdivisions in the planned Village growth area that is not served by public sewer and water.

C. TRANSPORTATION

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

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

The development of a transportation system, including a variety of modes of travel, will require careful coordination of land use and transportation planning efforts and the creation of land use and street patterns that will support the private auto and other forms of transportation.

Policies

1. Require a connected local street pattern to provide convenient circulation and access for motor vehicles as well as pedestrians and bicyclists, while at the same time designing the streets to discourage speeding and through traffic.
2. Minimize traffic impacts on residential neighborhoods, while continuing to alleviate existing traffic conflicts.
3. Increase the potential effectiveness of the transportation system by directing higher density and business development along major roadways.
4. Design new roadway improvements in a manner that is compatible with adjoining land uses, and which preserves and enhances the historical, cultural, and environmental qualities of major thoroughfares.
5. Review street standards to possibly reduce road construction and maintenance costs without reducing the effectiveness or safety of current street design.

6. Consider the needs of bicyclists and pedestrians in all roadway improvements, including roadway surfaces, safety, intersection design, roadway width and/or sidewalks.
7. Maintain sufficient rights-of-way to allow for future transportation facilities for all modes of travel, through official mapping or other means.
8. Utilize roadway access control measures where appropriate to aid in preserving travel capacity along major roadways.
9. Encourage transportation services for seniors and persons with disabilities to provide public transportation within the community, where possible.
10. Provide for public parking needs in a manner complementary to other plan policies.
11. Provide for pedestrian/bicyclist connections to the planned Badger State Trail to maximize use of the trail by Belleville neighborhoods.

D. COMMUNITY SERVICES AND FACILITIES

- To provide community facilities and adequate and efficient public services for the use of the residents of the Village of Belleville. They can take the form of sites, buildings, or other improvements which are considered either essential for municipal operation or the public interest and fall into the following groups: municipal and school public buildings and grounds; recreational buildings and grounds; and publicly owned utilities.

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

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

Policies

1. Support and assist in the provision of basic public services such as adequate police and fire protection, emergency medical service, street services, education, solid waste collection and recycling and other services that should be available to all residents of Belleville.

Locate all urban uses within the community consistent with the willingness and ability of the community to provide services, including streets, public utilities, schools, library, police and fire protection, in order to prevent problems resulting from excessive traffic volumes, inadequate sanitary facilities, overcrowded schools or library, or inadequate public safety protection.

2. Confine the extension of urban services to the Belleville Urban Service Area and discourage premature development of fringe areas; avoid extending public utilities over large areas of undeveloped land to serve scattered parcels of existing development.
3. Provide total capacity in public utility systems that is sized to accommodate anticipated population growth; avoid overbuilding that would require present residents to carry the costs of substantial, unutilized capacity.
4. Respect natural features and conditions in the design and location of urban service facilities; take all practicable steps to minimize disturbances to natural resources caused by construction of such facilities.
5. Develop plans to handle storm water runoff, such as basins utilizing natural drainage systems and incorporating water quality protection measures. Continue to require developers to provide plans and facilities for storm water drainage and erosion control as well as other improvements normally required in subdivisions.
6. Encourage the provision of private community services, including health care, childcare and internment services.
7. Establish specific standards for the quality of the facilities, equitably serving all sections of the community, ensuring that the planning for development and recreational programs will meet the needs of specific age groups. Plan public facilities on a systems basis, rather than as a series of individual and unrelated projects. Establish logical service areas for each community service, coincident with the urban service area.
8. Cooperate with other governmental units to avoid duplication of services. Encourage the cooperative planning and implementation of long-range land acquisition and development projects by the Village, counties, towns and school district. Promote the development of shared facilities among various public land users; including, but not limited to, the coordination of village, school and town recreation facilities.
9. Use the provision of public services as a tool to guide and control the pace and location of urban development. Services should be withheld to avoid premature or sprawling, costly developments. Services should be extended to encourage coordinated development.
10. Locate new public uses or areas where they will be readily accessible to Belleville-area residents and will serve them conveniently and economically.
11. Provide for the proper location of telecommunication facilities.

E. NATURAL RESOURCES

- To provide permanent open space throughout the Village for outdoor recreation, environmental protection and to encourage the same within the neighboring towns.
- To recognize that the natural environment is an integrated unit composed of interacting land, water, and air resources, and to ensure that the health and stability of this resource system are maintained.

- To regard all land as an irreplaceable resource, and to ensure that its use does not impair its value for future generations.
- To minimize the use of agricultural land.
- To support careful placement and design of mineral extraction sites, wireless telecommunication facilities, and commercial uses not requiring urban services within Belleville's extraterritorial jurisdiction area.

Policies

1. Provide park areas and recreation facilities accessible to all residents of the Village, and place emphasis on providing pedestrian access to the parks (see Appendix C).
2. Adequately finance open space by requiring dedication of parkland or fees-in-lieu-of dedication and participating in state and federal programs providing park funds.
3. Preserve a system of environmental corridors in the Belleville urban service area. The system includes most of the existing and proposed park sites, there is ample area included for public access and active recreation. In addition, the system would protect a variety of natural, historical and cultural resources by including most of the area's outstanding streams, floodplains and wetlands, threatened or endangered species, plus numerous scenic wooded areas (see Appendix C).
4. Guide the location and design of urban development in order to prevent potential adverse impacts on the quality of ground and surface waters and by incorporating natural drainage patterns and storm water management measures in the design of urban development to minimize pollutants before they enter surface waters.
5. Preserve the role of wetlands, floodplains and woodlands as essential components of the hydrologic system as well as valuable wildlife habitat, and restore degraded wetland resources where possible and protect these areas and emphasize their value to the community as potential focal points of natural beauty and recreation. Use all practicable methods for increasing vegetative cover within urban areas.
6. Use planning tools in support of adopted town land use plans that prevent development of agricultural lands. Direct urban development away from agricultural lands except where such lands are adjacent to existing urban development and access to sanitary sewer where use of agricultural land can be minimized.
7. Encourage towns and counties to develop or enhance criteria for the careful placement and operation and reclamation/abandonment of mineral extraction sites.
8. Encourage towns and counties to develop or enhance criteria for the placement and operation of wireless telecommunication facilities; support co-location of multiple antennas.

F. ECONOMIC DEVELOPMENT

- To locate new commercial uses in planned Main Street and River Street commercial districts in a convenient, safe and attractive manner to provide goods and services for the Belleville area.
- To expand business park and industrial areas that is reasonably attractive and contributes to the economic stability of the Belleville area without degrading the Sugar River or adjacent residential neighborhoods.

Policies

1. Plan for commercial areas that are screened from residential areas or are carefully integrated into residential development.
2. Encourage the clustering of commercial uses in planned, compact commercial areas in order to maximize consumer convenience. Improve traffic safety and flow by discouraging commercial uses that string out along both sides of the highway frontage.
3. Recognize and maintain Belleville's Main Street business district as the center of government services and certain commercial activities.
4. Locate industries in areas where they will have adequate expansion space to meet anticipated future needs and have direct access to major highways.
5. Locate industrial areas so that they are visually and functionally compatible with residential areas.
6. Recognize the need for and identity of new business, industry and employment opportunities and encourage development that is both desirable and marketable in Belleville.
7. Continue to market Belleville as a business-friendly community.

G. LAND USE AND COMMUNITY DESIGN

- To enhance and maintain the character of the Village of Belleville.
- To maintain Belleville's Main Street business district as a viable entity.
- To maintain the Village of Belleville as a predominately single-family community.

Policies

Design neighborhoods that are pedestrian-oriented.

1. Design new neighborhoods that they are located near and easily accessible to parks, schools, churches and similar features.
2. Preserve the historically and architecturally significant structures in Belleville.

3. Incorporate general neighborhood design standards to provide for a minimum of 63% and a maximum of 74% single-family detached dwelling units in each neighborhood.
4. Incorporate general neighborhood design standards to provide for a range of 26% to 37% attached single-family, duplex, townhouse and apartment dwelling units in each neighborhood.
5. Direct most public and institutional uses to a central location.
6. Develop a general architectural and urban design theme for Main Street and other commercial areas.
7. Preserve or establish attractive entryways into Belleville along state and county highways.
8. Continue to use design standards for site plan review for building, landscaping, signage, building materials and parking lots.

H. INTERGOVERNMENTAL COOPERATION

- To establish mutually beneficial inter-governmental relations with surrounding jurisdictions.

Policies

1. The Village along with the Towns of Exeter and Montrose should make plans for Belleville's extraterritorial area.
2. Ensure the long-term ability of the Village to expand its boundaries in a compact, efficient pattern.
3. Provide for the support of area wide community facilities and services.

I. IMPLEMENTATION

- To implement effective and responsive administrative practices.

Policies

1. Carry out the Comprehensive Master Plan using Title 10 of the Village Code.
2. Use the Comprehensive Master Plan for capital facilities planning and the annual budget
3. Pursue intergovernmental agreements with adjacent towns, the Belleville School District and Dane and Green Counties to carry out plan recommendations.

Chapter 3

III. HOUSING PLAN

The Housing Planning Element of the Belleville Comprehensive Master Plan provides the basis for the residential portion of the Land Use Planning Element. The Housing Plan identifies the existing supply of housing, the demand for new housing, proposed housing development, analysis of housing needs, and housing implementation strategies related to the goals and policies for housing in Chapter 2.

“Providing an adequate supply of affordable housing for all income levels throughout the community”, a goal in the State’s Comprehensive Planning Law, can help create economically integrated communities that allow new households access to a range of services and opportunities, from jobs and schools to transportation. Housing types vary and include single-family detached and attached, two- and multi-family units. Housing is renter-occupied or owner-occupied (owner-occupied housing includes condominiums where structures are owned individually, but land is owned in common).

In 2000, affordable housing is defined, as housing that is affordable to households with incomes of \$35,000 to \$50,000. For lower income households some kind of assistance is needed to make housing affordable. To increase housing opportunities without governmental programs, smart growth strategies promote a range of housing types for a range of household types, family sizes, and incomes. By planning neighborhoods, not just subdivisions communities, the Village can encourage traditional village densities to spread development costs over more homes and reduce per-unit costs. For example, a reduction in minimum lot size, or setback requirements or narrower streets can significantly lower the cost of land acquisition and housing construction for developers, and therefore for consumers.

With the aging of the “Baby Boomers”, the Village will experience increasing pressure for housing opportunities for elderly and “empty-nesters.” Strategies that improve affordable housing choices for these groups and others will increase multifamily housing development. One strategy besides increased density that has already been applied in the Village is mixed-income composition. Mixed- income developments provide a variety of housing options for people of varying incomes. In Wisconsin, the Wisconsin Housing and Economic Development Authority (WHEDA) conditions developers’ receipt of tax-exempt bond financing upon construction of mixed-income developments. Studies show that multifamily mixed-income tenants both experience higher levels of satisfaction with the design, construction, and management of their development and stay in a place longer than multifamily tenants in more income-uniform developments.

Another strategy to meet the needs of the elderly and others is accessory dwelling units (ADU). Sometimes known as garage apartments, granny flats, or carriage houses, these additional independent dwelling units are created through attic or basement conversion in single-family houses or as a separate free standing unit. ADUs can provide living space for workers, an elderly homeowner’s caretaker, or even widowed or empty nest homeowners who downsize by moving into the ADU and renting out the larger housing unit.

HOUSING SUPPLY

Chapter 1 shows Belleville’s 2000 housing supply was 782 units with an average household size of 2.4. About 76% of the housing were single-family units, 16% were multifamily units, and 8% were duplex or other. Residential land use accounts for 45% of the Village’s developed land exclusive of street right-of-way. Overall density was 4.3 housing units per acre, with a 3.7 density for single family.

TABLE III-1: VILLAGE OF BELLEVILLE HOUSING MARKET ANALYSIS: 2000-2030

Adult Age Groups	Population				2000 to 2030 Change	
	2000	2010	2020	2030	Number	Percent
18 to 24 years	110	120	101	117	7	6.1%
25 to 44 years	653	692	795	850	197	30.2%
45 to 64 years	375	551	588	589	214	57.1%
65 or older	233	296	428	602	369	158.4%
Total	1,371	1,660	1,911	2,159	788	57.4%
Housing units	782	963	1,145	1,325	543	69.5%
Adult Age Groups	Households				2000 to 2030 Change	
	2000	2010	2020	2030	Number	Percent
18 to 24 years	25	27	23	27	2	6.1%
25 to 44 years	328	348	399	427	99	30.2%
45 to 64 years	217	319	340	341	124	57.1%
65 or older	192	244	353	496	304	158.4%
Households	762	938	1,115	1,291	529	69.4%
Age Group	Owner Households				2000 to 2030 Change	
	2000	2010	2020	2030	Number	Percent
18 to 24 years	6	7	5	6	0	6.1%
25 to 44 years	216	229	263	281	65	30.2%
45 to 64 years	183	269	287	288	105	57.1%
65 or older	135	172	248	349	214	158.4%
Owners	540	676	803	924	384	71.1%
Age Group	Renter Households				2000 to 2030 Change	
	2000	2010	2020	2030	Number	Percent
18 to 24 years	19	21	17	20	1	6.1%
25 to 44 years	112	119	136	146	34	30.2%
45 to 64 years	34	50	53	53	19	57.1%
65 or older	57	72	105	147	90	158.4%
Renters	222	262	312	367	145	65.2%
Market Group	Owner Households				2000 to 2030	Percent of Total
	2000	2010	2020	2030	Number	Percent
Younger Households, 18 to 24	6	7	5	6	0	0%
Families, 25 to 44 years	399	498	550	569	170	44%
Empty-nesters, 65 or older	135	172	248	349	214	56%
Market Group	Renter Households				2000 to 2030	Percent of Total
	2000	2010	2020	2030	Number	Percent
Younger Households, 18 to 44	131	140	154	166	35	24%
Families, 45 to 64 years	34	50	53	53	19	13%
Empty-nesters, 65 or older	57	72	105	147	90	62%
Younger Households, 18 to 34	137	146	159	172	35	7%
Families, 35 to 64 years	433	548	603	622	189	36%
Empty-nesters, 65 or older	192	244	353	496	304	58%
Total	762	938	1,115	1,291	529	100%
Townhouses & Apartments	207	237	278	324	117	25%
1 Family Attach.	51	61	72	85	34	7%
1 Family Starter	111	137	159	178	67	14%
1 Family Middle	381	474	551	619	238	51%
1 Family Estate	12	15	18	21	9	2%
Total Units	762	924	1,079	1,227	465	100%

Source: U. S. Census Bureau and Dane County RPC

HOUSING DEMAND

The housing analysis for Belleville in Table III-1 shows an adult population of 2,159 persons by 2030. Based on current trends, this would generate nearly 550 new household units during the next 30 years, plus about 10 to 20 housing units to replace future demolitions. Housing demand indicates that over 70% of new housing will be owner-occupied. However, some of the owner-occupied households will live in either single family attached or condominium units. While single-family housing will make up 68% of demand, one-fifth of these will be smaller starter homes and 3% will be high-end homes.

HOUSING DEVELOPMENT

The Belleville Residential Growth Management Plan (RGMP) shows a potential population of nearly 2,000 and more than 400 K-12 enrollment, and an increase of nearly 840 new housing units. New housing will infill existing subdivisions and most of the housing are in planned “new neighborhoods.”

The RGMP is a staging plan for residential development, which is planned in four phases over 50 years. Phase 1 (starting 2000) is all existing platted area, including the “Green View Place” subdivision, which will accommodate about 300 housing units and 700 persons. Phase 2 (starting 2020) will accommodate about 120 units and 275 persons. Together phases 1 and 2 can accommodate 30 years of population growth. Phase 3 (starting 2030) lands are areas in the Village and planned for residential development but not near-term development. Phase 3 can handle about a decade of population growth. Phase 4 (starting 2040) lands are areas in the urban service area but outside the Village limits. Phase 4 with earlier phases can accommodate about 50 years of population growth. See Table III-2.

New planned neighborhoods are required to have a range of housing types with single-family detached housing making up about 70% of the total units. Planning policies encourage housing for the elderly and various forms of housing, including condominiums. Some additional housing is a likely component of any future downtown redevelopment efforts.

HOUSING ANALYSIS

The market for new housing in Belleville is predominantly owner-occupied housing. At present, 70% of the households are owner-occupied, and market trends are for about 73% owner-occupied. However, with the aging of the baby boomers and the trend toward more affordable owner-occupied housing, an increasing proportion of single family attached and condominiums are likely.

About 4% of single-family housing will be “high end” (2,500 square feet or more), and less than 15% will be “starter” housing (1,500 square feet or less) and about 50% of single-family housing will be “middle range” (1,500 to 2,500 square feet). Rental housing will consist of multifamily housing and duplexes (including single family attached), making up less than 33% of the market.

Assisted rental housing needs for Belleville indicate a need for 62 elderly housing units, including 24 rental units and 67 family housing units, including 20 rental units. See the figure on the next page.

Belleville’s owner-occupied housing is more affordable than Dane County because while its median household income is equal to that of Dane County, its median housing value and rents are lower. About 37% of Village homeowners and 61% of Village renters paid 30% or more of their income to housing costs. See figure on the next page.

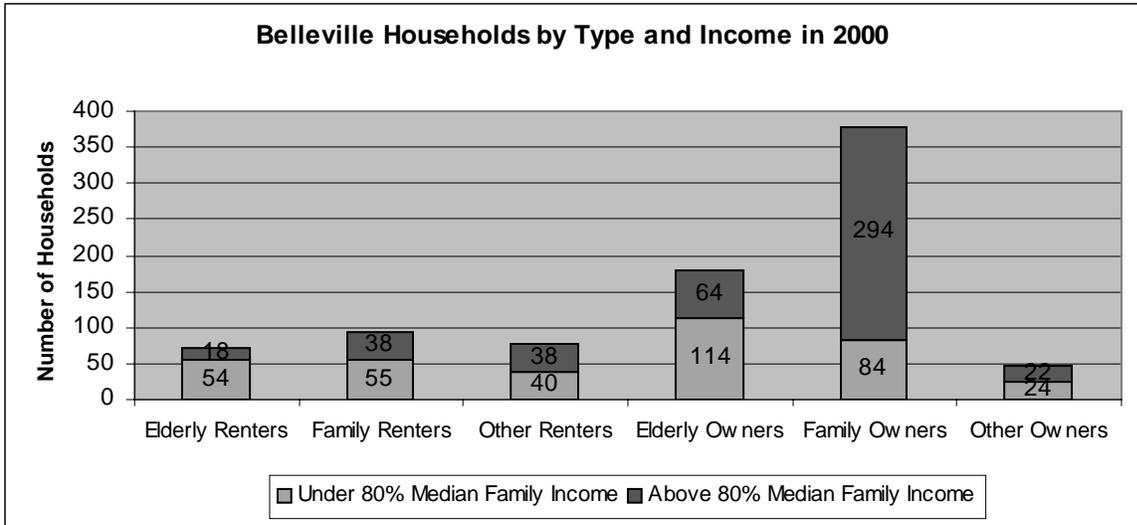


TABLE III-2: BELLEVILLE RESIDENTIAL GROWTH MANAGEMENT PLAN

Area by Phase	Gross Ac.	Net Ac.*	Housing Units	Population	Enrollment
Southeast	43.0	30.1	142	336	72
Other existing lots		27.3	129	305	66
Northwest	11.0	7.7	36	86	18
Phase 1:	54.0	65.1	306	727	156
Total to 2020		119.1	306	727	156
Phase 2:	35.2	24.6	116	273	59
Total to 2030	89.2	89.7	422	1,000	215
North	12.7	8.9	42	99	21
West	31.4	22.0	104	245	53
South	11.0	7.7	36	86	18
Phase 3	55.1	38.6	182	431	93
Total to 2040	89.2	208.8	728	1,727	372
South	6.4	4.5	21	50	11
Southwest	18.3	12.8	60	143	31
Northwest	3.60	2.5	12	28	6
Northeast	5.45	3.8	18	43	9
Phase 4	33.8	23.6	111	264	57
Total of Four Phases		232	839	1,990	429
Assumptions:		0.70	4.71	2.37	0.51

Source: Dane County Regional Planning Commission

HOUSING IMPLEMENTATION STRATEGIES

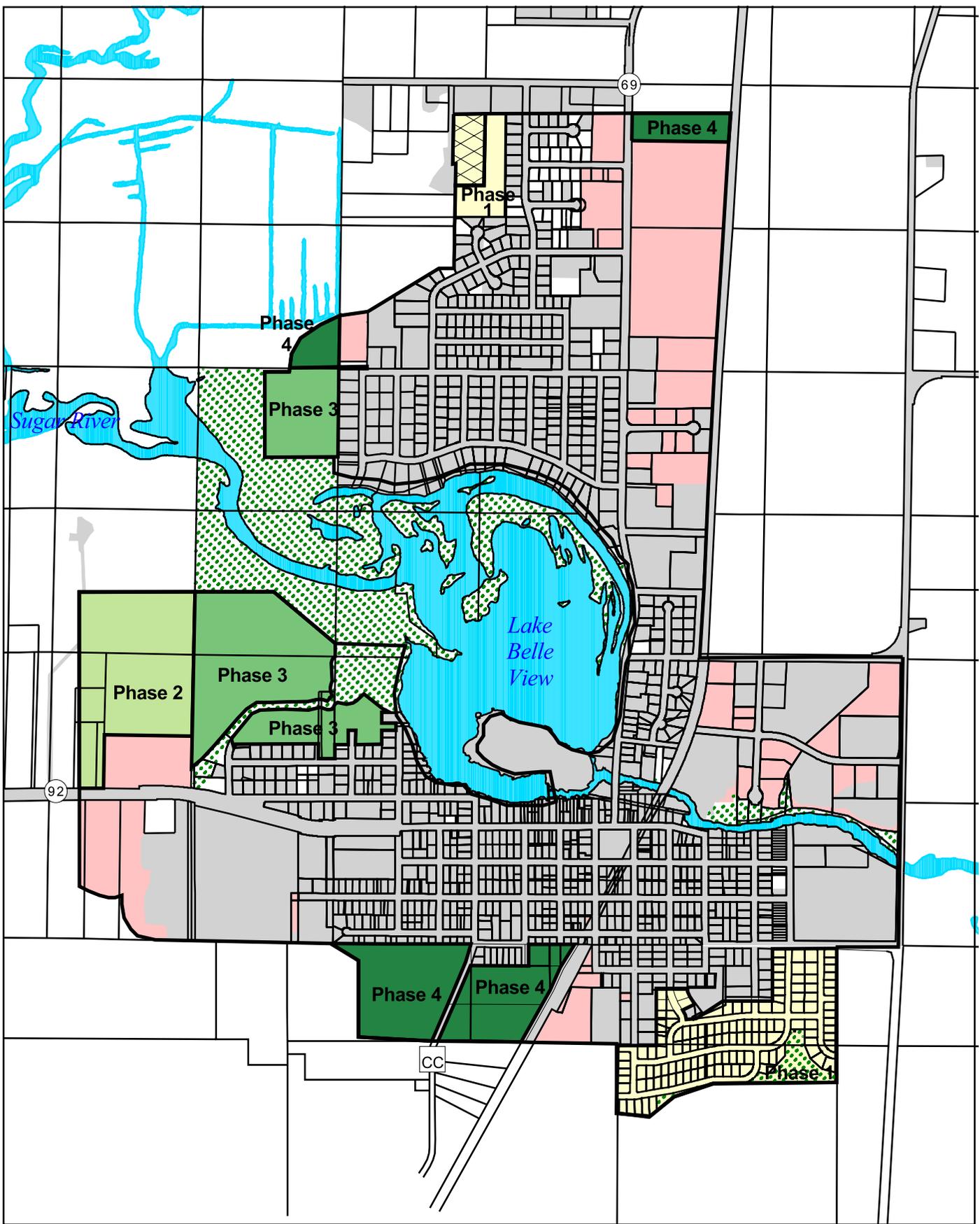
- Single-family detached units should make up about 70% of new housing in the Village, including starter homes, mid-range homes and high-end homes.
- Multifamily units should make up to 30% of new housing in the Village, including attached, zero-lot line, ADUs, duplexes, town houses and apartment, rental or condominiums.

- Consider new housing designs including traditional neighborhood development (TND) and recognize the value of existing neighborhoods. Modify residential zoning districts to include reduced setbacks for porches and decks and allow detached garages in the rear yard. Modify the subdivision ordinance street widths between 28 feet (parking on one side) and 32 feet (parking on both sides).
- The Village should continue participation with the Dane County Community Development Block Grant Program. This will enable the community to undertake housing rehabilitation projects for families with incomes under \$41,353 (in 2000) home mortgage and improvement loans from the HOME Program. Currently, for families of four the income threshold is \$54,400.
- Encourage the development of assisted housing with WHEDA loans, especially for the elderly.
- Incorporate housing market analysis into design standards for new Planned Neighborhoods, which would require new zoned residential subdivisions of 20 acres or more to meet the following minimum and maximum ranges within a neighborhood context. Neighborhoods in Belleville are those two areas north or south of the Sugar River:

TABLE III-3: BELLEVILLE NEIGHBORHOODS BY ZONING AND HOUSING UNITS

Zoning District In 2003	Zoned Area in Acres				Potential Number of Housing Units				Village-wide Range	
	North		South		North		South		Min.	Max.
	No.	%Tot.	No.	%Tot.	No.	%Tot.	No.	%Tot.		
R-SL	0.0	0%	24.7	17%	0	0%	71	12%	12%	16%
R-SM	74.3	70%	40.0	27%	268	56%	144	24%	49%	53%
R-SH	6.3	6%	72.5	49%	27	6%	312	52%	2%	5%
R-T	6.1	6%	3.4	2%	33	7%	18	3%	5%	9%
R-M	18.9	18%	6.6	4%	152	32%	53	9%	21%	29%

Zoning by Housing Type	Minimum Percentage	Maximum Percentage
1 Family, under 1,600 sq. ft.	12%	16%
1 Family, 1,600-2,400 sq. ft.	49%	53%
1 Family, 2,400 sq. ft. plus	2%	5%
1 Family attached & duplexes	5%	9%
Townhouses & Apartments	21%	29%



Map 4: Residential Growth Management Plan
 Village of Belleville - 9/2004

- Phase 1
- Phase 2
- Phase 3
- Phase 4
- Urban Service Area (USA)
- USA Amendment
- Developed Land (2000)
- Planned Non-Residential Development
- Open Space

DCRPC

N

1" = 1200ft

0 500 1000 1500 Feet

Chapter 4

IV. TRANSPORTATION PLAN

The Transportation Plan component of the Belleville Master Plan includes the Transportation Plan Map, which identifies the network of arterial, collector and local roads, key intersections and the former rail corridor. The Transportation Plan identifies general improvements to the road system and related support services to meet the transportation needs of the Village and the surrounding towns for the next 20 years.

Belleville's transportation system should be designed to accommodate internal circulation on village streets as well as through traffic on state and county roads. As the Village grows and traffic volumes increase, street and transportation-related improvements will be needed.

The principal method of reserving future roadways for the Belleville area is the establishment of an Official Map as authorized in Wisconsin Statutes 62.23(6). The Village has adopted an Official Map Ordinance. The Official Map enables the Village to reserve necessary street rights-of-way and drainage ways to provide for planned future growth. The Official Map should reflect any changes recommended in the Master Plan and be consistent with the regional long-range transportation plan (currently the *Dane County Land Use and Transportation Plan*).

ARTERIALS AND MAJOR COLLECTORS

County Trunk Highway PB functions as the only arterial serving the Belleville area. CTH PB is presently classified as a principal arterial and it is scheduled for resurfacing in 2004.

State Trunk Highway 69 is classified as a major collector. State Trunk Highway 92 is also classified as a major collector and reconstruction is scheduled for 2006. County Trunk Highways D and CC are also classified as major collectors.

Recommendations:

- The Village should continue to use design review approval for commercial zoning districts to improve design along Main and River Streets (Hwy. 69 & 92). Design review requires site planning, including highway access control, and parking lot landscaping and site design.
- Continue to cooperatively work with Dane County, Green County and the Wisconsin Department of Transportation to plan for improvements to county and state roadways in the Village and address issues such as access control and intersection improvements as part of planning for new development.
- As portions of State Highway 69 are annexed by of the Village of Belleville, the Village should jointly coordinate street access control measures with WISDOT.

LOCAL COLLECTORS AND STREETS

Collector streets generally are defined as roads that link arterial highways with local village streets.

In Belleville, local collectors include Jon Street/Bowlavard Avenue, North Shore Drive and Karl Avenue on the north side and Church Street, South Park Street and Sugar Avenue on the south side. Local roads account for the remainder and largest mileage of public streets in the Belleville area, and local streets are primarily used as access to residential property.

Recommendations:

- The Village should continue use of the PASER program for street maintenance, repaving and reconstruction. PASER is a software program for the street pavement evaluation and rating. The program inventories all local streets, evaluates the condition of pavement and sets priorities for the timing and alternative treatments for the streets.
- Continue use of the Capital Improvements Program, including the PASER program.
- Village bike routes should be linked with routes in the Towns of Montrose and Exeter. The bicycle system should be consistent with American Association of State Highway and Transportation Officials (AASHTO) Guidelines in the *Bicycle Transportation Plan for Madison and Dane County*.
- Amend the Official Map consistent with the Land Use Plan and Transportation Plan Maps.
- Continue to require setting aside right-of-way for and construction of pedestrian facilities (sidewalks and trails).
- Provide for pedestrian/bicyclist connections to the planned Badger State Trail from local streets and Village recreational facilities.

CARPOOL/VANPOOL PROGRAMS

Information and assistance on carpool and vanpool options is available to Belleville-area residents and employees through the Madison Area Metropolitan Planning Organization's (MPO) Rideshare Etc. Program, including name matching for carpools and referrals to state-owned and private vanpools.

Recommendation:

- Publicize availability of the Rideshare Etc. Program through posting information at the Village Hall and distribution of brochures to area employers.

TRANSIT

The Retired Senior Volunteer Driver Escort Program (RSVP) coordinates their Dane County transportation efforts in support of Metro and Dane County specialized transportation services. Relying on volunteer drivers in private automobiles, RSVP offers an important transportation alternative for people aged 60 and over and persons with disabilities not using a wheelchair.

The RSVP program provides individual and small group rides. Medical trips are given first priority followed by other trip purposes such as nutrition and social services. Service is door-to-

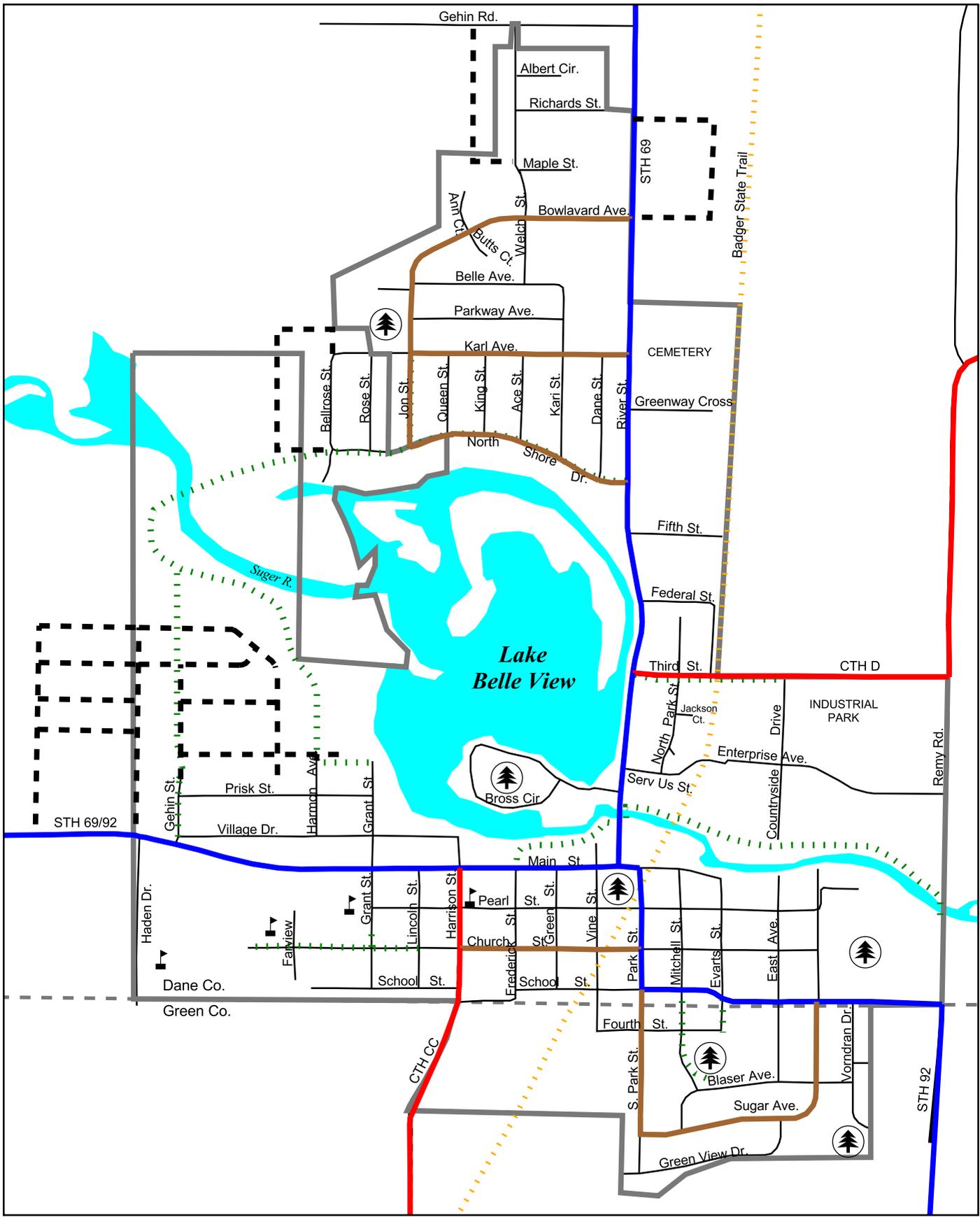
door and is generally available throughout Dane County depending upon the availability of volunteer drivers.

Rides must be arranged prior to the day that a ride is needed. This service relies on a three-day to one-week response time, but tries to accommodate individual short-notice calls.

Dane County funds the program, using Federal funds (Older Americans Act and COP/CIP), state Section 85.20 operating assistance passed through from Madison Metro, and additional local county levy funds. As a condition of Federal funding through the Older Americans Act, donations are sought to offset the cost of service. However, persons are not refused a ride because of inability to pay. Drivers provide riders with information on the cost per mile of providing service, but there is no suggested donation.

Recommendation:

- Work with Dane County Human Services, Belleville Senior Services, and the R.S.V.P. Program to continue to provide and expand specialized transportation services, as needed.
- Explore the viability of shared-ride taxi service with New Glarus and Monticello as the area grows.



Map 5: Transportation Plan

Village of Belleville - 9/2004

-  Arterials (Local)
-  Collector
-  Local Collector

-  Future Streets
-  Proposed Sidewalk or Pedestrian Path



1:13200
DCRPC

Chapter 5

V. COMMUNITY FACILITIES AND UTILITIES PLAN

This part of the Master Plan provides specific recommendations concerning the expansion of urban services and development in the Village of Belleville. As the Village plans for new development and redevelopment during the planning period (25 years), it must establish specific policies for growth management that delineate when, where and how Belleville should accommodate growth in an efficient and cost-effective manner. This part of the Master Plan will discuss the delineation and purpose of the Village's urban service area (USA) and environmental corridors, as well as specific public sewer and water recommendations, and other community facility recommendations.

URBAN SERVICE AREA

Urban service areas represent one of the most important elements in planning and growth management in Dane County and are used to locate future development in specific areas planned for urban growth. Control and extension of urban services, primarily sanitary sewer service, are among the tools used to manage the direction and timing of planned urban development.

The Belleville Urban Service Area (USA) includes the Village of Belleville and small parts of the Towns of Montrose and Exeter. Some changes—additions, deletions and delineation of environmental corridors (1985 and 2002)—have been made since the original service area was adopted in 1977. Changes continue to be proposed and considered. As part of this Plan, a number of changes are proposed to amend the urban service area. Specific objectives of the Urban Services part of Chapter 5 is to: 1) examine recent patterns, densities and rates of urban development in the Belleville USA; 2) update forecasts of land use and development; 3) determine whether there is sufficient vacant developable land in the Belleville USA to accommodate future development needs; and 4) examine the characteristics of potential future growth areas which might be added to the service area.

The urban service area, as established and approved by the Dane County Regional Planning Commission (DCRPC) and the Wisconsin Department of Natural Resources (DNR), delineates the USA boundary surrounding the Village with sufficient land area to accommodate projected growth and development in the Village for the next 20 to 30 years.

Urban service areas depict those areas planned for urban development and where it is intended that a full range of urban services be provided within the planning period. Urban services include: public sanitary sewerage systems, public water supply and distribution systems, higher levels of fire (with public water) and local 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 such as transit. Delineating the Belleville urban service area and using it in a growth management decision-making process permits the Village to plan the orderly extension of utilities and public services. The delineation of the USA involves the following steps:

- 1) identifying areas unsuitable for development, such as wetlands, floodplains and steep slopes;
- 2) locating potential boundaries for the USA, such as natural or constructed barriers to development, drainage area boundaries or other logical service boundaries;
- 3) determining the amount of vacant land needed for development throughout the planning period based on forecasts;
- and 4) developing the specific USA delineation satisfying these criteria.

The Belleville USA currently contains 824 acres. The Census 2000 Census population, RPC land use inventory acreages and the population forecast for 2030 were used to determine the USA boundary, which should not exceed 1,117 acres. Based on this information, the Village has a potential of adding 294 acres in the USA.

It is proposed in the 2003 Comprehensive Master Plan to add five acres to the urban service area to balance the direction of growth in the Village. Further, the Phasing Plan proposes to stage development over 50 years. About 230 acres identified on the Phasing Plan map are phased to occur after 2000.

Recommendations:

- Extend sewer and water services only within the urban service area (or amendments to the urban service area) as shown on the Urban Service Area, Environmental Corridor (Appendix C) and Master Plan maps.
- Utilize growth management techniques to stage growth within the urban service area (see Appendix B).
- Extend sewer and water services within the USA to areas, which are contiguous to existing served areas and consistent with Community Facilities and Utilities Plan recommendations.
- Require any land division within the USA to be laid out in a manner that would provide for the efficient construction of sewer and water mains and streets.
- Update the Village's Space Needs Study.
- Request a 20-acre amendment to the Belleville USA primarily in the Town of Montrose.

TABLE V-1: BELLEVILLE URBAN SERVICE AREA HOUSING UNIT AND LAND USE ANALYSIS

All assumptions are in ITALICS Data Item	Within Dane County part of the Village					Forecast	
	1970	1980	1990	2000	1970-2000	2000-2030	2030
1) Total Population	972	1,203	1,349	1,798	826	1,167	2,965
2) <i>Population Per Housing Unit</i>	2.88	2.63	2.58	2.46			2.40
2) Total Housing Units	337	457	522	731	394	504	1,235
3) <i>Single Family as % of Total Housing Units</i>					73.4%	73.4%	
3) No. of Single Family Units	254	360	408	543	289	370	913
3) <i>Multifamily as % of Total Housing Units</i>					26.7%	26.6%	
3) No. of Multifamily Units	83	97	114	188	105	134	322
3) Number of Single Family Units	254	360	408	543	289	370	
4) Housing Land Area (Ac)	61	102	118	148	87	112	261
4) <i>Density (Housing Units/Acre)</i>					3.3	3.3	
3) Number of Multifamily Units	83	97	114	188	105	134	
5) Housing Land Area (Ac)	5	7	10	23	19	24	47
5) <i>Density (Housing Units/Acre)</i>					5.6	5.6	
6) Commercial Land (Ac)	7	8	10	20	13	19	39
6) <i>Acres / 1,000 Persons</i>					16.1	16.8	
7) Industrial Land (Ac)	23	23	29	48	25	36	84
7) <i>Acres / 1,000 Persons</i>					30.4	30.8	
8) Street Right-of-Way (Ac)	58	91	93	106	48	62	168
8) <i>Percent of Developed Area: 4-7</i>					33%	33%	
9) Transport, Com. & Utilities (Ac)	20	12	11	13	(8)	6	19
9) <i>Acres / 1,000 Persons</i>					-9.6	5.1	
10) Institutional Land (Ac)	13	31	34	44	31	44	88
10) <i>Acres / 1,000 Persons</i>					37.5	37.7	
11) Recreation Land (Acres)	13	15	18	34	21	18	51
11) <i>Acres / 1,000 Persons</i>						15.0	
12) Developed Land Area (Ac)	200	289	323	436	235	321	757
13) Other Development not above (includes 30 units & 69 persons)							36
14) Environmental Corridors not including Recreation Land above							4
15) Flexibility Margin: 100% of 1990-2030 Land Demand							321
16) Maximum 2030 Urban Service Area							1,117
17) Adopted Urban Service Area							824
18) Maximum USA Amendment							294
Data Item	Within Green County part of the Village					Forecast	
	1970	1980	1990	2000	1970-2000	2000-2030	2030
1) Total Population	91	99	107	113	22	350	463
2) <i>Population Per Housing Unit</i>	2.84	1.90	1.98	1.98			2.33
2) Total Housing Units	32	52	54	57	25	145	199

Source: U.S. Bureau of the Census and Dane County Regional Planning Commission

May/04

ENVIRONMENTAL CORRIDORS

Environmental corridors are continuous systems of open space that include environmentally sensitive lands requiring protection from disturbance and development. Environmental corridors in Belleville include wetlands, floodplains, drainage ways, parks, wooded steep slopes and proposed parks and greenways.

Environmental corridors are mapped to identify land within the urban service area and surrounding areas, which may be included in the urban service area at some future date. Environmental corridors do not necessarily prohibit the installation of public sewer and water services, since such corridors are often the logical locations for such services. However, sanitary sewer extensions are not permitted to serve development within the designated environmental corridor. Development includes buildings, parking lots and roads, but sanitary sewer service is permitted within parklands in the environmental corridor, and roads are permitted to cross over environmental corridors, primarily at locations that will cause the least disruption.

In Belleville, the environmental corridor system is quite extensive, especially along the branch of the Sugar River on the northwest and southeast sides of the Village. See Environmental Corridors in Appendix C for greater details.

Recommendations:

- Do not approve development in areas designated as environmental corridors on the Environmental Corridor Map.
- Amend the Environmental Corridor Map to include proposed parklands and drainage ways.
- Protect drainage ways and shore land areas in their natural condition with vegetated buffer strips delineated on the Environmental Corridor Map.

SEWER AND WATER

As part of the Urban Services section of the Master Plan, the Village of Belleville should address specific future improvements to public infrastructure within the Belleville USA. The recommended improvements would include long-range capital expenditures. The location, condition, and capacity of the Village's sewer and water system will play an important role in the amount of growth, and location and type of growth in the Belleville Urban Service Area.

The public sewer system includes the sewerage treatment plant (constructed in 1997) with a capacity of 375,000 gallons per day and a sewer main collection system of 57,700 linear feet serving about 819 customers. The treatment plant's average flow is about two-thirds of its design capacity and the BOD loading is at three-quarters of its treatment capacity.

The public water system has two wells with an average daily pumpage of about 3,000 gallons. The water system comprises a standpipe that contains 300,000 gallons of water. The 68,740-foot water main system in Belleville is in good condition and serves about 819 customers.

The following is a list of current Belleville Village facility and utility reports:

3720210	January 2003	STH 92, Area Stormwater
3729919	June 2000	Stormwater Master Plan for the North Side of The Village of Belleville
3720106		Belleville Stormwater Master Plan, Phase 2
	June 2003	Stormwater Management Plan – Stormwater Calculations – Green View Place
	October 1998	Facilities Overview – The Determination of Potential Development Areas
	March 23, 1999	Residential Development Management Plan
	October 18, 2000	Park & Open Space Plan
3720304	August 2003	Green View Place Lift Station Design Report
3729832	March 1999	East Side Sanitary Sewer Interceptor
3729928	October 2, 2000	Well Site Location Study
3720201	January 23, 2002 /May 14, 2002	Program for the Development of Far North Side Well
	April 2004	Master Site Grading & Drainage Handbook
3720202	May 14, 2002	WPCF Reserve Capacity Analysis

Recommendations:

- The Belleville Public Works Department should continue to use a five-year Capital Projects Program.
- Review the impact of new development proposals to avoid exceeding the capacities of the sewage treatment plant or the water system.
- Belleville should annex and develop the site for well #3 north of the Bowlavard Avenue.
- Public sewer and water mains should be extended along future streets as shown on the Transportation Plan Map after individual mains have been determined to be cost-effective and environmentally sound.
- The Village should avoid use of sewage lift stations, whenever possible.
- Evaluate reducing use of road salt.
- Continue a lake management planning efforts to rehabilitate Lake Belle View.
- Implement area stormwater management plans.

MUNICIPAL BUILDING

The municipal building, located at 24 W. Main Street, is situated on a 0.4-acre site.

The municipal building houses the clerk's office and the boardroom. The municipal building was originally a bank building and was occupied by the village in 2000.

The current floor space is used as follows:

Entry	162 sq. ft.	
Clerk's office	933 sq. ft.	
Board Room	1344 sq. ft.	
Storage rooms	253 sq. ft.	
Bathrooms	154 sq. ft.	
Stairs, walls, lobbies, etc.	384 sq. ft.	
Cable TV Room	36 sq. ft.	
Public Room	713 sq. ft.	also serves as food pantry
Small Meeting Room	170 sq. ft.	
Basement	2390 sq. ft.	also serves as Emergency Operations Ctr.
Furnace Room	<u>300 sq. ft.</u>	
Total	6859 sq. ft.	

The existing facilities, standards and recommendations for the municipal building are more fully described in the next two sections: Library, and Clerk's Office and Board Room.

Standards

There are a variety of standards used for administrative and meeting spaces. These areas are generally treated like office buildings, in which the number of employees, office functions and storage needs determine the space needs. For small public offices with less than ten employees, 150 square feet per employee and 225 square feet for the supervisory employee is suggested. Based on this standard the village office space is adequate.

Since the Village offices serve the community, these offices should be easily accessible to residents and centrally located.

Recommendations

- Maintain the current facility.

LIBRARY

The Belleville Public Library, located at 130 S. Vine Street, occupies approximately 6,280 square feet of usable floor space. The library and senior citizens share the building. The library is a member of the Dane County Library System and the South Central Library System, which affords Belleville greater and more varied services than would otherwise be available. The facility is housed in a 25 year-old brick structure and is operated an average of 52 hours per week by 1 full time and 4 part time librarians. In 2002, the library had a circulation of 45,165 (items checked out to library users).

The structural condition of the library is excellent. The existing space use is as follows:

Collection space (shelving)	2,553 sq. ft.
Seating space	450 sq. ft.
Staff work space	250 sq. ft.
Special use space	490 sq. ft.
Unassigned space	<u>857 sq. ft.</u>
Total	4,600 sq. ft.

In 2002, the library had 22,277 items including books, magazines, CD's, DVD's, video, software, and kits. These figures, together with its circulation, indicate a very active library facility.

Standards

The guidelines used to evaluate the Belleville Library space needs requirements were developed by the Division of Library Services of the Wisconsin Department of Public Instruction (DPI). These guidelines, established in 1985, were based upon a variety of library planning and design studies published during the last twenty years.

Library Space Needs Calculation

Standards used to evaluate library locations were taken from "Principles and Practice of Urban Planning." The following are general site requirement objectives.

Easy Accessibility. Libraries should be easily accessible to a large number of people. Typically, this is accomplished by locating the library in a central business district or in a major shopping center. The current library location is one and one-half blocks from Main Street.

Located on Main Thoroughfare. Libraries should be at accessible locations, preferably on a main thoroughfare. Municipal buildings, parks or parking areas are not necessarily good locations for libraries. Prime hours for libraries are evenings and weekends, when municipal buildings are closed. If a library is located in a municipal building, it must have a prominent entrance of its own. In addition, the building must be designed to separate municipal areas that are closed when the library is open. Quiet parks are not good locations for libraries either, unless the park is a high-activity area that would generate pedestrian traffic of potential library users. While parking for the library is important, easy accessibility and a pedestrian-oriented location are higher considerations than parking when locating a library.

Located in Neighborhood Center. The library site should be at a prominent location. If not in a commercial area, it should be located in the center of the neighborhood. Parking should be available nearby. While adequate parking is important, the previously mentioned objectives are overriding standards.

Room for 20-Year Expansion. The site of the village library should have room for at least twenty years of expansion. This does not mean that a large site is required, but a site large enough to accommodate the size of the building recommended by the space needs analysis.

Recommendations

- Based on current population figures, existing collection and facility space constraints and using *Public Library Space Needs: A Planning Outline* from the Department of Public Instruction, the present library should be 5,432 sq. ft. (current space is 4,600 sq. ft.). The 2030 forecast population for Belleville is about 3,000; if the Towns of Montrose and Exeter are included the 2030 population is about 5,000. To determine the size of a library, the forecast population, need for meeting space, increases in staffing and a computer lab, were considered. Based on the same standards as above, the library in 2030 would need a space of about 21,400 sq. ft.

POLICE DEPARTMENT

Introduction

During the Community Input Workshop no problems were identified that are the responsibility of the Belleville Police Department. An inventory of resources presently available to the police force, as well as concerns expressed by the Police Department, is discussed below.

Inventory

Currently the Belleville Police Department consists of a staff of nine: four full-time officers, seven part-time officers, and a 60% administrative clerk. The staff has access to two vehicles. Vehicles are purchased every two years.

Working Space/Parking

The Police Station at 31 E. Main Street presently has about 1,000 square feet of working space, plus 432 square feet for vehicle storage.

The Police Station space is inadequate for the immediate future; storage space is the main concern.

Guidelines for the number of officers per 1,000 persons suggest a minimum ratio of 1.0 and an optimum ratio is 1.8. Presently Belleville's ratio of population-to-officer is 1.5. The population of Belleville is expected to grow to about 3,000 by the year 2030, but the Village will not need additional full-time officers to meet minimum standards.

Recommendations Acquire additional space for police operations. Evaluate the need for 24-hour police protection within the next seven years

FIRE PROTECTION

Introduction

An analysis of the present equipment, staff and insurance ratings suggests that the Belleville Fire District is providing a high level of fire protection service to its residents. The Belleville Volunteer Fire Department provides fire protection with a current membership of 30.

Current Conditions

The fire station is located on Main Street (STH 92) near River Street (STH 69) in a 36-year-old structure. About 4,000 square feet were added to the station in April of 1991. The addition took care of the fire district's space needs for many years to come. Off-street parking had also been a problem but was alleviated by the provision of a new parking lot built west of the fire station. The fire district, which includes the Village of Belleville, Town of Montrose and parts of the Towns of Brooklyn, Exeter and Oregon, is about 72 square miles. The Fire District owns seven vehicles, ladders reaching 35 feet, and extractor and first aid equipment.

Level of Service

The Insurance Services Office (ISO) rates communities on the basis of fire protection for national insurance companies. Belleville currently has a rating of "5" on a scale of 1 to 10 (1 being best and 10 being worst). A rating of 5 is the best rating a community with a volunteer fire department can receive. This rating suggests that the level of fire service has been very good in Belleville and the surrounding fire district.

The current fire station space (11,500 square feet) is adequate for present needs, as shown below.

Belleville Fire Station	
<u>Space</u>	<u>Area (sq. ft.)</u>
Vehicle Storage	7,500
Training Room	2,209
Meeting Room	1,075
Bathrooms	220
Office	176
Dispatch Area	144
Equipment Area	98
Shelving Area	78

Future Fire Protection Needs

The staged development strategy presented in the Belleville Comprehensive Master Plan suggests that significant growth will occur on all sides of Belleville. Most of the residential development is

proposed for the south, west and northeast sides, and more commercial and light industrial development is proposed for the Village's north and east sides.

The National Board of Fire Underwriters has developed standards for the location of fire stations. These standards suggest a fire station should be located so that residential district response distances are no greater than two miles if the district requires less than 4,500 gpm fire flow. High-density commercial district response distances should be no greater than one and one-half miles, if the district requires less than 4,500 gpm fire flow.

Proposed residential, commercial and industrial development, all within the urban service area, are within the two-mile limit suggested by the National Board of Fire Underwriters.

Recommendations None

PUBLIC WORKS GARAGE

Inventory of Existing Facilities

The public works building is located on River Street near East Main Street. This metal building furnishes 11,710 square feet of public works space.

The five full-time employees who work in the public works department or the water and sewer utility operate the following:

1992 Ford Pickup Truck	2000 Sterling 6 yd dump with plow
1995 Ford XL F150 Pickup	1990 Ford 6 yd dump with plow
1987 Chevrolet 2-Yard Dump Truck	1974 John Deere Tractor Loader
1996 Case Loader w/Snowplow	1995 Sreco Trailer Jet (sewer cleaner)
1982 International Harvester Sludge Truck	1997 Toro 10½-foot Mower
1974 Elgin Pelican Street Sweeper	1977 LeRoi 85 air compressor
2002 John Deere 6 x 4 diesel gator	2001 Jay's Versa-Vac 1000 PD
1998 Toro 223-D 2WD w/10 ft mower	

Standards

The standards for the public works garage are a function of the services the Village offers and the equipment needed to provide those services. The existing space provides adequate storage area.

A survey of public works garages in Dane County communities similar in size to Belleville indicate that garages 8,000 square feet in size meet local needs for storage of public works and utility vehicles and equipment. About 85 percent of the buildings are devoted to storage and about 800 to 900 square feet are devoted to mechanical and vehicle servicing.

The existing building is divided into these functional areas:

Vehicle-equipment storage	1,800 square feet
Vehicle service area	9,400 square feet
Office/Storage rooms	<u>510 square feet</u>
Total	11,710 square feet

Recommendation

- The existing facility is adequate, but additional cold storage is needed within five years. .

EMS – AMBULANCE STORAGE

Inventory of Existing Facilities

The Village of Belleville is part of the Belleville Area Emergency Medical Service District. About 38 Emergency Medical Technicians (EMTs) provide staffing for the district. Their facilities, include two ambulances, are housed in a 6,000-square-foot building (see details below) north of Fifth Avenue and east of River Street (STH 69). Current EMS space is adequate for OSHA/DWD regulations.

Belleville EMS District Building	
<u>Space</u>	<u>Area (sq. feet)</u>
Vehicle Storage	1,650
Meeting Room	1,030
Dormitory	240
Office	240
Office Storage	0
Equipment Room, Shelving	231
Bathrooms	269

Standards

Available standards in *Managing Fire Services* (Bryan & Picard, 1982) usually show EMS as a distinct part of a fire department or placed in the fire station. In Dane County's 22 volunteer EMS districts the ambulance is stored in the fire station in less than half of the districts.

Belleville EMS has about 0.9 ambulance calls per day. The average EMS district has 8,975 persons (excluding the City of Madison); however, about twice as large as the Belleville District population. The 22 EMS districts outside of Madison are served by one ambulance for every 6,580 persons.

The District is well served by their present ambulance and it is available in a timely manner.

Recommendation

- The District's existing new facility is adequate for the foreseeable future.

SENIOR/COMMUNITY CENTER

Inventory of Existing Facilities

Currently the Belleville Senior Citizens have an office at the Belleville Municipal Building located at 130 South Vine St. The Senior Citizens occupy 364 sq. ft. of space for office use and 192 sq. ft. for storage.

The majority of Belleville Senior Citizen's programs are held at St. Mary's Catholic Church at 227 Frederick Street. The Senior Citizens have use of 3990 sq. ft. of multiple use space, 350 sq. ft. of kitchen space, and 100 sq. ft. of storage. The multiple use space is available Monday, Wednesday and Friday when events of the church do not conflict.

The Belleville Senior Citizen program includes a part-time director, two part-time day-care coordinators, and an office assistant; two-time nutrition site managers, and many volunteers.

The senior citizens offer seven programs: of which the nutrition program operates out of the Catholic Church offering lunch 3 times each week and out of the Sugarwood Apartment Building Community Room twice a week; with the day care program operating, Friday mornings and new support group meetings one evening per month at various locations as available.

<u>Functional Space</u>	<u>Number of Rooms/ Area</u>	<u>Area of Room</u>
Storage – village	1/192 sq. ft.	192 sq. ft.
Office – village	1/364 sq. ft.	364 sq. ft.
Meeting - church	1/3990 sq. ft.	3990 sq. ft.
Kitchen – church	1/350 sq. ft.	350 sq. ft.
Storage – church	1/100 sq. ft.	<u>100 sq. ft.</u>
Total ¹		4,996 sq. ft.

Guidelines

The following guidelines are based upon five developed community/senior centers in Dane County. These guidelines were then applied to Belleville service area.

1. The center could contain three to four meeting rooms, including a large room for groups of 250 - 350 persons (with the flexibility to subdivide the room); a medium-sized room for groups of 150 - 250; and small meeting rooms for groups of 75 - 150 persons.
2. One of the mid-size to large rooms would double as a dining room.
3. The rooms could be oriented to handle more than 350 persons.
4. Don't underestimate the need for storage space.
5. Allow adequate room for parking in close proximity to the center.
6. Pay special attention to noise reduction in the larger rooms.
7. Design special rooms to accommodate current telecommunications technology.

The guidelines for a community center provide for five functional areas in the center: meeting rooms, storage space, dining and kitchen area, special purpose rooms and offices.

In Belleville, village and church facilities do not serve the seniors and other groups adequately, and there is a need for additional meeting, storage and office space. These needs include:

<u>Functional Space</u>	<u>Number of Rooms/ Area</u>	<u>Area of Room</u>
Storage	4/225 sq. ft.	900 sq. ft.
Office	2/200 sq. ft.	400 sq. ft.
Meeting	4/575 sq. ft.	2300 sq. ft.
Kitchen	1/400 sq. ft.	400 sq. ft.
Activity		<u>600 sq. ft.</u>
Total ¹		4,600 sq. ft.

¹Does not include hallways, bathrooms, mechanicals, or stairs/elevator, if necessary.

This increased area would provide space for additional group meetings, especially meetings scheduled concurrently. This would enable the Belleville Senior Citizens to consolidate office, storage and activity space at one location. The additional space should be provided near existing community meeting facilities, if possible.

Recommendation

- Existing meeting space does not meet current needs. Elderly households, which the center serves, will increase 160% by 2030. This need is expected to escalate after 2010. A detailed study should be needed to evaluate the following alternatives and other options.

Alternative 1. Build a new community/senior center or rehabilitate an existing building.

The center would contain rooms for meetings, senior activities, non-profit community group activities and meetings, and weddings, anniversary and community events.

Alternative 2. St. Mary's of Lourdes Catholic Church

Alternative 3: Other vacant buildings.

COMMUNITY IDENTITY

The Village of Belleville has experienced rates of population and development faster than earlier decades. This growth has been accommodated with a blend of both complimentary and disruptive results on the community's quality of life. The Village's mixture of "good" and "bad" development will continue to occur under past development practices—even if the location, use and rate of growth is kept under tight conformance with adopted local and regional plans. This track record has resulted from older standards and newer procedures that simply do not always ensure

that new development will have the desired components that contribute to a community's overall identity. The aesthetic components of development such as architecture, view shed protection, or the preservation of a Village gateway often contributes to community identity.

Many communities are beginning to realize the importance of preserving community identity. The Village of Belleville's recommendation requires site plan review, and landscaping and sign controls are important examples of this trend. Another trend that is gaining momentum in older communities relates to concerted efforts by local government and the business community to guide re-investment into the older parts of the Village, specially the downtown.

These limited endeavors cannot ensure that the Village will retain it identity that neighborhoods will remain attractive to new residents, or that aging commercial areas will continue to compete successfully with new surrounding projects. In recognition of these challenges, planning practice is finally evolving beyond project-based design review and publicly funded streetscape projects, and into the realm of truly planning, protecting, enhancing, and creating the desired character of development. This portion of the Comprehensive Master Plan provides the basis of a comprehensive approach to community identity planning.

Community Identity Components

A wide variety of elements contribute to the creation of community identity. These include:

Geographic Context

A key element of the character of Belleville is its setting. Lake Belle View created by the dam on the Sugar River forms the primary identity of the Village. The Sugar River and its floodplain and wetlands border the northwest side of Belleville.

Land Use

The most visually successful transitions of land use occur where lower density residential development and higher density residential and commercial development remain relatively consistent, even though dwelling unit types or specific land uses may vary significantly. The use of zoning districts that encourage a variety of uses with a similar density or intensity as defined by floor area ratios make for more gradual and visually comforting transitions.

Building Scale

The consistency of building scale is comparable to land use issues. Differences in building scale at magnitude levels are disruptive to an urban fabric. Proposed multi-family, commercial, and industrial structures which are inconsistent with the dominant scale of surrounding buildings should find other locations, or in certain instances, should incorporate design elements which create an appearance of several smaller structures. In general, the largest structures in a community should be located along its most important roadways. This principle holds true throughout a community—from the downtown area to the highways on its edge.

Building Setbacks

Consistent building setbacks are also important in both residential and commercial areas. Even industrial park development can suffer from the hodge-podge look created by wide variation in setback from streets. Where building setbacks are allowed to vary, they should vary only in a carefully planned manner. Restrictive covenants and zoning effectively address this concern. Downtown-type setbacks are essential to creating and maintaining a true downtown character.

Architecture

Architectural styles provide a challenge in a growing community. Where it is possible to identify a dominant architectural style, infill development should be complementary. Where a wider variety of styles exist, common architectural themes (such as materials and roof pitches) should be reflected. In Village edge locations and new development areas, styles should be of probably long-term merit rather than reflective of probably short-term trends, quality of materials should be stressed, and the relative ability and affordability of the dominant architectural elements should be ensured. This principle is especially true for a downtown revitalization plan.

Signage

The size of wall signs should be related to the area of the wall on which they are located. No wall should contain more than one sign—except in a shopping center development. In shopping centers, sign materials and the location of signs on the façade must be consistent, and the use of consistent colors and lettering styles should be rewarded with an area bonus. In shopping centers, sign area should also be related to façade area.

The village's current approach of freestanding signs to a height should be limited to twenty feet. Lower monument signs can be effectively landscaped, but 20-foot pylon signs confound such attempts. No building—whether a single use or a center—should be allowed more than one freestanding sign per frontage, with a transferring of signs permitted to bring the maximum to two per wall.

A variety of signs are very difficult to make and/or keep attractive, and are therefore being prohibited. These include, at a minimum: off-site advertising signs (including billboards), roof signs, and portable signs. Other signs are a visual distraction and a potential nuisance or safety hazard. These signs, which should also be prohibited, include: flashing signs, inflatable signs and rippling signs, and a wide variety of strings of lights, streamers, and related attention-getters which have no structural or utility function.

Finally, certain types of signage—such as changeable letter reader boards, electronic message signs, and signs, which are permanently embedded into the structure, should be carefully considered on a case-by-case basis.

Public Furnishings

The obvious use of public furnishings conveys a sense of public investment and pride in a community that cannot be replicated through other means. Particularly in areas with many out-of-the community visitors, such investments create a festive character which encourages repeat visits, as the public spectacle is constantly changing and is a strong complement to the variety of goods and services offered. The use of public furnishings, particularly in public spaces relating to riverfronts, plazas, busy pedestrian streets, and institutional uses, should be encouraged. In all instances, these furnishings should be of high aesthetic quality and proven durability.

Landscaping

Significant amounts of landscaping should be encouraged of all forms of development, except single-family residential uses. For all other uses, landscaping should be encouraged around

building foundations, in and around paved areas, and along streets with required supplemental plantings within lawn areas.

Landscaping materials should be of adequate size to ensure both a high degree of survivability and immediate visual effectiveness. Non-native, invasionary plants, low-durability species (such as box elders, silver maples, and certain willows and poplars) should be avoided, as should dangerous or toxic plants such as certain hawthorns or poison sumac. Either required landscaping should be installed before building occupancy, or, alternatively, performance guarantees should be required in the absence of installation.

Views

Views are the most difficult aspect of community identity to address. The protection of important views is particularly challenging because the desire of the private party, whether a single-family home or a commercial building, to capture and protect the view often requires the erection of visual barriers to the general public. It is impossible for a community to protect all aesthetically pleasing views. However, in a community like Belleville, certain views are essential defining elements of a community as a whole. These critical views should be protected at all reasonable costs through public acquisition in fee or easement, and/or responsive site design techniques. Major views are:

- Lake Belle View, the Sugar River dam and Belleville Community Park, west of Highway 69.
- The historic Village library in John Frederick Memorial Park at the south end of River Street.

Community Edges

Belleville has clear-cut inner community edges in several locations. The combination of views, open space features and architectural styles or urban forms which create these edges should be recognized and protected, as these edges contribute significantly to the character of the community. The edges of the community are:

- The High School on Highways 69 & 92 on the west side
- The Southeast Neighborhood Park on Highway 92 on the southeast side
- Highway 69 at the shopping Center on the north side of the Village
- Highway CC (Harrison Street) at the currently proposed church south side site
- Highway D (Third Avenue) at the Industrial Park on the east of the Village

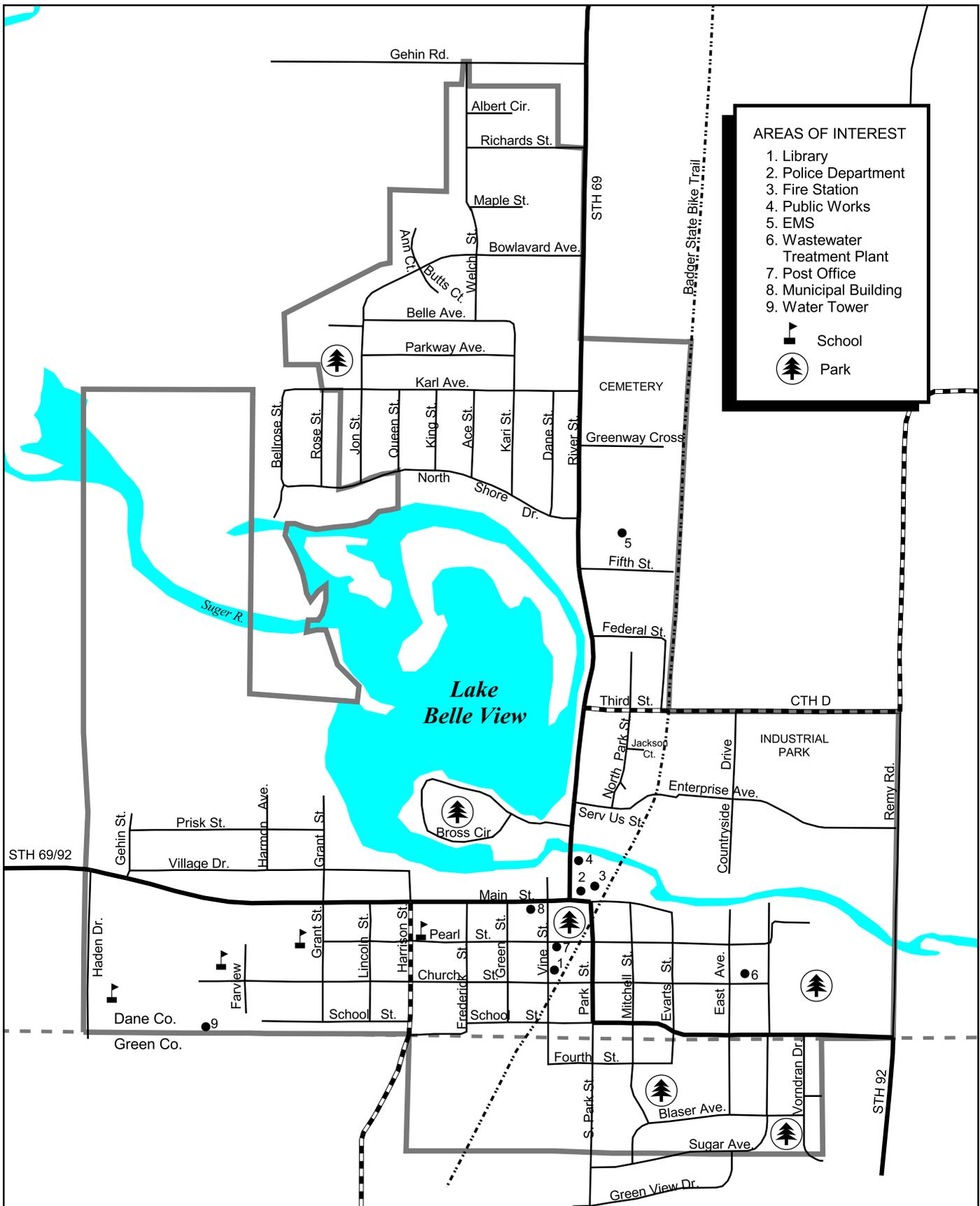
Protected Village Corridors

Beyond the symbolic aesthetic treatments associated with Village entryway enhancements, this Comprehensive Master Plan recommends the use of strict site planning to carefully control the appearance and coordination of development along the following protected corridors:

- Highways 69-92 – Main Street
- Highway 69 – River Street
- Highway 92 – School Street
- Highway CC – Harrison Street
- Highway D – Third Avenue

Revitalization Areas

Over the 20-year planning period, the downtown areas along Highways 69 and 92—Main Street should be recognized as a revitalization area, focused principally on aesthetic upgrades, rather than a change in land use. Over the long term, the Village will also probably need to be active in the redevelopment of the older industrial buildings along the former railroad tracks. Industrial uses should be continued in this area, however, the Village should seek to contain outdoor storage uses, improve building design, and improve the general appearance of the area as redevelopment opportunities arise.



Map 6: Community Facilities

Village of Belleville - 9/2004



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Chapter 6

VI. NATURAL RESOURCES PLAN

INTRODUCTION

The Village of Belleville has grown faster than Dane County in recent years. Belleville's moderate-to-fast growth has resulted in the creation of new parks and open spaces. The Village must keep pace with the demand for new and varied types of recreation. As Belleville continues to expand, additional park areas must be acquired and developed. It is with the goal of expanding Belleville's outdoor recreation facilities, in a fiscally responsible manner, that the Belleville Natural Resources Plan is recommended for adoption.

Recreation planning has become an essential element of long-range community planning. Increased leisure time, renewed emphasis on physical fitness, and the need to find relief from the pace of life in urbanizing communities has underlined the need for expanded recreational facilities.

Park and open spaces are valuable to a community for various reasons: 1) It serves the valuable function of providing green open space in an increasingly urbanizing environment; 2) as a community grows and densities increase, parks function as the focal point for community aesthetics; 3) they also serve to protect important habitats for wildlife and as laboratories for environmental education; also, 4) a park is not a single-use facility serving only limited groups in the community. Rather, there needs to be an emphasis on providing diverse outdoor recreational opportunities for all ages and all social groups. An attempt has been made in planning Belleville's parks to view outdoor recreation facilities as part of a system serving diverse functions for all members of the Village. In viewing the parks as part of a system, such issues as access, neighborhood aesthetics and multiple uses of environmental resources are elements of natural resource planning.

The Plan begins with a listing of objectives and policies. This is followed by a set of definitions and a discussion of the criteria used to evaluate the adequacy of the park system. The next section inventories existing park facilities and school recreation areas, followed by an analysis of outdoor recreation needs. The last section proposes acquisitions and sets forth recommendations and a capital improvement schedule.

This chapter has been prepared in accordance with guidelines that will make it certifiable by the State of Wisconsin Department of Natural Resources and qualify the Village of Belleville for matching grant funds through the Federal Land and Water Conservation Fund (LAWCON) and the State of Wisconsin Stewardship Fund. A Park and Open Space Plan should be updated every five years to ensure that it reflects the current needs of the community and retains its DNR certification. The Plan has also been prepared in accordance with the requirements of Wisconsin Statutes Sections 66.0295, 66.55 and 236.29 with which all subdivision ordinances imposing impact fees upon developers of land must comply.

The plan was prepared under the direction of the Village of Belleville Plan Commission and the Village's Park Committee, a three-member group of the Village Board, which meets each month. Belleville public parks and open spaces are operated and maintained by the Village's Public Works Department.

PUBLIC PARTICIPATION

A number of techniques were used to solicit Comment on the Village's recreation needs:

1. Findings from the 2000 Village of Belleville survey were incorporated in the Plan (see Appendix A)
2. On October 18, 2000, a public hearing was held. The comments made at the hearing supported the park plan recommendations. This was prior to the Community Planning Workshop described in Chapter 1.

NATURAL RESOURCES OBJECTIVES

An essential element of any long-range planning process is the development of objectives acceptable to Belleville. See also page II-6 of chapter 2.

- Provide permanent open space throughout the Village for outdoor recreation, environmental protection and encourage the same within the neighboring towns.
- Recognize that the natural environment is an integrated unit composed of interacting land, water (especially Lake Belle - View and the Sugar River), and air resources, to ensure that the health and stability of this resource system are maintained.
- Regard all land as an irreplaceable resource, and to ensure that its use does not impair its value for future generations.
- Minimize the use of agricultural land for development purposes.
- Support careful place and design of: mineral extraction sites, wireless telecommunication facilities, and commercial use that does not require urban services within Belleville's extraterritorial jurisdiction area.

NATURAL RESOURCES POLICIES

It is necessary to develop a set of policies to provide a framework for community involvement and action. These policies are not all-inclusive and are intended only to outline natural resource and recreation policies. These policies are to be used together with the "Natural Resource" policies in Chapter 2 of the Belleville Comprehensive Master Plan.

1. No new development other than appropriately designed public recreation facilities shall be allowed in the 100-year floodplain areas.
2. Reserve public open space and develop recreation facilities as identified in this chapter.
3. Belleville should develop one acre of parkland per 14 housing units, such that all residential neighborhoods are within one-quarter mile of a park or playground.
4. Belleville should work cooperatively with private groups and with all other local units of government in financing and in sharing management of recreation resources where appropriate.
5. Encourage restoration and maintenance of historic places or structures.

6. Encourage lake rehabilitation efforts by and cooperation with groups to improve the water quality of the Sugar River and Lake Belle-View.

DEFINITIONS

The definitions used in this plan are standard definitions used in many community park plans in Wisconsin. Because Belleville is a relatively small community, it may not be feasible for the community to support each type of area defined; however, it is desirable for single park areas to fulfill the functions of more than one of the types of areas described below so that there is a diversity of recreational opportunity available in the community.

Play lots and Tot lots. This type of facility is essentially a substitute for the backyard in medium- and high-density areas. Neighborhoods where there are concentrations of multifamily housing may require play lots. These may be provided by the apartment complex developer or by the community. Play lots may also be provided as a section of a neighborhood park or playground. Site development should include walkways; benches, landscaping and a designated tot lot with sandboxes and play devices for preschoolers. The recommended service area for a play lot or tot lot is one-eighth mile.

Sub-neighborhood Park. Sub-neighborhood parks provide open space and passive recreation for both young and old (particularly the elderly and mothers with young children). Ideally, these parks should be located no more than one-quarter mile from home and, if possible, should be associated with a natural feature. Access to these recreation areas should be safe and easy, avoiding any major thoroughfares or other obstacles. The desirable size for sub-neighborhood parks is 3.5 acres with a minimum size of approximately 1.5 acres. Site development should include walkways, benches, and picnic facilities and play equipment.

Neighborhood Park. Neighborhood parks provide opportunities for passive and active recreation activities. Neighborhood parks should be developed adjacent to elementary school sites whenever possible. Ideally, these parks should be located no more than one-half mile from home. The desirable size for neighborhood parks is from five to ten acres, with a minimum size of 3.5 acres. Site development should include play lots, game diamonds, open areas for field games and parking facilities.

Neighborhood Playground. A neighborhood playground is usually provided in conjunction with an elementary school and mainly serves the recreation needs of children ages 5 to 12. Its size is dependent on the types of activities it supports and facilities it provides. Playground apparatus, ball fields, basketball courts, and open playfields are common in these areas. The service area for such a recreation area is highly variable, but it usually has a radius of one-quarter mile.

Playfield. A playfield provides active and organized recreation space for older youths, adults and family groups. It is designed to accommodate activities that cannot be included at smaller sites. A separate area for spectators is generally desirable. Playfields are often part of high school or middle school grounds.

Because some portions of the playfield may be used for highly competitive sports, proper site location or a landscaped buffer strip should be utilized to protect nearby residential properties from the noise

and disturbance. The playfield should be accessible by way of a major street and should have provisions for off-street parking. Minimum acreage for a playfield is five acres with a service area of three-quarters to one mile. More desirable acreage for a playfield is 12 acres.

Community Park. This type of park usually serves the entire community and is under municipal administration. Although size is not always a sound criterion for classifying parks, it is generally recognized that community parks are more spacious than neighborhood parks or playgrounds. In addition to the kinds of facilities provided at neighborhood parks, these parks may provide swimming pools, hiking or bicycling trails, more elaborate playfields with spectator facilities, shelter and toilet buildings, and tennis courts.

Trails and Linear Parkways. This type of area includes sidewalks, officially designated bicycle trails, snowmobile trails, hiking trails, and pathways connecting neighborhoods with parks, schools, and other recreational areas. Often, such lands are leased or contained on the right-of-way of existing transportation corridors. Linear parkways may include minimal facilities such as benches, picnic tables or play lots. The most efficient linear trail systems either connect to a larger trail system or have a defined final destination.

Specialized Recreation Areas. Golf courses, historic sites, conservancy areas, and floodplains are examples of specialized recreation areas. Most of these have limited active recreation value and are developed for specialized recreation, or are not always available for use by the public. Ownership may be public, quasi-public or private. Although such areas are not usually considered parks, it must be recognized that specialized areas are important adjuncts to a community and its parks program.

Conservancy Park. Conservation parks have no minimum size requirements; however, areas are generally of sufficient size to enable desired protection of the features within the site. They consist of environmentally important areas in their natural state, such as native plant communities, wetlands, and geological features and, in some cases, represent purely aesthetic values. They may provide outdoor study facilities for school and/or public use.

Greenways. Greenways have no minimum acreage requirements. They follow principal existing storm water drainage ways and serve to maintain proper drainage levels and groundwater stabilization. They may be enlarged at specific locations and provide the required area and facilities for a park. Existing drainage greenways are considered as having potential for park use when sufficient area exists for such use without significant alteration of the existing topography.

EXISTING PARKS AND RECREATION FACILITIES

A comprehensive land use survey was conducted in 2000 to inventory existing park areas and recreation facilities and their relationship to residential and planned residential developments. Included in the inventory were municipal and educational recreational areas, which contribute to the recreational opportunities (or supply) in the village.

The following is a description of each open space area or park and a summary of the facilities in it. A summary of the existing areas is presented in Table 1. Existing areas are located on the Existing Park and Open Space Map. (The numbers refer to the location of the area on the map.)

1. **Belleville Community Park** is the Village's most highly improved and utilized recreation

facility. The park is located on a 13-acre island situated to the north of the downtown in the southeast corner of Lake Belle View, a 93-acre body of water. The park serves a wide variety of functions, including swimming, boating, athletic events, playgrounds and picnicking. Major improvements include the following:

- a. Lighted combined football-baseball field.
- b. Four picnic shelters of 400, 720, 1,500 and 1,920 square feet.
- c. Two concession buildings of 400 and 580 square feet.
- d. Double rest room facility of about 240 square feet
- e. Warming house containing about 540 square feet.
- f. Two playground areas of about 6,750 square feet.
- g. Lighted parking lot of about three-quarters acre.
- h. Over 75 picnic tables and 3 grills.
- i. Boat launching ramp.
- j. Two tennis courts and 2 basketball half-courts.
- k. The **Veteran's Memorial** on the south side of the Sugar River.

In addition to the Community Park, the Village owns all other islands in Lake Belle View, both large and small. Most of these islands are heavily wooded and add significantly to the scenic quality of the lake and its shorelines. None of the islands provide land access, nor do any contain improvements.

2. **John Frederick Memorial Park** is located on the south side of Main Street at the east end of the downtown. The site, which contains 1.8 acres, accommodates the former Village library, which is now on the National Register of Historic Places. Other improvements include a memorial to the Village's founder, John Frederick, a drinking fountain, a gazebo and a restored water fountain. The site is flat, well sodded and contains a number of mature trees.
3. **The primary school** site provides an estimated one-acre of useable outdoor recreation area. The site is flat and contains several trees. Site improvements include a basketball court and minimum of play equipment. The entire recreation area is fenced.
4. **The high school-intermediate school** site provides about 30 acres of useable outdoor recreation area, which includes three ball fields with backstops, a soccer field, a playground area and a large parking lot. High school athletic events are held at the football field and the surrounding track. An Olympic-size swimming pool, called the Belleville Aquatic Center opened in 1992.
5. **Blaser Neighborhood Park** provides 5.2 acres of useable outdoor recreation area. The park is flat and has a few trees planted in it. It has a ball diamond with backstop screen, two soccer fields with goals, bleachers, playground equipment and a water fountain.
6. **Southeast Park** provides 2.4 acres of useable outdoor recreation area. The park is undeveloped except for tree plantings. The park is adjacent to elderly housing.

7. **Sugar River Park** is located on the north side of STH 92 at the southeast corner of the Village. The site, which contains 8.5 acres, includes two soccer fields with bleachers, a playground area with picnic tables and a portable restroom, gravel-surfaced parking lot, a paved bike lane on Remy Road to the Sugar River and CTH D.
8. **Badger State Bike Trail** will be developed on the 45 mile long abandoned railroad right-of-way from Madison to Freeport, IL. John Frederick Memorial Park abuts the bike trail.
9. **Bike Lanes** only exist on a 1/2-mile stretch of Remy Road from CTH D and STH 92. Eventually, Sugar River Park and others will be linked to the DNR bike trail.

TABLE VI-1: EXISTING RECREATION AND OPEN SPACE AREAS BY FUNCTION			
Location Number	Area Name	Acreage (Acres)	Function
1.	Belleville Community Park	13.0	Community Park
2.	John Frederick Memorial Park	1.8	Community Park
5.	Blaser Park	5.2	Neighborhood Park
6.	Southeast Parks	6.3	Neighborhood Park
7.	Sugar River	8.5	Neighborhood Park
	Sugar River Village out lots	3.7	Conservancy Area
	Sugar River Islands	17.2	Conservancy Area
Total Park & Village Owned Land		55.7	
Privately Owned Conservancy Land		85.0	Conservancy Area
Total Recreation Area		140.7	

ANALYSIS OF PARK AND RECREATION FACILITIES NEEDS

This section of the plan deals with two types of standards: minimum acreage requirements and activity. The first is accomplished by assigning a gross acreage requirement for each 1,000 persons in the community. The gross space standards serve as a general guide to the amount of parkland and gross open space to be provided. The adopted standard of one acre per housing unit or 27 acres of parkland per thousand persons is used, as a basis for evaluating the village recreational needs and reflect current supply of parkland.

Activity-related standards are expressed in terms of number of people per activity, such as one baseball diamond per 6,000 people. Other activities, as they relate to the community, will be noted on the following page.

It is important to remember that the standards are **guidelines**, and as such may need to be adjusted for

special situations. Parks and facilities should be related to the population served. Adaptations are often necessary in regard to size and distance factors, as well as where land is already built upon before the standards were developed. Even in new developments it is not always possible to achieve ideal results because of physical or other barriers that dictate the shape of neighborhoods.

Gross Acreage Requirements. Based upon the gross acreage standards of 27 acres per 1,000 residents and the population projections, the parkland requirements for Belleville are as follows.

TABLE VI-2: EXISTING AND FORECAST STANDARD ACREAGE MINIMUMS				
Year	Population	Land Need	Land Supply	Land Requirements
2000	1,908	52 acres	56 acres	0 acres
2010	2,261	61 acres	56 acres	5 acres
2020	2,574	69 acres	56 acres	13 acres
2030	2,973	80 acres	56 acres	24 acres

The present acreage of the Belleville park system is approximately 56 acres, which does not include wetland areas or specialized high school recreation facilities. Projections indicate that there is additional land need of five acres by 2010, 13 acres by 2020 and 24 acres by 2030.

Activity-Related Standards. Activity-related standards were also used for Belleville's Park and Open Space Plan to better evaluate its needs. These standards are based on national minimum standards from the National Recreation and Parks Association.

Activity Unit	Number of Units
Baseball Diamonds/Skating Rinks	1 per 3,500 persons
Softball Diamonds/Soccer Fields	1 per 1,000 persons
Tennis Courts	1 per 1,500 persons
Basketball Courts	1 per 500 persons
Swimming Pools	1 per 10,000 persons

NOTE: These figures have been adjusted to account for the increased demand for softball facilities in rural areas and increased demand for tennis courts in most bedroom communities.

Once these activity-related standards are applied to Belleville, it can be seen that deficiencies were noticed before the application of these standards. Softball diamond scheduling for leagues and tournaments has been a problem for several years prior to the development of the Belleville Parks and Open Space Plan. These standards help reinforce the realization of deficiencies in some specialized areas.

Service-Area Standards. Another more precise indicator of how well parks are meeting the recreational needs of the village is to look at their distribution in relation to the users. The map on the next page illustrates that village parks are well distributed; however, a neighborhood park will be needed on the northeast side. Whereas community parks serve the whole village, the other classes of parks have a restricted service area. The recommended service area for a play lot is one-eighth mile. The recommended service area for sub-neighborhood parks is one-quarter mile. The recommended service area for neighborhood parks and playgrounds is one-half mile. These service area recommendations do not consider barriers such as major roads (Main Street and River Street). Access barriers must be considered when determining service distances and when planning a walkway or bike route linking parks.

Park Distribution. Belleville is deficient in a number of specific types of parks and facilities and in their distribution. Among the deficiencies are:

1. The newer subdivisions on the edges of the village are generally well served by neighborhood parks, based on recommended services. Some of the park areas are not yet developed.
2. Residential neighborhoods are lacking sidewalks or pathways for safe child pedestrian access to park facilities, particularly heavily traveled streets.
3. There is a lack of trail systems, which can be used to tie both the community and individual parks together. This system could take the form of bike trails, nature trails, and jogging or walking trails. Some of the trails could double in the winter as cross-country skiing trails.

PROPOSED PARKLANDS

The wetland and floodplain areas west of the village should be considered for protection for open space. Improvement of Lake Belle View Conservancy Area would help implement one of Belleville's top park and open space objectives. These parcels are located along the Sugar River west of Lake Belle View. These areas should be linked by a trail system from North Shore Drive to Harmon or Grant Streets.

These acquisitions will offset future deficiencies in the Belleville system beyond the year 2000 and will provide the basic recreational resources for the surrounding areas. As new areas develop, the village will have to consider these dedications.

RECOMMENDATIONS

The following recommendations to improve recreation programs in the Village of Belleville are based on projected growth rates and deficiencies identified in the preceding section. Recommendations include parkland acquisition, development projects and the provision of diversified recreational opportunities, but also relate to administration, funding, and land use.

Most of the recommendations are based on the assumption that Belleville will continue its rate of growth and that park and recreational facilities planning should be geared toward serving a growing population. However, the timing of park acquisitions and development should coincide with the actual demand for recreational resources in developed and newly developing areas of the village. In other words, the highest priority should be placed on expanding and improving parks and recreation areas where there do exist needs and shortages.

General Recommendations

1. **Village and school officials responsible for recreation in Belleville should place a continued emphasis on the provision of areas and facilities that can support “lifetime” recreational activities.** Falling into this category are activities like tennis, all target sports, horseshoes, cross-country skiing, skating, running, volleyball, handball, badminton, hiking and swimming. Too often, community and school recreation facilities are oriented to games important only to well-conditioned athletes rather than to recreational opportunities for less athletically inclined men and women. In designing recreation areas, recreational needs of all members of the community should be taken into account.
2. **The village should place more emphasis on developing safe child pedestrian access to parks and school playground facilities.** Access improvements are especially needed where there are no sidewalks. Street improvement programs in the developed portions of the village should include the provision of sidewalks and/or bicycle trails especially along collector streets (see plan map on page 29 of the Master Plan). Developers of new subdivisions should be required to provide sidewalks or pathways. Adequate crossing facilities need to be provided at major road obstacle points at both school and non-school hours. Alternatives or supplements to conventional sidewalk systems are designated bicycle trails or pedestrian pathways.
3. **More emphasis should be placed on the aesthetic function of parks.** Parks provide the largest expanse of green open space in the community, and in some newer sections of the community the land dedicated for parks contains the only mature vegetation. Many types of recreational activities, particularly the “lifetime” activities such as hiking, picnicking, lawn games and target games, are greatly enhanced by the proximity of shade trees and an attractive environment. A buffer of trees or tall shrubbery around the playfields and open areas also enhances these types of areas and reduces the land use conflicts between heavily used parks and neighboring residential areas.

An active and continuous tree and shrub-planting program should be initiated. The plantings should contain a mix of fast-growing and slow-growing species. The planting program should also avoid over dependence on one or two species, which may fall victim to blight or other disease. Other considerations in developing a planting program are selecting trees for attractiveness, reducing the time and expense involved with maintenance and clean-up, and reducing the adverse effects of trees and shrubs on surface and underground public utilities.

4. **The village should look beyond its present corporate boundaries for lands suited to recreational development.** This is of particular importance in those surrounding areas under the influence of extraterritorial plat review and official mapping and where annexation is imminent. Proposed parks are mapped in the village master plan and should be added to the official map. Advance planning of this nature will give added assurance that lands best suited to satisfying recreational demands or protecting vital recreational resources will be preserved for public use.
5. **The village should utilize volunteer labor and donated materials to the greatest extent possible.** Community groups such as the Community Club, Kiwanis, VFW, American Legion, 4-H, B-CHIP, scouts, and church and school groups often make significant contributions to recreation programs. Utilization of volunteer labor is generally most successful where a single

tangible project is involved, such as tree planting, construction of a single facility, or a one-day clean up and beautification project. Volunteer labor should not be relied on for day-to-day maintenance or routine acquisitions and improvements. Adequate funds for hiring employees should be budgeted so that the community recreation program can succeed regardless of whether or not volunteer labor is available.

6. **The village should concentrate on the development of existing recreation facilities.** Belleville has developed a substantial land pool for its parks and recreation facilities, but many of these areas have not been developed to their full capacity. Before considering expansion of the parks and recreation land base, the village should assure that all existing facilities fulfill the needs of their designated service areas. Following development of existing facilities, the village should acquire land in those most developed lands that are deficient in park services.
7. **The village should use their recreation facilities for winter activities.** In the upper Midwest, winter activities should be an essential part of recreation planning. Belleville should continue to maintain its skating facilities. A trail system could be tied in with nature trails developed for summer and fall use. Sledding and tobogganing hills that are safe and accessible should also be developed.
8. **Improvements to existing parks or development of new parks should include features to help the disabled.** Features could include ramps; grab rails, traction walkways, special seating, accessible drinking fountains and special playground equipment. Currently, many handicapped individuals are restricted in the areas of active and passive recreation.
9. **The Village of Belleville should maintain the adopted environmental corridors to preserve open space and direct development to lands suitable for construction as shown on the Park and Open Space Plan Map.** Environmental corridors include those lands forming continuous, linear systems of natural resource features and/or public open space and recreation lands. Examples of features within environmental corridors include parks, school playgrounds, drainage ways, wetlands and floodplains.
10. **The Village should improve and maintain the water quality of Lake Belle-View and the Sugar River.** Improved water quality would increase opportunities for canoeing and fishing and enhance aquatic plant diversity. Enhancing the adjacent wetlands will take advantage of their natural abilities and improve their value as wildlife habitat.

Acquisition and Development Program. Since 1980, Belleville has acquired twenty-one acres of parkland consisting of three separate parcels, these being Blaser Park, Southeast-Side Neighborhood Park, and Sugar River Park. These areas are undergoing development in the form of play facilities. Specific developments in each park are covered in a separate section.

During the next five-year period, Belleville should actively improve its present recreation system. These improvements will take place in the form of development of existing areas and acquisition of new parklands. Since Belleville has acquired a substantial amount of parklands in the past ten years, it has not been able to finance their development during this period. This has left many of the parks short on equipment and plantings. For these reasons, an acquisition and development program has been prepared.

The Village's parkland dedication requirements within its Land Division Ordinance should be updated to reflect today's land and park development costs. Therefore, a detailed study should evaluate parkland fees-in-lieu-of dedication requirement. The Village should establish a new fee to finance park improvements.

Acquisition Recommendations. Acquisition recommendations are located on the Park and Open Space Plan Map. The village should guarantee that neighborhood facilities be planned for the developing areas of the community. It is felt at this time that community park and playfield acreage is adequate; however, the village should keep close tabs on providing adequate recreational facilities in the developing areas of the village. In addition to recreation areas, it is recommended that the village acquire or otherwise preserve the wetland area west of the village.

Development Recommendations (Park numbers are noted on Park and Open Space Plan Map)

1. Belleville Community Park

- a. Repair park shelters floor-roofs-remodel.
- b. Add more picnic tables.
- d. Widen entrance – repair road –seal coat – mill / relay.
- e. Plant more trees each year.
- f. Build a bathroom - lunch stand – ice-skating warming area - storage.
- g. Pave parking lot east of tennis court.
- h. New play equipment adjacent to tennis court.
- i. Replace footbridge and walking path.
- j. Gravel and pave walking path on berm between lake and river
- k. Fill Center area of park and landscape

2. John Frederick Memorial Park

- a. Repair and maintain old library
- b. Add more tables and benches.
- c. Plant more trees.
- d. Repair and maintain gazebo
- e. Build bathroom by state bike trail
- f. Work with DNR to complete bike trail

3. Elementary School Playground

- a. Recommendations are the responsibility of the Belleville School District

4. High School and Intermediate School Playfields

- a. Recommendations are the responsibility of the Belleville School District.

5. Blaser Park

- a. Expand park acreage (up to 2 acres) for soccer/playground.
- b. Plant more trees.
- c. Build picnic shelter / rest rooms / storage
- d. Add picnic tables.
- e. Landscape soccer fields.

6. Southeast Park.

- a. Prepare a park master plan.
- b. Build rest rooms / picnic shelter / storage
- c. Install play structure.
- d. Plant more trees.

7. Sugar River Park

- a. Build restroom / storage / lunch stand
- b. Plant trees and other landscaping.
- c. Pave basketball courts.
- d. Maintain parking lot.

8. Lake Belle View Conservancy Areas

- a. Work with Army Corps of Engineers, Dane County Lakes and Watershed Commission, and other agencies to complete an aquatic ecosystem restoration program, including dredging.
- b. Develop a western neighborhood park linked with the proposed walking trail around the lake and along the Sugar River.

9. Water Tower - Oliver Trail

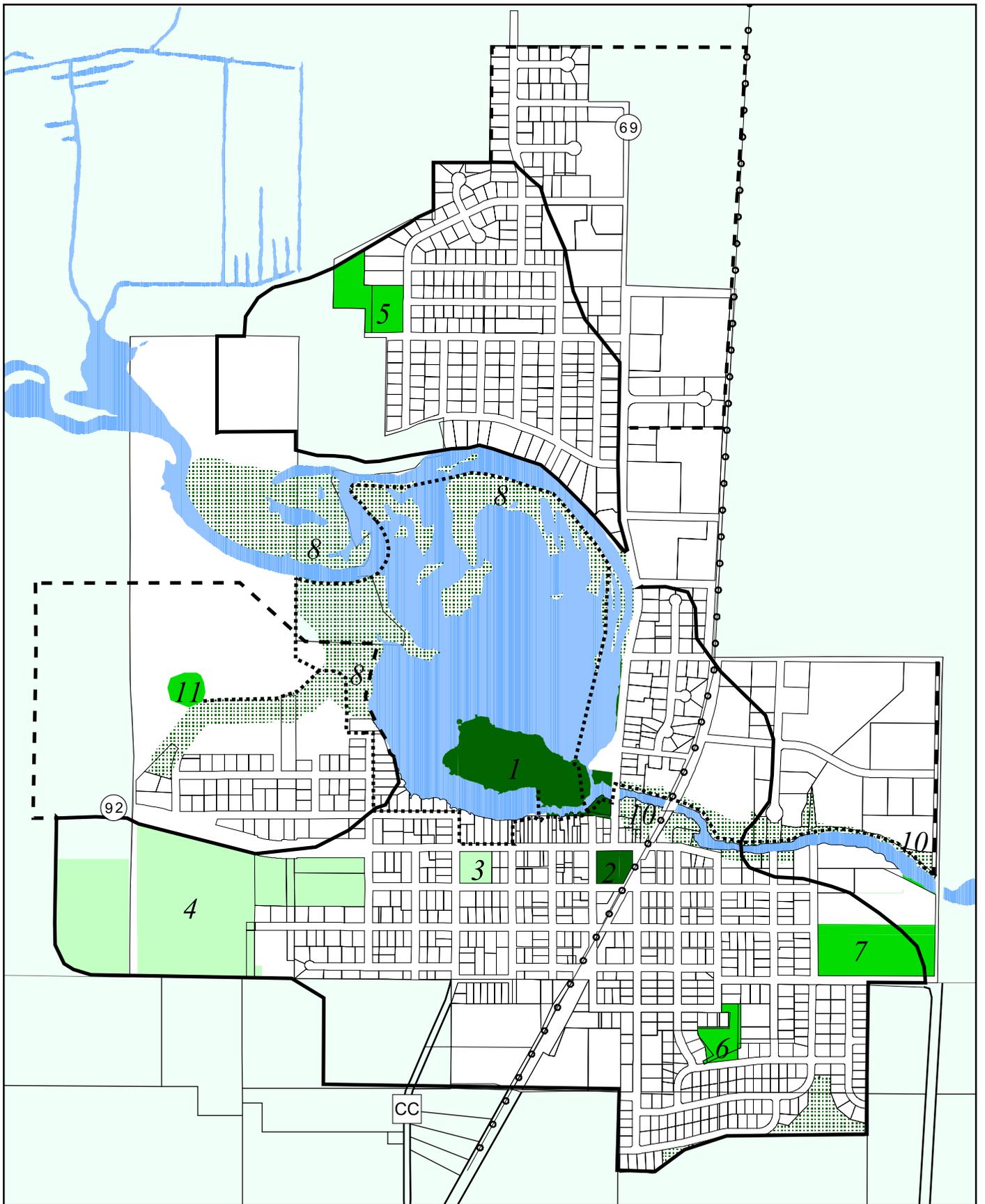
- a. Recommendations are the responsibility of the Belleville School District.

10. River Walk and Walking Trail

- a. Develop a walk along the north shore of the Sugar River east of Highway 69.
- b. Implement the master plan for a walking and interpretive trail along the shore of Lake Belle-View.
- c. Obtain trail easements along the trail and construct using wood chips.
- d. Encourage development of the trail by interested individuals and groups.

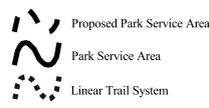
11. Western Neighborhood Park

- a. Prepare a park master plan, when development occurs north of Village Drive, acquire a neighborhood park through parkland dedication. Development is not anticipated for five to fifteen years.



Map 7: Parks and Open Space Plan

Village of Belleville - 9/2004



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DCRPC

Chapter 7

VII. ECONOMIC DEVELOPMENT PLAN

The Economic Development Plan component of the Belleville Master Plan details the activities of the local economy and the commercial and industrial land use portion of the *Land Use Plan*. The Economic Development Plan identifies the local employment base, comparison to similar-sized economies, analyzes the local labor force, assesses desirable new businesses, designates sites adequate for business development, and identifies applicable economic development programs.

TABLE VII-1: VILLAGE OF BELLEVILLE LABOR FORCE AND JOB ANALYSIS: 2000-2030

Age Group	Population				2000 to 2030 Change	
	2000	2010	2020	2030	Number	Percent
Under 18 years	537	612	693	771	234	43.6%
18 to 24 years	110	120	101	117	7	6.1%
25 to 44 years	653	692	795	850	197	30.2%
45 to 64 years	375	551	588	589	214	57.1%
65 or older	233	296	428	602	369	158.4%
Total	1,908	2,272	2,604	2,930	1,022	53.5%
Age Group	Labor Force				2000 to 2030 Change	
	2000	2010	2020	2030	Number	Percent
18 to 24 years	111	122	102	118	7	6.1%
25 to 44 years	619	656	754	806	187	30.2%
45 to 64 years	310	456	486	487	177	57.1%
65 or older	57	72	105	147	90	158.4%
Total	1,097	1,306	1,446	1,558	461	42.1%
Age Group	Male Labor Force				2000 to 2030 Change	
	2000	2010	2020	2030	Number	Percent
18 to 24 years	69	76	63	73	4	6.1%
25 to 44 years	312	331	380	406	94	30.2%
45 to 64 years	153	225	240	240	87	57.1%
65 or older	33	42	61	85	52	158.4%
Total	567	673	743	805	238	42.0%
Age Group	Female Labor Force				2000 to 2030 Change	
	2000	2010	2020	2030	Number	Percent
18 to 24 years	42	46	38	45	3	6.1%
25 to 44 years	307	326	374	400	93	30.2%
45 to 64 years	157	231	246	247	90	57.1%
65 or older	24	31	44	62	38	158.4%
Total	530	633	702	753	223	42.1%
Age Group	Business Establishments and Jobs in Belleville Area				2000 to 2030 Change	
	2000	2010	2020	2030	Number	Percent
Industrial Est.	42	47	52	57	15	36.8%
Industrial Jobs	424	471	523	580	156	36.8%
Commercial Est.	52	62	71	80	28	53.5%
Commercial Jobs	374	446	511	575	200	53.5%
Total Business	94	109	123	137	43	46.0%
Total Jobs	799	917	1,034	1,155	356	44.6%

Source: U. S. Census Bureau and Dane County RPC

ANALYSIS OF LABOR FORCE AND ECONOMIC BASE

In 2000, Belleville had a local labor force of 1,087 persons. The unemployment rate was 2.9%.

The 2000 labor force is largely employed in “white collar” occupations. Belleville had 73% of its employed labor force in professional, technical, or service-related positions. This compares to 83% at the County level. In 2000, 19% of Belleville’s 983 employed labor force worked in the Village, while 53% worked in Madison, 7% worked in Middleton, 6% worked in Verona, 5% worked in Fitchburg and 10% worked elsewhere.

In 2000, Belleville was also the place of work for 871 workers. About 21% of the workers were from Belleville, 12% were from the Town of Exeter, 11% were from Madison, 8% were from the Town of Montrose, 8% were from either New Glarus or Monticello and 40% were from elsewhere.

In 2000, there were 94 businesses located in the Belleville Area (ZIP Code 53508), including private employment of 798 and an annual business payroll of \$20.9 million. Change in local business and private employment has increased greatly from 1994 to 2000.

Using Census Bureau’s Business Patterns by ZIP Code data, Belleville was compared with similar-sized local economies. This comparison indicates that Belleville could accommodate about twenty new commercial businesses. These include about three finance, real estate, or insurance firms; and about 16 service businesses. The same business comparison shows that Belleville could support about five more local industries. These include construction and wholesale companies. Assuming the 2000 local unemployment rate, there are currently about 50 unemployed workers available in the Belleville area to fill the new job opportunities.

Labor force analysis provided in Table VII-1 indicates that Belleville’s labor supply should remain constant through this decade, but the labor supply will grow more slowly than the adult population after 2010. Based on recent trends, area employment should grow at about the same rate as the labor force over the 30-year period. Commercial growth is expected to outpace industrially development.

ASSESS DESIRABLE NEW BUSINESS

Additional redevelopment along Main Street is necessary to create opportunities for any new commercial establishments, based upon the comments at the Community Planning Workshop.

The Village desires retail and professional service development along STH 69-92. Controlling the design of this development along the Main Street and River Street corridors are critical in ensuring re-investment and redevelopment of older properties in this area.

If Belleville is to attract more industries to the Village, the promotion of the industrial park along CTH D on the east side should be continued.

ECONOMIC ATTRACTION AND RETENTION

This Plan recommends a number of strategies to foster economic development in the Village. The

Village should continue the use of TIF districts to retain and attract businesses along Main Street, as well as in the industrial park. A Downtown Improvement Plan could be prepared to evaluate the overall condition of Main Street and recommendations for improvements. The second phase of a Plan could prepare the detailed market analysis and recommendations of more specific business types that would be viable in Belleville. The third phase could identify redevelopment sites and recommendations for redevelopment opportunities.

From the standpoint of infrastructure improvements, the Main Street streetscape has been improved following the major reconstruction of STH 92 during summers a few years ago.

Belleville should continue to follow its Master Plan, especially as it relates to areas designated for commercial and industrial land uses.

The Village should participate with the Dane County Community Development Block Grant Partnership. CDBG has been used to finance downtown studies in other communities, and it should be used to finance economic development efforts.

Recommendations:

Belleville should prepare a Main Street area improvement plan, which integrates the Sugar River into the design and identifies specific businesses that will complement downtown. The downtown improvement plan should include the following:

- Identify an historic theme for Belleville in order to develop design guidelines, which could be incorporated into signage, storefronts and other design features.
- Plan for an opening to the Sugar River from Main Street. The opening could be emphasized by treatments such as brick paving, landscaping and lighting.
- Provide for a bicycle-pedestrian circulation network along the Sugar River linking the Main Street area to Belleville Community Park and the proposed Badger State Trail.
- Identify potential redevelopment sites.
- Encourage organization of Main Street area business owners and tenants.
- Develop a database of Village businesses, property information and conduct consumer and business surveys.

Belleville should continue to pursue development of the Belleville's industrial areas. Industrial development efforts should continue the following:

- Maintain current marketing materials on Village business sites.
- Maintain or reestablish an industrial response team to facilitate attraction and retention of non-retail types of businesses to Belleville's industrial sites.
- Since unemployment is low and housing costs are relatively high (to areas outside Dane County), try to seek industry with adequate wage levels.
- Explore opportunities for new business areas as current sites are filled.

Chapter 8

VIII. INTERGOVERNMENTAL COOPERATION

ANNEXATION AND EXTRATERRITORIAL JURISDICTION

As the Village continues to develop over the next 20 years, there will be a need and demand for more housing and businesses. Some of the land area available to accommodate this growth currently lies outside the Village's corporate boundaries. Because most new development will require urban services, there will be a need to annex this land to the Village of Belleville.

Chapter 66 of the state statutes specifies that land contiguous to the Village, not already in its corporate boundary, can be annexed by petition of the electors and property owners in the subject area. Non-unanimous petitions may require a referendum. Therefore, the Village actually has little control over the specific lands to be annexed except by approving or denying a petition when property owners propose land for annexation. However, the Village should identify potential growth areas (basically the parcel in or partially in the urban service area) for future annexation as part of the Master Plan and adopt annexation policies consistent with other Master Plan policies.

The Village exercises “extraterritorial jurisdiction (ETJ) plat review authority. The “ETJ area” is the area within 1 1/2-mile of the Village limits. ETJ plat review should be implemented consistent with the Belleville Comprehensive Master Plan and the Land Use Plan for the Town of Montrose.

Recommendations:

- Belleville should adopt long-range annexation agreements with the surrounding towns consistent with Master Plan police.
- The Village should adopt annexation guidelines in consultation with the Belleville School District and the surrounding towns, especially Montrose and Exeter. The guidelines should address the fiscal, planning, social and legal impacts on both the Village and the respective town (see Appendix E).
- The Village should approve no annexation until a complete review has been made using guidelines adopted by the Village.
- The Village, the Belleville School District and the two towns should form an area wide committee as a forum to discuss area wide issues.
- The Village should exercise its extraterritorial plat review as established in State Statutes Chapter 236, allowing no subdivisions within one-half mile of the Village limits, and keeping the area within the long-range service area closest to the Village clear of non-farm development to provide for the efficient extension of urban services as the Village grows over the next 40 years.
- The Village shall not extend public sewer and/or water beyond its corporate limits. If properties contiguous to the Village desire urban services, the owners may submit petitions for annexation.

BELLEVILLE AREA ANNEXATION AND DEVELOPMENT CONCERNS

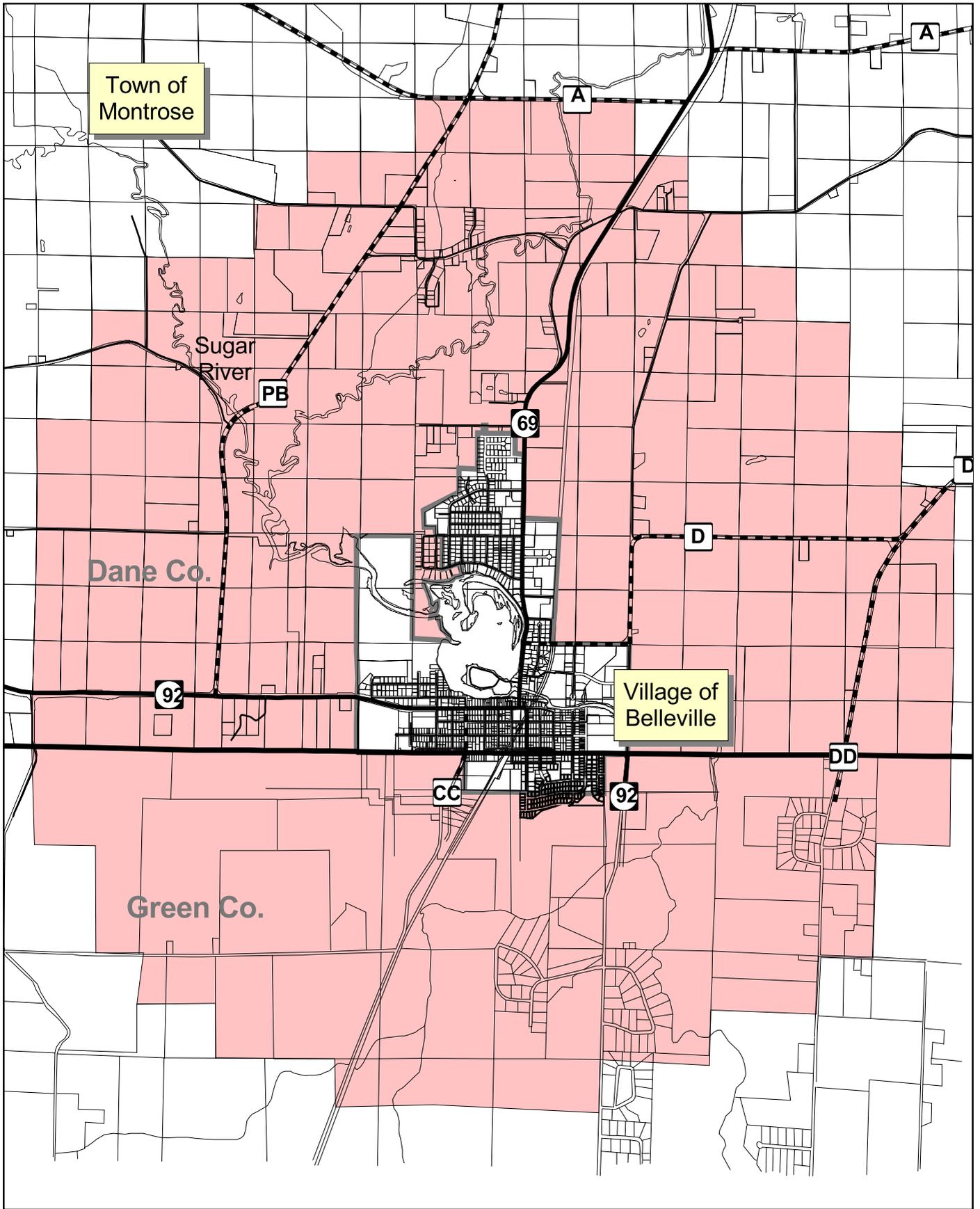
On April 1, 2004 the Belleville Village Plan Commission met with members of the Town Board and Plan Committees from the Town of Exeter and the Town of Montrose. Each of the three municipalities stated their concerns about growth and development on the edges of Belleville and in the two Towns adjacent to the Village. The following is a summary of area concerns and areas of agreement:

The Towns were concerned about loss of base, added traffic, potential conflicts of abutting subdivisions and farms and uncertainty about plans at the edge of the Village.

The Village was concerned about determining the plans of landowners along the Village's edge, the capacity of the treatment plant and the ability to serve future development, traffic from Exeter, use of Belleville's parks.

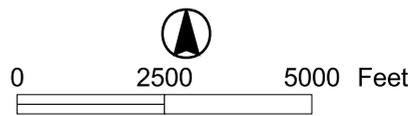
All three municipalities agreed on the following, which would have to be discussed with their respective boards:

- 1) Future development boundaries should be designated.
- 2) Keep lines of communication open among the three groups and other taxing districts.
- 3) Review impacts that development is having on other jurisdictions.
- 4) Enforce local ordinances, especially on the communities' edges.
- 5) Do some type of planning coordination in the Belleville 1.5-mile ETJ area.
- 6) Address lack of some growth controls in the Town of Exeter.
- 7) Have follow-up meetings to work toward an intergovernmental agreement.



Map 8: Extraterritorial Jurisdiction

Village of Belleville - 9/2004



Chapter 9

IX. LAND USE PLAN

The Land Use Plan section of the Belleville Master Plan includes land use designation and recommendations for new residential neighborhoods; commercial and industrial economic development areas; and public/institutional areas such as village buildings, schools, parks, trails and conservancy locations; and agricultural and non-farm development in the Village's extraterritorial area. Recommended land use designations are shown on the Master Plan Map.

RESIDENTIAL

Residential land use has been and will continue to make up over half of the area within the Village of Belleville. Based on population projections and the continued decline in average household size, the Village should experience an increase of approximately 480 dwelling units in the next 30 years. Calculating an average net residential density of four housing units per acre, the Village would need approximately 90 acres of residential land to accommodate the projected residential growth for the next three decades.

The Land Use Plan Map illustrates land use designations for the Belleville Urban Service Area. Development is expected on about half of the land area within the next 30 years; with some of the residential development indicated in the plan to occur after the 30-year period. At saturation, the Belleville Urban Service Area is estimated to include more than 150 acres of residential land use, which would accommodate about 1,650 housing units, providing residences for nearly 3,900 persons, including about 850 school-age children.

The Land Use Plan designates areas for residential growth in all neighborhoods, except the Central Area. The residential growth areas were selected due to their suitability for urban development, compatibility with adjacent land uses, efficiency for provision of public sewer and water, and proximity and accessibility to parks, schools and shopping areas.

Single-Family Residential. In 2000, single-family development made up 36% of the Village's developed area and nearly 90% of the Village's residential neighborhoods. In 2003, the Village's supply of residential lots is primarily limited to the Green View Place Neighborhood.

Nearly 140 acres are designated for new single-family residential development at about 3.7 units per acre. Residential development will occur on all sides of the Village (see Table IX-1).

Recommendations:

- Encourage new residential development on existing platted and fully improved lots before extending urban services to new areas for residential development.
- Require new residential development to locate within areas designated on the Land Use Plan Map for planned new neighborhoods.
- Prohibit residential development within areas designated as Environmental Corridors and/or Park and Open Space. However, the non-buildable portion of residential lots may be

included in floodplain or steep slope areas of environmental corridors.

- While most single-family lots will be zoned R-SM, a mix of larger-sized lots and smaller-sized lots should be required in each neighborhood. Reserve about 20% of the single-family lots for the R-SH zoning district to make single-family development more affordable by providing for small-lot, single-family housing. About five percent of the single-family lots should be reserved for R-SL zoning to make available some high-end housing in each new neighborhood.
- Residential development located adjacent to more intensive land uses (such as industrial or commercial development) should utilize natural features (vegetation and topography) or manmade features (berms, walls, and fences) to screen or buffer the residential development.

Two-Family Residential. Two-family housing makes up less than seven percent of Belleville's housing stock, effectively limiting the single-family environment for renter families who cannot afford to buy a home. The Village has less than ten lots zoned for two-family development. Areas shown on the Land Use Plan Map as "New Neighborhoods" designates a percentage mix of the housing for single-family attached development, which includes duplex rentals and two-unit condominiums.

Recommendations:

- Two-family residential developments have a medium density of six to nine housing units per acre should include a mix of duplex, small-lot, single-family attached (zero lot line) housing.
- Require new medium-density housing to reflect New Neighborhood guidelines.

Multifamily Residential. Multifamily development has increased very slightly over the last ten years so that it is difficult to find rental units in Belleville. Multifamily housing makes up about one-sixth of Belleville's total housing stock. At present, five or less lots are available for multifamily construction. About 25% of housing in New Neighborhoods are proposed multifamily development. Townhouse and apartment units are planned in new neighborhoods in proportion to future demand and not to over-concentration of high-density development in any one neighborhood. State or federal housing programs such as the Farmers Home Administration 515 Program assist about 34 rental units, or one-seventh of all rental housing in Belleville.

Recommendations:

- Multifamily residential development, usually apartments or townhouses, should have a high density of 9 to 15 housing units/acre. In most cases, developments at densities average at nearly 11 housing units per acre: most high-density units are housing for persons age 55 or older.
- Require high-density housing to reflect New Neighborhood guidelines.
- Continue to require site plan approval for all buildings in the R-M district so that no

building permits will be granted until a site plan is approved. This process assures that all new multifamily developments will be treated equally with an emphasis on site design to fully address density, landscaping, drainage, traffic, parking and open space issues (see Appendix D, Design Review Guidelines).

TABLE IX-1: MASTER PLANNED LAND USES IN THE BELLEVILLE URBAN SERVICE AREA								
(Total Development of the Urban Service Area)								
Land Use Category (acres)	Existing 2000	Future Land Use	Land Use Plan Map	Percent of Total	Potential Impact of Developed Land Use			
					Housing	% Total	Pop.	Students
Residential	188.5	162.7	351.2	34.7%	1,652	100.00%	3,897	847
Single-family (low density)	166.5	61.4	227.9	22.5%	836	50.6%	2,216	544
Two-family (medium density)	7.0	2.7	9.7	1.0%	65	3.9%	136	23
Multifamily (high density)	15.0	10.3	25.3	2.5%	271	16.4%	441	41
New Neighborhoods	0.0	88.3	88.3	8.7%	479	29.0%	1,103	240
Street Right-of-Way	109.8	39.2	149.0	14.7%	Overall Residential Density 4.70 Housing Units per Acre			
Park & Open Space, incl. water	156.9	112.5	269.4	26.6%				
Governmental & Institutional	52.3	40.1	92.4	9.1%	Potential Employees Annual Payroll			
Commercial	20.9	21.1	42.0	4.1%				
Industrial	49.1	59.5	108.6	10.7%	1,730		\$60,555,600	
TOTAL	577.5	435.1	1,012.6	100%				
<i>ASSUMPTIONS: Residential Density</i>	<i>Units per Acre</i>	<i>Persons</i>	<i>Students</i>		<i>Employment related Land Uses</i>	<i>Employees per Acre</i>	<i>Annual Payroll per Employee</i>	
<i>Single-family (low density)</i>	3.67	2.65	0.65		7.1	7.1	\$35,000	
<i>Two-family (medium density)</i>	6.70	2.10	0.35					
<i>Multifamily (high density)</i>	10.70	1.63	0.15					
<i>New Neighborhoods</i>	5.43	2.30	0.50					

Revised 5/13/04

- The Village should also adopt a local housing policy that allows new assisted rental housing development only if they are income-mixed, such as the WHEDA Section 42 Program.
- Encourage a mix of affordable housing in all of Belleville's neighborhoods. Discourage the development of high-density housing units in concentrated and/or isolated areas.
- New multifamily housing to meet ADA requirements because much of today's multifamily housing occupied by families and singles may well be tomorrow's elderly housing. Belleville's age 65 & over population are expected to increase by more than 150% in the next 30 years.

ECONOMIC DEVELOPMENT

Economic development areas include commercial and industrial land uses. Both of these land uses are situated primarily along STH 69 and STH 92. The size and scale of commercial and industrial areas in Belleville are characteristic of villages located near larger metropolitan cities. Like most Dane County cities and villages, Belleville does not have enough local employment to provide jobs for most of its local labor force, with less than half working in the Village.

Commercial. The commercial land uses, making up only three percent of the Village's developed area, are primarily located on Main or River Streets. The Village meets its convenience commercial needs, although most of its commercial needs are met at regional shopping centers in the Madison area. Commercial businesses located in Belleville are typically oriented to local residents or convenience rather than to highways or tourists. The land use plan calls for doubling the Village's commercial area or a set-aside about six percent of Belleville's future development area.

Recommendations:

- Require new and expanding commercial developments to be located within areas designated on the Master Plan Map.
- Continue to require all new commercial development to be subject to design review, which addresses on-site traffic, parking, landscaping, drainage and lighting.
- Encourage “heavy” non-retail commercial uses, which are not dependent upon visual exposure or direct access to the highway, to locate in the industrial park.
- The Village and its commercial businesses should view the older downtown commercial area and the River Street commercial district as distinct, integrated commercial areas. Within each district homogeneous commercial uses should be encouraged to share parking areas and driveway access.
- The Village should continue a street tree planting program and selective sidewalk improvements along commercial routes to improve those entrances to Belleville and improve pedestrian safety and convenience.

Industrial. Industrial growth in Belleville has provided one out of three local jobs. Industrial land use is located along County Highway D.

Industrial development accounts for about nine percent of Belleville's developed area. The Master Plan Map identifies about 110 acres for industrial development, which will provide a set-aside of more than ten percent of the Village's future development area.

Recommendations:

- Require new industrial development to locate within areas designated on the Master Plan Map for industrial.
- Industries that place excessive burdens upon the Village's sewer, water, electric and transportation facilities should be reviewed closely unless additional infrastructure costs are recovered at time of development.
- The Village should provide incentives for industrial development in the business park on the east side utilizing a Tax Increment District or other funding mechanisms.

- The Village should recruit companies for the industrial parks based on the following criteria:
 1. Number of jobs created per developed acre.
 2. Wage rates equal to or greater than Dane County's average weekly wages for manufacturing firms (as of 2003, \$800/week or \$20/hour).
 3. The firm's likely success rate in this region, including: printing and publishing, nonelectric machinery, plastic products, fabricated metal products, furniture and fixtures, instruments and related products, and medicinal chemicals and biological products.
- Periphery of the industrial areas adjacent to residential or commercial areas shall be screened to provide quality aesthetics and avoid audio nuisances.

PUBLIC USES

It is important that public and quasi-public institutional land uses be adequate to accommodate future growth and change. In Belleville, where significant population growth is projected, major improvements to public institutional land uses will be required. More detailed recommendations for streets and public utilities are discussed in the Transportation Plan and Urban Services sections.

Village Government. Belleville has acquired a public works building and municipal building, expanded the fire station and built a new wastewater treatment plant and an EMS building. However, the library and senior center are inadequate amount of space for their present needs.

Recommendations:

- The Village should expand the space for the library.
- The Village should find adequate space for the senior center in the future.

School System. The Belleville School District recently built a new high school. Unfortunately, its enrollment is the second fastest of Dane County's 16 school districts.

Recommendations:

- The school district has adequate space for future building expansion within the Belleville urban service area.

Recreation, Open Space, and Environmental Protection. Park and open space lands, both public and private, and recreation and conservancy areas are an important component of any community. This is especially true in Belleville, which is divided by the Sugar River and Lake Belle View on the northwest and on the southeast by major wetland-floodplain areas. The need for open space in the Village is increasing with the increases in longevity, leisure time and its population.

Parks and open spaces are invaluable community assets because citizens for social functions, group participation, recreation, and relaxation enjoy these areas. These areas also provide for the protection of natural resources, which helps protect the general health, safety and welfare of the community. Natural resource protection means preserving air and water quality, flood damage control and the conservation of natural plant and wildlife habitat. In a broader sense, parks and open space planning also provide for the protection of historic, cultural and scientific sites as well as the establishment of trail systems for pedestrians and bicyclists, both within park areas and along public streets and greenways.

In 1990 developed parkland represented five percent of Belleville's developed area. The Village currently contains 107 acres of parkland, including parks and schools. The Master Plan Map shows about 160 acres of open space land and 113 acres of water, including public parkland, drainage ways and conservancy areas, many of which are designated within the environmental corridor (see Urban Services). The Village of Belleville contains parks on 34 acres. This includes Belleville Community Park (13 acres), the largest park in the Village. The conservancy area (85 acres) west of Lake Belle View makes up over half of the Village open space area and is outside the urban service area.

The Belleville School District operates three schools in the Village, which contains over 30 acres of playgrounds and playfields. The school recreation acreage is part of school property, which is classified as institutional land use.

Recommendations:

- Implement the specific park acquisition, development and improvement recommendations in the Village of Belleville Park and Open Space Plan. The park plan should be updated in coordination with the Belleville School District as part of the Master Plan.
- The location and size of the park and open space sites should correspond to recommendations of the Park and Open Space Plan and the Master Plan Map.
- Require parkland dedications in new subdivisions consistent with the Master Plan Map, especially the new proposed parks on the south side.
- The Village should pursue park funding through the Stewardship, Urban Green space, and LAWCON programs to make recommended park improvements.
- Adopt a revised environmental corridor map to preserve drainage ways and future parkland and to protect floodplain, wetland and steep slope areas.
- Update the Village's Official Map to recognize changes to drainage ways and parkways shown on the Environmental Corridors Map (see Appendix C).
- Prepare a storm water management plan for the Village, including water quality protection measures.
- Revise building ordinances to require roof drainage to grassed areas, where feasible, for new construction.

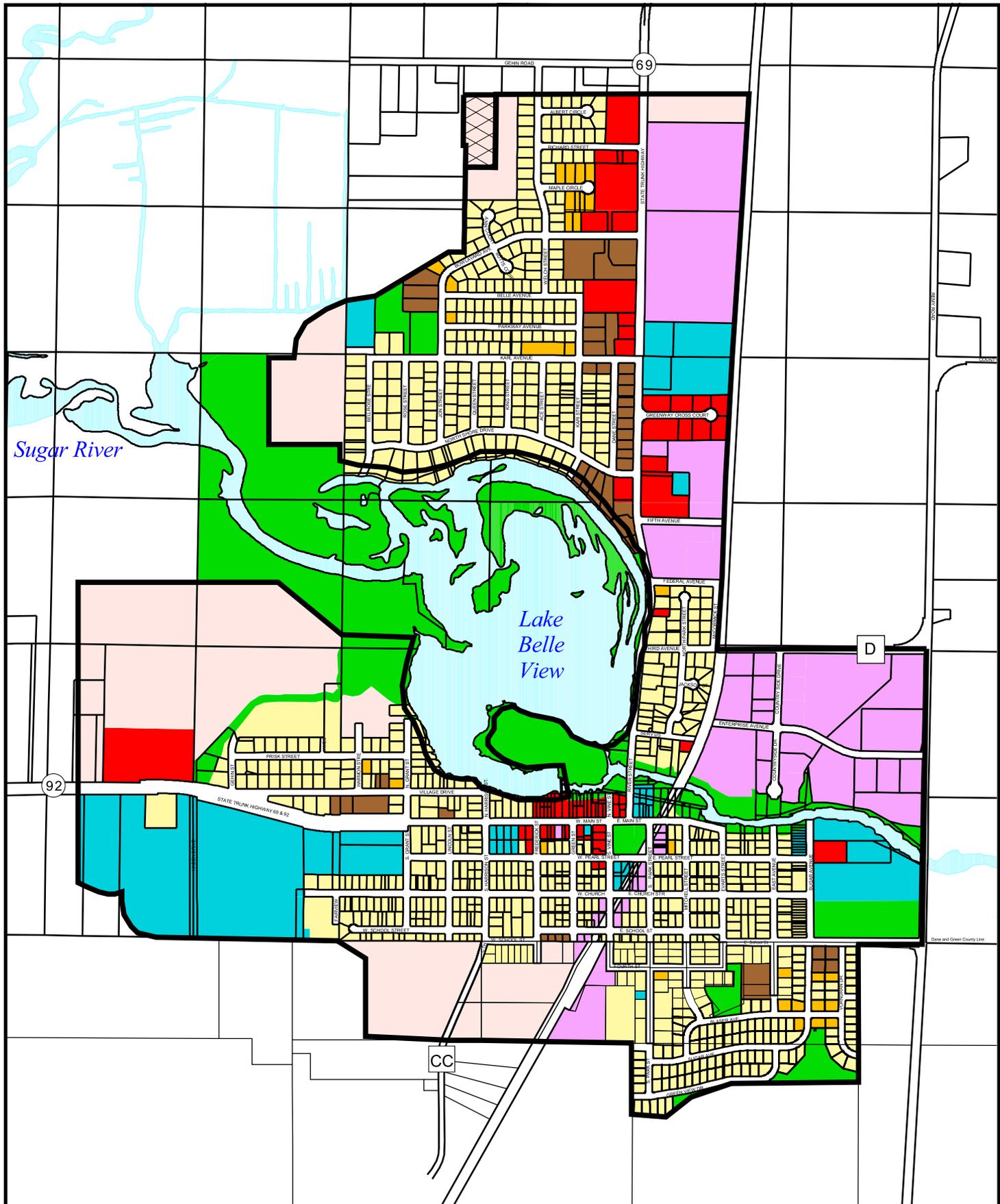
- Develop a hiking trail along the south shore of Lake Belle View and along the north shore of the Sugar River east of River Street.
- Obtain easements for a 4,600-foot-long gravel trail along the west shore of Lake Belle View including a pedestrian bridge across the Sugar River.

AGRICULTURE

Farmland makes up the majority of land within the Village's one and one-half-mile extraterritorial jurisdiction. Since agriculture is an important part of the local economy, Belleville should encourage the preservation of existing farmlands outside the urban service area boundary of the Belleville Master Plan.

Recommendations:

- The Village should exercise its extraterritorial jurisdiction (ETJ) plat review authority as established by Wisconsin Statutes Chapter 236.
- The Village should not approve the creation of subdivisions outside urban service areas and within the closest one-half-mile of the ETJ area to prevent the creation of residential development, which may require the future extension of public sewer and water services.
- The Village should not approve any land division within its one and one-half mile ETJ area, where the land division is inconsistent with any boundary agreement between the Village of Belleville with the Town of Exeter or the Town of Montrose.

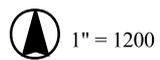


Map 9: Land Use Plan

Village of Belleville
9/2004

- Single Family Residential
- Two Family Residential
- Multifamily Residential
- New Neighborhoods
- Institutional
- Commercial
- Industrial
- Parks and Open Space
- Urban Service Area (USA)
- USA Amendment

0 600 1200 Feet



DCRPC

Chapter 10

X. IMPLEMENTATION RECOMMENDATIONS

Implementation of the Village of Belleville Comprehensive Master Plan will require the consistent use of the plan to guide decisions with respect to a wide range of public actions including zoning and subdivision approvals, annexations, housing programs, transportation improvements, capital improvement projects, and economic development activities. The goals, objectives, and policies in the Goals and Policies Chapter are intended to be the foundation for a variety of more specific programs and actions implemented by both the public and private sectors.

The adoption of the 1999-2000 Biennial Budget by the Wisconsin Legislature created landmark legislation related to comprehensive (master) planning called “Smart Growth”. By January 1, 2010, all programs and actions (e.g. zoning, land divisions, annexations, building permits) of local governments in Wisconsin that affect land use must be consistent with the community’s adopted comprehensive plan. Under the new law, a comprehensive plan that meets statutorily defined criteria must be adopted by the Village ordinance by January 1, 2010. Thus, the comprehensive plan will be elevated in status from an advisory document to a legal document that will be the basis for all local actions or programs that affect land use.

A. GENERAL PLAN RECOMMENDATIONS

1. Adopt and implement the Comprehensive Plan, under the auspices of *SS 62.23* Wis. Statutes.
2. When possible, enter into intergovernmental agreements with neighboring municipalities to foster implementation of the Comprehensive Master Plan.
3. Amend the Comprehensive Master Plan as necessary to comply with Wisconsin’s Comprehensive Planning (Smart Growth) Law.
4. Adopt a comprehensive plan for the Village of Belleville by January 1, 2010 that complies in full with Wisconsin’s Comprehensive Planning Law (*SS. 66.0295*).
5. Apply for State aid made available to the Village through the Smart Growth Dividend Aid Program.

B. HOUSING PLAN RECOMMENDATIONS

1. The Village should continue participation with the Dane County Community Development Block Grant Program.
2. The Village should pursue housing rehabilitation funds to repair older housing in Belleville.

C. TRANSPORTATION PLAN RECOMMENDATIONS

1. Amend the Village's Official Map to carry out Chapter 4 Transportation Plan recommendations.
2. Encourage the State to develop the Badger State Trail.

D. COMMUNITY FACILITIES AND UTILITIES PLAN RECOMMENDATIONS

1. Extend sewer and water services only within the urban service area and do not approve development in areas designated as environmental corridors.
2. Continue use of the five-year capital improvements program that is directly linked to and helps implement the recommendations of the Comprehensive Master Plan.
3. Prepare a facilities plan for library expansion. The plan should address the future needs for a senior/community center.
4. Revise the Village's Land Division Ordinance to require fiscal impact analyses as part of the Land Division Processes.

E. NATURAL RESOURCES PLAN RECOMMENDATIONS

1. Revise the parkland dedication portion of the Land Division Ordinance to reflect the recommendations of Chapter 6.
2. Develop a Five-Year Capital Improvements Plan to reflect the Acquisition and Development Recommendations of Chapter 6.

F. ECONOMIC DEVELOPMENT PLAN RECOMMENDATIONS

1. Pursue the preparation of a Downtown Revitalization Plan financed by the BUILD program.
2. Locate an area for the development of a new Business Park.

G. INTERGOVERNMENTAL COOPERATION RECOMMENDATIONS

1. Form an area wide committee with adjacent Towns to develop boundary agreements.
2. The Village should adopt annexation guidelines.

H. LAND USE PLAN RECOMMENDATIONS

1. Continue to use site planning to control design quality in commercial-industrial areas.
2. Pursue a downtown revitalization study through the CDBG or BUILD funds.
3. Enforce the property maintenance ordinance in the downtown area to improve the safety and appearance of downtown properties.

I. IMPLEMENTATION REGULATIONS

1. Zoning Ordinance

The Village's Zoning Ordinance was last updated in a comprehensive manner in 2004. The current zoning ordinance has been updated to reflect Comprehensive Master Plan recommendations. It is now ready to help accomplish many of this Plan's objectives. The updated Zoning Ordinance is one of the most cost-effective ways of implementing this Plan.

2. Land Division Ordinance

The Village's Land Division Ordinance was revised several years ago. No substantial changes are required, other than changes for parkland dedication and fees-in-lieu-of dedication.

3. Official Map

The Village should update its Official Map to be in accordance with the Recommendations of this Plan, especially Chapter 4. Wisconsin Statutes allow every community with a zoning ordinance to adopt an Official Map. An Official Map reserves the rights-of-way of future streets, pedestrian/bicycle paths, schools, parks, drainageways and other public facilities.

The Official Map is also a very important planning implementation tool because it allows for the municipality to achieve plan implementation in an efficient, cost-effective manner. The official map works by allowing municipalities to prohibit new development from occurring within the mapped future rights-of-way of streets. As properties along the officially mapped streets are divided into subdivisions or certified survey maps, adequate right-of-way can be required to be dedicated from the subdivider to the Village at no public cost. Without an Official Map, substantial street right-of-way acquisition costs may need to be passed on to Village taxpayers in order to widen an existing street or acquire right-of-way for the construction of a new street. The Official Map can also be used to protect critical drainageways and other natural features that are part of the community's stormwater management system.

4. Public Investment

Financial factors continue to increase in their importance to planning. The recommendations of this Plan significantly assist in establishing the full validity of most public expenditures in streets, utilities, and the park system, and in relation to the local decisions of Village government. The effort taken in mapping logical land use patterns, transportation facilities, and recreation facilities will logically assist in more accurately predicting the costs and benefits of alternative public investment options. Under Wisconsin Law regarding the development of impact fees, the importance of the Plan in establishing a legally valid base level of analysis (the future land use and transportation pattern) cannot be overstated.

a. Capital Improvements Program (CIP)

The first component of a comprehensive municipal financing system is the Capital Improvements Program (CIP). The CIP is essentially a budget that allocates municipal

funding to various projects usually over a five- to six-year period. The recommendations of this Plan will assist the Village in identifying a list of possible capital projects. An intermediate level analysis which translates the land use and transportation system of this Plan into levels of facility demand, and projected costs, will be necessary before accurate capital costs can be projected.

b. Impact Fees

As the infrastructure needs associated with the land use and transportation recommendations of this Plan are identified, it will be possible to evaluate a number of different fee alternatives designed to ensure that the costs associated with providing service to a new development are in fact passed on to that development. Although Wisconsin legislation limits the use of impact fees (for example, school costs cannot be recouped), it also validates the use of development exaction techniques for a wide variety of facilities with which municipalities are concerned.

c. Development Review Cost-Recovery

Development review services in the Village can be provided by a combination of in-house Village and staff consultants—including staff and consultants engaged in planning, building inspection, civil engineering and legal analysis. The Village has the ability to adopt regulations that ensure that the costs incurred by the Village to hire such experts are reimbursed or pre-paid by the application whose project is initiating the cost.

5. Intergovernmental Cooperation

The multi-jurisdictional environment in which this Plan is prepared entails, by necessity, a complex set of intergovernmental factors that must be taken into account.

a. State Issues

WisDOT and WisDNR are actively involved in programs and policies directly affecting, and are affected by, local land use decisions. The recognition and promotion of the policies of these agencies by this Plan are imperative coordination tools. State policies are also implemented through the aggressive promotion of best practices for the mitigation of the impacts on land use decisions have on transportation facilities and environmental resources. Finally, and most importantly, the benefits of controlled growth and compact development served by sanitary sewer facilities promoted through this Plan are the most effective way of accommodating population pressures in a manner to minimize adverse area impacts.

b. County Issues

The Village of Belleville intends to work closely with Dane County and Green County to ensure the coordination of this Plan with the County Comprehensive Plans.

c. Local/Jurisdictional Issues

The Belleville area is expected to grow as a result of many forces that are beyond its control. In order to ensure that this area will maintain its high quality of life, coordination of plans and development actions between the local jurisdictions in the area will be necessary. Such coordination can occur via one or more of the following methods:

Extra-Territorial Jurisdiction (ETJ) Powers

This local power enables the Village to develop plans for lands within its ETJ area, approve land divisions, adopt official map requirements, and (if appropriate procedures are used) impose extraterritorial zoning. Although the use of the official mapping authority (for future streets) is often acceptable to towns (who lack statutory authority for such powers), ETJ plat approval and, especially, zoning powers are generally resented. Only under conditions of very good intergovernmental relations, the use of ETJ zoning and plat approval authority is effective at implementing Village objectives.

Intergovernmental Planning

An alternative to the broad use of ETJ powers, which often yields far superior results, entails the use of informal intergovernmental planning. The Village should seize any opportunity for such informal planning with neighboring communities. Coordinate efforts with the Towns of Montrose and Exeter as part of their future planning.

Intergovernmental Agreements

If the use of ETJ authority is not desired or the use of informal intergovernmental planning is not effective in forwarding mutual intergovernmental objectives, another alternative is a formal intergovernmental agreement. The Wisconsin Legislature recently enacted a law that establishes a formal procedure and standards for enacting long-term, binding intergovernmental agreements. A critical and required component of these agreements are a mutually acceptable annexation limit boundary.

It must be noted that this legislation imposes a time-consuming and procedurally complicated system for exploring mutual concerns and potentially arriving at a final agreement. Under the statute, such an agreement can be made binding for up to 20 years, and will prohibit future elected bodies from breaking the agreement, except under a formalized agreement modification process and the concurrence of all parties. This process requires the involvement of the State Department of Administration to ensure that all necessary procedures and standards are in compliance.

A less formal (and potentially less permanent) mechanism for pursuing intergovernmental agreements is also available through State Statutory authority on shared municipal services. This Plan recommends that an intergovernmental agreement between the Village and the Towns of Montrose and Exeter be adopted to (a) meet the goals, objectives, policies and land use recommendations of this Plan, (b) allow both units of government to achieve its development and preservation goals, (c) avoid the use of more controversial ETJ authorities described above and potential legal challenges of annexations, (d) maintain intergovernmental relations.

d. Plan Procedures

The final step to successful plan implementation involves the processes by which development proposals and municipal actions are evaluated. The most effective results are produced by a system of proposal reviews that integrates plan recommendations, regulatory controls, staff and advisory board and commission recommendations, and elected official actions.

Role of Plans

All public policy and Village spending decisions related to land use and economic development activities must be reviewed by the Village Plan Commission prior to final Village Board approval. Plans should be detailed enough to provide effective guidance on development proposals and public capital improvement actions. When the Plan is becoming contradictory to emerging policy, the Plan should be carefully re-evaluated and revised as needed.

State Statutes (§62.0295) require that, by January 1, 2010, any program or action of the Village that affects land use will have to be consistent with this Comprehensive Master Plan. These programs or actions include zoning and subdivision ordinances, annexation, official mapping and capital improvements. In those cases where the Plan becomes outdated or does not provide specific enough advice, the Village Plan Commission is responsible for updating the Plan or directing further study. Since this Village of Belleville Comprehensive Master Plan is a legal Comprehensive Plan under Wisconsin Statutes 62.0295, any future changes or amendments to the Plan should be made through the formal public hearing process.

Role of Regulations

Planning related regulations should provide a bridge between the review of development proposals or capital improvement actions and the recommendations of adopted plans. Once this review has occurred, appropriate regulations should help staff and officials focus on the important technical and policy issues.

Role of Village Staff

Municipal staff must assist proposal applicants in following procedures and provide officials with all information necessary to make an informed decision. Staff should aid developers to refine their proposals to bring them into consistency with established plan policies and standards.

Role of Advisory Boards and Commissions

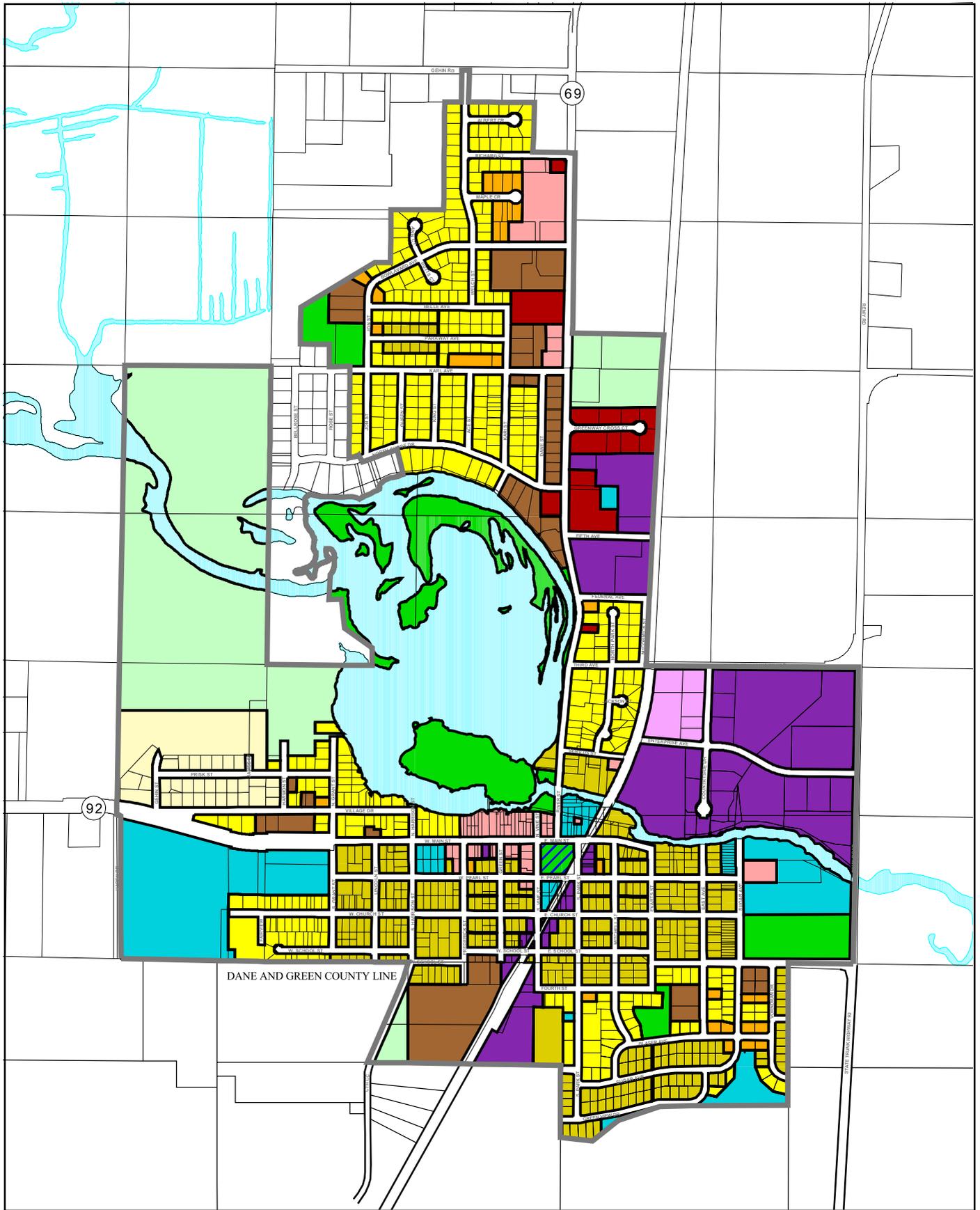
Advisory boards and commissions must evaluate proposals from a substantive, rather than a political, point of view. As individuals and as a group, they are less constrained by political expediency, and therefore feel comfortable challenging applicants and staff to make the best possible case for their proposal and recommendations.

Role of Elected Officials

Elected officials must make their decisions from the standpoint of overall community impact—tempered by site factors. They must balance the recommendations made by plans and policies, the request of the applicant, the technical advice of staff, and the planning recommendations of advisory boards, with their own judgment on the matter at hand.

e. Plan Implementation Sequence and Coordination

It is the Village's intent that the recommendations and presentation of this Plan are of sound assistance during each step in this process.



Map 10: Zoning Map

Village of Belleville - 9/2004

- Single Family, Low Density (3.5 u/a) (R-SL)
- Single Family, Medium Density (4.5 u/a) (R-SM)
- Single Family, High Density (5.9 u/a) (R-SH)
- Two Family Residential (R-T)
- Multi Family Residential (R-M)
- Elderly Residential (R-E)
- General Commercial (B-G)
- Business Park (B-P)
- Highway Commercial (B-H)
- General Industrial (I)
- Parks (P-R)
- Public Grounds (P-G)
- Rural Development (R-D)
- Conservancy (C)

/// Historic Preservation District (Overlay)



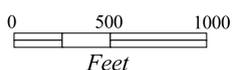
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DCRPC, Sept 2004

Map 11: Official Map
 Title 10 Chapter 5 of Village of Belleville
 Code of Ordinances, Adoption Date 12/3/2001

-  Future Streets
-  Village of Belleville
-  Water



APPENDIX A

PUBLIC PARTICIPATION PLAN for the Village of Belleville Comprehensive Master Plan Process

Adopted by the Village Board at their March 3, 2003 meeting

Village Board

JoAnn Therkelsen, President
Dan Edge
Terry Kringle
Howard Ward
Mary Gehin
Gary Ziegler
Raymond Lambole

Plan Commission

Terry Kringle, Chair
Ron Babler
Amy Bradley
Dan Edge
Larry Enlow
Mike Fitzgerald
Mike O'Connor

Participating Village Staff

Kathleen Bainbridge, Clerk/Treasurer
Mary Austin, Deputy Clerk/Treasurer
Roger Hillebrand, Police Chief
Tom Adams, Fire Chief
Jerry Butts, Director of Public Works
Jean Christensen, Library
Bill Glenn – Zoning Administrator
Tom Siebers, MSA – Engineer
Gary Ziegler, EMS Director

Prepared by:
William Preboski, Community Assistance Planner
Dane County Regional Planning Commission

INTRODUCTION

Recognizing that the Belleville Village Comprehensive Master Plan must reflect the people it serves, the Village of Belleville intends to encourage citizen input throughout the development of the Village's Comprehensive Planning Process. The public participation procedures must provide for a broad dissemination of proposals and alternatives, public meetings after effective notice, opportunity for written comments, communication programs, information services, provisions for open discussion and consideration of and response to public comments. These enhanced procedures augment the minimum public notification requirements required by law.

The Village of Belleville's Public Participation Plan forms the basic framework for achieving an interactive dialogue between local decision makers, Village Staff, the planning consultant team and the citizens of the Village of Belleville. This report outlines the public participation strategy for the development, evaluation and eventual adoption of the Belleville Village Comprehensive Master Plan. The Public Participation Plan documents the strategy for soliciting public review and input for the development of the Comprehensive Master Plan. The creation of the Public Participation Plan is the first step in meeting the requirements of Wisconsin's Comprehensive Planning and "Smart Growth" Legislation (1999 Wisconsin Act 9 and AB 872 Technical Changes). This Public Participation Plan will apply throughout the local planning process leading to the adoption of the Belleville Village Comprehensive Master Plan.

OBJECTIVES FOR PUBLIC INVOLVEMENT

The following is a list of objectives for public participation that Village of Belleville would like to achieve throughout the development and subsequent adoption of the Belleville Village Comprehensive Master Plan:

- That all residents of the Belleville area become fully aware of the importance of participating in the development of the Plan.
- That the public participation process is designed to engage people of all races, ethnic backgrounds and income levels.
- That the public has opportunities to provide their input (both formally and informally) to the Plan Commission and Village Board.
- That the public has access to all technical information and any analyses performed throughout the planning process.
- Those members of the Village have input from the broadest range of perspectives and interests in the community possible.
- That such input is elicited through a variety of means (electronic, printed, and oral) in such a way that it may be carefully considered and responded to in a timely fashion.
- That this process of public involvement strengthens the sense of community present in the Village of Belleville and furthers the vision of active and positive participation by all aspects of the community in the decision-making and civic life of the municipality over the long term.

RESPONSIBILITY FOR IMPLEMENTATION

The Village, its Board, committees and staff have certain responsibilities for implementation of the public participation process and achieving the above objectives.

Each body shares the responsibility for implementing this plan and employing other methods that enhance public participation during the Village comprehensive plan process. Ultimately, it is the Village Board that will decide on the direction and content of policy documents and regulations that they deem to be in the best interest of Belleville.

PUBLIC PARTICIPATION GUIDELINES

General

The main goals of the Public Participation Plan are to make all the citizens of the Belleville area aware of the progress of the Belleville Village Comprehensive Planning Process occurring in the Village and to offer the public opportunities to make suggestions or comments during the process. To reach these goals, the Village of Belleville has adopted the following plan to encourage public participation through the remainder of the planning process. Taken individually, the activities described in this plan are not expected to reach and inform each and every resident in the Belleville area. Collectively, however, the plan activities are designed to effectively and efficiently provide a broad-based dissemination of information and maximize the opportunity for citizen involvement and comment.

The majority of the public participation activities will center on public information, education, and input, and will occur at the Belleville Village Master Plan Committee meetings. Public meetings, workshops and open houses provide opportunities for the public to openly discuss comprehensive planning issues with local decision-makers, Village Staff and the hired planning consultants. Formal public hearings will also be conducted as part of the plan adoption process to allow public testimony to be made regarding the Belleville Village Comprehensive Master Plan. Other public participation activities will be explored to inform and receive input from residents that may not be able to attend these public meetings and hearings.

Provisions for Open Discussion

The Village of Belleville will ensure that public meetings allow for an open discussion of the relevant issues at hand and that public hearings allow for appropriate testimony. When public meetings or hearings are conducted, the Village of Belleville will make every effort to ensure those who choose to participate in the planning process have the opportunity to actually have their opinions heard. To accomplish this, the following actions will be implemented:

- An agenda will be established that clearly defines the purpose of the public meeting or hearing, the items to be discussed, and any actions that may be taken.
- The scheduled date, time, and place will be convenient to encourage maximum participation by Village residents.

- A clearly identifiable facilitator or chair will conduct the meeting or hearing in an orderly fashion to ensure that all attendees have an opportunity to offer comments, discuss issues or provide testimony.
- The facilitator or chair will provide opening remarks that clearly outline the purpose of the meeting or hearing, describe procedures attendees should use during the meeting or hearing when offering input and describe how the public input will be used.
- As appropriate, an overview of documents or proposals to be considered will be discussed.
- All persons attending the meeting or hearing that desire to participate should be allowed to do so. However, specific factors, such as the meeting or hearing purpose, number in attendance, time considerations, or future opportunities to participate, may require that appropriate constraints be applied. These constraints will be clearly outlined by the facilitator or chair if the need arises.
- All attendees will be encouraged to sign in using a provided sign in sheet.
- Meetings and hearings will be tape recorded by the Village.
- Summaries or minutes of meetings or hearings will be transcribed from the aforementioned recordings and made available as soon as possible following the meeting or hearing through mailings.
- Special arrangements will be made under the provisions of the Americans with Disabilities Act (ADA) with sufficient advance notice.

Opportunity for Written Comments

Detailed comments can most often be better expressed through written format. To encourage the citizens of the Village to express written comment throughout the planning process, the following steps will be taken:

- All meeting and hearing notices will include the name, address and email address (if applicable) of a person(s) to whom written comments should be sent, along with any deadlines for submitting comments.
- At public meetings or hearings, the facilitator or chair will clearly announce any deadline for submitting written comments, if such comments are allowed subsequent to the meeting or hearing.
- Persons speaking or testifying will be encouraged to concisely express their comments and provide specific details in written format.

Consideration of and Response to Public Comments

The various methods for involving the public and soliciting public opinions and comments during the Comprehensive Plan Process are defined herein. These methods represent the initial steps for bringing public comment into the decision-making process. The following steps will be taken to

ensure that public recommendations and comments are taken into consideration by the decision-makers when developing the Comprehensive Master Plan:

- Time will be reserved subsequent to the close of a meeting, hearing or comment deadline and prior to the actual decision or recommendation being made to ensure that decision-makers can adequately review all relevant materials or comments.
- Decision-makers may reconvene a public hearing for the purpose of addressing public comments.
- The record (written comments or testimony, tape recordings, or transcripts) of hearings and meetings will be compiled by Village Staff and made available to decision-makers for their review and consideration prior to a recommendation or decision being made.
- Substantive comments pertaining to studies, analyses, or reports, along with appropriate responses, will be included in the published documents.
- Relevant comments or testimony will be addressed through the findings-of-fact portion of the decision-maker's written decision or recommendation.

PUBLIC PARTICIPATION PLAN

Public Meetings and Workshops

Elected Officials/Comprehensive Plan Contact Meetings

Village Staff will continue to conduct meetings with the Village President (and/or designee) to present information, updates, and technical information concerning the Comprehensive Plan Process. These meetings will be designed to give local elected officials and comprehensive plan contacts the opportunity to ask questions and gain a better understanding of the process and the implications of growth management for their jurisdiction, and to discuss the issues with other public officials in the same position. Time and place of these meetings will be determined as the plan development proceeds. The Village will make final arrangements for accommodations for these meetings and provide summaries of each meeting to those who attend.

Public Meetings and Plan Commission Meetings

The majority of opportunities for citizen participation will be provided at the Village Plan Commission meetings. Through public meetings and plan commission meetings, residents will be able to become an instrumental part of their community's planning process. By participating in meetings and community planning workshops, citizens can aid their elected officials and plan commission members in creating a vision statement for the Village's comprehensive plan. Interested citizens can also become involved in the planning process as members of the Village's Plan Commission.

Meeting/Hearing Notices

Official meeting notices will be prepared for any public meetings or hearings conducted pertaining

to the Comprehensive Plan Process. All public hearings held by the Village Plan Commission must comply with applicable notice requirements of the Wisconsin Open Meetings Law, statutes governing procedures for plan commissions, and any other notice requirements imposed by local ordinance or bylaws. At a minimum, the requirements of §19.31 pertaining to public meetings and notification will be met. Village Staff will place meeting notices in appropriate newspapers, based on the location of the public meeting or hearing. In all cases, notices will be placed in the Village's official paper for each organized meeting. It is recommended that any meeting notices be published at least one week prior to the meeting.

The following information should be included in any notice:

- Name of the governmental body that will meet.
- Date, time and location of the hearing.
- Name of the applicant, appellant or petitioner.
- General description of the proposal, application or petition.
- Subject matter, statutory authority (recommended) and notice of any anticipated closed session and any intent to reconvene in open session within 12 hours after completion of a closed session (§ 19.85(2), Wisconsin Statutes).
- Notice that interested persons may present testimony regarding matters on the agenda at the meeting/hearing or in writing to the board prior to a deadline.
- Contact information for further information about the proposal or application.

All governmental units must place a Class 1 notice at least 30 days prior to a hearing for comprehensive plan adoption or amendments (§ 985.07 and 985.01(1), Wisconsin Statutes). A Class 1 notice is one newspaper publication at least one week before the act or event (§ 985.07 and 985.01(1), Wisconsin Statutes). Public hearings held by the Village Plan Commission regarding ordinance adoption or amendment require a Class 2 notice according to state statutes. A Class 2 notice consists of two newspaper publications, at least once each week for consecutive weeks, the last at least one week before the act or event (§ 985.07 and 985.01(1), Wisconsin Statutes). Newspaper publications must be in the municipality's official newspaper or, if no official newspaper is designated, in a newspaper likely to give notice in the affected area (§ 985.03 and 985.05, Wisconsin Statutes).

Community Displays

The exhibit displays prepared during the course of the project could be placed on permanent display at the Village of Belleville Municipal Building, or could be placed for a short period of time at a number of public locations throughout the Village, such as the public library.

Mailing Lists

As public participation proceeds, interested citizens will have opportunities to place their name on

a mailing list to receive additional information regarding the planning process via direct mail or E-mail where applicable. The Village will compile and maintain this mailing list. Names to be included on the mailing list will originate from meeting and hearing sign-in sheets, written correspondence, recognized communities' organizations, as well as through individual requests. This list will be used for special mailings and notices as appropriate.

Periodic Articles

As the public participation process proceeds, interested citizens and community leaders may request more detailed information on land use related topics than that desired by much of the general public. To provide more detail to those citizens and key officials showing an interest in specific growth management topics, articles may be prepared from time to time by Village Staff, Village consultants or the Dane County or Green County UW-Extension faculty.

Potential topics may include:

- Urban Service Areas & Phasing Plan
- Land Use & Development Impact
- Economic Development & Housing

Planning Document Dissemination

Documents such as reports, plans or technical memoranda that contain or describe proposed plans, policies, maps, or regulations will be made available for public review. Such documents will be made available at least 10 (ten) calendar days prior to any public meeting or hearing scheduled for their discussion or a decision.

Documents may be disseminated as follows:

- Hard copies will be delivered to the Village of Belleville Municipal Building and the Public Library.
- Hard copies will be delivered to each of the elected Village officials and/or key staff. An additional copy will also be delivered for placement at the clerk's office of each surrounding town hall.
- Hard copies will be made available to the public for the cost of reproduction through the Village of Belleville's offices.

Meeting and hearing notices will state the availability and location of documents.

Public Hearings

Once the Final Draft of the Village of Belleville Comprehensive Master Plan is complete, the Village, with assistance from the planning consultant team, will conduct a series of public hearings to receive public comment on the proposed Plan. As plan development progresses, a schedule for these meetings will be prepared.

Hearing Notices

The Village of Belleville will place legal notices of hearings in the Village's official paper. Hearing notices will be published as required by state law and Village policy.

All governmental units must place a Class 1 notice at least 30 days prior to a hearing for comprehensive plan adoption or amendments (§ 985.07 and 985.01(1), Wisconsin Statutes). A Class 1 notice is one newspaper publication at least one week before the act or event (§ 985.07 and 985.01(1), Wisconsin Statutes).

The following information should be included in any notice:

- Name of the governmental body that will meet.
- Date, time and location of the hearing.
- Name of the applicant, appellant or petitioner.
- General description of the proposal, application or petition.

- Subject matter, statutory authority (recommended) and notice of any anticipated closed session and any intent to reconvene in open session within 12 hours after completion of a closed session (§ 19.85(2), Wisconsin Statutes).
- Notice that interested persons may present testimony regarding matters on the agenda at the meeting/hearing or in writing to the board prior to a deadline.
- Contact information for further information about the proposal or application.

COMPREHENSIVE MASTER PLAN ADOPTION PROCESS

The Village of Belleville will follow the procedures for adopting the comprehensive plan as listed in § 66.1001, Wisconsin Statutes (Comprehensive planning). The first step in the adoption process is being met by the adoption of this document, which details written procedures that are designed to foster public participation throughout the Comprehensive Plan Process.

General Meeting Schedule

WORK ELEMENT	HOST COMMITTEE (S)	PARTICIPATING STAFF
Issues & Opportunities		
Background	Plan Commission (PC)*	Village & RPC
Plan Kickoff	PC	Village & RPC
Goals & Policies	PC	Village & RPC
Housing & Economic Development	PC, Economic Development Committee	Village & RPC
Transportation	PC & Public Works Committee	Village, MSA & RPC
Community Facilities & Utilities	PC & Public Works Committee	Village, MSA & RPC
Natural Resources	PC & Parks Committee	Village & RPC
Intergovernmental Cooperation	Designees from Village and Town Boards	Village, Towns & RPC
Land Use	PC synthesis of above planning elements	Village & RPC

*The Plan Commission will be the Plan Steering Committee which will include five to six additional members from business, schools, towns, seniors, industry and development/real estate, etc.

Project Time Schedule

It is anticipated that the comprehensive plan committee will be meeting monthly, and the project will be completed by September 2004.

PLAN ELEMENT	MEETING																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
A. Issues & Opportunities																		
1. Background	Y			Y	Y	Y							Y					
2. Community Workshop		Y																
B. Housing																		
1. Background		Y																
2. Goals, Objectives & Policies			Y															
3. Action Plan															Y			
C. Transportation																		
1. Background			Y															
2. Goals, Objectives & Policies				Y														
3. Action Plan									Y									
D. Community Facilities & Utilities																		
1. Background				Y														
2. Goals, Objectives & Policies					Y													
3. Action Plan										Y								
E. Agricultural, Natural and Cultural Resources																		
1. Background					Y													
2. Goals, Objectives & Policies						Y												
3. Action Plan												Y						
F. Economic Development																		
1. Background						Y												
2. Goals, Objectives & Policies							Y											
3. Action Plan													Y					
G. Intergovernmental Cooperation																		
1. Background							Y											
2. Goals, Objectives & Policies								Y										
3. Action Plan														Y				
H. Land Use																		
1. Background								Y	Y	Y								
2. Goals, Objectives & Policies									Y									
3. Action Plan																Y		
I. Plan Implementation																		
1. Background									Y									
2. Recommendations																	Y	
3. Action Plan																	Y	
4. Report Printing																		Y

**VILLAGE OF BELLEVILLE
COMMUNITY PLANNING WORKSHOP**

April 30, 2003

Issues Identified

Direct more growth to higher valued housing
Explore the possibility of acquiring more Industrial land
Consolidate Village services with Towns/County: police, garbage, fire, EMS
Expand medical clinic/land
Library expansion is needed in future
More senior housing and ADA senior housing is needed
Improve layout of streets and mixing housing in subdivisions
Impact fee calculations should be applied to future growth
Need restrooms in parks: portable/building
Should have a park usage resident/non-resident
More ADA accessibility in buildings/transportation
Need community center for after school/vacations
Develop bike path on rail right-of-way
Hold social events for school age children
Do car pool/transportation listing
Need more green space
Attract additional business to create jobs in Industrial Park
Update infrastructure needs, especially in the older part of Belleville
Revitalize Main Street to retain businesses
Plan for future public (municipal) buildings: library, fire, and senior
Focus on size of blocks in subdivision design
Avoid cookie-cutter developments — use creativity
Initiate intergovernmental agreements with surrounding Towns for: library, senior citizens, recreation facilities, boundaries, and schools; coordination as well as cooperation
Preserve and expand Main Street; improve infrastructure
Protect parks, natural resources, and open space assets through a dedicated plan
Improve parking downtown and throughout areas of Village where it's needed: handicapped, church, downtown
Provide some facilities and/or programs for youth
Develop a plan for connecting to the bicycle trail; leverage trail for development/business in the Village
Consider the needs of an aging population (housing, services, medical care)
Plan for the needs of kids in the future
Need to control population growth
Plan for/provide a mix of housing options (affordable)

Qualities of Belleville to Preserve:

Dam	Secure feeling
Parks	Village services
Values	Comfort
Quality of life	Proximity (to Madison)
Connections to community	Subtle, “slow and easy” pace
Connection to the environment	Schools
Religious community as an asset	Close-knit community
Heritage/tradition	

Logical plan where certain types of development should take place

- Pedestrian friendliness
- Find ways to “link” the community

Maintain older neighborhoods, in terms of infrastructure, traffic flow (sewer)

Plan for street and road improvements

Concern about an oversupply of low income families moving into Belleville. We need to make sure that new development is accompanied by zoning that balances each type of development (residential)

Need more local employment that provides well-paying jobs

Village should have specifications/minimum requirements for new homes, i.e. garages, minimum square footage, distance between houses

Plan for business recruitment

Need more commercial business downtown and along the River

Help small businesses succeed

Need additional senior housing and affordable apartments

Need a sporting complex — one place

Improve communication, direction and involvement for new residents

Village needs access to DSL

Need identity (theme) for tourism

Need a (center) place for community activities

New subdivisions lack trees and planting program

Need to “expand” preschool(s)

Need for a walkway along the River, possibly with shops

Move ahead on Lake Restoration

Need for more eating places, both fast food and upscale

Complete bike trail (on RR Row) from Belleville to Fitchburg

Need walking trail associated with lake project

Improve park ground maintenance

More communication between Village and public

Need for health care expansion

Village should seek participation by towns for area wide facilities, i.e. library

Have activities for teenagers

APPENDIX B

GROWTH MANAGEMENT TECHNIQUES

Urban Service Areas (USA) - Section 208, Federal Clean Water Act, Wisconsin NR 121

USAs represent the outer limits of planned urban growth over a planning period of 20 to 25 years and correspond to sewer service areas required as part of area wide water quality plans. This is a utility extension policy (sewer extensions) used to promote orderly development and implemented through sewer extension permit approvals from RPC and DNR authorized by state water quality rules. Adopted regional policies require the intent and ability to provide for a full range of urban services (sewer, water, police, etc.) within the USA. Urban service areas are amended over time to reflect changes in growth and the ability of local governments to provide urban services to new development. Amendments are considered for consistency with regional policies and DNR rules.

Environmental Corridors - State Statutes 66.25(12), Wisconsin NR 115-117 and 121

Areas within urban service areas, which are environmentally sensitive, are called “environmental corridors.” These areas may include wetlands, floodplains, drainage ways, steep slopes, woodlands, parks, and other natural features and are required to be delineated in area wide water quality plans. To protect water quality, sewer extensions to serve development within the environmental corridors are prohibited. However, sewer service may be provided to public park facilities within an environmental corridor, and utilities and roads needed to serve areas outside the corridor may be located in or may cross the corridors if necessary.

Farmland Preservation/Exclusive Agriculture Zoning - State Statutes 91.51 and 59.97

All Dane County towns have prepared farmland preservation plans, and 28 of the 34 towns and the City of Fitchburg have adopted exclusive agriculture zoning (A-1 EX.). These have been combined into the *Dane County Farmland Preservation Plan*. The implementation of the *Farmland Preservation Plan* requires that proposed development must be consistent with plans. Both the county and the respective town must approve zoning. The incentive for farmers in the A-1 EX zoned areas is that they can receive farmland preservation credits on their state income taxes. The combination of the urban service areas, Farmland Preservation Program and rural wetland-floodplain zoning (NR 115) work together to implement countywide land use plans. The results of these plans are that development is encouraged to locate in areas with urban services, discouraged to locate in farming areas and prohibited from locating in environmentally sensitive areas.

Extraterritorial Jurisdiction Plat Review - State Statutes 62.23(6) and 236.10

Cities and villages may control land division activity not only within their corporate limits but also within their extraterritorial jurisdiction (ETJ). The ETJ is 1-1/2 miles beyond the corporate limits of villages and small cities or 3 miles for cities with populations over 10,000. In Dane County five cities presently utilize this authority. ETJ plat review is principally used to prevent subdivisions (4 lots or more) with septic systems from locating at the doorstep of the city or village. Usually small rural developments, such as certified survey maps (CSM), are approved under the ETJ plat review process.

Extraterritorial Jurisdiction (ETJ) Zoning - State Statutes 62.23(7a)

Wisconsin statutes authorize cities or villages and towns to form Joint Extraterritorial Zoning Committees to effect mutually agreeable zoning within town ETJ areas. Mutually agreeing to pursue ETJ zoning is a means to maintain local control of land uses and to cooperate in the mutual and shared planning of lands located in areas of concern to both jurisdictions. In the past, the City of Madison and Town of Burke used ETJ zoning. Those presently exploring ETJ zoning are the City of Sun Prairie and the Town of Windsor, and the Village of DeForest and the Town of Vienna.

Annexation - State Statutes 66.021

Annexation is a process, which allows for town lands to become part of a city or village. The annexation process can be used as a growth management tool because cities and villages only provide urban services within their boundaries. If A-1 EX zoning is enforced along with ETJ plat review, the annexation process can control the rate of development. Since urban service areas are intended to manage growth over a 20- to 25-year time period, annexation approvals can be used to phase development in smaller time periods, such as 5- to 10-year phasing periods.

Capital Improvements Programming (CIP)

Capital improvements programming is a process that: (1) identifies the major public facilities needed to serve development or support future growth; (2) determines when these should be provided; and (3) decides how to pay for them. The CIP process is especially necessary to municipalities that are expecting future population growth and/or economic development. The use of CIP is usually an integral part of a growth management plan. Specifically, it is an itemized program for the next six years that sets forth the schedule of specific contemplated capital improvements, an estimate of the cost of each project, and a projection of its fiscal impact. The objective of CIP is to keep the municipal tax rate steady and to maintain consistent quality municipal services.

Site Plan or Design Review

Site planning or design review is the systematic assessment of land development proposals in terms of a community's land development policies and regulations and design practices. While not controlling the quantity of development, site-planning review attempts to assure the quality aspects of the municipal planning process.

Land Division Regulations – State Statutes 236

The general provisions of local land division regulations provide that all land divisions within the community and its extraterritorial plat approval jurisdiction shall be in accordance with State regulations and local ordinances and the master plan and its components. A component of the local master plan is the phasing of urban development, usually residential development. The phasing plan identifies which lands will develop in the short term and which lands that should develop in the long term. The phasing plan is related to the capacity of the area's wastewater treatment plant.

Impact Fees

Impact fees, such as sewer hookup charges, affect the timing new development, because absorb the costs of its impact, rather than passing it onto the general tax roll.

APPENDIX C

ENVIRONMENTAL CORRIDORS*

WHAT ARE ENVIRONMENTAL CORRIDORS?

Environmental corridors are 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. They are based mainly on drainage ways and stream channels, floodplains, wetlands, and other resource lands and features. Environmental corridors are used in community and regional plans to address the multiple concerns of drainage, water quality, recreation, and open space.

Protection and preservation of environmental corridors contribute to environmental protection in general, and specifically to water quality through reduction of nonpoint source pollution and protection of natural drainage systems. In addition to protecting natural drainage systems in urban areas, environmental corridors can protect and preserve sensitive natural areas, such as wetlands, floodplains, woodlands, steep slopes, and other areas that would impair surface or groundwater quality if disturbed or developed.

Most open space and recreational uses are compatible with these lands. Therefore, environmental corridors can be a major part of the needed open space for a community or region. In addition, the continuous nature of environmental corridors is suited to increasingly popular recreational activities requiring trail development, such as hiking, biking, cross-country skiing and nature walks. (Public access for open space and recreation requires acquisition of land or access rights. In addition, not all corridor lands are suitable for intensive recreation.) Finally, the continuity of environmental corridors enhances their value as wildlife habitat.

WHY ARE ENVIRONMENTAL CORRIDORS BEING MAPPED?

Open space or environmental corridors have been a fundamental concept in Dane County's planning since the original development and adoption of the Dane County Land Use Plan in 1973. At that time, open space or environmental corridors were mapped only in a very generalized fashion.

The Governor as the water quality-planning agency for Dane County has designated the Dane County Regional Planning Commission (RPC). As part of its responsibilities, the RPC is required to outline, as part of its plans, areas, which are to receive public sanitary sewer service, and areas which are not to receive such service. (State administrative rules [NR 121] outline the requirements for this planning process.)

*Appendix C is an excerpt from Chapter 1 of "Environmental Corridors," a Dane County Regional Planning Commission report published in December 1984.

Delineation of the sewer service area for any particular community requires two steps:

- 1) Delineation of the outer boundary of the area where the community intends to provide sanitary sewer service in the planning period (this is called the urban service area boundary); and
- 2) Delineation of those areas within the urban service area boundary, which are not intended to receive public sanitary sewer service (environmental corridors).

The RPC has been working with local communities in Dane County for several years on the development and adoption of urban service area (USA) boundaries. Boundaries have been developed and adopted for all communities in Dane County, and nearly all of these have been approved or adopted by the local unit of government in addition to the RPC. The RPC is now working with these same units of government to delineate lands within the urban service areas which are intended to remain generally open and undeveloped, and which are not intended to receive public sanitary sewer service, these lands being called environmental corridors. As with urban service areas, it is the RPC's intention to work with local communities to try to develop a mutually agreeable environmental corridor system, which satisfies the local community as well as the regional concerns, and requirements that the RPC must address.

HOW ARE ENVIRONMENTAL CORRIDORS MAPPED?

The Wisconsin Department of Natural Resources (DNR) has issued guidelines for mapping environmental corridors, and has indicated that wetlands, shore lands, floodways and floodplains, steep slopes and highly erodible soils, groundwater recharge areas, and other physically constrained areas must be considered for inclusion in environmental corridors. In Dane County, the following resource features are mapped and used as background information for developing an environmental corridor:

- Waterways and water bodies, including lakes, ponds, intermittent and perennial streams, and drainage ways.
- Buffer strips along drainage ways, streams and wetlands.
- 100-year floodplains.
- Mapped wetlands.
- Steep slopes (12% or greater).
- Woodlands.
- Existing and proposed parks, greenways, conservancy and storm water detention areas.

A continuous corridor pattern usually results because these features often coincide or lie adjacent to each other. The resource features, which form the pattern, provide a basis for delineating the environmental corridor. Areas, which are already developed or committed to development incompatible with environmental corridor use, are not included in the corridor system.

For sanitary sewer extension reviews, environmental corridors are only applicable and intended to be adopted within urban service areas. The basic resource features, which provide the background information used for corridor delineation, are commonly mapped beyond the urban service area boundary. This provides the background resource information necessary for extending or expanding the environmental corridor system when the urban service area is expanded. The environmental

corridors do not include all resource features, and mapping this background information does not imply any approval or adoption of these features, nor that they will necessarily be included in an environmental corridor.

Once the background resource features and preliminary corridor delineation have been developed, the RPC staff works with the local community to try to outline a mutually agreeable environmental corridor for the community. There is some flexibility in developing environmental corridor delineations, and not all of the resource features need be included in the final environmental corridor.

In some areas, major resource features are present but isolated from the corridor system. These lands meet all the criteria to be included in the environmental corridor except for continuity. These areas are shown on the maps as isolated resource features, and are treated the same as environmental corridors for sanitary sewer service review.

WHAT ARE THE ADVANTAGES AND USES TO THE LOCAL COMMUNITY OF MAPPING AND PROTECTING ENVIRONMENTAL CORRIDORS?

Although the initial purpose of delineating corridors is to refine the sanitary sewer service areas in the Dane County Water Quality Plan by mapping areas within urban service areas, which should not be provided with public sanitary sewer service, environmental corridors accomplish a number of other functions. Environmental corridors are not an idealistic dream of "greenbelts" throughout the community. Rather, they represent a concept, which can provide a framework for a community wide, and area wide-open space network, which is practical, cost-effective and capable of addressing a number of community goals and concerns. Environmental corridors can accomplish the following functions for local communities (cities, villages and towns):

- 1) Mapping and protection of environmental corridors helps the community to identify areas where development can lead to public health or safety problems and assists the community in restricting development from these areas. This can include areas subject to flooding, areas of high noise exposure (such as near airports), areas of unstable soils, areas where development could pollute or endanger water supplies, or areas such as steep slopes where emergency vehicle access may be difficult, as examples.
- 2) The process of mapping and protecting environmental corridors assists the community in identifying and protecting lands and resources, which contribute to the overall quality of community life. This includes areas of unique or valuable scenery or vegetation, wildlife habitat and needed buffer areas between areas of adjacent and incompatible land uses.
- 3) One of the more practical aspects of mapping and protecting environmental corridors is that it allows the local community to preserve natural drainage systems (including drainage ways, floodplains and wetlands). This allows the community to avoid future expensive drainage and flooding problems, and permits, in most developing areas, the community to provide surface drainage at a much lower cost than storm sewers.
- 4) Most of the areas within the environmental corridors are characterized by soils, which pose a number of problems for construction and development. Mapping and protecting environmental corridors allows the community to direct development away from these areas, and thus avoids

the construction and ongoing maintenance problems and property damage associated with development on poor soils. Although poor soils are usually not used as criteria for mapping an area as an environmental corridor, it should be recognized that most of the lands in environmental corridors have poor soils with severe limitations for development.

- 5) Some of the environmental corridor lands used by the local community helps to satisfy open space and recreation needs of its citizens, if these lands are acquired. Multiple uses of environmental corridor lands for open space and recreation purposes are a very economical way for the community to satisfy at least part of the open space and recreation needs of its citizens. It must be emphasized, however, that public access for open space and recreation purposes requires acquisition of land, either through purchase or dedication. In addition, not all of the environmental corridor lands are suitable or needed for recreation.

WHAT CAN THE LOCAL COMMUNITY DO TO PROTECT ENVIRONMENTAL CORRIDORS?

In addition to being used for public sanitary sewer extension reviews, local communities can protect multipurpose environmental corridors through a combination of regulation and acquisition. Protection through floodplain zoning and zoning of shore lands, wetlands, and conservancy areas is appropriate where public access is not needed, and allows lands to remain in private ownership. It is necessary to acquire lands through dedication or purchase where public access is required for recreation, for provision of structures such as detention basins, or where access is needed for public maintenance of stream channels and structures. In addition, public acquisition through dedication or purchase may be required to protect important resource areas vulnerable to development and not adequately protected through zoning or other regulatory means. Conservation easements may also be used in instances where fee-simple title is not needed.

If the local community wants to protect environmental corridor lands, local approval or adoption serves a number of purposes. Environmental corridor delineation and adoption may show either the community's intent to purchase, or may be used by the community as a basis for negotiating with subdividers and developers on land dedication. Secondly, if environmental corridors are delineated and incorporated in the community plans, they serve as a legal basis for regulation of privately owned lands through zoning or other regulatory means. This is particularly appropriate for required zoning such as floodplain zoning and wetland zoning, as well as for zoning, which is not mandated by the state, such as conservancy zoning. Thirdly, the mapping and adoption of environmental corridors informs other local governmental bodies and departments of the intent to protect these areas, so that actions by individual governmental departments or other governmental units do not conflict with or detract from the goals and purposes of the environmental corridor system. And finally, the mapping and adoption of environmental corridors can provide a long-term framework to the local community, to show how individual actions affecting small areas fit into the overall open space system, and allows the local government to gradually develop the overall environmental corridor system over a number of years.

WHAT DOES IT MEAN, AND WHAT WILL HAPPEN WHEN ENVIRONMENTAL CORRIDORS ARE MAPPED AND ADOPTED?

As indicated earlier, the RPC is required to identify and map lands (environmental corridors) within

urban service areas, which are intended to remain generally open and undeveloped, and which are not to receive public sanitary sewer service. Once adopted by the RPC and approved by DNR, these corridors will be used to determine whether or not proposed public sanitary sewer extensions are consistent with the adopted sewer service areas.

Sanitary sewer extensions which are proposed to serve areas outside of urban service areas, or which are proposed to serve new development in environmental corridors inside urban service areas, will not be approved by DNR. (Sanitary sewers will, of course, often be located within environmental corridors, since this is often the logical location for these sewers, but they would not be approved if they were intended to serve new development in the corridors. In addition, there may be existing or proposed park facilities in the corridors which require sanitary sewer service, and extensions will be approved to serve these types of facilities.)

The immediate impact, therefore, of RPC adoption and DNR approval of environmental corridors is that they will be used, along with urban service area boundaries, for review and approval of public sanitary sewer extensions. Urban service area boundaries and environmental considerations have been used now for several years by the RPC and DNR to review and approve public sanitary sewer extensions, so the effect may not appear to be much of a change.

For communities served by the Madison Metropolitan Sewerage District, adoption of environmental corridors by the RPC and approval by the County Board will exempt corridor lands from any future MMSD taxes, assessments or fees. (The corridors would not, however, affect any MMSD taxes, assessments or fees that have already been levied, nor prevent MMSD from charging for providing sewer service to facilities in the corridors.)

It was also indicated earlier that the local community might incorporate environmental corridors into their own plans and utilize the many additional tools available to local communities to protect these areas. The RPC will certainly be urging local communities to do this and will be happy to provide whatever assistance we can, since we believe environmental corridors are a sound and practical way for communities to address a number of local needs and concerns. The RPC will also be willing to provide assistance to local communities in meeting state-mandated requirements, such as floodplain and wetland zoning.

CHANGING THE ENVIRONMENTAL CORRIDORS

It will be necessary to update and revise the environmental corridors and basic resource information on the environmental corridor maps for a variety of reasons: a) to correct errors or omissions in the original mapped resource information and corridor delineations; b) to reflect additional, improved or updated background or resource information gained from field reconnaissance, more detailed studies, or detailed site surveys and plans for specific areas; c) corridor changes which result from detailed site design and review of specific development plans and plats; d) changes in plans or policies or local units of government regarding intended land use and open space uses; and e) refined design and resolution of conflicts between utility or transportation systems and environmental corridor delineations for specific sites or projects.

Changes to the environmental corridors can be classified into two major categories: a) refinements and minor changes to the environmental corridors which would not require prior approval by the

Regional Planning Commission or the Department of Natural Resources; and b) major changes to the corridors which would require concurrence by the Regional Planning Commission and the Department of Natural Resources before these changes would be effective for the purpose of reviewing sanitary sewer extensions. Any change to an environmental corridor, whether major or minor, should be initiated or sponsored by the affected local units of general government (city, village or town), or by the Regional Planning Commission in consultation with the affected local general units of government. It is expected that all changes, major or minor, would be initiated by formal action by the affected local general units of government--adoption by resolution, or approval of a plat or development plan. Procedures and criteria applicable to both types of changes are outlined below.

Refinements and Minor Changes

Refinements and minor changes would not require prior approval of the Regional Planning Commission or the Department of Natural Resources. However, the Regional Planning Commission would have to be informed of the change before it would be effective for the purposes of reviewing public sanitary sewer extensions. The Regional Planning Commission would then be responsible for informing the Department of Natural Resources of the change.

Refinements and minor changes are generally of two types: 1) changes resulting from revised, improved or more detailed background resource information; and 2) minor adjustments or changes, which would not seriously affect water quality.

Examples of revisions resulting from changes in basic background resource information include:

- a) Improved or revised DNR-approved floodplain delineations resulting from revised flood studies or availability of more detailed topographic information;
- b) Revised wetland boundaries on the Official Wetland Inventory maps resulting from availability of more detailed information or field checks by regulatory agencies, or resulting from approved rezoning;
- c) Changes in water bodies, woodlands, steep slopes or other resource features resulting from availability of more detailed studies or site maps or from field reconnaissance by regulatory agencies; and
- d) Additions to existing or proposed parks, greenways or conservancy lands resulting from purchase, dedication, zoning changes, official map changes or changes in adopted plans or approved site plans and plats, provided proper statutory procedures have been followed.

Examples of minor changes, which would not seriously affect water quality, include:

- a) Relocation or shortening of an environmental corridor based solely on shore land buffer strips along intermittent streams or drainage ways;
- b) Adjustment of the width of shore land buffer strips along intermittent streams or drainage ways within the suggested guidelines (generally to a minimum of 75 to 100 feet total width);
- c) Changes, which result from utility or roadway maintenance or construction, which meet the

criteria set forth in NR 117. It is not the intent of the environmental corridors to prevent or obstruct maintenance, expansion or construction of transportation or utility facilities intended to serve areas outside of the corridors, needed to maintain or improve continuity of those systems, or designed to serve compatible uses in the corridors, such as park shelters or facilities. Facilities intended to serve new sewered residential, commercial or industrial development in the corridors would not be permitted;

- d) Removal of less than two acres of flood fringe (floodplain outside of the floodway) area or wetland buffer strips from the corridors;
- e) Removal of any amount of public or private lands from the corridors which do not include floodplains, wetlands or wetland buffer strips, minimum shore land buffer strips, or steep slopes adjacent to water bodies (defined as slopes over 12 percent where the base of slope does not have at least 75 feet of vegetated buffer strip between the base of slope and the ordinary high water mark of perennial streams, ponds and lakes).

Major Changes

Major changes have the potential for significant impacts on water quality and would generally require the concurrence of the Regional Planning Commission and the Department of Natural Resources before these changes would become effective for the purpose of reviewing sanitary sewer extensions. Examples include:

- a) Removal of any mapped wetland area for sewered development, unless resulting from an activity exempted by state administrative rules governing wetland protection [NR 117.05(2)] or state-approved rezoning of wetlands.
- b) Removal of more than two acres of flood fringe area or wetland buffer strip.
- c) Any change which would reduce a delineated floodway of any navigable stream or river, or which would remove any area below the ordinary high water mark of a navigable stream, pond or lake.
- d) Any change resulting in the total removal or interruption in the continuity of any corridor segment including floodplains, wetlands, shore land buffer strips or steep slopes adjacent to water bodies. (Relocation or shortening of a corridor based solely on shore land buffer strips along intermittent drainage ways is considered a minor change.)
- e) Any change, which would reduce the width of the shore, land buffer strips along streams and drainage ways below the minimum suggested guidelines (75 to 100 feet total width for intermittent streams and drainage ways, 200 feet total width for navigable streams).

APPENDIX D

DESIGN REVIEW GUIDELINES

CHECKLIST FOR SITE PLANS AND DESIGN REVIEW

DATE RECEIVED _____
CHECKED BY: _____ DATE: _____

SITE LOCATION _____

OWNER _____ TELEPHONE NO. _____

DEVELOPER _____

ADDRESS _____

TELEPHONE NO. _____

LAND USE

- ___ 1. Is the development consistent with the community's master plan?
- ___ 2. Does the existing zoning district allow the development?
- ___ 3. Does the site plan incorporate and protect natural features on the site?
- ___ 4. Is the proposed use compatible with adjacent lands?
- ___ 5. Does the development provide safe access to a public street?

CIRCULATION

- ___ 6. Does the immediate roadway system have capacity for the proposed development?
- ___ 7. Does the proposed development conform to driveway access or street-spacing restrictions?
- ___ 8. Will the development help continue, extend or connect with existing and/or future local streets?
- ___ 9. Does the site provide enough area for parking needs?
- ___ 10. Does the site provide for access to proposed transit service?
- ___ 11. Does the site provide linkage to the community's pedestrian and bicycle trail system?
- ___ 12. Within commercial developments, does the site plan separate the delivery and customer traffic?

UTILITIES

- ___ 13. Does the municipal sewer and water system have capacity to serve the site?
- ___ 14. Do off-site utilities need to be oversized to provide long-term service to the area being developed?
- ___ 15. Has the community's Capital Improvements Program scheduled improvements to the site? When?
- ___ 16. Does the site plan conform to the community's storm water management plan?
- ___ 17. Does the site plan incorporate erosion and runoff control requirements to avoid off-site damage?

___ 18. For larger developments, is the site plan divided into phases?

SITE DESIGN

___ 19. Is the development linked with the community's open space or environmental corridor system?

___ 20. Does the site design help to emphasize the site identity?

___ 21. Is the development screened or buffered¹ from adjacent land use, collector/arterial highways, and environmentally sensitive areas?

___ 22. Does the site design incorporate the general landscaping guidelines?

___ 23. Does the development and site plan preserve features (ridges, drainage ways, woodlands) on the site?

PUBLIC FACILITIES

___ 24. How is the proposed development linked to the community's parks, schools and other public facilities?

___ 25. Have the parkland and street right-of-way dedication requirements been met within the site plan?

___ 26. Does the site plan allow for emergency service access?

___ 27. Does the development cause an increase in the cost of community services (police, fire, etc.)?

GENERAL

___ 28. Has the owner/developer reviewed and applied the community's Site Plan and Landscaping Guidelines?

¹Examples of buffering include tree plantings, deeper lots, wider corner lots, underground parking, landscaping, berms, fencing, planted medians, building orientation, and natural resource preservation.

Site Plan and Landscaping Guidelines

I. Site Design

1. Buildings should not be sited in floodplains.
2. Minimize changes to the natural terrain.
3. Preserve healthy, long-lived tree stands, especially on steep slopes.
4. Make open space accessible to the user.
5. Link site open space to community-wide system, if possible.
6. Locate detention or retention ponds to reflect site aesthetics as well as utility function.
7. Separate residential uses from major noise-producing sources.
8. Buffer adjacent land uses, which have modest incompatibilities. A buffer is open space and/or materials that create a visual and/or physical separation between the uses. Examples of buffers are:
 - a. Open space
 - b. Trees and shrubs
 - c. Fences
 - d. Earth berms
 - e. Compatible, transitional land uses
9. Restrict development on environmentally sensitive lands, including:
 - a. Steep slopes
 - b. Wetlands
 - c. Unstable soils
 - d. Areas of unique vegetation or forestation

II. Circulation

1. Establish a hierarchy of streets to serve various use demands.
2. Strive to minimize pavement.
3. Separate parking from access drives.
4. Separate goods from people movement.
5. Seek to separate pedestrian circulation from vehicular circulation routes, if possible.
6. Try to limit distance from parking lot to structure.
7. Access roads should line up at intersections such that four-way intersections are created. Offset or "dogleg intersections" should be avoided. If doglegs are necessary, assure a distance between the offsets of at least 150 feet.
8. Roads should intersect at as close to 90 degrees as possible. Cul-de-sac streets should have a limited length of 800 feet. Diagonal parking bays are easier to access than that perpendicular to the access route.

III. General Land Use

1. Locate compatible uses adjacent to each other.
2. Buffer incompatible uses from each other.
3. Locate uses in direct proximity to that portion of the circulation system best suited to serve it.
4. Locate uses so as to continue areas containing such uses.
5. Locate uses in a manner to minimize changes in existing topography and vegetation.
6. Locate uses in a manner, which reflects the community's master plan.
7. Organize density to place the largest number of people in closest proximity to their destination.

IIIA. Single-Family Development

1. Use modified grid and/or stem circulation system.
2. Prohibit residential driveways along busy streets.
3. Make lots abutting busy streets deeper.
4. Make corner lots wider.
5. Accommodate circulation linkages to future adjacent subdivisions.
6. Make retention or detention ponds an open space asset.
7. Avoid dogleg street intersections.
8. Provide for pedestrians and bicyclists, as well as cars.
9. Enforce street tree-planting requirements.
10. Make house size proportional to lot size.

IIIB. Multifamily Development

1. Separate parking aisles from site circulation routes.
2. Site buildings in clusters rather than strips.
3. Develop minimums for the spacing between buildings.
4. Make open space usable for active and passive purposes.
5. Separate buildings from pavement with landscaping and/or walkways.
6. Screen parking from road.
7. Require continuous or stem circulation system.
8. Require landscape concept in review phase.
9. Make parking accessible from buildings.
10. Pedestrian connections to adjacent development.

IIIC. Cluster Housing Development

1. Use modified grid and/or stem circulation system.
2. Require driveways long enough to function as parking spaces.
3. Require accessible guest parking.
4. Develop minimums for the spacing between buildings.
5. Make detention and retention basins an open space asset.
6. Limit residential access onto busy streets.
7. Arrange housing into clusters, not strips.
8. Provide for pedestrians as well as cars.
9. Require landscape concept in review phase.
10. Don't make street fronts "garage lanes."

IIID. Commercial Development

1. Orient parking aisles at right angles to store.
2. Separate parking aisles from site circulation routes.
3. Separate service vehicles from shoppers' cars.
4. Screen service area from adjacent development.
5. Put signs and light poles in landscaped areas.
6. Assure stacking room at driveway-street intersection.
7. Discourage use of site circulation as "shortcuts."
8. Separate buildings from pavement with landscaping and/or walkways.
9. Screen parking from road.
10. Encourage angle (45- or 65-degree) rather than 90-degree parking.
11. Require unified architectural facade with defined signage areas.
12. Create a landscape setback between road and parking.

III.E. Office/Industrial Park

1. Create a landscape setback between road and parking.
2. Separate parking aisles from site circulation routes.
3. Put signs and light poles in landscaped areas.
4. Assure stacking room at driveway/street intersection.
5. Discourage use of site circulation as private street "cut-through."
6. Separate buildings from pavement with landscaping and/or walkways.
7. Screen parking from road.
8. Require continuous or stem circulation system.
9. Make retention or detention ponds an open space asset.
10. Encourage landscape in front of fence screening of outdoor storage.
11. Encourage design of large planted medians at park entry.
12. Discourage dogleg intersections.

IV. Landscape Plan

1. Ensure minimum compliance with adopted landscape standards such as street tree planting, tree planting in parking lots, and parking lot screening.
2. Require plantings to buffer window-to-window views between buildings, back-to-back, side-to-side, or side-to-back.
3. Significant landscape buffers should be situated between transitional use areas, such as commercial and residential. The size of the buffer should depend on the uses in question.
4. Berms and plantings should be used to block car headlights from reaching buildings, especially residential buildings.
5. Reduce the visual impact of street-oriented garages and driveway parking in townhouse development through intensive landscaping on planting islands.
6. Require that all drainage ditches within street rights-of-way are sodded.
7. Where residential development backs up to a busy street, berming and dense landscaping should be installed.
8. Along commercial arterials, some shade trees should be planted along the street and within the development to soften the commercial architecture and signage.
9. Landscaping should be required around all ground signs.
10. The landscape treatment around detention/retention basins should be coordinated with the site engineering to natural-looking, attractive water bodies.

IVA. Landscaping and Screening Guidelines

1. Ensure minimum compliance with adopted landscape standards.
2. Ensure coordination of landscape and engineering plans.
3. Provide a variety of plant sizes and species on the landscape plan.
4. Select plant species whose mature sizes are appropriate for their locations.
5. Space plants, particularly shrubs, in such a manner that they achieve a continuous mass within five years of planting.
6. Draw plants at the size they will achieve within five years of planting rather than at their ultimate, mature size.
7. Avoid using messy or potentially harmful plants in public areas.
8. Preserve healthy, long-lived tree stands.
9. Make realistic decisions about the feasibility of tree preservation.
10. Create park-like amenities out of retention and detention pond areas.
11. Use berms wherever feasible to improve screening.
12. Require that all drainage ditches within street rights-of-way be sodded.

13. Require foundation landscaping around buildings to visually anchor them to their site.
14. Require street tree plantings.
15. Require landscaping in the yards on all sites to soften the appearance of the buildings and parking areas.
16. Require plantings to buffer window-to-window views between buildings, which are situated back-to-back, side-to-side, or side-to-back.
17. Significant landscape buffers should be situated in transitional yards. The size of the buffer should depend on the uses in question.
18. Screen service and loading areas on non-residential property from adjacent residential uses.
19. Where residential development backs up to a busy street, berming and dense landscaping should be installed.
20. Reduce the visual impact of street-oriented garages and driveway parking in townhouse development through intensive landscaping on planting islands.

IVB. Parking Lots

1. Create landscaped setbacks between roads and parking areas.
2. Require planted parking lot islands every 15 stalls.
3. Break up large parking lots by situating long landscaped islands between major driving aisles and parking areas.
4. Prevent visual obstructions within parking lots and at entrance driveways.
5. Prevent car headlights from reaching adjacent buildings (especially residential buildings) with the use of berms and plantings.
6. Accommodate snow storage within parking lots.
7. Incorporate substantial plantings adjacent to and on parking structures to soften their appearance.

IVC. Accessory Structures

1. Orient the finished face of a fence outward toward the neighboring site or street.
 2. Fences located on slopes should be situated at the highest point feasible on the slope.
 3. Encourage landscaping in front of all fences, including those screening outdoor storage and refuse areas.
 4. Situate trash enclosures to avoid unsightly views from off site.
 5. Screen ground-level air conditioners and other ground-level mechanical equipment, but allow access for maintenance on one side.
 6. Screen the sides and back of satellite dishes with berms and plantings.
 7. Screen rooftop mechanical equipment from view of adjacent sites and streets.
 8. Require landscaping around all ground signs.
3. Require landscaping on the sides and back of ground-mounted light fixtures.

APPENDIX E

ANNEXATION GUIDELINES

1. The Village of Belleville should only approve annexations of parcels, which are all, or partially in the adopted urban service area; which are contiguous to an existing platted area within the Village; and which are accessible to Village streets.
2. The timing of approval of annexations should be premised on the ability of the Village to provide urban services to the proposed annexed area and that the Village can recover the costs of providing those urban services.
3. The Village of Belleville will seek agreements with adjacent towns on long-range annexation boundaries consistent with the Village and the towns' plans.
4. The Village of Belleville will provide urban services to existing developed areas only through annexation and only if the existing developed area requires urban services due to failing septic system problems or poor drinking water quality.
5. The Village of Belleville will pursue annexation of infill parcels.
6. The Village will avoid the creation of a town island within the Village corporate boundaries.
7. The Village may accept annexation of contiguous parcels of land that are not in the urban service area if the owner agrees as part of the annexation that urban services are not forthcoming and also that the proposed annexation is not in conflict with a Village-Town annexation agreement.