

COMPREHENSIVE PLAN 2025

VILLAGE OF MAPLE BLUFF, WISCONSIN

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PREPARED BY:
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Maple Bluff Vision

The Village of Maple Bluff will continue to maintain its identity as a small, attractive, pedestrian-friendly lakeside residential community. Over the next 20 years, the Village will enhance its character and sense of place, which is defined by its unique neighborhoods, geography, extensive greenspace and recreational opportunities, corridors, Village edges, and proximity to Madison.

The Village will continue to involve its citizens in planning and decision making. Maple Bluff is committed to inclusive government and continued interaction between residents and government.

ACKNOWLEDGEMENTS

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INTRODUCTION

The Village of Maple Bluff

Maple Bluff is a small residential suburb of Madison. The Village occupies a narrow band of Lake Mendota shoreline bordered by the city of Madison on the south and north and the Towns of Madison and Burke on portions of its eastern boundary. The Village limits are defined by Lake Mendota on the west, Sherman Avenue and the Chicago and Northwestern Railroad tracks on the east, the area just north of the Yahara River on the south, and Warner Beach on the north. One area, Fuller's Woods, is separated from the rest of the Village by Burrows Park, a city of Madison park.

The Village of Maple Bluff exists as a residential community with a variety of single-family homes for different household sizes, types and income levels, with no industry and little commercial activity. It is a village with numerous large and stately residences, some of which occupy commanding views along one of the most scenic parts of the lake.

The Village is historic, as it is made up of five separate real estate developments that date from the late 19th or early 20th century. These developments were mostly built out by the mid-1960's, and little has changed since. The Village was officially incorporated as the Village of Maple Bluff in 1931.

Maple Bluff's greatest assets and the reasons many people choose to make the Village their home is the sense of community and the abundance of environmental and recreational resources; a close-knit, family-oriented population; citizen involvement in all aspects of village life and government; a variety of classic American residential architecture; Lake Mendota; numerous parks and mature trees; the greenspace and recreational opportunities of the Maple Bluff Country Club; narrow, tree-lined streets with landscaped triangles and medians that make walking, biking and driving safe and enjoyable; and close proximity to downtown Madison, the University of Wisconsin-Madison, as well as easy access to the interstate system and Dane County Regional Airport. These resources, people, charms, and qualities define Maple Bluff's community character.

Maple Bluff is an active community with a wide range of activities both formally scheduled and spur of the moment, either organized by the Village or initiated by private



Maple Bluff's community character is shaped by its people, activities, architecture, and environmental and recreational resources.



residents and held on both public and private properties. The most prominent environmental and recreational features include Lake Mendota, the bluffs, the Maple Bluff Country Club and Golf Course, parks and extensive mature vegetation throughout the Village.

The Village has well defined edges and entries that coincide with jurisdictional boundaries. Preservation of these edges is a value that supports the character of the community. Entryways into Maple Bluff are unique and highly-valuable assets which set the tone of the community as its “front door.” Commercial redevelopment on both sides of North Sherman Avenue is encouraged to enhance the Village edges and entryways.

Maple Bluff is a stable community, with a population of 1,351 at the 1980 census, 1,352 people at the 1990 census and 1,358 at the most recent 2000 census. It also has one of the highest assessed valuations in the Madison area. About 95 percent of Village homes are owner-occupied, which contributes to the community’s stability.

Maple Bluff’s highest priorities are to preserve and enhance its distinctive community character and environmental features, and to continue to provide a full range of high quality, efficient public services.

Public Process

The *Maple Bluff Comprehensive Plan 2025* was created over an 18-month process with input from Maple Bluff residents, elected officials, boards and commissions, and surrounding jurisdictions through a variety of community meetings and workshops. Appendices A and B include the Village’s approved Public Participation Plan for this comprehensive planning process, and the list of public meetings, workshops, hearings, open house, and other participation activities.

Plan Purpose and Use

The purpose of the *Maple Bluff Comprehensive Plan 2025* is to define the Village’s character and ensure that any future changes fulfill the community’s strategy of how it wants to preserve or evolve that character (stated below). The *Plan* will serve over time to communicate to the Village Board, Planning Commission and other boards, departments, residents, landowners, developers, neighboring communities and others the expectations about the future of Maple Bluff. It provides direction about how to preserve Maple Bluff’s positive qualities as well as direction for future development, redevelopment and preservation.

This *Comprehensive Plan* has been prepared under the State of Wisconsin’s comprehensive planning law, adopted in 1999 and contained in §66.1001, Wisconsin Statutes. The Law requires that all Village land use decisions be consistent with this *Plan*.

It is intended to be updated at least once every 10 years. The review will serve as a checkpoint to ensure that the document is providing clear direction to elected officials and that it is still consistent with community goals, values and needs.



Comprehensive Plan 2025 Format

The *Plan* consists of two volumes. This volume is the *Comprehensive Plan 2025*, which contains the Maple Bluff vision, goals, objectives, policies and recommendations generated throughout the planning process, and maps.

The second volume is the *Existing Conditions Report*, which includes an inventory and analysis of all physical conditions and trends in the Village as required by Wisconsin's "Smart Growth" Law.

For the purposes of this plan, goals, objectives and policies are defined as:

Goal: A goal is a statement that describes (usually in general terms) a desired future condition.

EXAMPLE: To preserve community character.

Objective: An objective is a statement that describes a specific future condition to be attained.

EXAMPLE: Maintain existing streetscapes with narrow roads and canopy trees.

Policy: A policy is a course of action or rule of conduct to be used to achieve the goals and objectives of the plan.

EXAMPLE: Consider creating a tree preservation ordinance.



Housing

Needs Assessment

Maple Bluff is a fully developed residential community. The mature landscape, architecture and stately residences, some of which occupy commanding views along one of the most scenic parts of Lake Mendota, are defining elements of Maple Bluff's character. It is a Village with a variety of single family homes for different household sizes, types and income levels, including a couple of multi-family buildings along the community edge. Home ownership is about 95 percent. The main concerns about housing in Maple Bluff are to protect the single family residential and architectural character of the Village, to ensure that teardowns and rebuilds maintain or enhance Maple Bluff's neighborhoods, and to make certain that commercial or mixed use development along Sherman and North Sherman Avenues is compatible with nearby homes.

Goal

New residential development in the neighborhoods will be designed to incorporate or improve upon essential existing positive qualities—such as proportion and shape, pattern of building and yards, orientation to street and building materials and styles.

Objectives

- a) To promote a high quality of site planning and architecture.
- b) To promote appropriate rehabilitation of homes in terms of both scale and architecture.
- c) To encourage preservation of existing housing and develop consistent, enforceable standards for preserving existing housing and regulating teardowns.
- d) To plan for a variety of housing choices, including senior housing, empty nester housing and condominiums.
- e) To define, identify, preserve and protect architecturally significant buildings and historic buildings, lots and districts.



A variety of single family residences exist in the Village, providing homes for a variety of household types, income levels and sizes.



Policies and Recommendations

- a) Identify the desired types and mix of residential structures in the Village.
- b) Create design guidelines to provide a basis for making decisions about appropriate development in the Village, and to serve as an educational tool for property owners about the types of developments and improvements that reflect Maple Bluff character.
- c) Develop standards and regulations that address residential teardowns and additional land divisions.
- d) Study the potential for senior housing and/or multifamily housing at appropriate sites. Create a list of criteria that must be met for a site to qualify for such a development.
- e) Amend existing zoning to allow for developments that include multi-family units where appropriate.
- f) Rewrite the zoning codes so that they better reflect Village goals and objectives and make them more specific, consistent and enforceable.



The Village will create standards and regulations to address residential teardowns and rebuilds to ensure that new developments are compatible with Maple Bluff's character.



Transportation

Needs Assessment

Maple Bluff's narrow, tree-lined streets with landscaped islands and medians make walking, biking and driving through the Village a safe and enjoyable experience for residents and visitors alike. The main transportation issues are to improve crosswalks, enhance pedestrian and bicycle access to community parks, and to make roads and intersections as safe as possible by exploring traffic calming measures.



Goal

Village streets will provide an attractive environment and be safe for pedestrians, bicyclists and motorists. Streets will have well-designed streetscapes, including sidewalks where appropriate and well-defined crosswalks.



Objectives

- a) To promote walking and bicycling as practical and enjoyable means of both travel and exercise.
- b) To develop, where appropriate, crosswalks that are well-marked and visible to motorists and designed to fit and enhance the context and character of their setting.
- c) To enhance pedestrian and motorist safety by identifying and correcting potentially dangerous intersections.
- d) To review traffic control policies (speed and flow) for potential traffic calming approaches, especially around Johnson Park, Beach Park, and Fireman's Park and at the northern entrance to the Village on Farwell Drive.
- e) To evaluate the conditions of sidewalks and add/improve sidewalks where appropriate.
- f) To evaluate overall connections within the Village to ensure that residents are able to safely walk and bike from one neighborhood to another.



Maple Bluff's narrow, tree-lined streets make walking, biking and driving throughout the Village an enjoyable and safe experience for residents and visitors. Village streetscapes are one of Maple Bluff's defining characteristics.



Policies and Recommendations

- a) Ensure that all transportation improvements are balanced with preserving community character.
- b) Involve residents in planning transportation systems.
- c) Develop a bicycle and pedestrian plan that enhances the safety, comfort and convenience of walking and biking.
- d) Where appropriate, repair, replace, improve and create new sidewalks, pedestrian paths, and/or crosswalks throughout the Village.
- e) Consider a variety of traffic calming improvements to slow traffic, to discourage motor vehicle “cut-through” traffic, and to improve pedestrian, bicycle and motorist safety. Prioritize improvements to those intersections with the highest volumes of automobile, bicycle and pedestrian traffic.
- f) Consistently enforce traffic laws.
- g) Inform the City of Madison about Maple Bluff views on bike and pedestrian facilities on Sherman Avenue and N. Sherman Avenue.
- h) Identify outside funding sources to help cover the costs of transportation improvements.
- i) Consider creating regulations regarding construction traffic parking.
- j) Create a multi-use path safely connecting all Maple Bluff neighborhoods as well as connecting the Village to Madison’s Tenney and Warner Parks. This path may include a combination of sidewalks, informal paths and local streets.

Table 1: Forecasted Transportation Needs

Transportation	Timeframe	Comments
Streets	2010-2025	<i>The Report on Long-Range Infrastructure Improvements Plan</i> Table 3.01-1, in that <i>Plan</i> , identifies roadway improvements over the next 25 years.
Traffic Calming Planning	2005-2010	This step will consist of identifying the intersections with highest concentrations of automobile, bicycle and pedestrian traffic, and then studying ways to slow traffic and improve bicyclist and pedestrian safety.
Traffic Calming Implementation	2010-2025	Implementing traffic calming measures is expected to occur when streets are reconstructed or other major infrastructure projects are conducted.



Utilities and Community Facilities

Needs Assessment

Maple Bluff provides a full range of high quality, efficient public services to all of its residents. The main utilities and community facilities issues are to improve Village parks, stormwater management and lighting; to work with the City of Madison to ensure that Burrows and Warner Parks programs and facilities benefit Village residents; to bury utility lines if financially feasible; and to continue to provide a variety of recreational programs for all Village residents.

Goals

- a) To derive the greatest benefit from its investment in infrastructure, Maple Bluff will assure maintenance of existing facilities, remedy deficiencies in existing facilities over time and provide adequate facilities to serve new growth.
- b) The Village will also ensure that Village programs are designed to meet the needs of all residents, including children of both working and non-working parents and elderly residents.



Objectives

- a) To maintain our excellence as a service provider, and continue to maintain and upgrade infrastructure.
- b) To keep residential and outdoor lighting on a human and pedestrian scale, reduce glare and preserve “dark sky” views of the night sky.
- c) To continue to work to improve storm water management, and inform residents about innovative approaches to on-site storm water management (i.e. rain gardens).
- d) To improve and maintain park lands and facilities to best meet the residents’ needs.
- e) To explore the continued improvement of children and adult programs to meet the varied interests of Village residents.
- f) To optimize Maple Bluff resident benefits at Maple Bluff Country Club.
- g) To improve and maintain the Village website so that it becomes our primary communications tool for disseminating timely information



Maple Bluff provides high quality, efficient services to all of its residents in a variety of ways throughout the Village.



regarding announcements, news stories, events, etc.

- h) To protect and improve private and public trees and other woody plants.
- i) To continue to encourage volunteerism.

Policies and Recommendations

- a) Implement the proposed 5-year action plan recommendations and park maintenance recommendations in the *Village of Maple Bluff Comprehensive Park and Open Space Master Plan*, depending on available funding.
- b) Complete the improvements identified in the *Long-Term Infrastructure Improvements Plan*, depending on available funding.
- c) Determine the costs of burying utility lines and consider including funding the study as part of the Capital Improvements Budget. Coordinate the installation of any new lighting and road reconstruction with the burial of utility lines.
- d) Identify specific locations and causes of stormwater management problems, and then investigate solutions, costs, and the timing of improving stormwater management. Study effectiveness of recent stormwater management improvements.
- e) Work with the City of Madison to ensure that Madison parks (Burrows, Warner) facilities, programs and services complement the needs of Village residents and are coordinated with Maple Bluff's recreation programs.
- f) Continue to improve the Village website and encourage residents to use it as their primary source for community information.
- g) Upgrade the police/fire/EMS radio/communication infrastructure to ensure compatibility with the Dane County Communication System and to provide better interoperability among all emergency services.
- h) Amend the Village's outdoor lighting ordinance to create residential and non-residential lighting standards that are designed to reduce light pollution and to improve views of the stars and night sky.
- i) Create an outdoor lighting plan to identify appropriate and consistent street lighting throughout the Village, funding mechanisms, and installation timing.



Table 2: Forecasted Utilities and Community Facilities Needs

Community Utilities & Facilities	Timeframe	Comments
Sanitary Sewer System	2007-2010	The sanitary sewer along the lake which serves homes on North Farwell Drive is in poor physical condition and will be repaired as part of the <i>Long-Term Infrastructure Improvements Plan</i> . The Plan's project schedule includes the replacement of the sanitary sewer lining along Farwell Drive from the Boat House at Marina Park to Farwell Court.
Water Supply	2007-2010	Significant segments of water main were replaced during improvements completed in the early 1990's. All segments of the water mains not replaced in the early 1990's will be replaced as part of the <i>Long-Term Infrastructure Improvements Plan</i> , beginning in 2005.
Storm Sewer System	2007-2015	Portions of the storm sewer system were upgraded and expanded in the early 1990's. A majority of the existing storm sewer will remain in place. However, the <i>Long-Term Infrastructure Improvements Plan</i> recommends that minor expansions and/or realignments of the existing storm sewer system be completed to correct several areas with poor street drainage. The highest priority for modifications is to relocate existing storm sewers which pass under or through existing buildings.
Rescue, Emergency, Medical Services	2003-2005	The Village will upgrade its radio/communication system for the police/fire/EMS services.
Parks and Recreation	2003-2015	The Village is in the process of adopting a <i>Comprehensive Park and Open Space Master Plan</i> . The Plan identifies several improvements to be made to the specific parks and recreation facilities, as well as overall park usage.
Burying Utility Lines	Not Determined	Village residents want all utility lines buried, but also recognize the high costs associated with such a project. The first priority for burying utility lines should be those along and across the streets (as opposed to those in backyards) during street reconstruction.
Outdoor Lighting Plan	2004-2010	The Village should create an outdoor lighting plan to reduce light pollution.



Agricultural, Natural and Cultural Resources

Needs Assessment

While there is no agricultural space within the Village, Maple Bluff enjoys an abundance of natural and cultural resources including Lake Mendota; numerous parks and mature trees; an excellent Recreation Department that develops a variety of educational and recreational programs for all age groups; the greenspace and recreational opportunities of the Maple Bluff Country Club; narrow, tree-lined streets with landscaped triangles and medians that make walking, biking and driving safe and enjoyable; and close proximity to downtown Madison and the University of Wisconsin, Madison.

Preserving and enhancing Maple Bluff's distinctive natural and cultural resources and qualities are the Village's highest priorities.

Goals

- a) Maintain community character. The identity and culture of Maple Bluff is expressed by the appearance of its neighborhoods, streets, buildings and edges. The Village will consider visual character in its daily activities and decision making.
- b) Protect Village open spaces, trees, mature vegetation, and shoreline.
- c) Respect the historic, aesthetic and environmental significance of such amenities as views, open space, historic buildings, archeological landmarks, distinctive topography and mature vegetation.
- d) Preserve and improve the Lake Mendota 100-year floodplain area and water quality.
- e) Landscape to accentuate the natural and built environment, establish visual connectivity and community identity, and provide environmental and scenic benefits.
- f) Enhance lake access for all residents.

Objectives

- a) To limit new impervious surface areas in the 100-year floodplain areas.
- b) To protect surface water and ground water quality.
- c) To ensure that any development of the Marina includes low-impact facilities to minimize environmental impacts.
- d) To explore the creation of a Village beautification committee.



An abundance of natural resources, open spaces, and mature vegetation are located throughout Maple Bluff.



- e) To enhance commercial and residential edges of the community with generous landscaping.
- f) To protect historic buildings.
- g) To use vintage street signs and lights to maintain Village character.
- h) To make public projects a model of good development and best practices on all levels.
- i) To encourage the preservation of architecturally, historically, and culturally significant sites, buildings and structures in the Village and its environs.
- j) To improve lake access opportunities at Marina, Beach and Burrows Parks.

Policies and Recommendations

- a) Revise the Historic Preservation Ordinance and Design Review Ordinance to make the decision making processes less subjective. Amend these ordinances to include specific criteria by which the Building Board and Historic Preservation Committee will base their decisions. Educate elected officials, boards and commissions to make development and design review decisions based on standards or criteria included in the appropriate ordinances, unless variances are granted. Develop necessary communication, public and education materials.
- b) Preserve open spaces, topography, steep slopes, bluffs, trees, mature vegetation and environmentally sensitive areas by prohibiting or limiting new or expanded buildings and impervious surface areas in these areas.
- c) Protect groundwater quality and quantity by: (1) regulating potential sources of contamination; and (2) creating a program to educate citizens and businesses about how they can apply environmentally sound household and landscaping practices.
- d) Preserve and enhance the aesthetic quality of Village boundaries and entryways, particularly along N. Sherman Avenue and at the north end of Farwell Drive.
- e) Encourage private landowners to protect and, if necessary, rehabilitate identified cultural, historic and archeological resources.
- f) Create a local inventory of historic structures and properties that are not on the national or state registries but significantly contribute to Maple Bluff's history if property owners support such recognition.
- g) Implement the Facilities Plans for Johnson, Beach and Marina Parks.
- h) Create a tree preservation ordinance.
- i) Encourage practices consistent with the Erosion Control and Stormwater Ordinance.
- j) Develop community standards regarding outdoor storage of vehicles, tools, machinery, trailers, equipment, etc.





Economic Development

Needs Assessment

Economic development is not a high priority for Maple Bluff. Only a few commercial properties currently exist within the Village boundaries, the largest of which is the Maple Bluff Country Club, which leases its land and improvements from the Village.

However, the Village strongly encourages the redevelopment of strip commercial properties along both sides of North Sherman Avenue into high-quality, well designed and landscaped buildings with neighborhood serving businesses. This corridor serves as an important community gateway.



Kappel's Clock Shop on Sherman Avenue is one of Maple Bluff's few commercial properties.

Goal

New commercial development will reflect a high standard of architectural quality and character, including pedestrian amenities and spaces. It will also demonstrate a reflection of local needs and desires for neighborhood businesses.

Objectives

- a) To maintain a strong relationship with the Maple Bluff Country Club to ensure it provides optimal economic and recreational benefits to Village residents.
- b) To work with the property owners to develop a master plan for the N. Sherman Avenue commercial properties that reflects the community desires for walkability and safety and that meets local needs for neighborhood use.
- c) To assess the Village's role in assisting with prospective relocations or new developments in the commercial area.
- d) To upgrade commercial properties, as they represent the gateway to the community.
- e) To use landscaping to enhance the commercial area, including its parking lots, and buffer neighboring residences.
- f) To use outdoor lighting to provide a safe and comfortable visibility level.

Policies and Recommendations

- a) Develop standards to ensure that commercial and mixed-use buildings are of high quality urban design, building materials, and colors that are compatible with the Village character, and that include public amenities such as benches, wide sidewalks, street trees, etc.
- b) Apply for a Dane County BUILD grant to pay for a consultant to work with the Village and property owners to prepare a master plan for the redevelopment of commercial properties along N. Sherman Avenue.



- c) Amend the Zoning Ordinance to require the submission, consideration, and approval of master plans for commercial properties prior to the issuance of building permits for new or redevelopments.
- d) Prohibit suburban style strip developments along Sherman and N. Sherman Avenues.
- e) Consider providing financial incentives to property owners to redevelop or renovate existing commercial properties along N. Sherman Avenue through the creation of tax incremental financing districts.
- f) Work with the Town of Burke if Lakewood Plaza is proposed for redevelopment to ensure that the design and use of the development contributes to an attractive N. Sherman Avenue and neighborhood streetscape.
- g) Amend the Village's signage regulations to require monument, high-quality projecting signs or wall signs and prohibit billboards and off-premise signs.



Strip commercial developments along North Sherman Avenue should be redeveloped into buildings and sites that reflect the Village character, provide aesthetically pleasing edges and entryways into Maple Bluff, and offer a range of neighborhood-oriented services.



Intergovernmental Cooperation

Needs Assessment

Maple Bluff enjoys close relationships with all of its neighbors and overlapping jurisdictions and districts. The Village has an emergency management service (EMS) agreement with the Towns of Burke and Blooming Grove, and has jointly provided EMS services with these towns for over 20 years. There are presently no existing or potential intergovernmental conflicts between the Village and other units of government or districts.

Goal

The Village will coordinate with neighboring municipalities to manage any land use decisions that involve neighboring communities or potentially impact them. The Village will encourage neighboring communities to do the same.

The Village will also work with the City of Madison to ensure that neighboring Madison Parks' (Burrows, Warner) facilities, programs and services complement the needs of Village residents.



Maple Bluff and the Towns of Blooming Grove and Burke have jointly provided emergency management services for over 20 years.

Objectives

- a) To develop a working relationship with Madison Parks Department and Commission.
- b) To work with Madison to understand its goals and objectives for the city and adjacent city neighborhoods and explore co-improvement opportunities.
- c) To develop a long-term cooperative Burrows Park plan with the City of Madison.
- d) To continue cooperative efforts on consolidation of services where appropriate.
- e) To meet with neighboring governments to discuss common economic development opportunities.



Burrows Park, located in the City of Madison, bisects the Village.



Policies and Recommendations

- a) Provide a copy of this plan to all surrounding local governments and consider their comments and concerns in a timely manner.
- b) Continue to work with Dane County, the City of Madison, Towns of Burke and Madison and other municipalities to identify joint services and facilities where consolidating, coordinating, or sharing services or facilities will result in better services and/or cost savings for Maple Bluff residents.
- c) Continue to work with the Towns of Burke and Blooming Grove to provide EMS services.
- d) When possible, enter into intergovernmental agreements with neighboring municipalities and Dane County to foster implementation of this *Comprehensive Plan*.
- e) Encourage surrounding governmental units to consider this *Comprehensive Plan* in making future decisions about the area, particularly on transportation and development issues on and adjacent to Sherman Ave.
- f) Provide the City of Madison a copy of the *Comprehensive Park and Open Space Master Plan*, work with Madison to create a long-term cooperative Burrows Park Plan, and develop a close working relationship with the Madison Parks Department and Commission.
- g) Cooperate with other units of government on Lake Mendota watershed issues to maintain high water quality.



Land Use

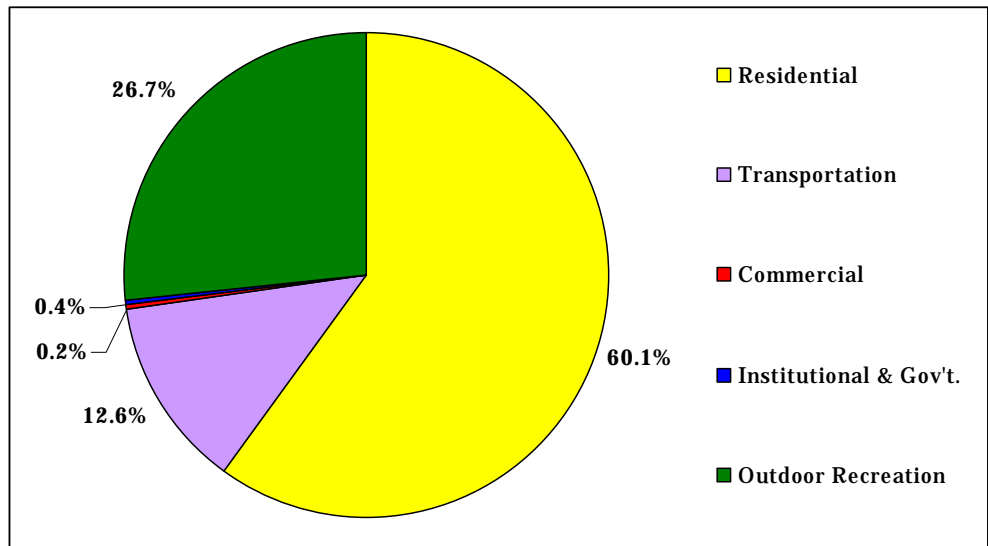
Needs Assessment

Maple Bluff's historic, current and future land use pattern is that of compact single family residential community with significant open spaces and narrow streets. The Village is comprised of five separate real estate developments that date from the late 19th or early 20th century. These districts are Steensland (1892), Lakewood (platted by noted city planner John Nolen in 1912), Baywood (1922), Fuller's Woods (1924), and Maple Bluff (1926). These developments were nearly built out by the mid-1960s. Few land use changes have occurred over the past 30 years.

Limited public, commercial and two-family land uses also exist along the Village edges. Redevelopment opportunities in the Village are limited to single-family residential teardowns and rebuilds, and commercial redevelopment along N. Sherman Avenue. However, it is not expected that these redevelopments will result in changed land uses except for the possible conversion from commercial to mixed-use or the development of multi-family or senior housing along N. Sherman Avenue.

Land use issues facing the Village involve preserving the current development pattern, revising Village ordinances to implement this *Comprehensive Plan*, and encouraging the redevelopment of commercial properties along N. Sherman Avenue.

Figure 1: Land Use as a Percentage of Total Land Use



Source: U.S. Bureau of the Census, 2000

Goal

The Village will promote an overall pattern of development that reflects the vision of the community by maintaining a visually appealing, safe, walkable and bicycle friendly atmosphere.



Objectives

- a) To ensure that all new development will be consistent with this adopted *Comprehensive Plan*.
- b) To make sure development will not exceed the capacity of utilities and Village services.
- c) To structure future development to facilitate bicycle and pedestrian travel.
- d) To plan and maintain Maple Bluff's streets and walkways as attractive public spaces.
- e) To ensure that all new residential and commercial development will contribute to the character of Maple Bluff as a unique place and complement existing surroundings.
- f) To highlight gateways to the Village with special treatments, including landscaping and signage.

Policies and Recommendations

- a) Develop, adopt, and implement a Zoning Ordinance to implement this *Comprehensive Plan*.
 1. Revise the Village zoning and land use regulations to include design standards.
 2. Require the consideration of design standards at the earliest possible stage in the development review process.
 3. Re-zonings shall be based on clear criteria established in the zoning code. Public hearings with appropriate public notice shall be conducted as part of the review for all zoning district changes.
- b) New residential development should respond to existing neighborhood characteristics with compatible land uses, site design, and architectural features. Existing neighborhood character should be vigorously protected and preserved.
 1. Consider establishing maximum above-grade floor area ratios to minimize building size, scale, and mass.
 2. Prohibit garages from dominating the streetscape by requiring that garages be "side-loaded;" even with the street-facing façade on the house; be set back from the street facing façade; and by requiring that the width of the house be at least five feet wider than the width of the garage. For land that has been developed, maintain minimum residential lot sizes and floor area ratios in the zoning code to protect existing neighborhoods.
 3. Encourage a variety of high quality housing styles consistent with the character of the community.
 4. Establish zoning and land division regulations that address the potential of the division of large estate lots into additional development sites.
- c) Commercial, mixed use and infill projects shall consist of high quality designs and building materials, and be pedestrian-scaled and compatible with adjacent land uses. Outdoor lighting of parking, storage and service areas shall be designed to minimize spill over of light onto adjacent properties and public rights-of-way.
 1. Redeveloped and expanded commercial/mixed-use areas shall be subjected to high standards of site design in relation to surrounding areas so as to provide safe, visually pleasing vehicle and pedestrian access without compromising the character and appearance of the built and natural environments.



2. **Mixed-use developments along Sherman Avenue and N. Sherman Avenue should include uses specifically supportive of the surrounding neighborhoods such as small retail stores, offices, coffee shops, restaurants or similar uses. These land uses shall be generally compatible with the scale and intensity of existing commercial/mixed use development in the Village and shall enhance or improve the architectural and visual quality of the Village.**
3. **Institutional and public uses should be compatible with the neighborhood in which they are located with respect to building size, scale, siting, intensity, architecture, and landscaping.**



Implementation

The *Comprehensive Plan 2025* sets forth a vision for the Village of Maple Bluff. It includes goals, objectives, policies and recommendations to guide the community toward the realization of this vision. The 2003-2008 Action Plan, shown in Table 3 on the next page, is the starting point for implementing this *Plan*.

The Action Plan is best used as a working document. It will be used by elected officials to provide staff with direction in the areas of yearly work programs and budgeting. Many of the actions recommended require further study or formal adoption of plans, ordinances or regulations. These processes require further public review and public hearings.

The Action Plan will be reviewed during the annual budgeting process by elected officials and staff to help guide funding decisions.

The Action Plan will also be used on a daily basis by Village staff. All new development and redevelopment, including public works and park and recreation projects, should be evaluated to ensure compliance with Maple Bluff's goals, objectives and policies.

It must be realized that implementing the recommended actions depends on a variety of factors, including:

- Cooperation with property owners and other jurisdictions;
- Annual Village of Maple Bluff budgets;
- Outside funding sources;
- State and Federal laws;
- Maple Bluff residents' comments; and
- A variety of other factors that may or may not be within the Village's control.



Table 3: Action Plan

2003-2008 ACTION PLAN • Village of Maple Bluff		
Recommendation	Who is responsible?	When will the Action(s) occur?
1. Adopt and implement the <i>Village of Maple Bluff Comprehensive Park and Open Space Master Plan</i> .	Village Board	2003-2008
2. Adopt and implement Park Facility Plans for Beach, Johnson and Marina Parks.	Village staff, consultant	2003-2006
3. Adopt and implement revised Zoning Ordinance and Official Map.	Village staff, consultant	2003-2008
4. Update the Capital Improvement Plan and implement the <i>Long Term Infrastructure Improvements Plan</i> .	Village staff	2006-2008
5. Study ways to calm traffic, reduce cut-through traffic, and improve pedestrian and bicycle safety.	Village staff, consultant	2005-2008
6. Apply for a Dane County BUILD Grant to pay for a consultant to work with the Village and property owners to prepare a master plan for the redevelopment of N. Sherman Avenue commercial properties.	Village staff, consultant	2003-2006
7. Monitor the City of Madison and Dane County Smart Growth planning processes to ensure that these plans are consistent with Village goals.	Village staff, consultant	2004-2006
8. Send copies of this plan to all neighboring and overlapping jurisdictions and districts.	Village staff, consultant	2003
9. Expand and update the Village website and encourage residents to access it for community information.	Village staff	2003-2008
10. Improve Village budgeting and programming to be consistent with this <i>Plan</i> .	Village staff	2003-2005