



Joint Master Plan for the Villages of Leland and Denzer



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This Plan is modeled after the *South County Design Manual*, written and illustrated by Peter Flinker for South County, Rhode Island, in May of 2001. The Sauk County Tourist Entertainment Corridor's *Design Guidelines* also served as a guide for portions of the text in this Plan. The document was published in 2004, derived from the *Highway 12 Corridor Growth Management Plan*. Reference numbers for the cover pictures are as follows (beginning at the upper left and moving clockwise): 2, 6, 6, 3.

Joint Master Plan for the Villages of Leland and Denzer

Town of Honey Creek in Sauk County, Wisconsin

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I. Introduction

This document provides written guidelines and illustrations to aid the Villages of Leland and Denzer in designing and siting new buildings, preserving open space within residential and mixed-use areas, and fostering a sense of community among residents. It emphasizes the importance of maintaining traditional hamlet character in the villages while allowing for new development complying with specified architectural standards and zoning requirements. This plan ensures consistency in the visual form of new development, and it promotes efficient project design review. In addition to promoting traditional residential neighborhood design, the guidelines encourage mixed-use and small-scale commercial development within the villages to allow easy access to local businesses and public buildings. In all, this document serves to preserve the heritage and integrity of the villages of Leland and Denzer as they plan for the future.

The Town of Honey Creek Comprehensive Plan identifies the Villages of Leland and Denzer as two primary “Smart Growth Areas”. According to the Comprehensive Plan, Smart Growth Areas are statutorily defined as areas that will enable the development and redevelopment of lands with existing infrastructure and municipal, state, and utility services, where practicable, or that will encourage efficient development patterns that are both contiguous to existing development and at densities which have relatively low municipal, state governmental, and utility costs.

The guidelines set forth in this document will inform interested parties of the villages’ vision and standards for development. This plan should be discussed with developers, builders, and landowners during initial meetings regarding proposed projects. The document will also aid local and county governments in reviewing projects.

The following page lists core goals that apply to both Leland and Denzer, developed by citizens of the two communities.

Core Goals:

1. Preserve wetlands, streams and open water and provide public access to these resources

Honey Creek, the Leland Mill Pond and wetland habitats remain fully accessible to the public and residents to enhance enjoyment of the natural, recreational and scenic beauty of the area. These open-space public areas are an attractive amenity for current residents and future generations.

2. Design in environmentally sound ways

Preserving and enhancing environmental resources are high priorities, emphasizing the preservation of surface and ground water quality and the enhancement of habitat for native species, particularly in shoreland and riparian areas.

3. Create walkable places and gathering areas where neighbors can be acquainted with one another

Redevelopment and new development projects incorporate quality public open spaces such as parks and natural areas. New developments are connected to one another or to existing development. Buildings are designed with traditional architectural styles, often including front porches to encourage a sense of community among residents.

4. Tie the historically developed parts of the village with new development

Newly developed areas are visually connected to previously developed areas to create a seamless blend of varied types of development. Emphasis is given to street and open space connectivity.

5. Mix homes, businesses and community life

A traditional development pattern promotes a community atmosphere and high quality of life. It provides a mix of compatible land uses in close proximity to each other, including residential, business and community gathering areas that are connected by walking corridors.

6. Promote traditional neighborhood and housing design and enduring architecture

The traditional hamlet character of the communities is preserved through the promotion of connected street layouts, mixed land uses, compact building design and architectural standards. The end result is a distinct sense of place with lasting community qualities.

II. Towards Better Planning and Design for Leland and Denzer

In planning for individual development or redevelopment projects, it is important to consider the collective effects of incremental growth on the community. Development approaches should incorporate perspectives of the past and future, with reference to an overall coordinating plan. Land use and design decisions have a direct bearing on the everyday lives of the citizens of a community, and the overall quality of life is generally better in neighborhoods with a strong sense of place and connectedness (Flinker, 2001).

The Town of Honey Creek has a Comprehensive Plan to provide for a coordinated approach to development, but this focuses on planning at the scale of the whole town. Design decisions at the scale of individual sites will determine the character of villages. A Joint Master Plan for the Villages of Leland and Denzer allows for integration of site and town scales, and of planning and design. An approach bringing planning policy down to the level of the site makes possible forms of development that are more complex, more adaptable, and ultimately more livable. It also allows for an understanding of historic patterns of development and the lifestyles they supported.

In the Town of Honey Creek, there are beautiful natural landscapes and features, such as Honey Creek itself. There is also a vibrant rural culture, exhibited in working agricultural districts, historic farms and estates, and small villages. The functional relationship between land and water and human livelihood supports a corresponding visual relationship between homes and businesses and the land around them. The development of walkable neighborhoods and commercial districts and the protection of natural areas within the Villages of Leland and Denzer will preserve the visual appeal of

the landscape and the traditional hamlet character of these communities.

All new development and redevelopment in the Villages of Leland and Denzer will require rezoning to a Rural Community District (RCD). Rural Community District zoning protects unincorporated villages from large-scale development, and it maintains the residential character of these areas while allowing for redevelopment and expansion of core, mixed-use centers. As an RCD, an unincorporated village retains discrete physical boundaries, a recognizable center, and a pedestrian scale and orientation.

With a clear, community-supported vision for future growth in the villages, private developers' impact on the scale and character of development will be managed and predictable. Prevention of commercial strip development and large-lot subdivisions will allow the villages to retain their rural charm. New development and redevelopment should follow the guidelines and standards set forth in this Master Plan to create and maintain appropriately scaled, pedestrian-oriented streets, mixed-use buildings and historic architectural styles.

III. Existing Inventory

The following section documents current buildings, roads, and natural features in and around the Villages of Leland and Denzer. Redevelopment and new development proposals should be considered in light of current development and infrastructure, with an effort to preserve rural character and existing natural areas.

A. Village of Leland

Houses and businesses in the Village of Leland span 9.3 acres along County Road C, not including the Leland Mill Pond at the northwest end of the village. Five lots exist to the northeast along Hemlock Road. Because of its proximity to the pond, current development in the village is in a floodplain. This prevents some types of redevelopment from occurring. There has been little new development in the last few decades, and existing buildings are in various conditions. The village does not have sidewalks, and many of its driveways are not paved. Mature trees line the street.

Residential development is flanked by a church at the northeast end of town, and Sprecher's Bar and the Honey Creek Rod and Gun Club at the southeast end. The village is surrounded by farmland on three sides, and the Leland Mill Pond to the northwest. Natural Bridge State Park is just over a mile to the northeast of the village.



B. Village of Denzer

Development in the Village of Denzer covers 9.6 acres along County Road C and Denzer Road. Public and commercial buildings are generally located at the intersection of these roads. Houses have a variety of architectural styles, and most homes in the village have existed for decades. There are two newly constructed homes in the southwest portion of the village. The Village of Denzer is not in a floodplain, so development is not as restricted as it is in Leland. The village does not have sidewalks, and most driveways are not paved. Mature trees line the streets.

Denzer's only church and the Honey Creek Town Hall sit adjacent to one another at the north end of town. The main commercial building is a former tavern, located at the intersection of County Road C and Denzer Road. The Village of Denzer is surrounded by farmland on all sides, and bordered by tributaries of Honey Creek to the east and west.



IV. Physical Layout

The Town of Honey Creek identifies the Villages of Leland and Denzer as two primary Smart Growth Areas. New infrastructure and development in these two villages should conform to Smart Growth principles, as defined on page one of this document. By maintaining traditional, compact neighborhood design, land surrounding the villages will be used efficiently and neighborhoods will remain walkable. Roads should stay connected and retain a consistent pattern wherever possible, linking residential areas with mixed-use and commercial village centers. Developing and maintaining distinct, central commercial districts will provide the villages with a stronger sense of identity and will add to the unique hamlet character of these communities. New development should be contained and should preserve the area's working landscape by sustaining forests and farmland surrounding the villages. Construction and site design should minimize negative impacts on the environment and enhance the quality of life in the villages.

A. Neighborhood Design: Conservation Subdivisions

To accomplish neighborhood design objectives, new multiple-lot residential development is required to take the form of conservation subdivisions and follow the provisions under Section 7.12 Sauk County Zoning Ordinance for Planned Unit Developments. Conservation Subdivision Design identifies and prioritizes areas for conservation, allowing for continuous tracts of open space within and around development. Principal conservation areas are undevelopable, including features such as class I soils, wetlands, streams and riparian areas, open water, and floodplains. Secondary conservation areas contain significant natural and cultural resources, but do not necessarily impose constraints on development by nature.

Woodlands, meadows, species-rich habitats, slopes, and historic features may exist in secondary conservation areas, and Conservation Subdivision Design requires that these resources remain substantially protected wherever possible. In conservation subdivisions, housing units are clustered on a portion of a parcel of land, with relatively small individual lot sizes. Open space is permanently protected and held in common ownership. Homeowners' associations, local nonprofit organizations or units of government, or individuals complying with conservation restrictions generally provide management of open space and common facilities such as joint septic or water systems. Conservation subdivisions enable developers to concentrate development on the most buildable portions of a site, preserving natural drainage systems, open space, and environmentally and culturally sensitive areas.

According to the Sauk County's Planned Unit Development (PUD) Program, a conservation subdivision requires that at least forty percent (40%) of the total acreage of an original parcel be protected, while the remaining sixty percent (60%) of the total acreage may be utilized for residential development. The land approved for potential development must not contain any principal conservation areas while secondary conservation areas must be substantially avoided. Because any new development areas will be rezoned to the Rural Community District, the minimum lot size requirement will be 20,000 square feet. The conservation subdivision approach will be required for any new single-family and neighborhood commercial development.

The lists on the following page detail the types of features that constitute principal and secondary conservation areas.

Principal Conservation Areas-areas that contain productive agricultural or environmentally and culturally sensitive lands that are protected from residential development:

- *Economically productive farmland with a land capability class I, as determined by the 1977 Sauk County Soil Survey, that either currently is or could be used for cropland in a contiguous quantity of 5 acres or more, regardless of ownership.*
- *Wetlands identified by the Wisconsin Wetland Inventory Map in accordance with Wis. Stat §23.32 and Section 8.10 of the Sauk County Code of Ordinances.*
- *Lakes, rivers, perennial and intermittent rivers or streams as identified on a USGS Map.*
- *Floodplains as identified by the maps and studies referred to in Section 9.03(2) of the Sauk County Code of Ordinances.*
- *Any historical or archaeological site listed on the Wisconsin Archaeological and Historic Resource Database (WisAHRD) by the Wisconsin Historical Society.*

Secondary Conservation Areas-areas that contain productive agricultural or environmentally and culturally sensitive lands that are substantially protected from residential development:

- *Economically productive farmland with land capability classes II and III, as determined by the 1977 Sauk County Soil Survey, that either currently is or could be used for cropland in a contiguous quantity of 5 acres or more, regardless of ownership.*
- *Steep slopes in excess of 20 percent.*
- *Large, contiguous blocks of forest in excess of 40 acres.*

- *Other natural or cultural elements of the site identified for preservation or protection by the Sauk County Agricultural Preservation Plan, the Wisconsin Department of Natural Resources Natural Heritage Inventory and applicable comprehensive plan(s).*

Development in conservation subdivisions should connect to existing development within the Villages of Leland and Denzer wherever possible. Neighborhoods should remain pedestrian-oriented, and village centers should be easily accessible to all village residents. Open space preserved in conservation subdivisions will allow the villages to maintain their rural, hamlet character, and it should not interfere with compact neighborhood design.

All new streets will need to comply with a 28-foot maximum width requirement. Streets should have two-foot gravel shoulders on either side, so paved areas will not exceed 24 feet in width. Road right-of-ways will be 40 feet wide. Cul-de-sacs should be strongly discouraged unless absolutely necessary. An integrated street system in residential areas will allow for short driving trips, easy access for service vehicles, a sense of connectedness within and between neighborhoods, and efficient overall land use. Only preserved open spaces may prevent connected street patterns in some areas.

Building setbacks from roads should be consistent, so as to preserve neighborhood character and use land efficiently. Mature vegetation should be preserved to the full extent possible in new residential developments, especially specimen trees and native plants.

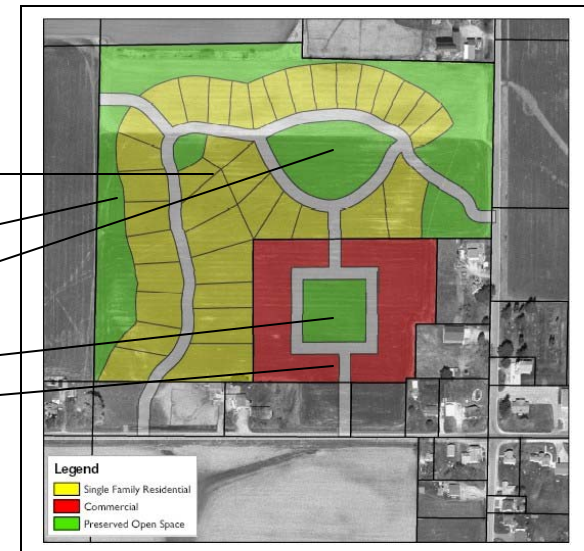
VISUALS



2

- Conservation subdivision in upper right, adjacent to existing development
- Small village center
- Natural areas preserved in and around village
- Compact neighborhood design
- Connected, grid-like street system

- Conservation subdivision, with lots clustered on most buildable sites
- Conservation area is contiguous with surrounding natural areas
- Conservation areas are able to be viewed by all residents
- Commercial center with village green
- Interconnected roads



B. Village Center Design

Currently, the Villages of Leland and Denzer do not have distinct commercial centers. With increasing residential development in these two Smart Growth Areas and potentially in the surrounding rural community, the villages would benefit from planning well-designed commercial/mixed-use districts. Village centers or gathering areas will promote economic development and will foster a stronger sense of identity within these communities.

A village center is the cultural and economic hub of a community. An integrated commercial-mixed use center creates a place for both social interaction and business. Similar to residential development, village centers should be walkable and human-scale, promoting a strong sense of community and place. Village centers are the focal points of communities, often taking the form of a central square with locally owned shops surrounding a village green or historic building. Creating a distinct village center allows for the concentration of mixed-use and commercial development in one easily accessible area. The compact design is in keeping with traditional hamlet character.

To maintain the rural character of the Villages of Leland and Denzer, structures and businesses should be small and should avoid strip mall design. Development in village centers should be situated to preserve and enhance existing wetlands, open space, and natural habitat areas. The development itself should incorporate open space in the form of a village green, a small park, or well-landscaped walking corridors. Environmental features such as wetlands, ponds, or small tracts of woodland can be used as amenities for development and can serve as transitions between commercial and residential districts.

Neighborhood-oriented shops and services in the village centers should be primarily located on the ground level. Second floors may be utilized for a combination of offices, apartments, permanent residences, and/or bed and breakfast accommodations. Buildings should remain close to roads and walkways for easy access. Street parking should be encouraged wherever possible, reducing the need for large parking lots. Parking lots should be of sufficient size to accommodate business patrons and employees, but should not be excessively large or visually prominent in the village centers. Parking areas should be located to the backs or sides of buildings. The center of a village square should be an attractive public space. Mature vegetation should be preserved wherever possible, and landscaping around buildings would add to their visual appeal.

Traffic should be allowed to flow smoothly around village centers. There should be road access to all sides of a central square, but traffic should not be funneled to this area because of poorly planned road development elsewhere. Pedestrians should have access to the center from all surrounding residential neighborhoods.

If the development of true village centers is not feasible for the Villages of Leland and Denzer as they begin to grow, the villages should still promote the development of public gathering areas. Gathering areas would have many of the same features as village centers, providing space for commercial development, small parks, and public buildings, but they would not necessarily take the form of central village squares.

VISUALS



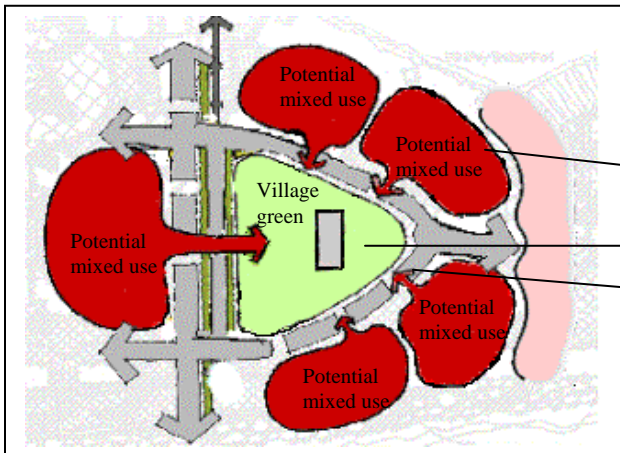
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- Compact, central commercial-mixed use district
- Central square is close to residential development
- Surrounding natural areas preserved



4

- Trees and open space preserved in and around development
- Street pattern is gridded wherever possible
- Parking lots are set to backs or sides of buildings
- Development is compact



7

- Potential mixed-use/commercial areas are designated around a village green
- A village green is an attractive focal point of the central square, providing public open space
- Traffic is allowed to flow smoothly through this area of development

C. Steps for Siting New Development

All new development, be it commercial or residential, by Certified Survey Map or subdivision, should result from following the four-step design process outlined in this section. This approach is derived from Randall Arendt's *Conservation Design for Subdivisions* guide (1996). According to Arendt, all potential building sites should be evaluated for their conservation and development potential, culminating in broad concept plans showing proposed locations of building lots, streets, greens, commons, meadows, woodlands, and other types of open space. During the planning process, the following four steps should be followed sequentially:

1. *Identify All Potential Conservation Areas.*

Principal conservation areas must always be protected from development, but land containing other features may be deemed equally important to preserve. Environmentally sensitive upland areas, features of historical or cultural significance, scenic landscapes, or any land with unique, rare attributes can be identified for protection. In initial site plans, designers should be encouraged to include more land than they think will eventually be designated as open space, so that no potentially desirable area is excluded from consideration in the design process. In conservation subdivisions, 40% of the land must be set aside for conservation. During the initial stages of planning, as much as 60% of the land may be tentatively reserved for conservation. Steps 2-4 will aid designers in making final conservation area determinations. Planning for commercial development and Certified Survey Map (CSM) divisions should follow the same process.

2. *Locate Building Sites.*

The value of both residential and commercial buildings is often higher when there are views of open space, so the number of "view lots" should be maximized in any new development. This also ensures that preserved open space is usable and accessible by all members of a community. To allow for the maximum number of buildings with open space views, houses and lots should be human-scaled and not excessively wide. In commercial centers, buildings may be arranged around a village green or park space. Identifying building sites before drawing lot lines and locating streets allows building locations to be carefully selected so that important natural, cultural, and historical features are preserved. Although it may be impractical to protect all secondary conservation areas, many of the features identified in Step 1 should be avoidable when siting houses and commercial buildings.

3. *Design Street Alignments and Trails.*

After identifying building locations, the next step is to determine the best way to access every residence and commercial area with a street system. The Villages of Leland and Denzer have relatively level or rolling topography, so there will not be any major engineering challenges for street design. However, there are a number of environmental considerations involved in the street siting process, and no new streets may be constructed in principal conservation areas. For the Village of Leland, new streets must be located out of the Honey Creek floodplain. All new streets should avoid wetlands, large trees, mature tree stands, and important wildlife habitats. The length of new access streets should be minimized for aesthetic, economic, and environmental reasons. If roads must be sited very near mature trees, it is important to leave enough space so that construction equipment does not cross the tree canopies' outer drip lines. This will prevent major damage to the root systems of these trees.

In some cases, it may be desirable to create a “single-loaded street,” with buildings all located to one side of the street. The other side of the street should typically border an open space area. This allows for an unobstructed view from the houses or businesses along the street, and showcases preserved natural areas for people who drive, bike, or walk along the road. The view from the natural area is also improved in this situation, as most new houses look far better from the front than the back. People enjoying the open space would likely prefer to see the front façades of neighboring homes rather than the wood decks and sliding glass doors typical of house backs. Residents, in turn, benefit from increased backyard privacy.

Regardless of the layout approach, all new streets should be interconnected and integrated with existing roads in the villages. Interconnected streets provide easier and safer access for fire engines, ambulances, school buses, snowplows and garbage trucks. They also distribute traffic evenly, whereas dead-ends and cul-de-sacs often lead to traffic bottlenecks by funneling vehicles to a limited number of through streets. In some areas, cul-de-sacs may be unavoidable due to topographic constraints or the location of principal conservation areas. In these cases, pedestrian and bike linkages should provide connections to other nearby streets or to a neighborhood trail system. Cul-de-sacs themselves should not be entirely paved, leaving small central plots of green space. Streets serving new developments should be designed to connect with adjoining properties that are potentially developable in the future. This will preserve a strong sense of community within the villages

as new development occurs, ensuring that no new neighborhoods will be self-contained.

Walking and biking trails should provide village residents convenient access to gathering areas, commercial centers, and public open spaces. Trails can serve to connect portions of the village that are not connected by streets, and they can provide recreational opportunities in and around preserved natural areas.

4. *Draw Lot Lines.*

Before determining precise lot lines, conservation areas should be officially delineated. Any secondary conservation areas not designated for street or building development should be protected. Conservation areas should be connected via natural corridors wherever possible. Strips of mature tree stands or wetlands can serve as attractive amenities to development, and can accommodate recreational trails or paths connecting public open space lands.

After the designation of conservation areas, building sites and street alignment, lot line placement should be straightforward. Lots abutting conservation areas should not have to be deep, as the open space visually extends the perceived depth of their yards. In neighborhoods that will utilize joint septic systems, lots should be designed so that two to three houses can easily share one large septic tank and drain field by way of an easement extending across the properties. To utilize space efficiently and to promote friendlier neighborhoods, houses should maintain similar setbacks that are not far from public walking paths and roads.

V. Architectural Design

Recent planning and design movements that counter conventional development include neotraditional town planning, new urbanism, sustainable design, and smart growth. This Master Plan demonstrates how principles from these movements can be applied to the Villages of Leland and Denzer, listing substantive guidelines for future growth and the preservation of natural areas. The following sections provide recommendations for specific types of development: single-family residential, neighborhood commercial, commercial, and institutional.

A. Single-family Residential

Well-designed and human-scaled single-family neighborhoods are an asset to any community. Single-family development should be on small- to medium-sized lots to encourage compact, walkable neighborhoods and keep home prices affordable. Architectural design should vary from house to house, but should be in keeping with traditional, hamlet-style homes.

Design Guidelines

Building Design

- Design traditional, community-oriented houses and articulated street-facing building façades utilizing some or all of the following approaches:
 - Incorporate a covered front porch spanning at least 1/3rd of the front façade, and at least 8 feet wide.
 - Include bay or cantilevered windows, adding dimension and visual interest to façades.
 - Include second story dormer windows, chimneys, or other features to break up straight lines.

- Orient the front door toward the street.
- Recommend that attached garages be recessed from the front façades of houses.
- Locate all detached accessory buildings (including detached garages) flush with or behind the rear façade of the house.
- Encourage significant use of natural materials such as brick, wood, or stone for residential and RAC structures.
- Design 30-50% of the front façade with transparent surfaces (i.e., windows or glass doors).
- Encourage energy-efficient, green building design.

Site Design

- Create compact lots with building and driveway layouts that maintain traditional hamlet character and foster a sense of community, utilizing any of the following approaches:
 - Connect the front door to the street (directly via path or indirectly via driveway).
 - Locate mechanical equipment and tanks to the side or rear of the house (i.e., LP tanks, air conditioners, etc.).
 - Encourage shared driveways between residences and a street connection width of not more than 12 feet.
 - Landscape lots with native perennials, shrubs and trees to provide multi-seasonal interest.

Location

- Development is permitted in the single-family residential and neighborhood commercial-designated areas on the future land use map.

VISUALS



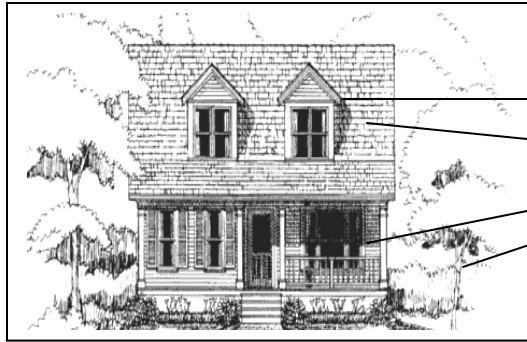
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- Chimneys and dormer windows add visual interest
- Front door oriented to street
- Well-detailed building façade
- Large, covered front porch
- Natural building materials



3

- Articulated front and side façades
- Dormer window adds visual interest
- Garage set to back of house
- Large, covered front porch
- Well-landscaped front yard
- Path connects driveway to front door



3

- Dormer windows and shutters add visual interest
- Compact house design
- Natural building materials
- Covered front porch
- Trees preserved in yard



3

- Compact house design
- Shutters and varied window sizes add visual interest
- Unique roof design
- Raised, covered front porch



3

- Dormer windows, chimney, shutters, and unique window design add visual interest
- Covered front porch
- Trees preserved in front yard
- Natural building materials

- Unique roof design
- Articulated front façade
- Shutters, window boxes, and window shapes
add visual interest
- Large, covered front porch
- Landscaped front yard



3



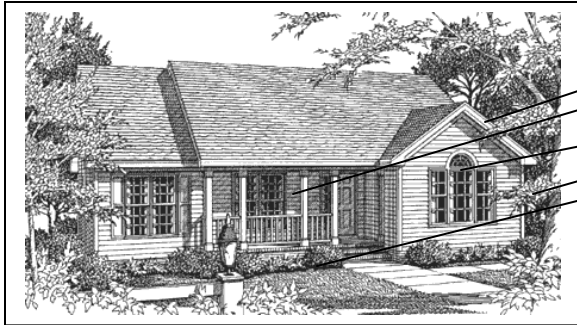
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- Unique window design
- Articulated front façade
- Covered front porch
- Landscaped front yard



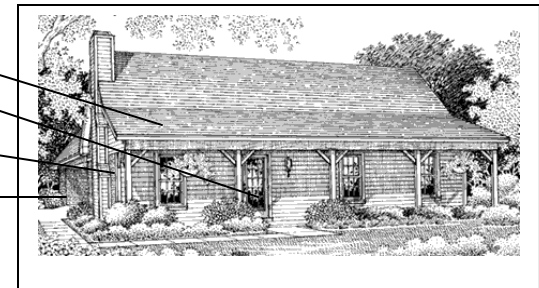
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- Unique roof design
- Large, covered front porch
- Garage set to back of house
- Landscaped front yard



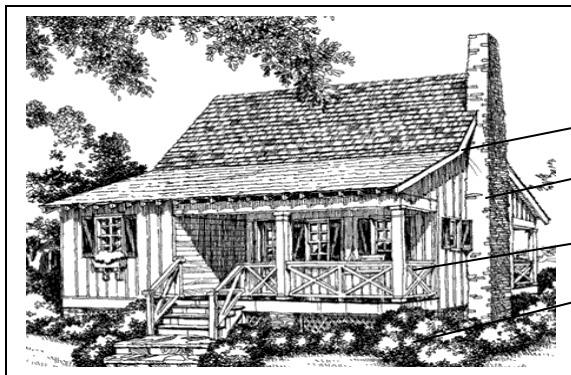
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- Unique roof design
- Covered front porch
- Unique window design
- Surrounding trees preserved
- Landscaped front yard



3

- Long, covered front porch
- Glass door and long windows increase transparent surface area
- Natural building materials
- Unique house design
- Garage set to back, connected to front door by path



3

- Natural building materials
- Chimney, shutters, and window boxes add visual interest
- Unique house design
- Raised, covered front porch
- Landscaped front yard

B. Neighborhood Commercial

Well-designed neighborhood commercial and mixed-use developments provide retail establishments and services that are convenient to a residential neighborhood. Neighborhood commercial and mixed-use developments are comprised of small neighborhood businesses and office spaces integrated with residential housing. Businesses may be located on one floor of a residential building, or to the side of a residence. These mixed-use buildings should reflect the traditional architectural styles of nearby single-family residences. Single-family residences are permitted in neighborhood commercial districts.

Design Guidelines

Building Design

- Promote and maintain architectural style compatible with traditional hamlet-style businesses and residential structures:
 - Orient the entry of the commercial establishment to the street. Commercial entries should be highly visible and well defined, utilizing overhangs, detailing, awnings, small signs, or distinctive doorframes.
 - Orient the residential entry to the side or back, or recessed from the commercial entry.
 - Screen rooftop mechanical equipment.
 - Design traditional, community-oriented buildings and articulated street-facing façades utilizing some or all of the following approaches:
 - Recommend that attached garages be recessed from the front façades of buildings.
- Locate all detached accessory buildings (including detached garages) flush with or behind the rear façade of the main building.
 - Encourage significant use of natural materials such as brick, wood, or stone for residential and RAC structures.
 - Design 30-50% of the front façade with transparent surfaces (i.e., windows or glass doors).
 - Encourage energy-efficient, green building design.

Site Design

- Create compact lots with building and driveway layouts that maintain traditional hamlet character and foster a sense of community, utilizing any of the following approaches:
 - Connect the front door to the street (directly via path or indirectly via driveway).
 - Locate mechanical equipment and tanks to the side or rear of the building (i.e., LP tanks, air conditioners, etc.).
 - Encourage shared driveways between buildings and a street connection width of not more than 12 feet.
 - Landscape lots with native perennial shrubs and trees to provide multi-seasonal interest.

Signage and Lighting

- Locate signage on the building, utilizing wall-mounted, awning, or window-type designs, or place a sign in the front yard, not more than 15 square feet in size.
- Corporate signage and building design should be subordinate to the community guidelines.
- Integrate signage location, shape, and size with building design.
- Use lighting judiciously as needed for safety and information. Use full cut-off lights and minimum light levels that meet “dark sky” goals. Use higher levels of lighting only at signage and highlighted architectural elements. Limit the mounting height to 30 feet.

Location

- Development is permitted in the neighborhood commercial- and commercial-designated areas on the future land use map.

VISUALS



5

- Residence on story above business
- Natural building materials
- Porches, awnings and shutters add visual interest
- Commercial front entries oriented to street
- Signage relatively small and integrated with building



5

- Residence behind business
- Natural building materials
- Awnings, chimney, and roof design add visual interest
- Small, integrated signage
- Commercial entry oriented to street, accentuated by awning



1

- Unique front façade
- Residences on second floor of building
- Street trees preserved
- Commercial entry oriented to street
- Natural building materials

C. Commercial

Commercial buildings house businesses and offices that serve community residents and visitors. Their designs should reflect the styles of historic commercial buildings in the villages. Commercial development will provide services convenient to residential neighborhoods, but buildings themselves will not support residences.

Design Guidelines

Building Design

- Promote and maintain architectural styles compatible with traditional hamlet businesses, with unique, human-scale buildings that foster a sense of community:
 - Orient the entry of a commercial establishment to the street. Commercial entries should be highly visible and well defined, utilizing overhangs, detailing, awnings, small signs, or distinctive doorframes.
 - Screen rooftop mechanical equipment.
- Design traditional, community-oriented buildings and articulate street-facing façades utilizing some or all of the following approaches:
 - Locate all detached accessory buildings (including detached garages) flush with or behind the rear façade of the main building.
 - Encourage significant use of natural materials such as brick, wood, or stone for residential and RAC structures.
 - Design 30-50% of the front façade with transparent surfaces (i.e., windows or glass doors).
 - Encourage energy-efficient, green building design.

Site Design

- Maintain traditional hamlet character and foster a sense of community, utilizing any of the following approaches:
 - Locate service areas, mechanical equipment and refuse containers to the rear of buildings.
 - Construct and maintain adequate parking areas behind or to the sides of buildings, connected to road rights-of-way.
 - Landscape parking areas and front yards where applicable.

Signage and Lighting

- Locate signage on the building, utilizing wall-mounted, awning, or window-type designs, or place a sign in the front yard, not more than 15 square feet in size.
- Corporate signage and building design should be subordinate to the community guidelines.
- Integrate signage location, shape, and size with building design.
- Use lighting judiciously as needed for safety and information. Use full cut-off lights and minimum light levels that meet “dark sky” goals. Use higher levels of lighting only at signage and highlighted architectural elements. Limit the mounting height to 30 feet.

Location

- Development is permitted in the commercial-designated areas on the future land use map.

VISUALS



6

- Human-scale building
- Surrounding natural areas preserved
- Unique building design
- Community-oriented patio area



6

- Varied building elevation
- Natural building materials
- Street trees preserved
- Front doors oriented to street
- Pedestrian-oriented site design



6

- Unique, colorful design
- Human-scale building
- Natural building materials
- Surrounding trees preserved
- Patio contributes to inviting atmosphere

D. Institutional

Institutional buildings house organizations and foundations, especially those dedicated to public service, education, and culture. Churches, town halls, schools, and libraries are all considered institutions, setting them apart from commercial and residential development. Leland and Denzer each have a church, Denzer hosts the Honey Creek Town Hall, and Leland supports the Honey Creek Rod and Gun Club. It is unlikely there will be a need for new institutional development in either of the villages as they begin to expand.

VI. Proposal and Application Process

The area of any proposed new development or redevelopment project must be rezoned to a Rural Community District (RCD). Both single-family housing and commercial development require the rezoning, but the only specified permitted use in an RCD is single-family residential development. All proposals for mixed or commercial uses will require the Sauk County Board of Adjustment to grant a special exception permit after investigation of the site and a public hearing to authorize the location and type of the special exception use.

If developers feel that their proposal meets the terms of the RCD and Sections IV and V of the Joint Master Plan, they may complete an application to submit to the Town of Honey Creek Plan Commission for review. The application requires that the developer include a site plan, building elevation drawings or models, a written description of the project, and floor plans for commercial buildings. The requirements are detailed in the following checklist:

- ❑ A scaled site plan in accordance with Section IV of the Joint Master Plan, including the following items: date, north arrow, graphic scale; location of property lines, rights-of-way, easements, water courses; streets, driveways, intersections; outlines of all buildings, setbacks, dimensions; means of vehicular and pedestrian access; layout and location of all off-street parking (if commercial); schematic of drainage system; the location of proposed trees, shrubs, and ground cover; complete site erosion control plan and finished grade plan;

- ❑ A written description of how the proposed development conforms with the requirements of the Rural Community Zoning District and any requirements by the Sauk County Board of Adjustment for special exception uses, and incorporates guidelines from the Joint Master Plan for the Villages of Leland and Denzer and the Town of Honey Creek Comprehensive Plan;
- ❑ Front, side, and rear elevation drawings and/or models for the proposed building(s); and,
- ❑ In the case of commercial development, a floor plan of the proposed building(s).

Once the Town Plan Commission receives a complete and acceptable application, it will review the document and submit it to the Town of Honey Creek Board for consideration.

VII. Future Land Use Maps

Please see the following pages.

VIII. Photograph and Drawing References

1. Dover, Kohl & Partners. 2001. *Toward Better Places: the Community Character Plan for Collier County*. http://www.doverkohl.com/project_graphic_pages_pfds/Collier.pdf.
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3. HomePlans.com. 2006. <http://www.orderhomeplans.com/exec/action/plans/browsemode/details/filter/SQFTMax.1500/hspos/tndnet/page/10/planid/16025/section/homeplans?viewstate=tot.eNozMQMAAKAAaw%3d%3d>.
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5. Planning Decisions, Inc. 2002. *A Smart Growth Future for Derry*. Derry, New Hampshire. http://nh.gov/oep/programs/SmartGrowth/_docs/derry_report.pdf.
6. The CoHousing Company. 2006. *Projects: Nevada City CoHousing*. http://www.cohousingco.com/proj_NCity.htm.
7. Village Board Presentation. 2005. *Green Bay Road Corridor Study*. <http://www.wilmette.com/business/GBRPresentation.pdf>.