

2023-2043

# Town of Sun Prairie Comprehensive Plan



## Table of Contents

2023-2043 Update	Page 3
2016 Update	Page 30
2003-2023 Original Plan	Page 44

## Contributors:

Mark Lydon, Chairman  
 Joe Tatar, Secretary  
 Jane Case  
 Al Meyer  
 Dean Kalmerton  
 Doug Yelk  
 Paul Stang  
 Raquel Tatar  
 Jo Ann Ramsfield  
 Alyssa Stang  
 Stuart Meier  
 Kay Weisensel, Town Treasurer  
 Rhonda Wiedenbeck, Town Clerk  
 Sean Higgins, Capital Area Regional Planning Commission  
 Residents of the Town of Sun Prairie

## Town of Sun Prairie

5556 Twin Lane Road, Marshall, Wisconsin 53559  
 Tel. 608.837.6688  
[www.townofsunprairie.info](http://www.townofsunprairie.info)

## Published and Adopted:

January 22, 2024 by the Town of Sun Prairie Board:  
 Lyle Updike Town Chairman  
 Joe Seltzner, Town Supervisor  
 Doug Yelk, Town Supervisor

# **Town of Sun Prairie 2023-2043 Comprehensive Plan Update**

## **Background**

This is the 2023-2043 update of the Town of Sun Prairie's Comprehensive Plan prepared with the assistance of a dedicated group of Town residents.

The 2003 version of the Plan was written by Vierbicher, an external vendor whose consulting time was paid for through a state grant. Although much of the vision for the Town's future outlined in that document is still relevant in 2023, the data, some consideration of current conditions, and occasional references to other planning work had become outdated.

Since 2020, the Plan Commission, Town Staff, CARPC and a committee composed of Town of Sun Prairie residents determined that updating information in the current plan with an addendum of new conditions was the best way to approach the update. This approach allowed the Town to adhere to State Statute requiring that Comprehensive Plans be updated every 10 years and to recognize the continuing usefulness of the original Plan's vision without incurring the cost of writing an entirely new Comprehensive Plan. The three-year process included a survey of residents, three public listening sessions, over fifty open meetings, two public open houses, and regional discussions.

The 2003 Comprehensive Plan continues to be an excellent reference and acts in official capacity as the Town of Sun Prairie's Comprehensive Plan. The 2023 Update is an official Addendum including current conditions providing reasonable guidance. The most substantive change within the 2023 update is the Future Land Use Map showing areas with relaxed development restrictions.

## **Overview**

The Town's goal is to protect open space, ag character, and farmland while maintaining low property taxes and protecting access to essential services.

Development pressures are generally from external neighboring municipalities rather than internally driven proposals. The City of Madison is considering significant development on their eastern flank which will likely impact the SW corner of the Town of Sun Prairie. Additionally, the State of Wisconsin is considering construction of an interstate exit on the I-94 corridor in the vicinity of Seminary Springs.

In the last twenty years the Village of Cottage Grove annexed a portion of TSP land north of Interstate 94 which is now zoned for commercial development. As of 2023 a large logistics company and a Milwaukee-based warehouse company are considering construction of new facilities within those parcels.

In the last twenty years, only 20% of the maximum allowed quantity of residential lots were created since development restrictions were, by design, very limiting. Fire protection service costs have tripled while EMS costs have doubled. Road maintenance costs have also realized historic increases due in part to very high inflation levels not seen since the 1970s. With the bulk of Town revenue coming from property taxes, some growth must be realized to meet these increasing costs.

The US Federal Emergency Management Agency ranks the Town of Sun Prairie census tract with a “relatively low” risk index regarding changing weather patterns and other physical hazards. This relative safety coupled with a high regional demand for affordable housing suggests that eastern Dane County may be favorably viewed for future population migration and development.

Following the Town’s 2017 exit from Dane County Zoning, many parcels still contain legacy zoning descriptions which should be updated to current zoning codes. Within the 2024-2026 timeframe, the Town will update all parcels with current zoning codes.

The Town favors compact, clustered residential developments instead of widely distributed residential development. Clustered development is generally regarded as approximately 10-20 houses in a 5–10-acre location.

Survey respondents overwhelmingly responded that the current pace of development was “just about right” and most felt that, if additional development becomes necessary, it should be concentrated in clusters to preserve an open feel.

Survey respondents expressed strong support for the promotion of small farming operations, removing barriers for small ag operations, and creating barriers for the spoiling of open space. In 2023 it is economically challenging to be a small ag producer in Dane County due to high land value (approx. \$15K/acre as of 2022), high land taxes, and low returns on produce.

The Town will apply three strategies to achieve stated goals:

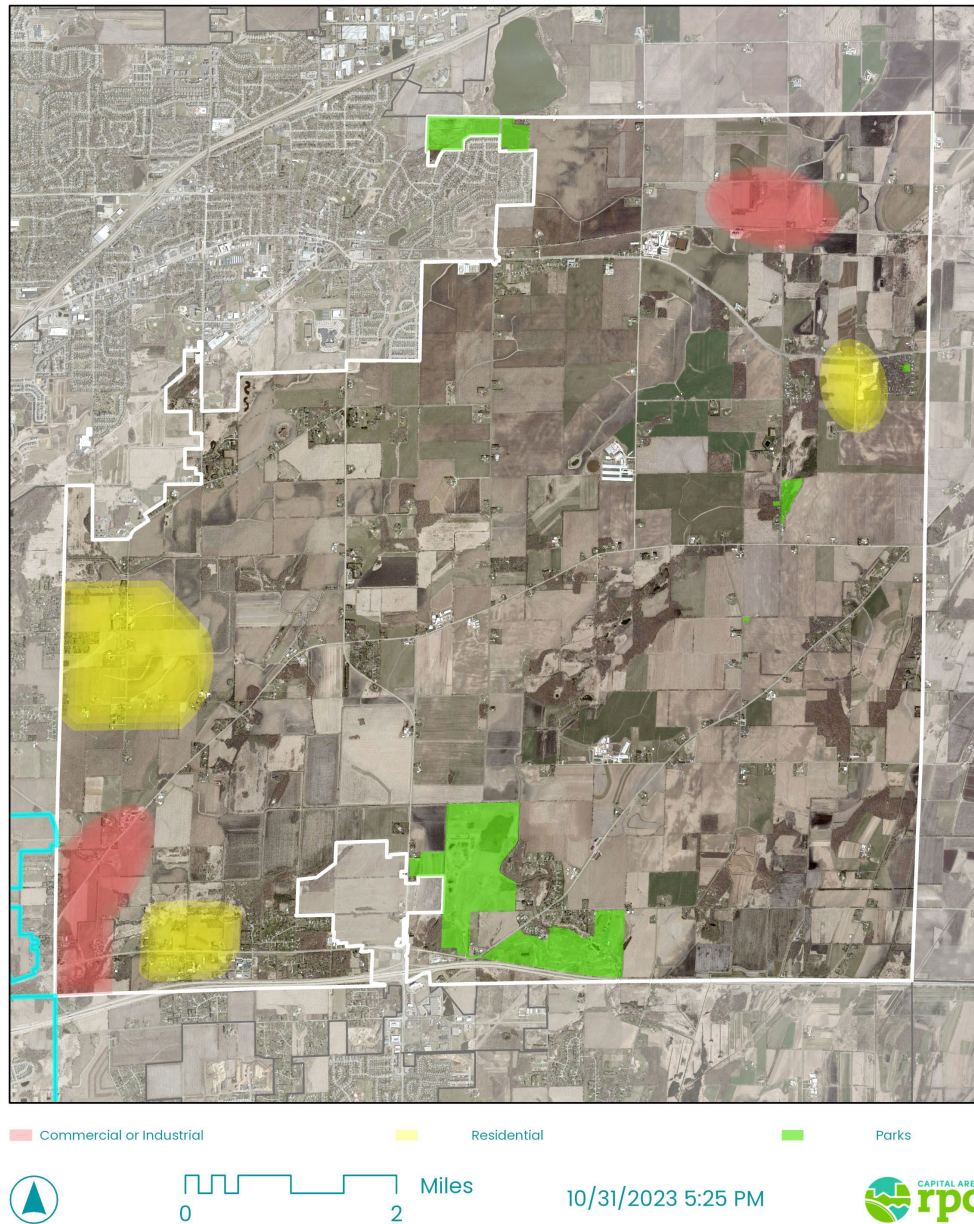
- 1) Recommended 1.2% residential lot growth rate and a 0.6% commercial lot growth rate.
- 2) Conservation easements.
- 3) LESA scoring to drive development towards approved land and soil types.



## Future Land Use

### TOWN OF SUN PRAIRIE COMPREHENSIVE PLAN

## Future Land Use



#### Key:

- Yellow: Residential Development Vicinities
- Red: Commercial Development Vicinities
- Green: Parks and Recreation

Please refer to the Future Land Use map showing residential development vicinities (RDVs) and commercial development vicinities (CDVs) designated as more suitable for future clustered growth if such proposals are brought forward by developers.

These development vicinities:

- Represent a possible vision of future Town growth but are not guaranteed.
- Offer transparency and consistency in Town decision making.
- Possess favorable characteristics for development considerations.

### **RDV and CDV Locations**

RDVs and CDVs are encouraged to be built on busier roads (state highways and county trunks), adjacent to existing clustered developments, and on land less suitable for farming. Commercial enterprise expansion is encouraged to direct future growth to areas approximate to railway transportation and higher population.

The Future Land Use map shows five areas that are considered for development. These areas include:

- Residential:
  - The parcels generally located between Drovers Woods and Savannah Valley
  - The parcels generally located within the vicinity of Burke Road and Bailey Road.
  - The parcels generally located along County Road TT and Norton Drive.
- Commercial:
  - The parcels located along the railroad corridor at the NE corner of the Town approximate to Duffy Grain.
  - The parcels generally located at the SW corner of the Town approximate to Seminary Springs.

### **Criteria for Evaluating Land Use Change Proposals**

To aid in transparent and consistent decision making, the Planning Commission continues to utilize several criteria when evaluating land use change proposals. The criteria include:

- Residential and Commercial Development Vicinities as shown in the Future Land Use Map
- LESA score
- Existing land Use
- Parks and Recreational usage
- Protection Area (100-yr flood zone, presence of a waterbody within 100', steep riparian slopes, savannahs, stormwater facilities)
- Stewardship Area (500-yr flood zone, potentially restorable wetlands, hydric soils)

**Impact on LESA Scoring System and Conservation Easements**

Residential Development Vicinities:

Across all lands *outside* of the Residential Development Vicinities, the following requirement shall apply:

- If a 5-acre or larger parcel is proposed to be subdivided into SFR (single family residence) parcels, then the Owner must:
  - Designate a Conservation Easement within the Town of Sun Prairie following the ordinance as written.

Across all lands *within* the Residential Development Vicinities, the following requirements shall apply:

- Within RDVs if a proposal involves five (5) or more parcels then the LESA scoring system will not be required, and a conservation easement exchange *will not* be required.
- Within RDVs if a proposal involves four (4) or fewer parcels then the LESA scoring system will not be required but a conservation easement exchange *will* be required.

The intent of this approach is to encourage platted development within RDVs over individualized, onetime development.

Commercial Development Vicinities:

- Within CDVs the dual requirements of applying the LESA scoring system and acquisition of conservation easement will be suspended. The Town will continue to regard neighboring land use, density, and environmental considerations when approving or rejecting proposals. Platted proposals consisting of 5+ parcels may require additional scrutiny.

The Town will continue to regard neighboring land use, density, and environmental considerations when approving or rejecting proposals.

**Conservation Easements**

Conservation easements are required for agricultural, residential, or commercial zoning changes located outside of CDV or RDV zones.

Conservation Easement Waivers may be granted for the following reasons:

1. Parkland dedication
2. Stormwater management that exceeds current standards
3. Dedication of land for public improvements
4. Payment for future land protection

## **Growth Rates**

- Residential:
  - The Town recognizes that since 2000 annual growth has been approximately 0.2%.
  - The historical rate of 1.2% annual residential growth shall be maintained as a guide but not serve as a limiting cap.
- Commercial:
  - Within Commercial Development Vicinities there shall be no imposed growth rate cap. Commercial growth is strongly encouraged to be contiguous to previously developed lands to avoid 'leapfrogging' undeveloped parcels. A CDV is required to be approximately 60% developed before the Town will consider expanding the CDV's boundaries.

## **Consistency**

Development proposals are encouraged to be consistent within its respective vicinity. For example, residential proposals are encouraged in residential vicinities. Proposals that are not in alignment with the proposed vicinity's character may be rejected due to deficient planning.

## Housing

The Town of Sun Prairie consists of about 30 square miles with 2,400 residents. Population grew in the late 20th century but has remained flat for the last twenty years.

With 915 housing units in 2022 and a 1.2% annual growth rate, a maximum of 11-14 new houses could be approved each year for the next 20 years pending sufficient demand. Note that the historical rate of 1.2% annual residential growth shall be maintained as a guide but not serve as a limiting cap.

It is recognized that commercial development generates more tax revenue for the Town than does residential development. Commercial development growth rates within CDVs shall not be limited. Commercial development rates outside of CDVs shall be kept to approximately half the ongoing rate of residential development.

Survey quote: "Please work to keep the area as rural as possible. We love it here!"

91% of survey respondents have no plans to move citing satisfaction with local governance, beauty, and quality of life.

Only 25% of respondents currently farm land located within the Town of Sun Prairie. (Affirmative respondents may include property owners who rent their land to farmers as well as farm laborers.)

Conversely, 75% of respondents have no connection to agriculture as a means of income. The Town has approved reducing the size of a buildable lot down to ½ acre from the legacy 1-acre minimum buildable lot.

From 2003-2023 the permitting of Savannah Valley and The Oaks subdivisions provided stable taxes and revenue to support increased Town services.

## Transportation

92% of survey respondents indicated the same or increased support for construction of a bike path in rural areas connecting the Ice Age Trail to McCarthy Park and the City of Sun Prairie. This may coordinate with Dane County's proposed Georgia O'Keefe Trail which approximately follows the Koshkonong Creek. The Town will intentionally investigate options for implementing bike lane construction and increased shoulder widths for safety.

Town residents indicated support for increased traffic control measures. These measures included supporting State and County speed reduction roundabouts at State Road 19 and Town Hall Road as well as County Road N and Bailey.

As of 2023, County Road N is a well trafficked thoroughfare that will likely see increased flows in the coming years. Installing measures to increase safety on N is well supported by Town Residents.

## Utilities and Community Facilities

In 2023 the Town Board adopted a solar and wind energy siting amendment providing guidance to local landowners and residents when approached by energy project developers seeking access to land consisting of 5 contiguous acres or more for the installation of 1 megawatt and larger facilities. The Town actively supports residential scale renewable energy projects and has permitted the installation of renewable natural gas facilities on a local dairy operation. The intent of the siting amendment is to continue to protect open spaces and the agricultural character of the Town.

### Parks

The Town supports and maintains Generations Park on Twin Lane Road as a nature preserve located on the former town dump. This park features hiking paths, native plantings, a landscaped council ring for formal and informal gatherings and is exploring installation of a large shelter for use by the public. Possible future acquisitions of land may be considered if adequate resources are secured and existing owners are willing to sell land deemed appropriate for park expansion. The Town cooperates with Dane County on McCarthy Park to which was added 40 additional acres in 2023 when the County purchased the former Dushack property at the NE corner of County Road N and County Road TT.

The Town supports off-road recreation on private land when managed by an approved and experienced team of community members. This would include snowmobiling, ATVs, and side-by-side UTVs.

## Intergovernmental Cooperation

In 2023 the Town Board is considering entering into discussions with neighboring municipalities regarding respective Boundary Agreements.

From the Wisconsin Department of Administration's website: "Boundary agreements are a valuable tool available to local communities to avoid potentially lengthy and costly litigation conflicts over annexation, incorporation, consolidation, land use, revenue, services, environmental resources and issues, new development, and other intergovernmental issues. Instead of dueling against one another in an adversarial and usually reactive manner, boundary agreements enable communities to proactively develop solutions to benefit the area as a whole and move both communities toward their desired future vision and goals."

## Ag, Cultural, and Natural Resources

The updated Comprehensive Plan is written to maintain and protect the existing natural resources and agricultural character of the Town against unsustainable development. Efforts by private landowners to protect habitats through conservation easements or other formal measures will be favorably considered by the Town.

To further protect the Town's agricultural character, the Town is willing to further consider working with county and state government (DATCP) on increasing land assigned to an Agricultural Enterprise Area (AEA). This valuable program supports local farmland protection goals through tax credits, farm management assistance, and maintenance of conservation standards.

As a general position, the Town supports established as well emerging markets for value-added agriculture, e.g., agricultural-tourism, intensive rotational livestock grazing, heritage-based tourism, farm stays, direct farm-product sales, community-supported agriculture, greenhouses, hoop houses biomass, specialty crops, and organic farming.

## Implementation

Town planning commission meetings will be convened monthly to entertain all proposals for commercial or residential projects, based on the guidelines delineated in the most current comprehensive plan. These meetings will be always open to members of the public. The Comprehensive Plan will be reviewed and updated at least once per decade, but more frequent reviews are possible, though no more than once per year.

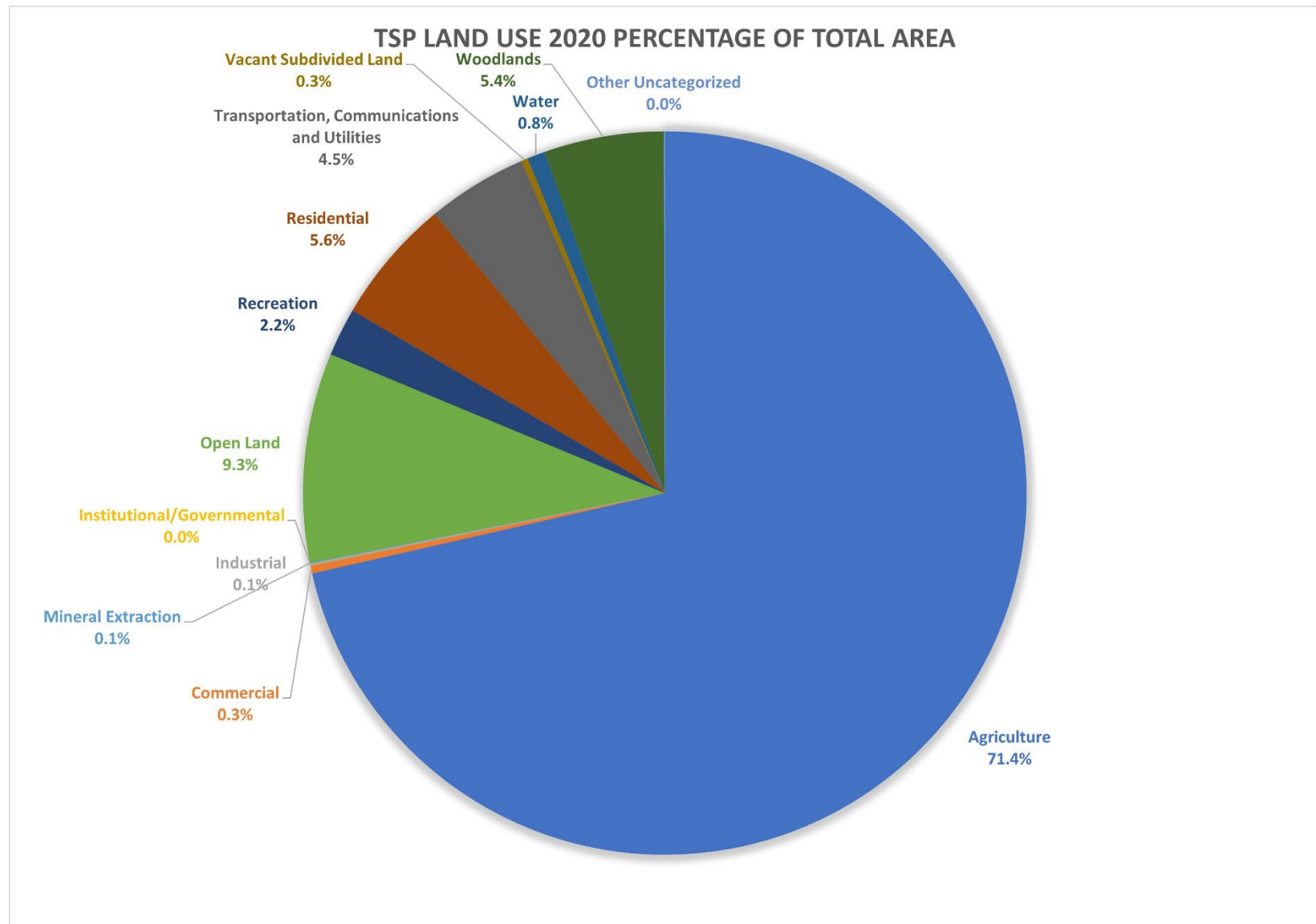
Data, whether via the Capital Area Regional Planning Commission, US Census, or qualitative town surveys, may be collected and analyzed at least once per decade to monitor growth trends and other possible actionable concerns triggering review and modification of Comprehensive Plan.

## Maps and Data

### Housing projection estimates at 1.2% growth rate

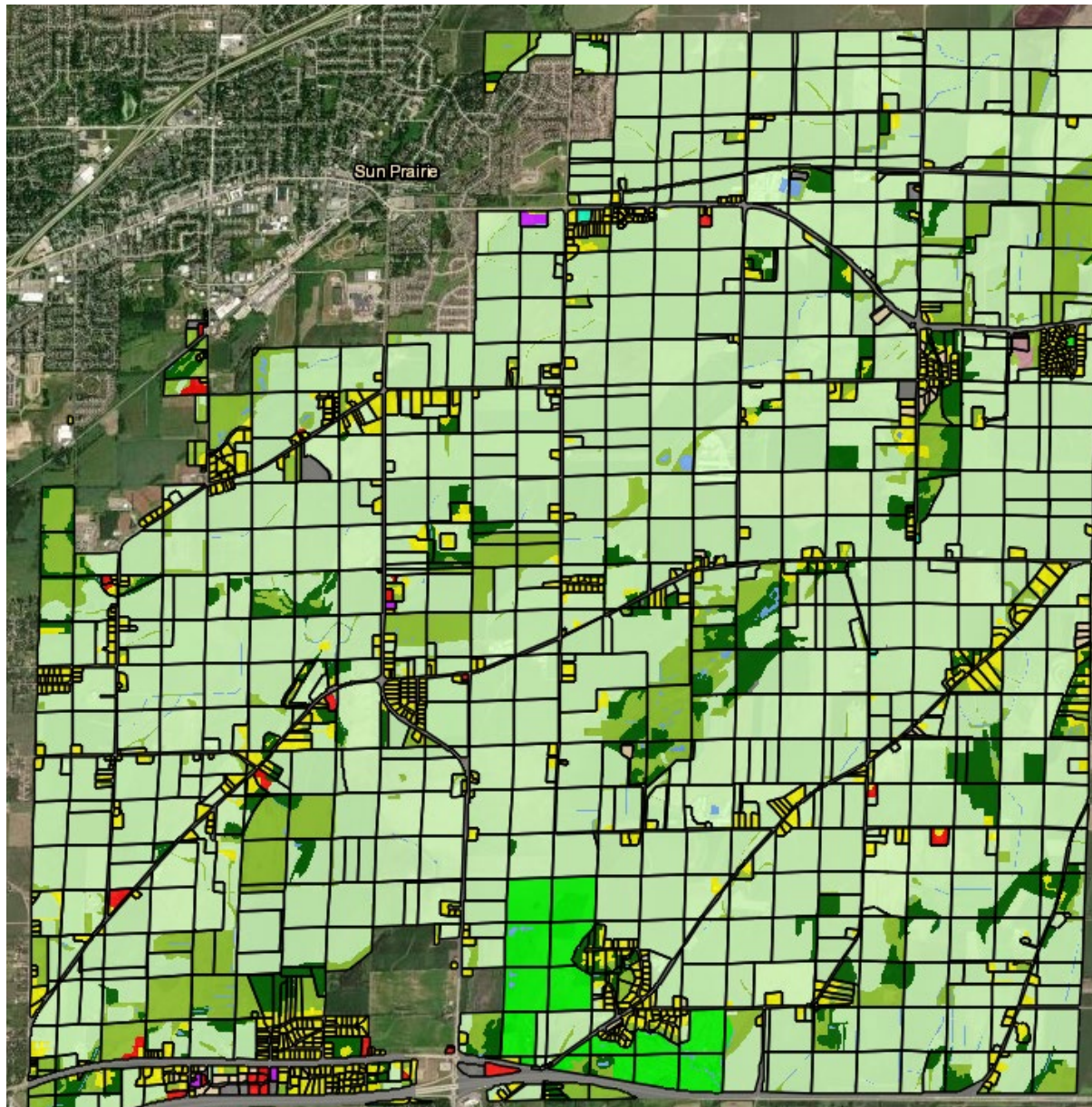
			Year	Housing units	Additional Dwelling Units
			2003	837	10
1.2%	Growth Rate		2004	847	10
			2005	857	10
45	houses were built from 2003-2023		2006	867	10
			2007	878	11
226	maximum allowable number of houses built in 2003-2034 planning period		2008	888	11
			2009	899	11
80%	fewer houses were built than maximum allowable		2010	910	11
			2011	921	11
274	houses might be built at 1.2% growth rate in the 2024-2044 planning period		2012	932	11
			2013	943	11
			2014	954	11
			2015	966	12
			2016	977	12
			2017	989	12
			2018	1,001	12
			2019	1,013	12
			2020	1,025	12
			2021	1,037	12
			2022	1,050	13
			2023	1,063	13
			2024	1,075	13
			2025	1,088	13
			2026	1,101	13
			2027	1,114	13
			2028	1,128	14
			2029	1,141	14
			2030	1,155	14
			2031	1,169	14
			2032	1,183	14
			2033	1,197	14
			2034	1,211	15
			2035	1,226	15
			2036	1,241	15
			2037	1,256	15
			2038	1,271	15
			2039	1,286	15
			2040	1,301	16
			2041	1,317	16
			2042	1,333	16
			2043	1,349	16





Data Source: Capitol Area Regional Planning Commission

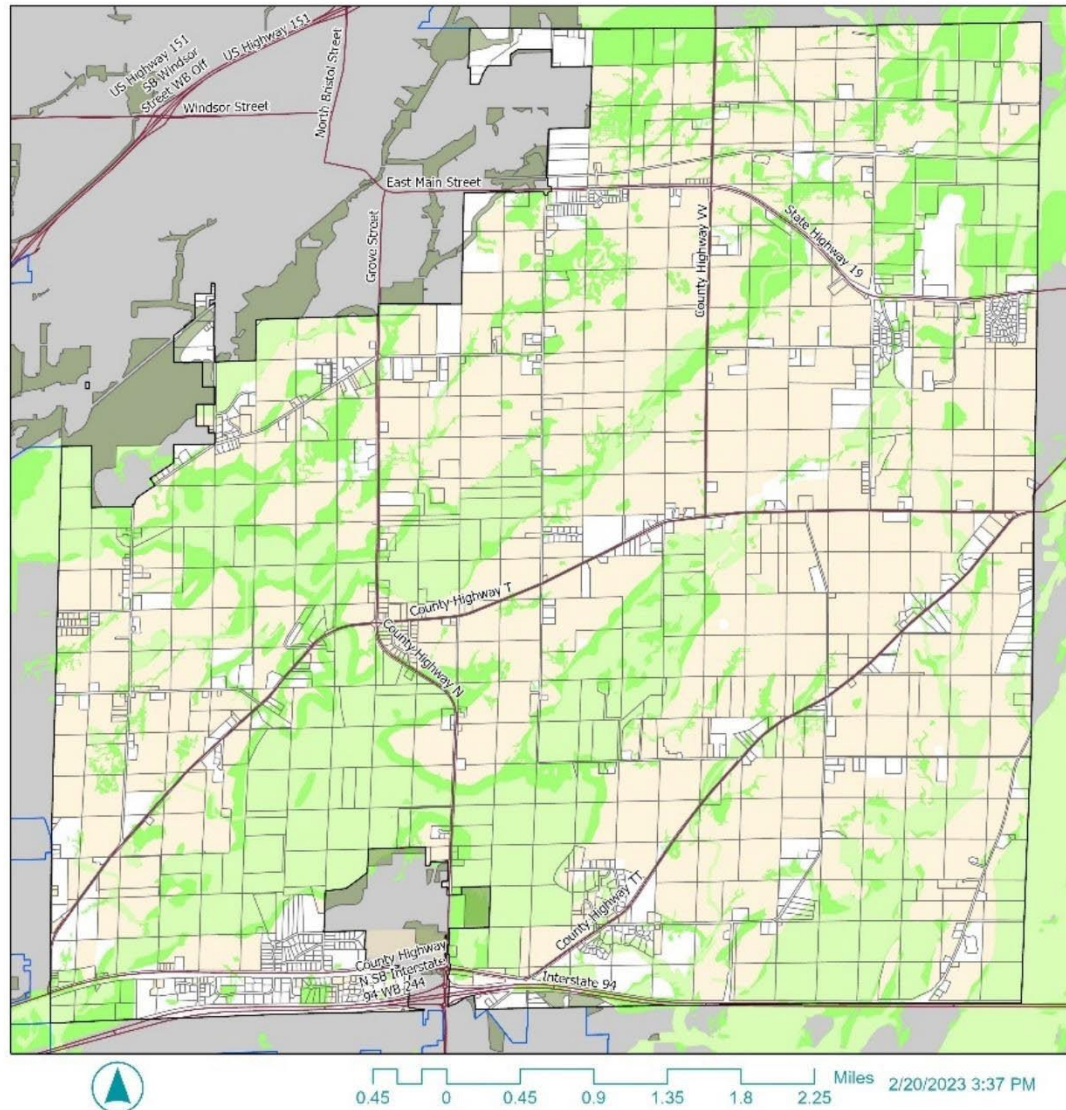
## Existing Land Use 2022



Color coding:

Emerald green	Parks and Recreation
Light green	Agricultural
Medium green	Open land and wetlands
Dark green	Woodland
Yellow	Single-Family Residential
Blue	Water feature (pond, stream, drainage)
Red	Commercial / Industrial



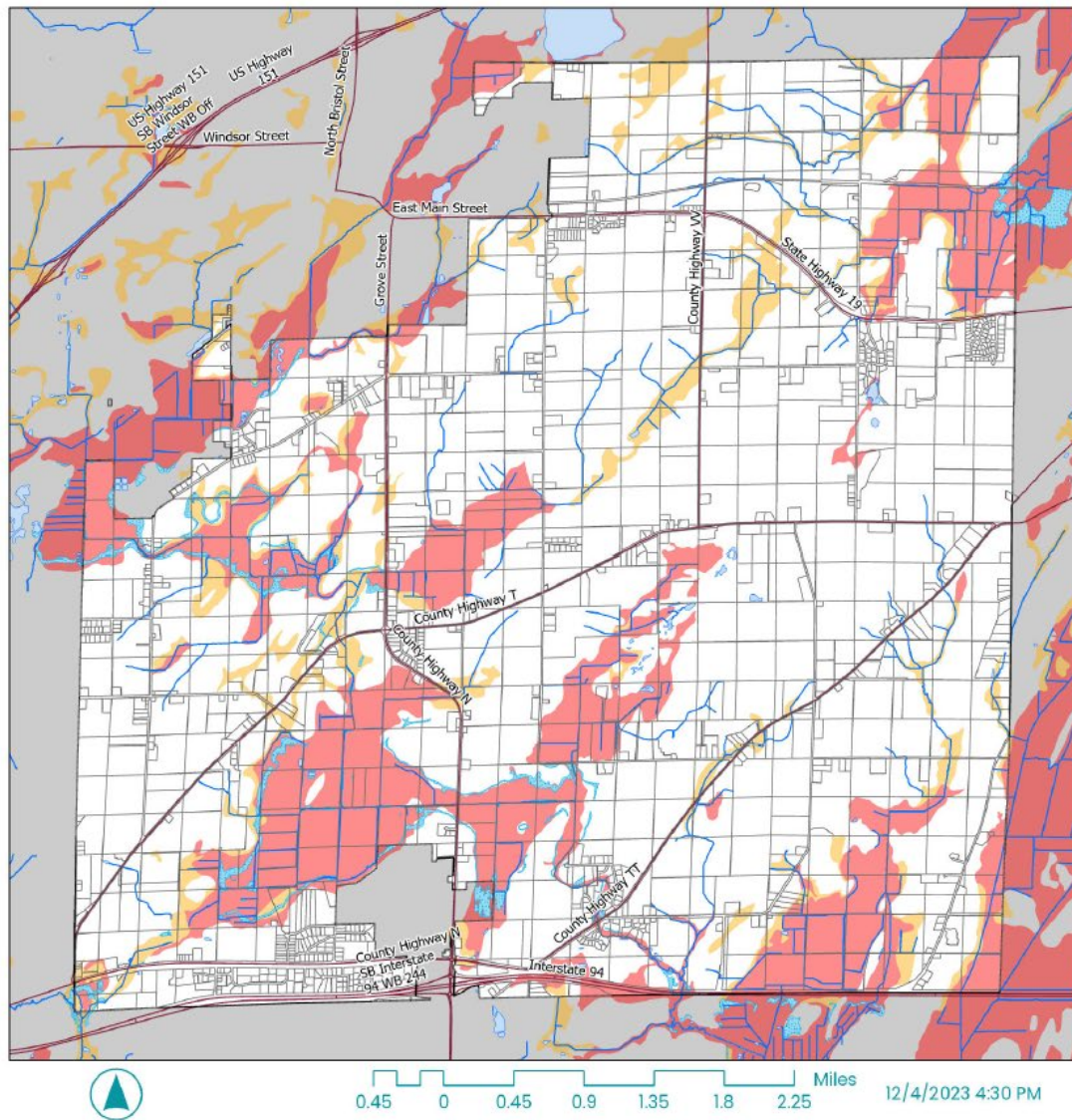


## TOWN OF SUN PRAIRIE COMPREHENSIVE PLAN

# Environmental Protection and Farmland Preservation

- A-1 Exclusive Zoning  
(or Similar)
- Environmental  
Protection Areas
- Environmental  
Stewardship Areas
- Existing Environmental  
Corridor



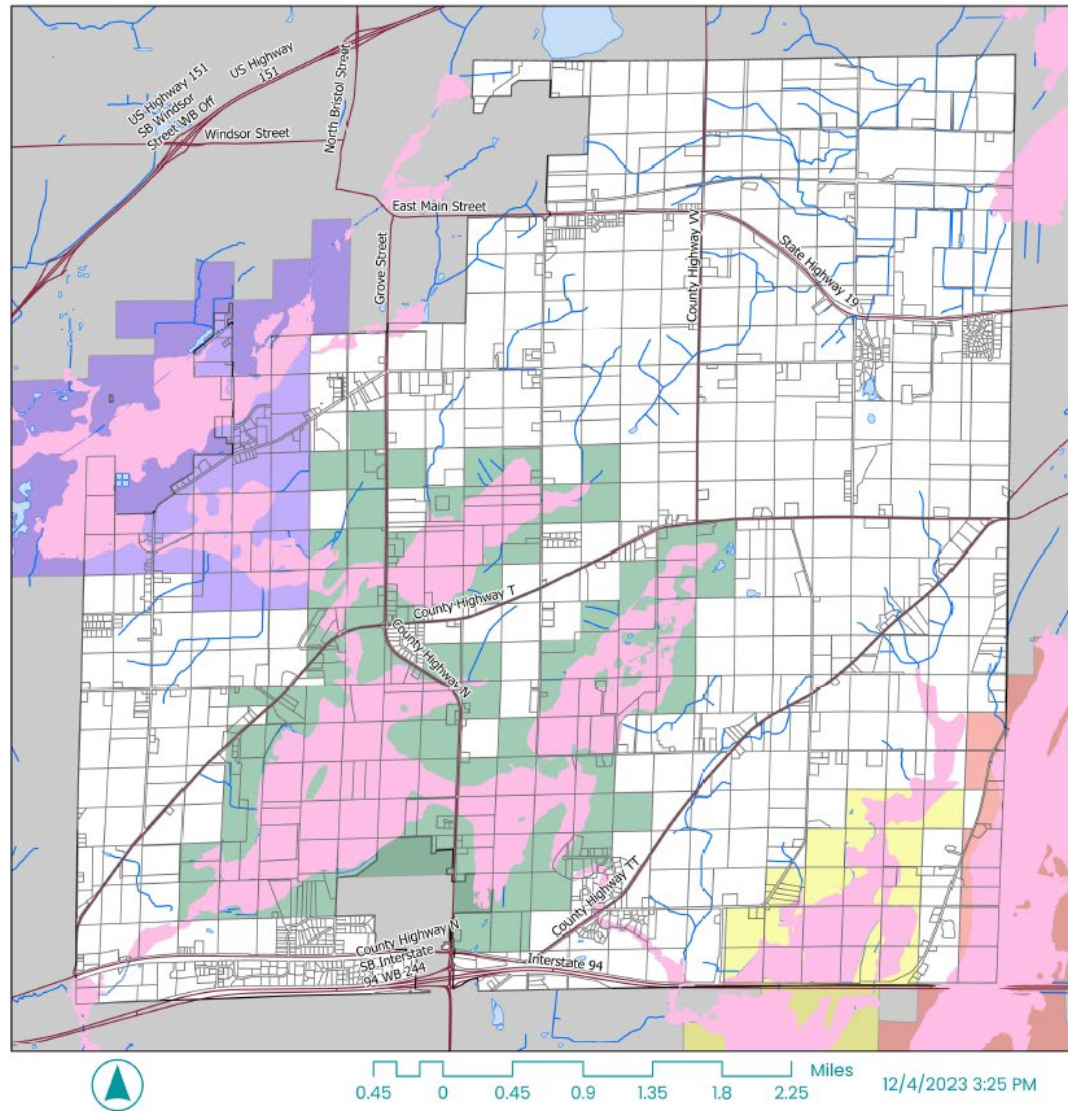


## TOWN OF SUN PRAIRIE COMPREHENSIVE PLAN

# Floodplains, Water Features, and Drainage


- Tax Parcels
- FEMA 500 Year Floodplain
- Hydric Soils**
  - Very Poorly Drained
  - Poorly Drained





## TOWN OF SUN PRAIRIE COMPREHENSIVE PLAN

# Drainage Districts and Water Resources

- |  |  |
|--|--|
|  0.2 Percent Annual Flood Chance Area           | Drainage District Name   |
|  1 Percent Annual Flood Chance Area             |  # 8                        |
|  0.2 Percent Annual Flood Chance Area selection |  # 9                        |
|  Tax Parcels                                  |  Rattlesnake Separation 2   |
|  |  Rattlesnake Separation 3 |

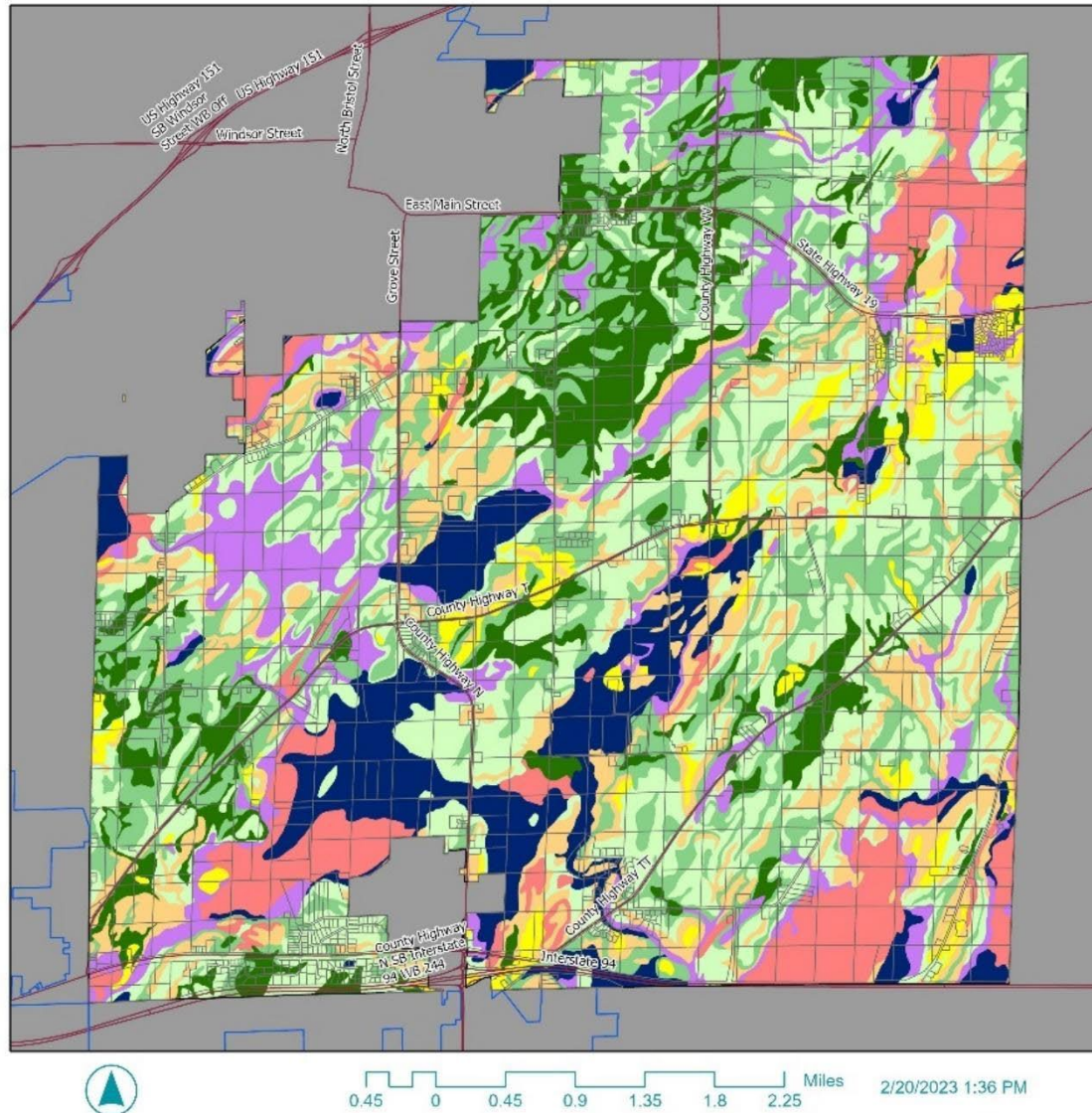




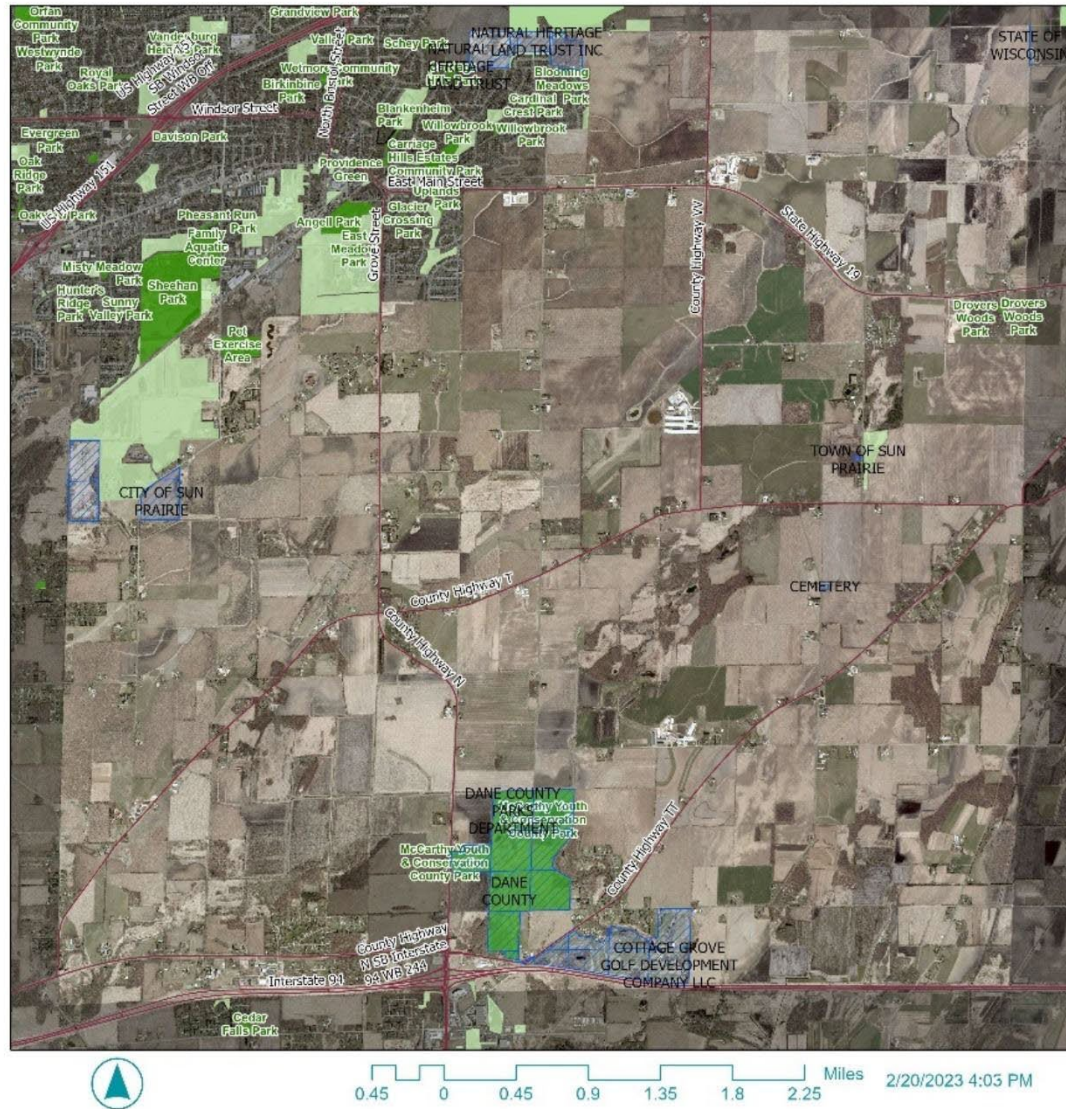


TOWN OF SUN PRAIRIE  
COMPREHENSIVE PLAN

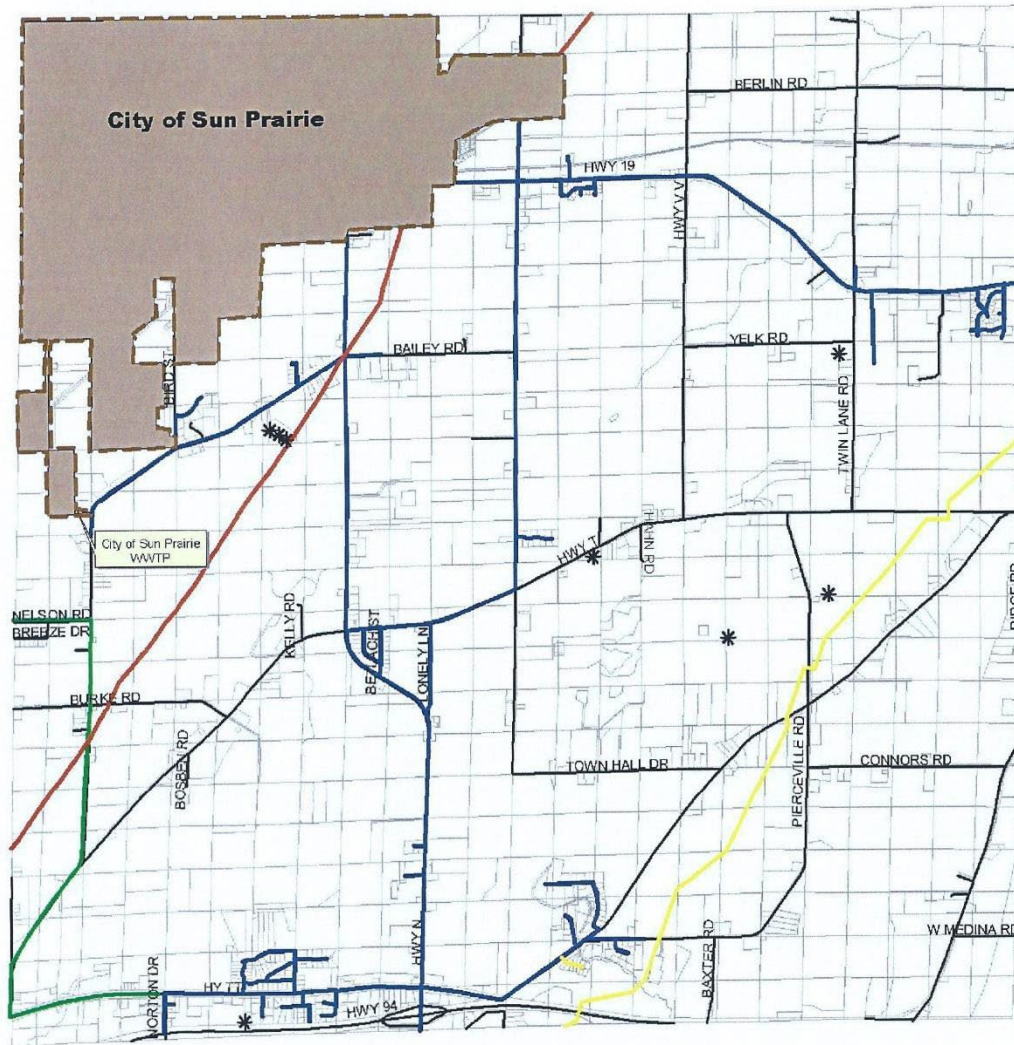
# Land Evaluation and Site Assessment (LESA)



- 1 (best)
- 2
- 3
- 4
- 5
- 6
- 7
- 8







## Utilities and Community Facilities

Town of Sun Prairie, WI

### Legend

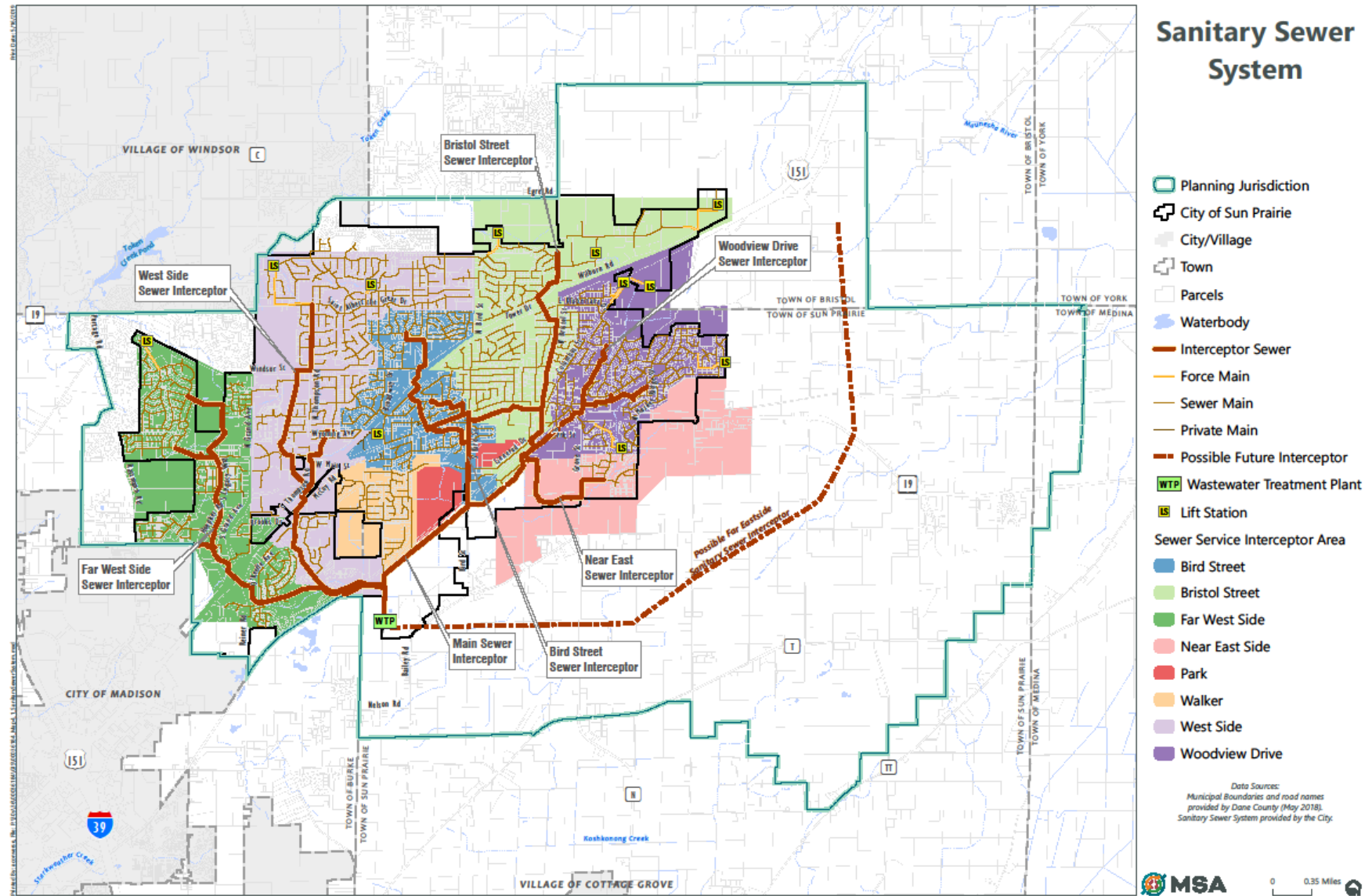
- \* Towers
- Koch Pipelines, Inc. - Petroleum Pipeline
- ANR Pipeline Company - Natural Gas Pipeline
- Wisconsin Gas - Natural Gas Lines
- Madison Gas and Electric - Natural Gas Lines

\* Note: Information on this map is intended to illustrate general service areas and approximate pipeline locations. For precise locations of these facilities contact the service provider or pipeline owners. Pipeline information was provided by Town officials based upon information available at the time this map was produced. Additional pipelines and easements may exist within the Town.



Map # 12





**VIERBICHER**  
ASSOCIATES  
Committed to Quality Service Since 1976

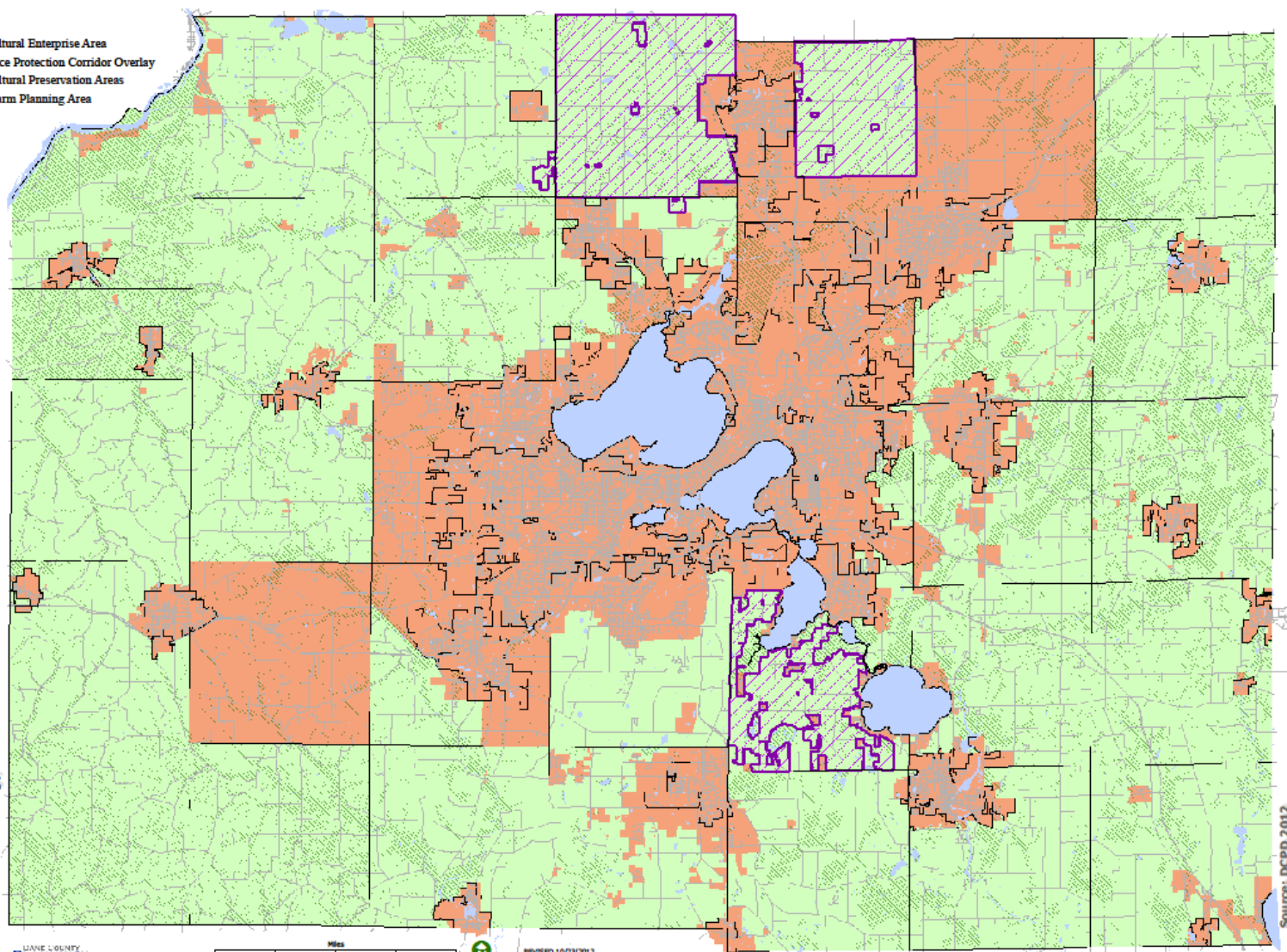




# FPP 10: Farmland Preservation Plan Map

Dane County, WI

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





DANE COUNTY  
PLANNING DEVELOPMENT

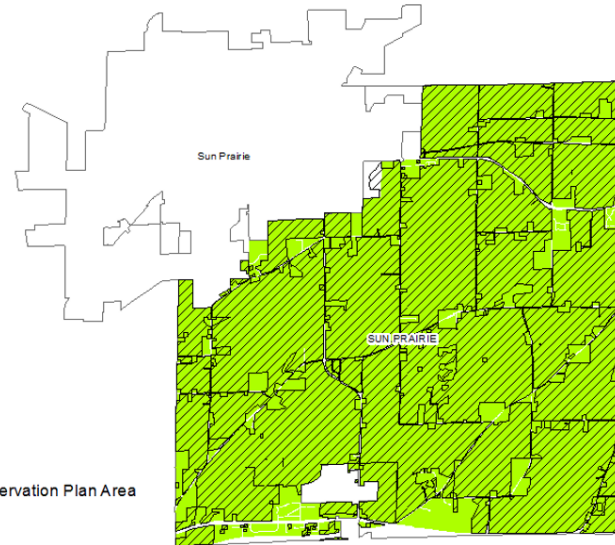
REVISED 10/2/2012

Source: DCPD 2012

FARMLAND PRESERVATION  
PROGRAM -  
TOWN OF SUN  
PRAIRIE  
FARMLAND  
PRESERVATION  
ZONING

**Legend**

-  Zoning Area  
 Farmland Preservation Plan Area



FARMLAND PRESERVATION PROGRAM -  
**PURPOSE OF THE PROGRAM**

- Provide a way for local governments and communities to protect and preserve agricultural lands
- Creates incentives for landowners and producers to come into conservation compliance
- Encourages long term practical land use planning

FARMLAND PRESERVATION PROGRAM -  
**PROGRAM COMPONENTS**

1. County Farmland Preservation Plan
2. Agricultural Enterprise Area (AEA)
3. Farmland Preservation Agreement
4. Certified Farmland Preservation Zoning District
5. Farmland Preservation Tax Credit

FARMLAND PRESERVATION PROGRAM -  
**AGRICULTURAL ENTERPRISE AREAS**

**An AEA is...**

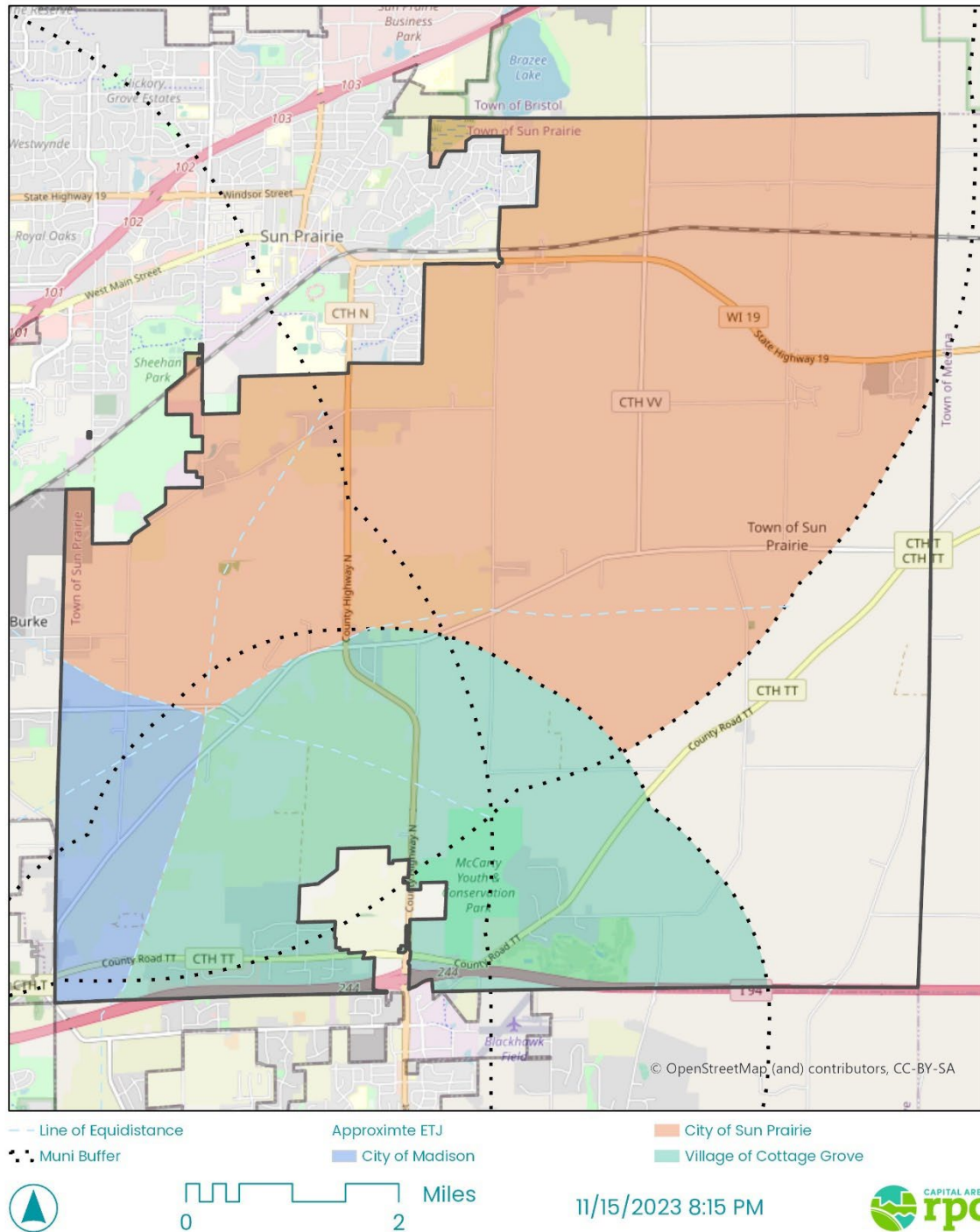
- Contiguous
- Primarily in agricultural use
- Collaborative effort between landowners and local government
- Locally identified and supported
- Designated by the state in response to local petition

**An AEA is not...**

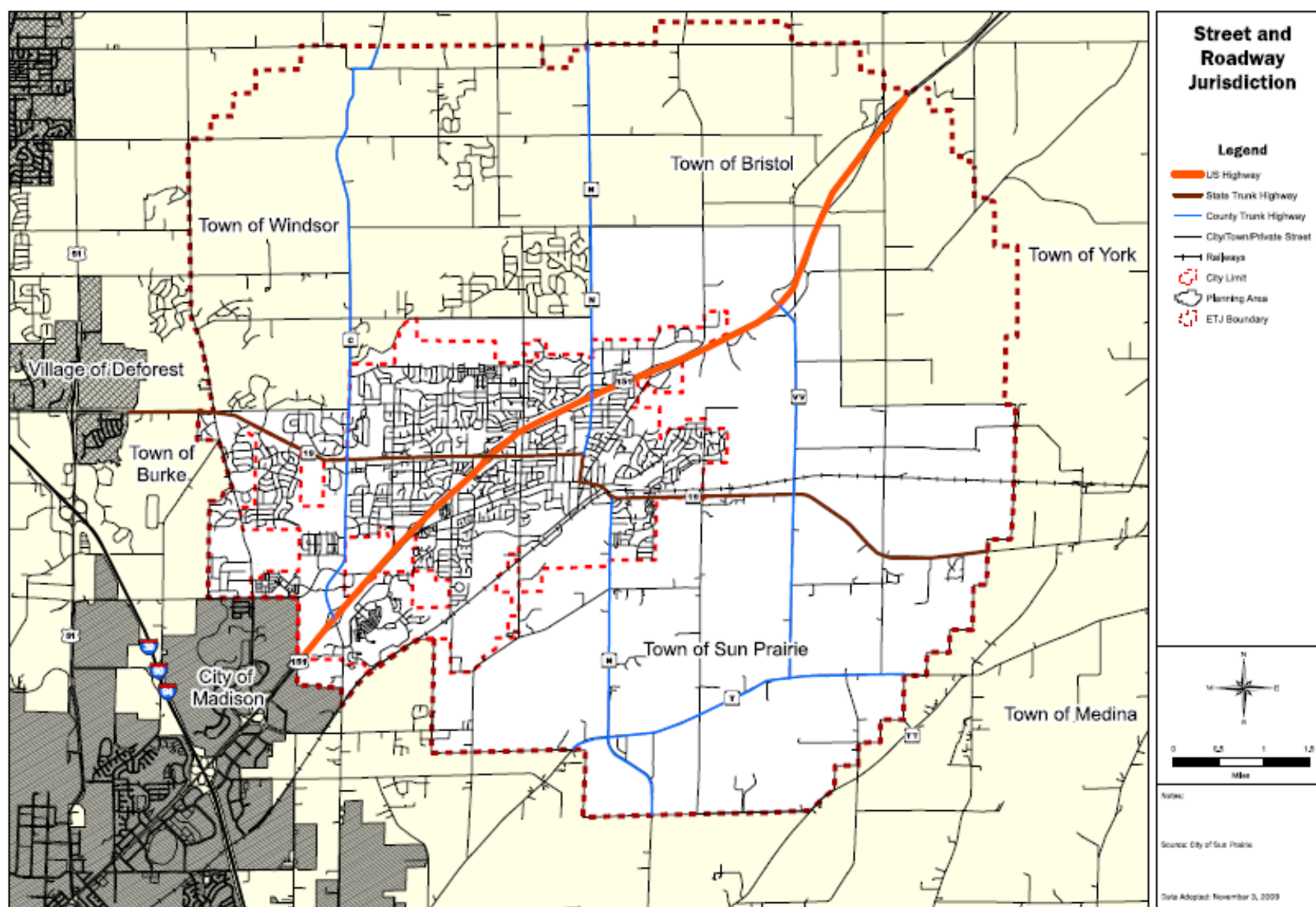
- A land use control
- Going to impose additional restrictions to land use
- Automatic eligibility to claim the farmland preservation tax credit

## TOWN OF SUN PRAIRIE & NEIGHBORS

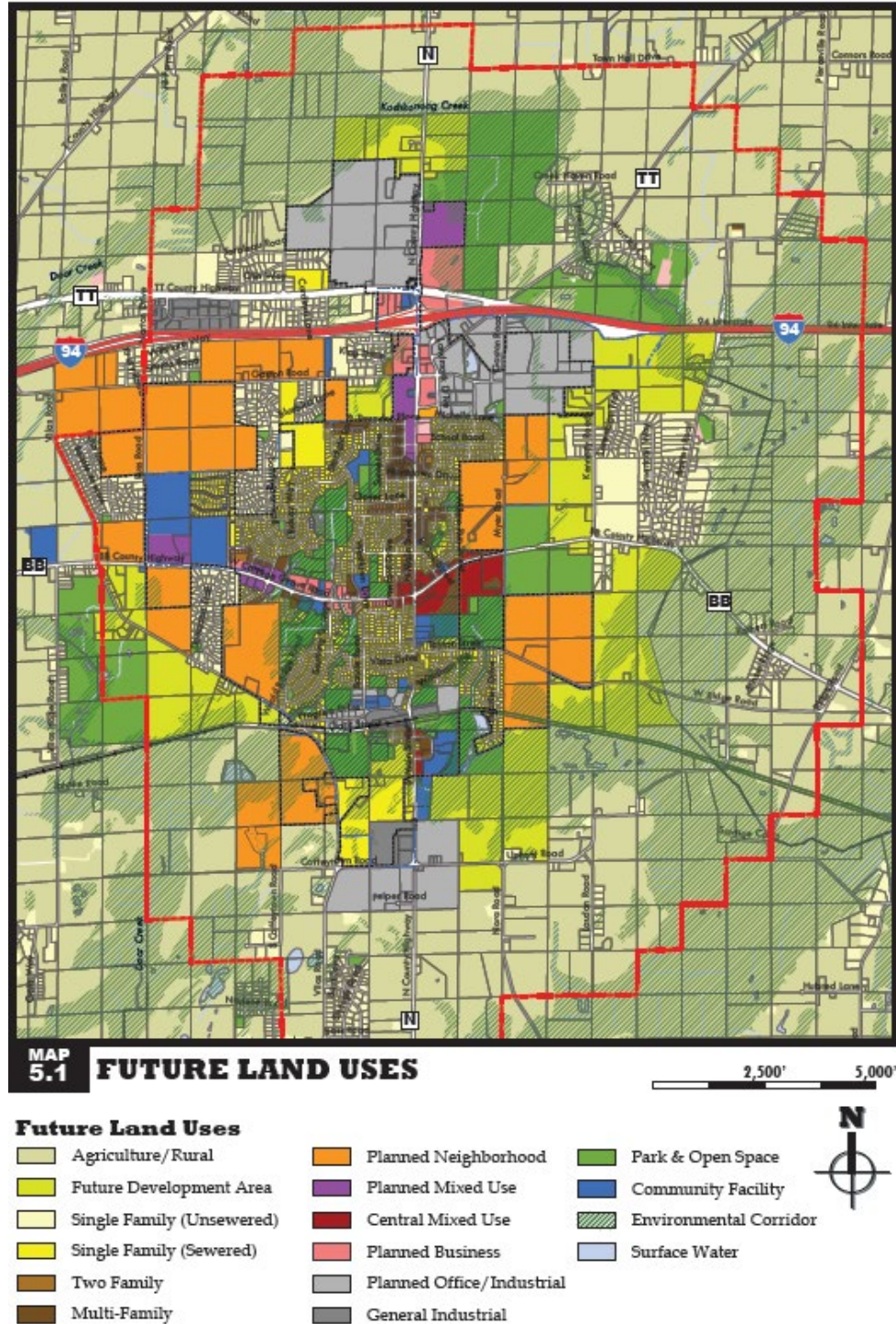
### Municipal Buffers Approximating ETJ







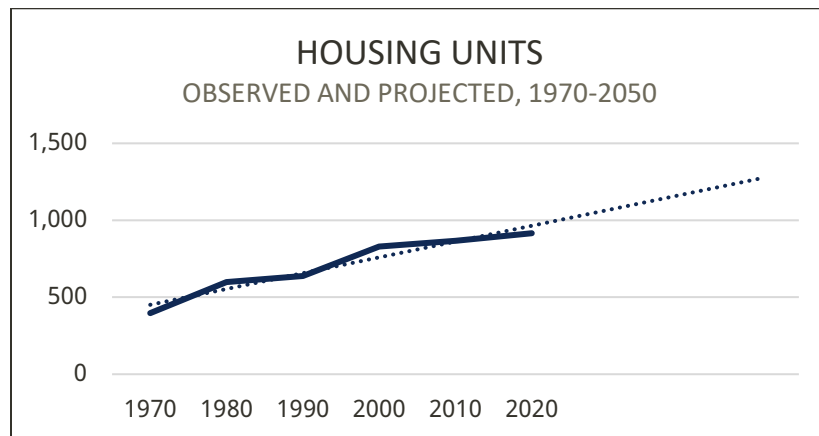
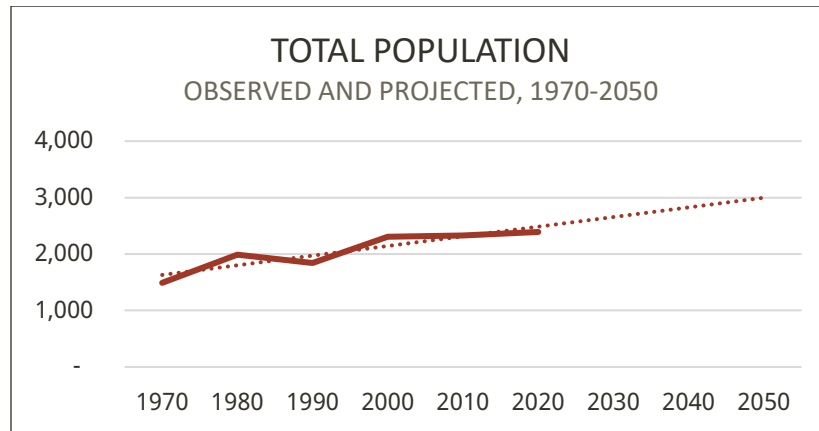
### Village of Cottage Grove Future Land Use Map 2023



The red line is the Village of Cottage Grove's ETJ Boundary according to their Planner.

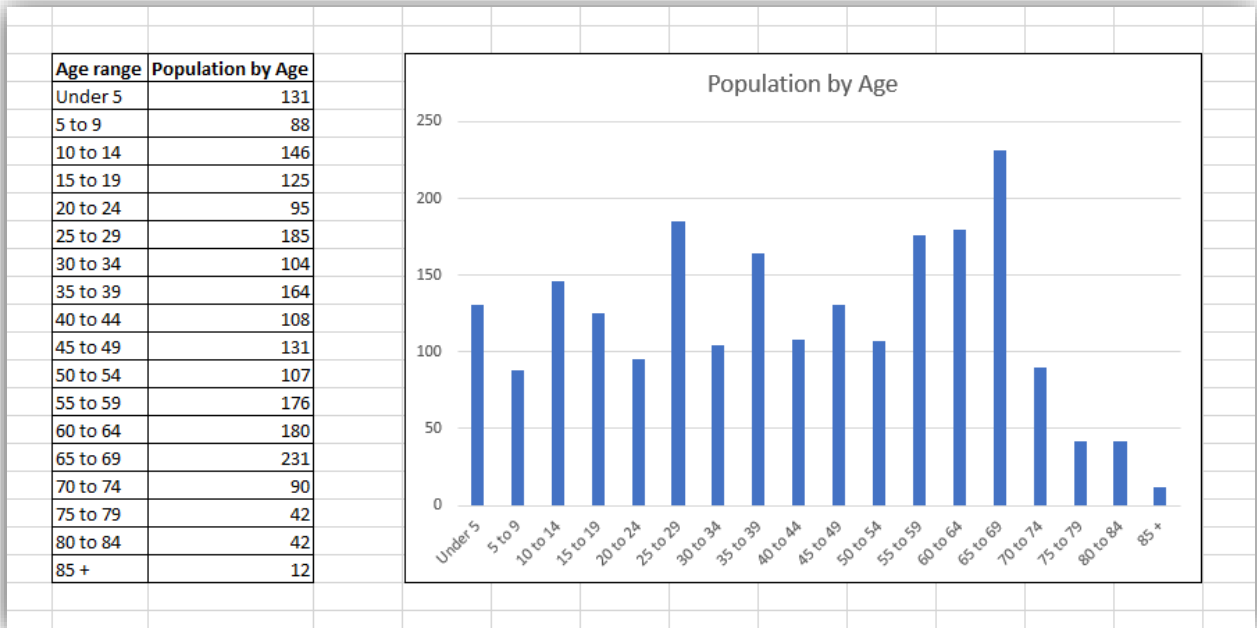
The following charts and data demonstrate demographic characteristics that were current at the time of the 2023 Comprehensive Plan revision. Noteworthy observations:

- 1) Very low population growth from 2003-2023.
- 2) The average age of the residents is between 35-55.
- 3) The Town of Sun Prairie experienced approximately 80% less growth than Dane County.

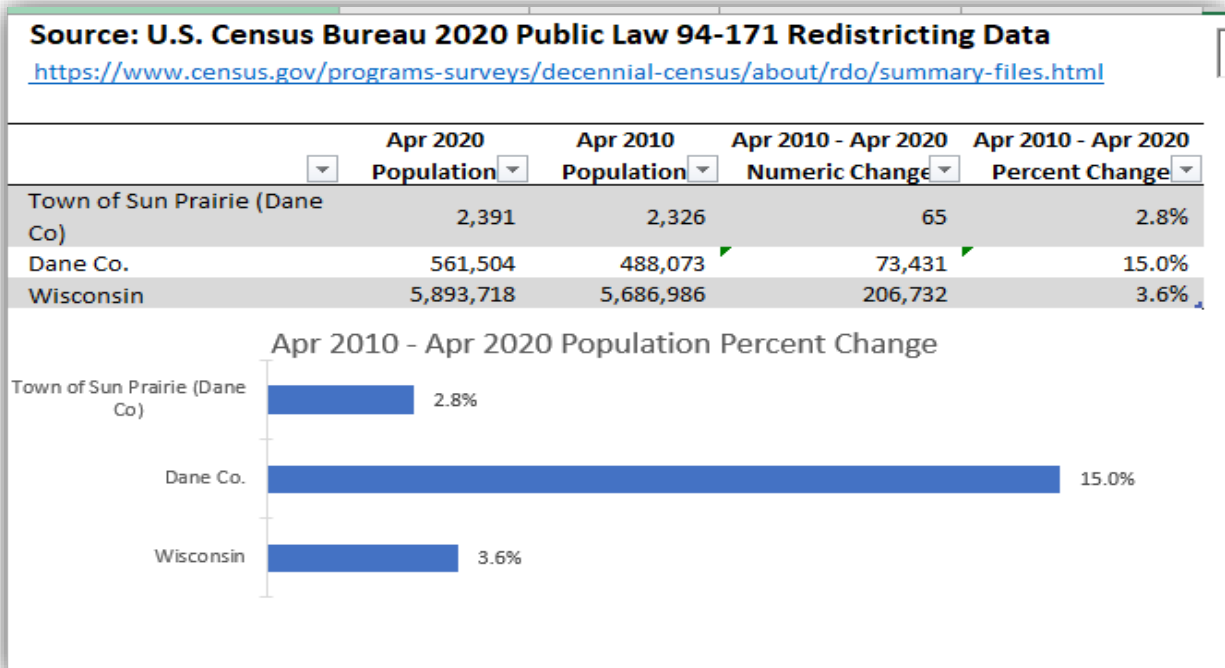


Source: US Census Data 2020





Source: Neilsburg data 2021



## Chapter 8 of the Town of Sun Prairie Comprehensive Plan is amended to read as follows with deletions shown by strikethroughs and new language shown by underlining:

### CHAPTER 8: LAND USE ELEMENT

#### s. 66.1001(2)(h) Wis. Stats.:

The Land Use Element is a compilation of objectives, policies, goals, maps and programs to guide the future development and redevelopment of public and private property. The Element shall contain a listing of the amount, type, intensity and net density of existing uses of land in the local governmental unit, such as agricultural, residential, commercial, and industrial and other public and private uses. The Element shall analyze trends in the supply, demand, and price of land, opportunities for redevelopment and existing and potential land use conflicts. The Element shall contain projections, based on the background information specified in par.(a), for 20 years in 5- year increments, of future residential, agricultural, commercial and industrial land uses including the assumptions of net densities or other spatial assumptions upon which the projections are based. The Element shall also include a series of maps that shows current land uses and future land uses that indicate productive agricultural soils, natural limitations for building site development, floodplains, wetlands and other environmentally sensitive lands, the boundaries of areas to which services of public utilities and community facilities, as those terms are used in par. (d), will be provided in the future consistent with the timetable describe in par. (d), and the general location of future land uses by net density or other classifications.

#### A. Flag

#### B. Introduction

The Town of Sun Prairie consists of abundant farmland, gentle prairies, wide-open vistas and rural housing. While change is inevitable, residents want to position the Town to shape an direct this change. Despite heavy development pressure, citizens have expressed a strong desire to retain open space and preserve the Town's agricultural heritage and rural environment. Of primary concern is the loss of productive farmland.

Among the most effective tools a community possesses to influence its future environment and quality of life is the ability to direct future growth through zoning, land use policies and regulations. The Land Use Element is intended to guide future growth and development over the next 20 years. It will provide direction for private property owners and potential developers when making land use decisions. In addition, the land use Element communicates the Town's vision to neighboring communities and will help guide discussion about land areas of mutual interest. Finally, this *Plan* Element serves to update and replace the Town of Sun Prairie Land Use Plan dated 1982. Upon final adoption of the *Plan*, the Land Use Element will become part of the ~~Dane County~~ Farmland Preservation Plan.

Under the Wisconsin Farmland Preservation Program, the law allows income tax credits on land zoned exclusive agriculture for landowners in counties with Farmland Preservation Plans. The Town of Sun Prairie adopted exclusive agricultural zoning on September 11, 1982. A non-agricultural land use proposal is reviewed as a rezone request by the Town ~~and Dane County~~ for consistency with the Town's *Plan*. Under exclusive agricultural zoning, land use is generally limited to agricultural production and residential dwellings for farm owners and employees.

Pursuant to the authority under 2015 Wisconsin Act 178, On \_\_\_\_\_, 2017 the Town of Sun Prairie elected to withdraw from Dane County zoning; requiring the Town to enact a zoning ordinance and update the Town's Comprehensive Plan; and remove plat and certified survey map authority from Dane County zoning. All zoning subject to Chapter 10 of the Dane County Code of Ordinances prior to the adoption of the Town of Sun Prairie Zoning Ordinance will remain in effect until subsequent modification or deletion by Town action. Chapter 10, DCCO will be incorporated in the form it existed as of the effected of the Town's zoning ordinance and will be attached as an appendix and referred to as "Legacy Zoning."

## C. Goals and Objectives

### 1. Goal: Preserve and Protect Farmland for Present and Future Generations

#### Objectives:

- a. Minimize Exclusive Agriculture Zoning District ~~(A-1-Ex)~~ (EA) re-zones.
- b. Reference USDA soil classification data as proposals are reviewed and restrict development on lands best suited for agricultural production.
- c. Encourage government policies and programs that protect and promote the economic viability of agriculture.
- d. Encourage cooperation with neighboring municipalities to preserve farmland.
- e. Strengthen the Town Land Division Ordinance in order to protect farm operations.
- f. Consider initiatives such as acquiring conservation easements in appropriate areas.

2. Goal: Preserve and Protect Natural Resources and the Environment

Objectives:

- a. Encourage the efficient management and preservation of the Town's natural resources, such as sensitive natural areas, old growth oak savannas, and native prairies.
- b. Provide learning opportunities through workshops and newsletter articles about the flora and fauna native to the Town.
- c. Recognize the economic value of mineral extraction to the community by allowing utilization of those resources and enforcing reclamation.

3. Goal: Limit Growth within the Town

Objectives:

- a. Consider limited agribusiness and commercial development along the rail corridor.
- b. Consider commercial development at the intersection of I-94, county highways TT and N, and the highway TT corridor west of highway N.
- c. Encourage use of existing vacant residential lots.
- d. Encourage residential development on single family lots.
- e. Limit growth of rezoning of residential parcels to a maximum of 1.2 percent annually, as of January 1 of each year, ignoring any loss of parcels to annexation.
- f. Consider modifying lot size in a development to meet desirable environmental goals and objectives.

4. Goal: Maintain and Protect the Town's Rural Character

Objectives:

- a. Encourage the use of conservation design concepts as new development occurs.
- b. The Town may consider using conservation easements in appropriate areas.
- c. Encourage use of the Town Hall for community and neighborhood events.
- d. Establish architectural and environmental design criteria for commercial development.
- e. Require developers to provide natural screening or buffers around residential areas to avoid conflict with farms, mineral extraction, and sensitive natural areas.

5. Goal: Maintain a balance between the best interest of the community and the property rights of the individual

Objective:

- a. Communicate and inform the public through periodic newsletters and the Town website.
- b. This *Plan* attempts to address the balance between individual property rights and the health, safety, and general welfare of the community.
- c. Encourage public participation in Town government and the comprehensive planning process.

## C. Land Use Policies

### 1. General

The following general policies shall apply to all land use zoning districts in the Town of Sun Prairie:

- a. Right to Farm: Residents of the Town of Sun Prairie should be aware that they may be subject to inconveniences or discomforts associated with farm operations and agricultural uses of land in the Town, including but not limited to noise, odors, insects, fumes, dust, smoke, the operation of machinery of any kind (including aerial cropdusters) during day or night, the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides, and pesticides. The use of real property for farm operations and agricultural uses is of primary importance to the Town. Those inconveniences or discomforts arising from farm operations and agricultural practices for the region, that do not present a substantial threat to public health or safety, and comply with local, state and federal laws, shall not be considered a nuisance.
- b. Large contiguous areas of agricultural lands shall be protected from non-farm development.
- c. Town ordinances that could inhibit normal farm operations should not apply in agricultural districts.
- d. The Town will actively oppose the expansion of urban service areas (USA) into the Town of Sun Prairie by neighboring municipalities if the purpose is to accommodate annexation of Town lands.
- e. Limit Town Board approval of new residential dwelling unit parcels created by rezoning or CSM to a maximum of 1.2 percent annually, as of January 1 of each year as indicated on the following table. The initial calculation for January 1, 2003, will be based on 837 housing units. Any unallocated parcels remaining at the end of a calendar year will be carried over to the following year. ~~A duplex will be considered 2 residential dwelling unit parcels. A 2 flat duplex created from an existing residential parcel will be counted as 1 residential parcel.~~ Each unit of a multi-family residence will be considered a separate dwelling unit.

Year	Additional Dwelling Units		Year	Additional Dwelling Units		Year	Additional Dwelling Units
2003	10		2010	11		2017	12
2004	10		2011	11		2018	12
2005	10		2012	11		2019	12
2006	10		2013	11		2020	12
2007	10		2014	11		2021	12
2008	11		2015	11		2022	12
2009	11		2016	12		2023	13

- f. Development sites must front on or abut a public road.
- g. All developments shall follow the natural contour of the land or be related to the natural contour of the land. Changes to the elevation of a development site are subject to the approval of the Plan Commission and the Town Board.
- h. Advocate strongly for agricultural management practices and/or construction projects (such as waterways, contour strips, and grass filter strips) on environmentally sensitive areas involving steep slopes, erodable slopes, water, and wetlands.
- i. The developer shall be required to implement permanent erosion control measures. Runoff controls will be required when there is a potential impact on adjacent landowners.
- j. The Town shall encourage a developer to create open space and environmental corridors as part of a development proposal.
- k. Conservancy Areas: The Town recognizes the natural environment as an irreplaceable resource and desires to proceed as follows:

- (1) Identify and protect the unique natural resources, including but not limited to wetlands, woodlands, groundwater, old growth oak savannas, and native prairies.
  - (2) Ensure that floodplain areas are protected from development or filling in order to maintain their natural flood control function (See Floodplain Map 13)
- L. A site plan and/or developers agreement may be required for any land use change submitted to the Plan Commission. The site plan and/or developers agreement must address the following criteria and concerns:
  - (1) All existing property boundaries, lot lines, and easements must be shown.
  - (2) All existing uses, structures, roads, and driveways must be shown.
  - (3) Areas of differing soil productivity shall be delineated.
  - (4) All natural features such as wetlands, floodplains, woodlands, native grasslands, and steep slopes shall be delineated.
  - (5) The minimum level of tree clearing necessary for building on the site shall be indicated.
  - (6) Contour elevations shall be delineated every 4 feet on the site plan and the development effects on views and vistas shall be identified.
  - (7) Cross-sectional views of any proposed development may be required.
  - (8) Any erosion control measures required to control runoff and all cuts and fills may be requested.
  - (9) Location and elevation of structure, driveways, parking facilities, and emergency services access.
- m. The Plan Commission's site plan review of any proposed development will be guided by the following principles and standards:
  - (1) Where practicable, locate development on non-prime soils in the agricultural districts. Soil productivity will be defined by a LESA score using the LESA-based model of the Dane County Land Conservation Department.
  - (2) Locate and construct new roads or utility transmission lines in a manner that minimizes impact on productive farmland and other natural resources.
  - (3) Prohibit driveways that cross productive agricultural land or disrupt the agricultural use of the property. All driveways must conform to the Town's Driveway Ordinance.
  - (4) Site and landscape development such that it blends with the surrounding area. Whenever possible, the site plan should preserve the natural view, and preserve and protect natural resources.
- n. Any land annexation being proposed by a developer shall be submitted for review and action by the Plan Commission and the Town Board.
- o. Conservation Easements and Land Preservation: The Town Board is authorized to acquire conservation interests in real property for the purpose of open space and rural preservation as follows:
  - (1) Applications for rezoning or changes to land use will require the identification and designation of an area for a conservation easement at a ratio of a minimum of 2 acres of conservation easement for each acre proposed for land use change or rezoning. In lieu of designating a conservation easement, and subject to Town Board approval, an applicant:
    - (a) may dedicate an acre of land for each acre rezoned to the Town ~~or Dane County~~ for parks, open space, recreation, bike paths, natural resource preservation or other purposes.

- (b) may dedicate an acre of land for each acre developed for historic or cultural preservation purposes.
  - (c) may contribute a Park Fee in an amount equivalent to the value of the conservation easement. These fees shall be deposited to the open space account of the Park Fund. The Town may use the balance of the open space account to purchase conservation easements.
- (2) In addition to conservation easements acquired under subsection (1), the Board:
  - (a) may acquire by purchase or donation conservation interests from willing owners and may not exercise its power of eminent domain to acquire such interests.
  - (b) may appropriate and expend funds for the purchase of land or development rights for conservation easements. The Board may attach such conditions and restrictions to the land as necessary and appropriate to protect the Town's interests in rural preservation.
- (3) The terms of a conservation easement obtained under this section shall provide that the easement is not an asset of the Town of Sun Prairie and is not subject to adjustment under sec. 66.0235, Wis. Stats., in the event the land subject to the easement is annexed by a city or village.
- p. The Plan Commission shall propose an amendment to the Town's building code to create a design and architectural review ordinance to be applied to all commercial and industrial development and any residential development consisting of three or more dwelling units on a single lot.

## **~~2. Agricultural Preservation District (A-1 (Exclusive) Agricultural)~~ Exclusive Agriculture District (EA)**

The following policies will apply to rezoning in the ~~Agricultural Preservation~~ Exclusive Agriculture District (EA): (See Future Land Use Map 2)

- a. The Town will comply with the provisions of the Farmland Preservation Law to permit eligible landowners to receive tax credits under Chapter 91 of the Wisconsin Statutes.
- b. The land uses permitted in the ~~agricultural preservation~~ Exclusive Agriculture District (EA) will be primarily limited to agricultural production and dwelling units that serve as the residences for owners and employees of the farm.
- c. In addition to meeting the Town's policy on growth in residential dwelling units, the Land Evaluation and Site Assessment (LESA) process shall be used to evaluate land use proposals. The Plan Commission will prepare the LESA analysis.
- d. Town ordinances that could inhibit normal farm operations should not apply in exclusive agricultural districts.
- e. As a result of farm consolidation or sale, allow the separation of farm dwellings and related structures from the remainder of a farm that existed prior to September 11, 1982. The non-farm residential policy criteria will be applied in reviewing such proposals. This lot will not count against the 1.2 percent limit on growth in residential dwelling units.
- f. When a farmer sells a farm that was owned by the farmer prior to September 11, 1982, and the provisions of paragraph "e" above are not exercised, one lot will be allowed for retention and construction of a new home by the seller. The non-farm residential policy criteria will be applied in reviewing such proposals. Such a lot will not count against the 1.2 percent limit on growth in residential dwelling units. No more than one lot will be created under this policy and only for a single family residence. The farmer will be required to submit evidence of a pending sale prior to approval of the additional lot.
- g. To preserve agricultural lands the Town will not allow placement of a residence in the middle of a productive agricultural field to minimize the impact on adjoining agricultural lands.
- h. Prevent creation of extra residential sites on remnant parcels. Occasionally, remnant parcels

are created after an authorized land division. The ~~A-1 (Exclusive)-Exclusive Agriculture~~ Zoning District has a minimum parcel size of 35 acres. Accordingly, remnant parcels would need to be rezoned to another district. The most appropriate rezone would be ~~A-4 Small Lot Agricultural District~~ Agriculture Zoning District (AG) which applies to areas where non-agricultural development would be incompatible with agricultural uses.

- i. Subdivision developments (5 or more lots) will be discouraged in ~~the Agricultural Preservation District.~~ all agriculture zoning districts.
- j. Only commercial uses clearly related to or compatible with agricultural production will be permitted to rezone in ~~the Agricultural Preservation~~ agricultural districts. Small family owned and operated businesses that provide a community service and do not change the character, or use of the property which meets the following criteria may be permitted:
  - (1) A rural location is required to serve farmers.
  - (2) It must be in close proximity to a rural resource.

**3. ~~Agricultural Districts (A-B, A-2, A-3, A-4)- Other Agricultural & Preservation Districts (AE, AG, AC, RC, NBR and PRD)~~**

All of the policies that apply to zoning in the ~~Agricultural Preservation~~ Exclusive Agriculture Zoning District will apply to the other agricultural and preservation districts as of September 11, 1982, except paragraph “a” under the ~~Agricultural Preservation~~ Exclusive Agriculture Zoning District Section. (See Future Land Use Map 2)

**4. ~~Residence and Rural Home Districts (R-1, R-1A, R-2, R-3, R-3A, R-4, RH-1 thru RH-4) Single Family Residential Zoning District (SFR) and Multiple family Residential Zoning Districts (MFR)~~**

The following policies will apply to development in the ~~Residence and Rural Home Districts:~~ Single Family and Multiple Family residential districts: (See Future Land Use Map 2).

- (a) Lot size must be a minimum of 40,000 sq. ft. (Approximately 1 acre) exclusive of right-of-way. A variance may only be granted in the case of a legal hardship due to special conditions unique to the property, and when the purpose of an applicable ordinance is not violated.
- (b) Give favorable consideration to proposed development in those areas not containing productive soils.
- (c) Residential development shall be planned to avoid potential conflicts with neighboring farm operations.
- (d) Lots must front on or abut a public road.
- (e) Generally “flag lots” or layouts requiring long access roads are discouraged. However, where land best suited for a homesite is not adjacent to a public road, a flag lot may be considered at the discretion of the Plan Commission and the Town Board if the impact on agricultural land is minimized.
- (f) Town Road Ordinances shall govern construction or reconstruction of roads as a part of development.
- (g) Cul-de-sacs are strongly discouraged in residential developments.
- (h) Prohibit strip forms of residential development along public roads.
- (i) Lots having proposed driveways with less than 600 feet between access points along roads, except in subdivisions, may be required to share driveways.
- (j) The developer shall pay a park fee to the Town for each new residential parcel. The intent is that these fees will be used to develop a single town park.
- (k) Off-street parking for parcels rezoned to the ~~R-4 MFR Residential~~ District shall require 1 parking space per bedroom in each multifamily ~~or duplex~~ unit.



**5. ~~Local Business, Commercial and Industrial Districts (B-1, C-1, C-2, LC-1 and M-1)~~ Commercial Districts. (COM, IND, NR, RCOM, RBB, and RUC)**

- a. Local Business, Commercial and Industrial development must meet the following criteria prior to zoning approval:
  - (1) The site must not conflict with agricultural policies for farmland preservation.
  - (2) The site must have access to a state or county highway or a Town road approved for such use.
  - (3) The site shall not adversely affect the traffic capacity and safety of the highway.
  - (4) The site shall not endanger the environment and the health, safety, or general welfare of the Town residents.
  - (5) Recognizing the variety of uses permitted in these zoning districts and the Town's desire to limit the type of such operations, each rezoning request will only be approved with specific restrictions on uses. This allows the Town an opportunity to review any new or successive uses.
- b. The Town will evaluate development in terms of short and long term environmental impacts and compatibility with adjacent land uses.
- c. The Town will require site-specific planning for all proposed development, including but not limited to the following:
  - (1) Location and elevation of structures, driveways, parking facilities and emergency services access
  - (2) Public roads
  - (3) Location of wells, septic systems and/or other utilities
  - (4) Storm water drainage
- d. The Town will prevent isolated development that may result in environmental degradation or may conflict with farming operations or other existing land uses.
- e. With the goal of preserving tax base, the Town may collaborate with adjoining municipalities to identify areas for business, commercial and industrial development that will have urban services provided by the municipality.

**6. Recreational District Areas**

- a. Recreational developments must meet the following criteria prior to zoning approval:
  - (1) The site must not conflict with agricultural policies for farmland preservation.
  - (2) The site must have access to a state or county highway or a Town road approved for such use.
  - (3) The site shall not adversely affect the traffic capacity and safety of the highway.
  - (4) The site shall not endanger the environment and the health, safety, comfort, or general welfare of the Town residents.
- b. The Town shall also:
  - (1) Collaborate with Dane County in future planning and development of county parks.
  - (2) Encourage the use of the Town's Nature Park on Twin Lane Road as an outdoor laboratory for environmental education and development of natural resource stewardship.
  - (3) Collaborate with other governmental agencies, including the Dane County Highway Department, and local governmental units in the development of projects such as maintenance of safe, designated bike trails.
  - (4) Work with Dane County, other units of government, and private entities to prioritize and encourage the acquisition of parcels identified in the County's Parks and Open Space Plan.
  - (5) Encourage the use of and apply for grant monies, such as the Dane County Conservation Fund

(DCCF) and State and Federal grants, where these additional funds will assist the Town in addressing its land use objectives.

- (6) Locate a site and develop a Town park

## **7. Mineral Protection/Extraction Areas (As shown on Future Land Use Map 2)**

a. The following policies will apply in Mineral Protection/Extraction Areas:

- (1) Recognition that mineral extraction is a necessary and economical use of lands to provide material used by the community, both for public and private purposes.
- (2) All proposals for a mineral extraction operation will require Conditional Use Permits (CUP).
- (3) Limit development in and around mineral protection/extract areas to insure access for future use as follows:
  - (a) Residential uses will be limited to any existing lots; any new dwelling unit must be primarily for the owner.
  - (b) If new residential parcels are approved by rezoning or Certified Survey Map (CSM) a notice or restriction will be placed on the deed noting the possibility of future mineral extraction activity.
  - (c) The only commercial or industrial uses allowed will be those directly related to the mineral resource use.
- (4) The establishment, maintenance, or operation of the site shall:
  - (a) Not conflict with adjacent approved uses, subject to appropriate discussion and review.
  - (b) Not be detrimental to or endanger the public health, safety, or general welfare of the community.
  - (c) Balance the risk with the positive business employment, tax revenue, and need of natural resources for all citizens.
  - (d) Not impede the planned and orderly development of the surrounding properties for uses permitted in the area.
  - (e) Meet and satisfy all State and County criteria regarding wetlands and water quality impacts of the proposed extraction operation.
  - (f) Meet all applicable State and Federal air quality standards.
  - (g) Require that adequate access roads, drainage, noise and dust control, visual barriers and other site improvements be provided by the landowner, renter or lessee.
  - (h) Use of a public road shall not threaten public safety or cause congestion on such roads. Operators will be responsible for damage and upkeep required as a result of extraction operations.
  - (i) Require that operation plans be specific and detailed reclamation plans be provided by the landowner, renter, or lessee.
- (5) Require that the applicant for any opening or expansion of a mineral extraction site shall provide a detailed mineral extraction plan, which will include the following:
  - (a) A site map showing the areas to be mined, plus all public and private access roads, all rights-of-way, all structures, any surface drainage features, and all utilities within 1/4 mile of the property line of the site.
  - (b) Information about the site, including the zoning district of the site and all adjoining

and adjacent parcels.

- (c) A description of the mineral extraction activities, including but not limited to methods and procedures used.
  - (d) The hours of operation, and whether or not blasting will be conducted on site.
  - (e) How the operator intends to limit the noise and dust exposure to properties within 1/4 mile.
  - (f) A timetable for completion of various stages of the mining operation, including a date when the extraction operation and reclamation will be completed and the CUP terminated.
  - (g) A site reclamation plan, which will be implemented upon completion of extraction activities.
- (6) The following conditions shall be met in the operation and closure of a mineral extraction site:
- (a) A fence may be required to surround all mineral extraction areas and be posted with “Warning” signs. A gate may be required to be erected across all access roads, which shall be kept closed and locked whenever there is no authorized activity being conducted on the site.
  - (b) The applicant shall submit written proof that any proposed blasting is within the limitations set by the Wisconsin Department of Commerce. In addition, the applicant must provide a process to review claims of structural damage to neighboring uses including wells and ways to compensate landowners for any damages. The Town must approve the process.
  - (c) The applicant must submit evidence that all applicable regulations of Dane County, the Wisconsin Department of Commerce, the Wisconsin Department of Natural Resources, The Wisconsin Department of Transportation, the U.S. Department of Labor’s Mine Safety and Health Administration, and the Occupational Safety and Health Administration (OSHA) have been met.
  - (d) The conditional use shall conform to all applicable regulations of the district in which it is located. This limits other uses beyond the mineral extraction, such as hot blacktop mix and ready-mix concrete operations that would require separate permits. It also relates to certain uses, which are allowed only in other zoning districts, such as commercial truck and repair sales.
  - (e) All mineral extraction sites shall be reclaimed so that all approved final slopes shall have the topsoil, that was removed or disturbed, replaced with soil at least as adequate as the topsoil that was removed, for the purpose of providing adequate vegetative cover, and stabilization of soil conditions.
  - (f) Require that all mineral extraction operations comply with all procedures and operations of current Dane County Mineral Extraction Ordinances.
  - (g) Extraction activity will be limited to a maximum of 7 years with the provision for approval of additional 7-year extensions. The owner/operator will be required to provide a security bond as required by Dane County to cover the cost of the reclamation plan.
- b. Any mineral extraction operation proposed outside of the designated mineral protection area shall be required to comply with the policies in para 1 thru 6 above.

#### **D. Existing Land Use**

##### **1. Existing Uses**

Exhibit 1 shows the distribution of land use in the Town of Sun Prairie. Eighty-five percent of the 20,218

acres of land in the Town of Sun Prairie are in agricultural and outdoor recreation use. Land classified as recreational accounts for 387 acres or one percent, the majority of which consists of McCarthy Park and a golf course approximately 1/2 mile east of the intersection of CTHs N and TT.

Historically, residential development has primarily consisted of detached single-family homes on large lots. Single-family residential housing makes up 695 acres or roughly 3.5 percent of the total land area. There are 17 subdivisions accounting for two percent of the total land area.

With the exception of transportation (railroad, transit, motor vehicle, street, road, right-of-way and non-motorized transportation), which accounts for 864 acres or 4.3% of the total, the remaining land use categories account for less than one percent of the total.

### Exhibit 1

Existing Land Use by Category	Total Acreage	Percent of Total (%)
Single Family Residential	695	3.5%
Two-Family Residential	18	<1%
Mobile Home	9	<1%
Commercial – Retail Sales	21	<1%
Commercial - Retail Services	4	<1%
Outdoor Recreation	387	2%
Extractive	20	<1%
Industrial	11	<1%
Agriculture (cropland/pasture, other open vacant land and vacant unused land)	18,123	85%
Institutional/Government	14	<1%
Open Water	24	<1%
Transportation	864	4.3%
Communication/Utilities	28	<1%
<b>TOTAL</b>	<b>20,218</b>	<b>*100%</b>

Source: Dane County Land Information Office 2002

\*The percent total column may not equal 100% due to rounding.

## 2. Land Use Conflicts

Conflicts occur when incompatible land uses are located in close proximity to each other. Generally, residential development is incompatible with mineral extraction, livestock operations, and use of farm equipment. On adjacent property, the Town Board requires the following statement on all certified survey and zoning requests: “As owner of lot \_\_\_ of this certified survey map or rezone, I hereby stipulate that I and my heirs or assigns will not object to any legally permitted uses that occur on the adjoining property.”

## 3. Real Estate Trends

The local real estate market is heavily driven by activity in the Madison Metropolitan Area. Most of the housing demand in the Town has either been in existing subdivisions or low-density rural development in predominantly agricultural areas. The farming heritage of the Town along with the natural beauty of the area has prompted long-time residents to remain and new residents to take advantage of rural living with easy access to services and amenities available in the Madison area.

## 4. Trends in Farmland Value

Trend data in farmland value are not available for towns, however, based on reports from the UW Program on Agricultural Technology Studies (PATs), the value per acre of farmland sold in Dane County and remaining in agriculture increased from \$799 in 1985-89 to \$1,254 in 1995-99, or a 57 percent increase in value. By comparison, the value of an acre of farmland sold in Dane County and converted to non-agricultural uses increased from \$1,169 to \$1,993, or a 70 percent increase in value over the same period.

Based on the most recent PATs report on farmland sales from 1990 to 1997, 36 parcels of land totaling 2,521 acres of farmland were sold in the Town of Sun Prairie. Of the total, 2,211 acres remained in agriculture and 310 acres were converted to non-agricultural uses. The sale value of land remaining in agriculture was \$1,218 per acre while the sale value of land converted to nonagricultural use was \$1,720, which indicates that farmland was purchased at a 41 percent premium for conversion

to non-agricultural uses.

#### 5. **Opportunities for Redevelopment**

This Plan does not identify areas for redevelopment because there appears to be no specific areas in need of redevelopment. Existing land use policies should be adequate for review of any proposals for redevelopment.

#### 6. **Future Land Use**

Assuming the projected annual population growth rate of 1.2 percent, Future Land Use Map 2 is intended to generally satisfy the long-term needs of the Town. The map is primarily based upon the desire to preserve and protect farmland for present and future generations. ~~The Farmland Preservation Plan for Dane County states that farmland~~ preservation is a cooperative effort – the result of actions by the state, counties, towns, and their residents. Farmland preservation requires a balancing of diverse and often competing interests in the use of land.

#### 7. **Projected Land Use Demand**

Land use projections for the next 20 years for population and housing needs identified in Chapters 1 and 2 of this Plan are shown in Table 2. ~~Much of this projected residential land use will be scattered in the Agricultural Preservation District.~~ There is a sufficient number of residential lots available in the Town and in areas identified on the future land use map to meet the anticipated demand. The relatively small amount of land identified for conversion to commercial will be phased in as proposals are submitted.

<b>Table 2: 20-Year Projection for Land Use in 5-Year</b>				
	<b>2005</b>	<b>2010</b>	<b>2015</b>	<b>2020</b>
Population Increase	142	150	160	170
Housing Units Needed	50	52	55	59
Acres Converted*	50-75	52-78	55-82	59-88

\* Some of these acres area already zoned residential but currently under agricultural use.

### E. **Land Evaluation Site Assessment System**

The Town will use the Land Evaluation Site Assessment System (LESA) to evaluate proposed land use changes from agriculture to other uses. Under LESA, land parcels are rated on their value as farmland. Soils are rated and placed into groups ranging from the best to the least suited for a specific agricultural use, such as cropland or forestland, resulting in a relative value for each group. For example, the best group is assigned a value of 100, while all other groups are assigned lower values. The land evaluation is based on data from the National Cooperative Soil Survey (NCSS), a nationwide partnership of all levels of government and institutions. This partnership works to cooperatively investigate, inventory, document, classify, and interpret soils and to disseminate, publish, and promote the use of information about soils.

The Natural Resources Conservation Service (NRCS) is responsible for the leadership and coordination of NCSS activities. LESA is the primary tool that the Town will use in the future to make land use decisions.

LESA uses both Land Evaluation (LE) and Site Assessment (SA) factors as described below.

- (1) Land Evaluation (LE) factors are based on soil-based qualities and includes: land capability classes, soil productivity ratings, soil potential ratings, and important farmland classes (e.g. exclusive agricultural zoning).
- (2) The Site Assessment (SA) component identifies social, economic, and geographic factors that affect land-use decision-making. Site assessment considers three major areas:
  - a. Non-soil factors related to agricultural use of a site.
  - b. Factors related to development pressures.
  - c. Other public values of a site.

The LESA system provides a rational, consistent, and sound basis for making land use decisions. Appendix E provides the data and methodology for making decisions based on LESA.

## F. Future Land Use Categories

Zoning, rezoning and development in categories identified on Future Land Use Map 2 shall be guided by the policies, goals, and objectives of this *Plan*. The zoning district policies for each category will apply to the respective districts as identified below.

### 1. ~~Agricultural Preservation Districts (A-1 Exclusive)~~ Exclusive Agriculture District (EA)

- a. *Exclusive agriculture and open space.* These areas are primarily reserved for agricultural purposes and shall conform to the Farmland Preservation Law to permit eligible landowners to receive tax credits under Chapter 91 of the Wisconsin Statutes.

~~b. *Agribusiness.* Businesses related to agricultural production and small family owned and operated businesses are permitted uses in this category and eligible for rezoning.~~

### 2. Other Agricultural and Preservation Districts (A-2) (AG, AE, RC, NBR and PRD)

- a. *Agriculture and open space.* Parcels in these areas are generally substandard agricultural parcels and zoned ~~A-2~~. AG, AE, or PRD.

~~c. *Agribusiness.* Refer to section 1b above. Resource conservancy and nature-based recreation. Parcels in these areas will continue to be maintained as high quality natural environments and nature-based recreational resources under RC and NRB zoning.~~

### 3. ~~Residential and Rural Home~~ **Districts**

- a. *Buildable Lots.* As of 2003, there are approximately 150 vacant lots, which are zoned for residential development. This number of lots is considered sufficient to meet the development needs for the Town for the next 10 years.
- b. *Rural Transition Areas.* These areas lie within the boundaries of the urban service area of the City of Sun Prairie and in the proximity of CTH N and I-94. These areas would be considered for rezoning for Residential, Business, or Commercial development.
- c. *Single family and multiple family residential.* These areas are currently used or zoned for single and multiple family residences, or eligible for rezoning to meet future housing needs of the Town.
- d. *Proposed residential.* These areas which are adjacent to existing residential housing are eligible for rezoning for residential development to meet the future housing needs of the Town.

### 4. **Local Business, Commercial and Industrial Districts**

- a. *Agribusiness.* Refer to section 1b above.
- b. *Commercial/industrial.* These areas are currently used and zoned, or eligible for rezoning to Commercial/industrial use.

### 5. **Recreational ~~District~~ Areas**

*Recreational/Conservancy.* These areas are reserved for recreation, parks, and environmental corridors.

### 6. **Mineral Protection/Extraction Areas**

These areas are considered economic resources of the Town and are identified within specific boundaries to minimize or avoid conflict with other adjacent land uses.

### 7. **Other Categories**

Other categories are *Governmental and Institutional*, and *Utilities*. Subject to the approval of the Plan Commission and the Town Board, areas in these categories may be located where appropriate

to meet the needs of the community.

**Section B.3.a of Chapter 5 of the Town of Sun Prairie Comprehensive Plan is amended to read as follows with deletions shown by strikethroughs and new language shown by underlining:**

- a. ~~Coordinate with Dane County to ensure~~Ensure that existing zoning is in conformance with the Town's *Comprehensive Plan*, and directs development away from environmentally sensitivity areas.

END

*The vision of the  
Town of Sun  
Prairie...*

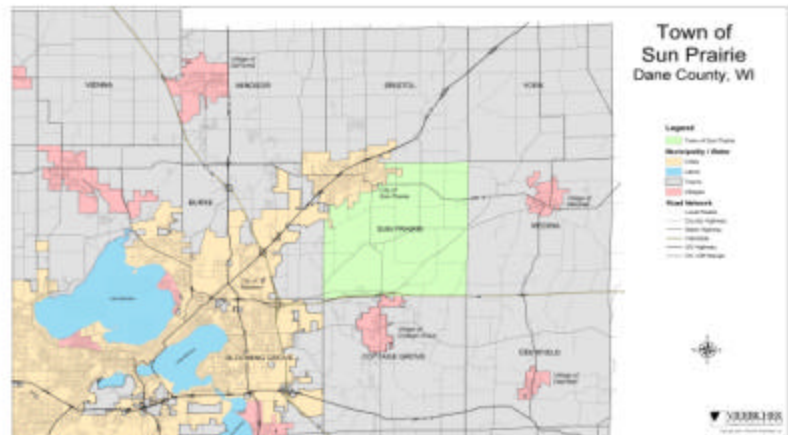
*Preserve and foster  
the unique rural  
character dedicated  
to maintaining  
quality of life for  
our residents.*

*Provide a positive  
climate for the  
continued rich  
agricultural  
heritage while  
balancing  
residential,  
commercial and  
industrial  
development.*

*Provide  
opportunity for  
citizen  
participation in  
Town government,  
and communicate  
with adjacent  
communities to  
address common  
issues.*

*Promote a healthy  
and safe  
environment, an  
appreciation for,  
and a commitment  
to preserve and  
maintain open  
space, cultural,  
natural and  
community  
resources.*

# ***The Town of Sun Prairie Comprehensive Plan 2003 – 2023***





## *Table of Contents*

Acknowledgement .....	1
-----------------------	---

### Plan Elements

Chapter 1: Issues & Opportunities .....	2
Chapter 2: Housing.....	8
Chapter 3: Transportation .....	17
Chapter 4: Utilities & Community Facilities .....	26
Chapter 5: Agricultural, Cultural & Natural Resources.....	30
Chapter 6: Economic Development .....	41
Chapter 7: Intergovernmental Cooperation.....	49
Chapter 8: Land Use.....	54
Chapter 9: Implementation .....	66

### Map Exhibits

Map 1	Existing Land Use
2	Future Land Use
3	Zoning
4	Dane County Pre-Settlement Vegetation
5	Agricultural, Natural, and Cultural Resources
6	Prime Farmland
7	Hydric Soils
8	Soil Slope
9	Extraterritorial Jurisdiction
10	Road Conditions
11	Rural Functional Road Classifications and Average Daily Traffic Counts
12	Utilities and Community Facilities
13	Floodplain

### Appendices

A	Plan Adoption Ordinance
B	Public Participation Procedures
C	Visioning Workshop Results
D	Survey Results – Summary
E	Land Evaluation and Site Assessment System
F	Definitions

## ***ACKNOWLEDGEMENTS***

### **Town Board**

Lyle Updike, Chairman  
Vernon Pogue, Supervisor  
Doug Yelk, Supervisor

### **Town Clerk**

Claudia Quick

### **Plan Commission**

Roger Fetterly, Chairman  
Karen Kaltenberg, Secretary  
Alan Meyer  
Judy Stang  
Mary Frances Troudt  
Carl Williamson  
Doug Yelk

### **Planning Assistance**

Vierbicher Associates, Inc.  
6200 Mineral Point Rd  
Madison, WI 53590-4504

Real World Research, LLC  
100 South Baldwin St.  
Madison, WI 53703-3057

### **Published:**

***November 2003 by the  
Town of Sun Prairie***

### **Adopted:**

***September 29, 2003  
by the Sun Prairie  
Town Board***

Preparation of the Town of Sun Prairie Comprehensive Plan was funded in part by the State of Wisconsin Department of Administration Office of Land Information Services Comprehensive Planning Grant Program.

## CHAPTER 1: ISSUES AND OPPORTUNITIES ELEMENT

### **s. 66.1001(2)(a) Wis. Stats.:**

Background information on the local governmental unit and a statement of overall objectives, policies, goals and programs of the local governmental unit to guide the future development and redevelopment of the local governmental unit over a 20-year planning period. Background information shall include population, household, and employment forecasts that the local governmental unit uses in developing its comprehensive plan, and demographic trends, age, distribution, educational levels, income levels and employment characteristics that exist within the local governmental unit.

#### **A. Overview**

The entire process of preparing a Comprehensive Plan is to identify issues and opportunities. Quite often issues and opportunities are readily apparent, while other Elements may not be apparent until data is reviewed, collected and dialogue begins. To identify the issues and opportunities that would guide the formation of this *Plan*, a number of community involvement activities were undertaken including a community-visioning workshop, community survey, and open public meetings. An overview of the efforts to identify issues and opportunities are provided as Appendices B, C, and D.

#### **B. Vision Statement**

Preserve and foster the unique rural character dedicated to maintaining quality of life for our residents.

Provide a positive climate for the continued rich agricultural heritage while balancing residential, commercial and industrial development.

Provide opportunities for citizen participation in Town government and communicate with adjacent communities to address common issues.

Promote a healthy and safe environment, an appreciation for, and a commitment to preserve and maintain open space, cultural, natural and community resources.

#### **C. Guiding Principles for the Town of Sun Prairie Comprehensive Plan**

1. Protect lands best suited for agricultural production.
2. Limit residential and commercial development to densities and in locations that are best suited to preserving the Town's rural character.
3. Minimize development so as not to overload the Town's capacity to provide services.
4. Protect the Town's scenic, historical and cultural resources.
5. Discourage development in areas identified as floodplain, shorelands, steep slopes, and wetlands.
6. Protect the environment through sound soil and water conservation practices.
7. Diversity and expand the tax base of the Town in appropriate areas.
8. Ensure that the character and location of land uses maximize the potential for economic benefit while minimizing threats to the general health, safety, and welfare of the community.
9. Communicate with neighboring municipalities, overlapping units of government and special purpose organizations to discuss common issues.
10. Coordinate the siting, building, and redevelopment of public facilities and the sharing of public services when possible.
11. Encourage commercial and industrial growth in appropriate areas to increase the Town's non-residential tax base.

## D. Background

The Town of Sun Prairie, which was established in eastern Dane County in 1846, has a strong history as an agricultural community. Soils in the Town are rich and classified as some of the best and most productive agricultural lands in the United States. In fact, some of the agricultural lands in central Dane County have been classified as “endangered” due to annexations and rural development. The Town of Sun Prairie is experiencing development pressure as a result of its location on the fringe of the Madison metropolitan area. Between 1990 and 2000, the Town lost 1,035 acres to development and annexation.

The agricultural structure in Wisconsin and locally has undergone changes over the past decade. The industry appears to be shifting from a predominance of dairy farms to increasing production of cash crops. The overall number of farms and acreage in farming in Dane County and the Town of Sun Prairie has declined over time as well.

Evidenced by the community survey results and throughout the planning process is the importance of a continued, strong farming presence in the Town. The consensus is that preserving farmland will assist the Town in carrying out its vision of keeping agriculture viable, supporting the local economy and preserving open space while holding down the cost of public services. Another point of consensus is that new housing development should be guided to existing residential parcels or close to existing subdivisions. Survey results also indicate that many people are concerned about high taxes and the loss of rural character.

## E. Land Use

Since the Town of Sun Prairie implemented its first land use plan in 1980, it has continued to be guided by the following land use principles:

1. Preserve the productive farmlands in the Town for continued agricultural use.
2. Protect farm operations from conflict with neighboring land uses.
3. Control development by providing for moderate growth in areas not suited to sustaining farm operations.
4. Protect the natural environment.

The following table shows the distribution of land in the Town by parcel, acres, and value. Agriculture is the dominant land use but the loss of farmland continues.

Town of Sun Prairie	Parcel Count		# Acres	Value of Land	Value of Improvements	Total Value of Land and Improvements
	Land	Improvements				
Residential	793	699	1,533	\$33,544,000	\$87,678,900	\$121,222,900
Commercial	32	22	216	\$1,270,900	\$2,539,100	\$3,810,000
*Manufacturing	1	1	6	\$83,400	\$669,600	\$753,000
Agricultural	682	0	14,333	\$4,870,900	0	\$4,870,900
Swamp & Waste	434	0	1,845	\$644,900	0	\$644,900
Forest Lands	106	0	707	\$845,900	0	\$845,900
Other	123	121	245	\$3,937,700	\$10,422,100	\$14,359,800
<b>TOTAL</b>	2,171	843	18,885	\$45,197,700	\$101,309,700	\$146,507,400

Source: Town of Sun Prairie 2002 Statement of Assessment

\*The Department of Revenue assesses all manufacturing property in the State of Wisconsin.

## F. Environment

Agricultural fields, undeveloped countryside, and wooded areas dominate the Town’s natural landscape. Environmental features such as wetlands, floodplains, forest lands and prime farmlands provide some limitations to development, which the Town will take into account as land use decisions are made.

Town residents receive water from private wells. Unlike public water systems, protection and maintenance of a private well is largely the responsibility of homeowners. The community as a whole needs to work together to develop a protection plan that safeguards its water supply.

The Town lies in the Upper Koshkonong Creek Watershed, which also includes the City of Sun Prairie; the Villages of Deerfield and Cottage Grove; and the Towns of Cottage Grove, Deerfield, and Medina.

The Town of Sun Prairie complies with Dane County's storm water management ordinance. Enforcement of the storm water management ordinance is important to control the impact of runoff from development on adjacent and downstream properties, groundwater recharge areas and overall water quality. The City of Sun Prairie adopted a storm water utility which will help to control the unfiltered runoff from the City's storm sewers into the Koshkonong Creek.

Community survey results show that there is generally strong support for policy options that would preserve the environment and agriculture. The strongest support is found for conservation easements and guidelines that move development away from prime soils.

## G. Population

The Town's population has continued to grow at a moderate pace during the past several decades. Over the last 10 years, the population of the Town has grown about 2.26 percent per year, which is slightly lower than Dane County at approximately 2.33 percent and the state at .96 percent. The loss in population experienced between 1980 and 1990 is likely the result of a decrease in family size, slow rates of growth and, to a lesser extent, annexations to the City of Sun Prairie. The following table shows the population since 1960.

Town of Sun Prairie – Population Trends			
Year	Population	Numeric Change	Percent Change 90-00
1960	1362	8	1%
1970	1490	128	9.4%
1980	1990	500	33.6%
1990	1839	-151	-7.6%
2000	2308	469	26%

Source: Dane County Regional Planning Commission

## H. Housing

Single-family homes are the predominant housing type in the Town. Just over 80 percent of residents are homeowners. Homes are generally located in the 17 subdivisions within the Town or otherwise dispersed throughout the Town as expected in a rural area. Homes are generally in good repair although interest in a home-maintenance and repair program has been identified.

Housing Units – Town of Sun Prairie			
Year	Housing Units	Numeric Change	Percent Change
1970	376	NA	NA
1980	598	222	59.0%
1990	639	41	6.9%
2000	830	191	29.8%

Source: U.S. Census Bureau. Census of Population & Housing

Housing opportunities for seniors and special populations is limited in the Town. However, the Cities of Madison and Sun Prairie offer living arrangements to meet the needs of this population. The Town intends to support the efforts of surrounding jurisdictions and Dane County to address unmet needs. The Town



does not anticipate a high level of development in this regard due to the lack of infrastructure and public services available through Town government.

## **I. Economy**

According to the 2000 Census, mean travel time to work for persons age 16 and over in the town is 23 minutes, which suggests that persons work outside the Town. This data concurs with community survey results, which show that more than 50% of Town residents work in Metro Madison followed by the City of Sun Prairie. Fewer than 10 percent of survey respondents work within the Town. Dominant employment sectors include education, health, and social services followed by manufacturing and construction.

There is little support for the development of a business park in the community. Interestingly, 100 percent of board members and a majority of forum participants and farmers support the idea, but the general community does not.

## **J. Transportation**

The convergence of three interstate highways just west of the Town, I-39/90/94, has a major influence on development patterns around Town borders. The Town benefits from its location adjacent to this major highway system, which provides easy access for Town residents. Interstate 94 generally forms the southern boundary of the Town, with an interchange located at CTH N. Alternative modes of transportation are limited within the Town because demand is insufficient to justify alternatives with the exception of bicycle lanes. The Town maintains nearly 40 miles of paved road, excluding state and county highways.

The Canadian Pacific Railway, which runs through the northern half of the Town is part of the 33 mile long “Waterloo Spur” that runs between Madison and Watertown. The Wisconsin and Southern railroad operates the line and provides freight service to the City of Sun Prairie and the Duffy Agricultural Rail Facility in the Town of Sun Prairie.

Koshkonong Creek is classified as a navigable waterway. However, its primary purpose is to provide drainage for excess storm water runoff.

Area airports include Dane County Regional Airport, Blackhawk Airfield (Cottage Grove), Morey Airport (Middleton), Waunakee Airport, Watertown Municipal Airport and Fort Atkinson Municipal Airport.

Community survey results indicate that people feel safe driving on Town roads, but feel unsafe biking or walking and jogging on the roads. Generally, Town roads are viewed as safer than County highways, which are seen as safer than state highways.

The Town intends to collaborate with governmental agencies, including Dane County and other surrounding jurisdictions in the development of projects such as maintenance of safe, designated bike trails.

## **K. Public Facilities**

The Town operates a limited number of community facilities. Located on Twin Lane Road, the Town Hall is the administrative headquarter for Town government and used for meetings and many community-related events. The building and grounds also house maintenance equipment and provides material storage.

According to survey results, people are generally satisfied or neutral with regard to Town services. Strongest satisfaction is found for garbage removal, recycling and snow plowing.

## **L. Parks**

There are three parks in the Town. The Town has a Nature Park adjacent to the Town Hall. This park is in an area reclaimed from the old Town landfill. It is heavily wooded and contains a prairie restoration project. The park is used by community groups, including Boy Scouts, for educational and demonstration projects. Drovers Woods subdivision contains a two-acre parcel on Prospector Road that is dedicated to the

public and maintained by the Drovers Woods Homeowners Association. Dane County's 220-acre McCarthy Youth and Conservation Park is located on the south edge of the Town on CTH TT, ½ mile east of the intersection of N and TT. Additionally, the Town has plans to develop a town park using park fees assessed on each new dwelling unit.

## **M. Socioeconomic Characteristics**

### **1. Educational Levels**

Town residents possessing high school degrees or higher number 87.5 percent. This compares to 92.2 percent in Dane County and 85.1 statewide. Seventeen percent of Town residents have a bachelor's degree or higher according to Census 2000 data. Comparatively, the figure in Dane County is 40.6 percent and 22.4 statewide.

### **2. Age of Residents and Gender**

The median age of Sun Prairie residents is 36.9. Gender is fairly evenly distributed with a slightly higher number of males than females. This compares to 33.2 for Dane County and 36 statewide. In comparing age proportion percentages between 1990 and 2000, we note, for instance, that the 5 to 14 population bracket increased by roughly 5 percent and the 45 to 54 and 55 to 65 brackets increased by 2 percent each. In 20 years, the 5 to 14 population bracket could be in the market for first homes and the older two populations may be altering their living arrangements as a result of age.

Age Group	1990 Population	Percent of Total 1990	2000 Population	Percent of Total 2000
Under 5	125	7%	181	8%
5 to 14	285	10%	353	15%
15 to 24	239	13%	237	10%
25 to 34	285	15%	280	9%
35 to 44	352	19%	469	20%
45 to 54	269	15%	382	17%
55 to 64	145	8%	231	10%
65 to 74	78	4%	112	5%
75 to 84	46	3%	46	2%
85 and Over	15	<1%	17	<1%
<b>TOTAL</b>	<b>1,839</b>	<b>100%</b>	<b>2,308</b>	<b>100%</b>

Source: U.S. Census Bureau, 2000 Profile of General Demographic Characteristics  
Total percentage may not equal 100 due to rounding.

### **3. Household Income**

Household income levels in the Town of Sun Prairie are higher than Dane County and the state. Percent increases in income across jurisdictions remained constant between 1990 and 2000 with the Town of Sun Prairie experiencing the highest median income increase in dollars. Seventeen percent of residents have incomes between \$35,000 and \$49,999. Thirty-five percent fall in the range of \$50,000 to \$74,999 and 15.5 percent fall in the range of \$75,000 to \$99,999.

Median Household Income	1990	2000
Town of Sun Prairie	\$42,315	\$60,938
Dane County	\$32,703	\$49,223
Wisconsin	\$29,442	\$43,791

Source: U.S. Census Bureau, 1990-2000 Profile of Selected Economic Characteristics

**N. Population Projections**

Projections help establish the amount of land the Town needs to allocate to different land uses over the next 20 years. In addition, projections can help assess changes that may be required in the housing stock, transportation networks, school facilities and other public and private facilities and infrastructure. Population change is a function of natural increases (births minus deaths) and net migration (in-migration minus out-migration).

Between 1990 and 2000, the Dane County population grew at a significantly faster rate than the state as a whole. Between 1990 and 2000, the Town population grew by 469 residents. This figure compares to the addition of 314 residents during this same period in the Town of Cottage Grove and 111 in the Town of Medina. The Town of Burke lost population (10 residents) during the period 1990 to 2000.

Population projections for the 20-year planning window associated with this *Plan* were prepared by extending the 1.2 percent annual growth rate over the last 40 years for 20 years into the future. Based on a community survey and a visioning forum, the Plan Commission believes that a 1.2 percent annual increase is a desirable rate of growth. Preparing reliable forecasts for a low density, rural township is difficult due to a number of factors that can significantly impact growth rates and population figures. These factors include potential annexations, the loss or addition of major area employers, changes in local policies and/or decisions due to a change in elected leadership and other regional trends that may lead to a shift in population patterns. Assuming a projected population growth rate of approximately 1.2 percent annually, the town will realize the addition of 729 residents by 2023. Additional detail is provided within the Housing Element, as it relates to the number of housing units needed to meet this demand.

Town of Sun Prairie	U.S. Census				Plan Commission Projections –1.2 percent annual increase				
	1970	1980	1990	2000	2005	2010	2015	2020	2023
Population	1,490	1,990	1,839	2,308	2,450	2600	2760	2930	3037

**O. Employment Forecast**

Since approximately only 10 percent of the Town of Sun Prairie residents are employed in the Town, the current and future employment opportunities are dependent upon the economic health of Dane County. The most recent employment forecasts have been provided for Dane County by Wood and Poole Economics, Inc., which projected an annual growth rate of 1.5 percent from 1998 to 2003. The finance, insurance, and real estate employment sector is expected to have the highest growth rate during this five year period. For the long term, total employment in the Madison metropolitan area is projected to increase 26 percent over the next 20 years. Jobs in the service sector are projected to experience the highest growth during this period.

**P. Key Issues**

A wide variety of issues and opportunities were identified during the planning. As noted earlier in this *Plan* Element, activities and exercises were used to garner information from the public as provided in the Appendices section of this document. Some of the highlights include:

1. Slow/stop development
2. Environmental preservation
3. Holding the line on property taxes
4. Desire to maintain personal and local control over land use decisions
5. Balance between individual property rights and community planning

## CHAPTER 2: HOUSING ELEMENT

### **s. 66.1001(2)(b) Wis. Stats.:**

A compilation of objectives, policies, goals, maps and programs of the local governmental unit to provide an adequate housing supply that meets existing and forecasted housing demand in the local government unit. Specifically the housing element shall assess the age, structural, value, and occupancy characteristics of the local governmental unit's housing stock. The element shall also identify specific policies and programs that promote the development of housing for residents of the local governmental unit and provide a range of housing choices that meet the needs of persons of all income levels and all age groups and persons with special needs, policies and programs that promote the availability of land for the development or redevelopment of low-income and moderate-income housing, and policies and programs to maintain and rehabilitate the local governmental unit's existing housing stock.

### **A. Introduction**

1. Rural character is sometimes a difficult term to describe or understand. Discussion about rural character often involves a concern that new subdivision development will ruin the rural setting that initially attracted people to the area. The rural setting, as citizens of the town describe it, consists of wide-open vistas, farm fields, gentle prairies and rural housing. The strategies that the town will use to implement its vision to preserve open space and rural character include the following:
  - a. Preserve open space by keeping lot size large and densities relatively low.
  - b. Guide the majority of residential and commercial development to existing lots.
  - c. Preserve rural aesthetics by encouraging clustering of new development. Clustering is a technique whereby open spaces are permanently preserved. Rather than developing an entire site, development is concentrated on the particular section of the site most suited for development, while preserving natural features, farmland, and scenic views important to the community.
  - d. Explore the use of conservation easements and purchasing development rights.

### **B. Goals and Objectives**

1. Goal: Give consideration to a reasonable mix of housing choices to accommodate a range of household types.

#### Objectives:

- a. Work with neighboring communities to support a range of housing types, densities, and price ranges.
- b. Support and promote state and county-level housing programs available to residents of the Town.
- c. Consider a variety of lot sizes to provide a range of housing choices and costs as new development occurs.
- d. Explore opportunities to provide or encourage housing for seniors and persons with special needs.

**C. Policies**

1. Encourage the preservation of housing structures that reflect the Town's rural character.
2. Provide a strong building code enforcement program to encourage preservation and maintenance of existing housing structures and enhance community health, safety, and welfare.
3. Consider development of a Town-based home repair and maintenance program, and discuss funding opportunities with Dane County and other appropriate entities.
4. Provide for orderly growth and development by limiting residential development to densities and in locations that are best suited to preserving rural character and sustaining farm operations.

**D. Background**

Housing provides a sense of security and contributes to residents' quality of life. Housing in the Town is fairly dispersed, which reflects the wealth of productive farmland and the rural character associated with farming communities. At the same time, housing is conveniently located for access to major thoroughfares. Residents travel outside of the town for employment, services and recreation and leisure activities.

Local governments often finance and develop certain types of housing in order to address unmet needs. In addition, local governments directly influence the provision of housing through the land use regulations and development standards that they adopt. The Land Use Element of this *Plan* will control what types of housing units (e.g. single-family, duplex, etc.) are constructed and at what density, but transportation and utility plans can affect the timing of residential development.

The intent of the Housing Element is to provide basic information about the housing stock as well as analyze trends and identify concerns and opportunities so that taken as a whole, this *Plan* reflects consideration of the need to provide an adequate supply of housing across all income levels. As of 2002, there were 1,533 acres of land in residential use in the Town, which represents roughly eight percent of the total land area.

**E. Housing Trends**

At least three trends are evident in studying housing development patterns in the City of Sun Prairie and other jurisdictions close to the Town of Sun Prairie. First, housing cost is rising faster than household income. Second, growth rates are equal to or greater than Dane County when taken as a whole. Third, household size generally is decreasing and housing development is occurring at a faster rate than population growth. For example, the Town of Sun Prairie recorded a 26% increase in population from 1990 to 2000, but experienced a 30% increase in the total number of housing units.

**F. Types of Housing Units**

In 2000, there were 830 housing units in the Town, which represents a 30 percent increase from 1990. This 30 percent increase is modest when compared to the period 1970 to 1980 when the growth rate was 59 percent, but high when compared to the period 1980 to 1990 when the housing growth rate was approximately 7 percent. Single-family housing units accounted for 94 percent of the total, which is significantly higher than for the county and the state at 58 percent and 69 percent respectively.

Community survey results indicate strong support for hamlet development, with farmers showing the strongest support. About half of the community thinks housing development has been too fast, with the other half feeling that it's about right.



**Exhibit 1:**

Housing Type	Town of Sun Prairie		Dane County	Wisconsin
	Number	Percent	Percent	Percent
Single Family	819	94.6	58.7	69.4
Duplex	41	4.7	5.7	8.2
Multi-family	0	0.0	34.3	18
Mobile Home	6	0.7	1.3	4.4
Boat, RV, Van	0	0	0	0.1

Source: Profile of Selected Housing Characteristics: 2000

**G. Occupancy Status**

The supply of housing units must be sufficient to meet consumer demand, which includes the formation of new households within the existing population, absorption of in-migration of new households and allowing existing households to reconfigure because of change in size or status. If supply is insufficient, it is likely that housing costs will rise making it more difficult to secure affordable housing.

Some level of vacancy naturally occurs in the housing market. The generally accepted vacancy standard overall is three percent (1.5 percent for owned units and 4.5 percent for rental units). At these levels, it is assumed that the local housing market is meeting consumer demand.

Of the 830 units in the Town in 2000, 97 percent were occupied, which is slightly higher than Dane County and substantially higher than the state.

**H. Housing Tenure**

Census data shows that 83 percent of the housing units in the Town are owner-occupied. This rate is substantially higher than ownership rates of Dane County and the state. The comparatively low rate of homeownership in Dane County is in part attributable to the strong university-driven rental market.

**I. Household Size**

The number of people living in a dwelling unit impacts the number of housing units that may be needed. Even if population remains steady, the declining trend in household size would generally suggest that more housing units are needed to accommodate the same population.

The average number of people residing in a single housing unit has been declining for several decades. In Wisconsin, the average household size between 1970 and 2000 declined from 3.22 to roughly 2.4. Many variables contribute to the trend of decreasing household size such as the increase in the number of single-parent households and fewer children per household. The average household size in the Town is 2.86, compared to 2.36 for all of Dane County and 2.49 for the state.

**J. Age of Housing Stock**

The Town's image is built, in part, on the quality of its housing stock. The exterior appearance of dwelling units can indicate something about the condition of the interior and overall structural integrity. However, interior remodeling or updating of older units may disguise the overall quality of some homes. Age of homes is sometimes used as a measure of condition. As homes age, it generally becomes necessary to spend more money on upkeep and maintenance, which often is burdensome for households with lower incomes.

There is strong interest in preserving existing housing structures in the Town. Many homes represent the Town's farming heritage and rural character, which has been identified as important to the community's identity. As illustrated in Exhibit 1, 25 percent of housing structures were built prior to 1940. Many of these homes are individual farmsteads.

**Exhibit 2:**

Town of Sun Prairie – Age of Housing Structures		
Age	Number of Structures	Percent Total
1999-March 2003	48	5.4%
1995 to 1998	66	7.4%
1990 to 1994	80	9.0%
1980 to 1989	90	10.1%
1970 to 1979	218	24.4%
1960 to 1969	97	10.9%
1940 to 1959	61	6.8%
Prior to 1940	233	26.1%
<b>TOTAL</b>	<b>*860 of 899</b>	<b>100%</b>

Source: U.S. Census Bureau, 2000 Profile of Selected Housing Characteristics; updated through 2002 using local records.

\*Occupied Housing Units

## K. Trends

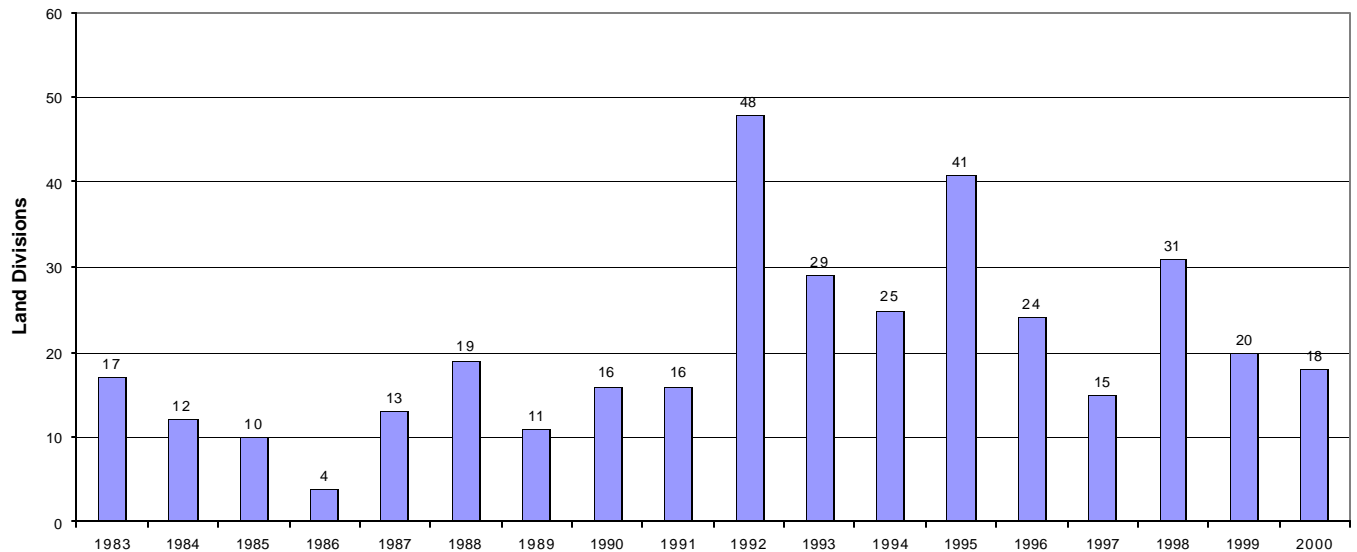
From 1983 to 2001, 273 building permits were issued in the town. In 2002, 13 permits for single-family residences were issued. Over the last ten years, the majority of housing permits were for single-family units (164) with fewer issued for two-family units (28). During this same period, no multi-family housing permits were issued.

As of January 2003, there is a surplus of approximately 150 undeveloped parcels in the Town. Along with supporting a modest amount of new residential development, the Town will encourage infill development to accommodate the approximately 216 additional housing units needed over the next 20 years.

When compared to other towns in Dane County, the number of land divisions over the last several years reflect modest development. According to the Dane County Regional Planning Commission (DCRPC), 164 land divisions occurred in the Town of Bristol in 2000, 167 in the town of Middleton and 83 in the Town of Burke, compared to 18 in the Town of Sun Prairie.

**Exhibit 3:**

**Land Divisions by Year: 1983-2000**



**L. Housing Location**

As of 2002, there were 17 residential subdivisions or housing clusters of five or more units in the town of Sun Prairie. Exhibit 4 identifies the name, location and date of development. This table comes into play when determining the location of new residential development as the town desires to promote the use of existing developable parcels and cluster new development around existing residential development.

**Exhibit 4:**

Subdivision Name	Location	Date of Development
Schey Acres	Corner of CTHs N & T	1958
Park View	Park View Rd.	1970-1993
Creek Haven	Creek Haven Rd.	1970-1999
Drovers Woods	STH 19	1972
Tall Oaks	South of CTH TT	1972
Kramer Court	Kramer Court	1972
City View Heights	STH 19	1973
Breeze Dr./Nelson Rd.	Breeze Dr. & Nelson Rd.	1972-1974
Hidden Meadows	Hidden Meadows Dr. – off Town Hall Rd.	1972-1974
Valley View Estates	Bailey Settlement Rd.	1975
Willow Glen	Pierceville Rd.	1979-1980
Valley View Estates (Additions 1 & 2)	Torbleau Rd. north of CTH TT	1988
Torbleau Heights	Olin Way & Buergin Rd. North of CTH TT	1992
Bomkamp Circle	South of CTH TT	1993
Sylver Ridge	Sylver Ridge Lane North of CTH TT	1995
The Oaks	CTH TT	2001
Savannah Valley	STH 19 and Twin Lane Road	2002

**M. Housing Affordability**

Income influences, if not determines the type of housing that households can attain and affordability is an issue that affects many lower income households. The median income in the Town is \$60,938 and the median housing value is \$161,700. Thirty percent (30%) of household income devoted to housing costs is the generally accepted standard for affordability. One trend facing the entire state and certainly Dane County is that of a growing divide between income and housing costs.

**N. Housing Standards**

Housing codes define dwelling unit standards and maintenance after occupancy. This code is intended to prevent dilapidation and keep neighborhoods from becoming blighted. The Town Building Code (93-1) sets the standard for the construction of buildings and ensures that new and altered buildings will be safe. Local codes must conform to state building, plumbing, and electrical codes. Counties are required to enact private sewage system ordinances, which must conform to the state plumbing code.

## O. Housing for Special Populations

In addition to typical housing units, the housing needs of special populations, including the elderly and those needing supportive services, must be taken into account. However, the Town's ability to meet this need is limited due to the lack of infrastructure and services available or anticipated over the next 20 years. The Town intends to support neighboring efforts to supply such housing. Exhibit 5 below highlights important statistics regarding the aging of Wisconsin's population and the need for long-term care.

### Exhibit 5:

#### A Snapshot of Wisconsin's Aging Population

- In 2020, 1 in 6 people will be age 65 or older
- Between 2000 and 2010, the population aged 85 and older is expected to grow an additional 29 percent.
- 80 percent of the adult long-term care population are over 65 years of age.
- About 11 percent of state residents 65 and older have long-term support needs that would allow them to receive care in a nursing home.
- As one ages, the need for long-term care becomes more important:
  - ✓ 3 percent of those 65 to 74 years old need comprehensive long-term care
  - ✓ 11 percent of those 75 to 84 years old need comprehensive long-term care
  - ✓ 39 percent of those 85 and older are estimated to be in need of nursing home level of care

Source: Wisconsin Department of Health & Family Services

The Wisconsin Housing & Economic Development Authority (WHEDA) offers several programs to encourage the construction and maintenance of multifamily housing and also produces an inventory of subsidized housing units in the state. According to WHEDA's inventory of affordable housing tax credit projects, there are no such units in the Town.

There may be households occupying rental units with assistance from the Dane County Housing Authority (DCHA) but this is dependent upon whether or not a landlord or property owner participates in the Housing Choice Voucher program. Under this program, DCHA provides a subsidy to the property owner for the difference between the tenant's ability to pay and the contract rent. Tenants pay no more than 30% of their household income.

## P. Federal and State Housing Programs

The Wisconsin Department of Administration and WHEDA are the two principal state agencies involved in housing. Each administers a number of housing programs as described below. It should be noted that the following information is intended to generally describe the programs and that specific requirements should be obtained from the appropriate agency.

## Q. Wisconsin Department of Administration

1. **Community Development Block Grant-Small Cities Housing (CDBG).** CDBG funds may be used for various housing revitalization efforts. Any Wisconsin city, village or town with a population of less than 50,000 and not eligible for a direct federal CDBG grant, or any county not defined as "urban" by the U.S. Department of Housing and Urban Development (HUD), may apply. Approximately \$9 million is awarded annually.
2. **Community Development Block Grant-Emergency Assistance Program (CDBG-EAP).** This is a special program to assist local units of government in addressing housing needs that occur as a direct result of a natural or man-made disaster.

3. **Local Housing Organization Grant (LHOG).** State grants are available to enable community-based organizations, tribes, and housing authorities to increase their capacity to provide affordable housing opportunities and services.
4. **Transitional Housing Grant Program.** This is a state-funded program intended to promote the development and/or expansion of supportive housing and appropriate supportive services to assist homeless individuals and families in their transition from homelessness and to enable them to live as independently as possible.
5. **State Shelter Subsidy Grant Program.** This program helps to fund the operation of emergency shelter programs.
6. **Emergency Shelter Grant Program (ESG).** ESG funds may be used for homeless prevention activities and essential services, renovation and rehabilitation of shelter facilities and shelter operating costs.
7. **Interest Bearing Real Estate Account Program Trust (IBRETA)<sup>2</sup>** Proceeds from this trust account are used to make grants to organizations that provide shelter or services to homeless individuals or families.
8. **Housing Opportunities For Persons With AIDS (HOPWA).** This program is intended to meet the housing needs of persons with acquired immunodeficiency syndrome or related diseases and their families. Grants are made to certain entities to prevent homelessness including emergency housing, shared housing arrangements, apartments, single room occupancy dwellings, and community residences. Appropriate services must be provided as part of any HOPWA assisted housing, but HOPWA funds may also be used to provide services independent of any housing activity.
9. **Home Investment Partnerships Program (HOME).** This program works to help produce housing opportunities for households that earn not more than 80 percent of the county median income (CMI). The state provides HOME funds to local governments, housing authorities, and nonprofit organizations through several subprograms:
  - a. **Rental Rehabilitation Program.** This program assists existing residential rental property owners to obtain low interest loans to help defray rehabilitation expenses. Owners are required to lease these units at or below a certain level and keep them affordable for a specified time based on the amount of assistance.
  - b. **Home Owner and Accessibility Rehabilitation Program.** These funds help make repairs that are needed to bring dwellings, owned and occupied by low-income households, up to appropriate housing quality standards and provide accessibility modifications.
  - c. **Home Ownership Program.** Funding is provided to help low-income households become homeowners.
  - d. **Wisconsin Fresh Start (WFS) Program.** This program provides at-risk youth (18-24) with hands-on construction training to help them become self-sufficient and build affordable housing in rural areas and urban neighborhoods.
  - e. **Rental Housing Development Program.** This program assists community housing development organizations (CHDOs), local government, public housing authorities, and other nonprofit organizations to develop affordable rental housing.

---

<sup>2</sup> Real estate brokers in Wisconsin are required to place down payments, earnest money, and other funds directly related to the conveyance of real estate into a special interest bearing account and submit the earned interest to the Wisconsin Department of Administration.



- f. **Low-Income Weatherization Program.** This grant program provides funding to local weatherization programs to help weatherize units owned by low-income households.

**10. Wisconsin Housing and Economic Development Authority**

WHEDA serves Wisconsin residents and communities by working with others to provide creative financing resources and information to stimulate and preserve affordable housing through a number of programs as described below.

- a. **Low Income Housing Tax Credit:** Established by the Tax Reform Act of 1986, the Low Income Housing Tax Credit Program (LIHTC) authorizes a federal tax incentive for the construction or rehabilitation of rental units occupied by low-income households. WHEDA is the state's housing credit agency responsible for allocating tax credits to private and public developers of projects chosen in application cycles. Often combined with other public or private sources of financing, the LIHTC is a major catalyst for creation of rental units for low-income residents of the state. New construction is most common. However, LIHTC is also used for acquisition and rehabilitation of existing units including the adaptive reuse of historic buildings.
- b. **WHEDA Home Program:** This program helps first-time homebuyers. WHEDA sells bonds at below-market interest rates to create financing for homebuyers. The loans are originated by private lenders, underwritten by WHEDA, and serviced by both private lenders and WHEDA. Also available are home improvement loans for qualifying low- and moderate-income homeowners.
- c. **Section 8 Housing:** Authorized by Congress in 1974 and developed by HUD, Section 8 provides rental subsidies to eligible households. WHEDA acts as the state's Contract Administrator for Section 8 Housing Assistance Payment (HAP) Contracts. In this capacity, WHEDA is responsible for the administration of Section 8 assistance pursuant to HAP contracts for privately owned and HUD-subsidized rental housing. HAP Contracts specify the number of units in a particular property for which Section 8 assistance will be provided.

**R. Future Housing Plan**

Factors affecting the number of households include changes in population and changes in the average household size. The current average household size in the town is 2.86

Factors affecting the number of housing units include change in household size, change in vacancy rate and the number of dwelling units lost from the overall housing stock.

The desired growth rate for the Town over the next 20 years is 1.2 percent annually, resulting in a total population increase of 729 residents by the year 2023. To project the number of households in the Town over the next 20 years, the population projections were divided by the anticipated average household size. It is assumed that the average household size will decline but not sharply to approximately 2.5 persons per household by 2023. If the average household size decreases then the number of households tends to grow more quickly than the population.

Generally speaking, as the number of households increase so does the number of housing units. The number of housing units available should exceed the number of households, as a certain number of vacancies naturally occur in the housing market. Housing units may need to be brought on-line in order to replace units that are deemed non-habitable, demolished or converted to other uses. For purposes of this *Plan*, it is assumed that the occupancy rate (97 percent) will remain constant over the next 20 years.

Using a desired annual growth rate of 1.2 percent, the Town will need approximately 259 new residential parcels by 2023 or some combination of new parcels and the use of approximately 157 existing residential parcels (see Exhibit 5).

**Exhibit 6:**

<b>Population Projections</b>				
Year	Population	Numerical Change	Percent Change	Housing Units Needed
2000	2308			
2005	2450	142	6.1%	50
2010	2600	150	6.1%	52
2015	2760	160	6.1%	55
2020	2930	170	6.1%	59
2023	3037	107	3.6%	43
<b>TOTAL</b>				259

\*830 housing units/806 households exist in 2000.

## CHAPTER 3: TRANSPORTATION ELEMENT

### **s. 66.1001(2)(c) Wis. Stats.:**

The Transportation Element is intended to be a compilation of objectives, policies, goals, maps and programs to guide the future development of the various modes of transportation, including highways, transit, transportation systems for persons with disabilities, bicycles, walking, railroads, air transportation, trucking and water transportation. The Element shall compare the local governmental unit's objectives, policies, goals and programs to state and regional transportation plans. The Element shall also identify highways within the local governmental unit by function and incorporate state, regional and other applicable transportation plans, including transportation corridor plans, county highway functional and jurisdictional studies, urban area and rural area transportation plans, airport master plans and rail plans that apply in the local governmental unit.

### **A. Introduction**

The relationship between transportation and land use is particularly evident in the development patterns of the last several decades. The majority of population and new growth from urban to suburban areas is being fueled by the construction of new highways and arterial streets, and the construction of more highways, increased capacity, and alternative transportation systems to meet increased demands. The goals, objectives and policies that come out of the Transportation Element focus on transportation alternatives that will most efficiently and safely serve existing and planned land uses.

Understanding the existing transportation system, identifying needed improvements, and coordinating additions or improvements to the system with planned, future land use patterns and overall goals and objectives will help ensure that the Town's future transportation needs are met in a safe and efficient manner.

This Element of the *Plan* provides basic information about the existing transportation system. The inventory includes discussion of roadways, rail, pedestrian, bicycle, transit, air and water systems and associated connections.

### **B. Goals & Objectives**

1.     Goal:    Maintain and improve safety on Town roads.  
           Objectives:
  - a.       Urge state and county planners to provide signage, turn lanes and/or rumble strips where appropriate along state and county highways as they are reconstructed.
  - b.       Develop road maintenance policies to promote and protect public safety on Town roads.
2.     Goal:    Maintain a local road system that provides a safe balance between access to adjoining lands and efficient traffic flows.  
           Objectives:
  - a.       Limit the number of driveways and residential street access points on state and county highways and Town roads.
  - b.       Coordinate transportation planning with current land-use and future development patterns to identify areas where transportation facilities will be needed.
3.     Goal:    Decrease conflicts between automobile traffic and agricultural traffic.

Objectives:

- a. Initiate education and awareness activity related to the high volume of agricultural traffic within the Town.
  - b. Post signage within the Town to alert drivers to agricultural vehicles in the area.
  - c. Use the Town newsletter as a forum to address concerns about agricultural traffic and safety.
  - d. Address agricultural traffic and safety issues at Town meetings and the Town's Annual Meeting.
4. Goal: Support development of a regional transportation network.

Objectives:

- a. Encourage the development of agricultural support facilities adjacent to the rail line within the Town.
  - b. Support the development of high-speed rail.
  - c. Promote the convenience and availability of services at the Dane County Regional Airport.
  - d. Closely follow the CTH N/I-94 Interchange reconstruction project scheduled for 2006-2007 to ensure that safety is adequately addressed through intersection design and construction.
  - e. Consult the *Wisconsin Bicycle Transportation Plan 2020* regarding state and county trunk highway suitability ratings when designating roads for bicycle access.
5. Goal: Increase the safety and convenience of non-auto travel.

Objectives:

- a. Develop and maintain paths and signage, as appropriate, to provide safe connections to residential developments and area natural and recreational amenities.
- b. Request bicycle and pedestrian lanes or signage, as appropriate, along state and county highways as they are reconstructed.
- c. Collaborate with other governmental agencies, including the Dane County Highway Department, and local units of government in the development of projects such as safe, designated bike trails.
- d. Consider bicycle/pedestrian lanes and signage along selected Town roads when reconstruction is being planned.
- e. Support the development of the Park-and-Ride lot at the CTH N/I-94 Interchange.
- f. Encourage regional bus service at the proposed Park-and-Ride lot at the CTH N/ I-94 interchange.

**C. Policies**

- 1. The Town transportation system shall be maintained and operated to address the needs of its residents and the agricultural economy.

2. The Town will budget sufficient funds on an annual basis to support a program of continuous maintenance, repair, and reconstruction of Town roads. Snow plowing, sanding or salting shall be performed at sufficient intervals to keep Town roads open.
3. The Town shall seek federal, state, and county transportation aids to maximize funding to meet local transportation needs.
4. All driveways shall conform to the Town Driveway Ordinance.
5. Town road ordinances shall govern construction and reconstruction of roads as part of any new development. Developers will be responsible for the cost of any new roads or improvements to existing roads.
6. Developments having proposed driveways with less than 600 feet between access points along roads, except in subdivisions, may be required to share driveways.
7. Development shall be planned so as not to adversely impact traffic capacity and highway safety.

**D. Existing Transportation System**

The Town roadway system is its lifeline and vital to the rural economy. Accommodating agricultural land uses is of primary importance to the Town. In this regard, tractors, trucks, and other farm machinery on Town roads are and will continue to be a reality.

The Town shares roadway jurisdiction and maintenance responsibility with the county and state. Town roads provide transportation access to and from communities outside Town boundaries. The Town has a reputation of providing high quality maintenance and snow removal service on Town roads.

Transportation choices are limited within the Town because demand is insufficient to justify alternatives with the exception of bicycle and pedestrian lanes in selected areas. The Town maintains nearly 40 miles of paved Town roads.

**1. Road Classifications**

Roads are generally classified by function into one of three groups: arterial, collector, and local. Classifications are based upon traffic volumes and the location and purpose of roads within the transportation system. The Wisconsin Department of Transportation (WisDOT) has established rural functional road classifications within the Town, shown on Map 11.

**2. Interstates 39, 90 and 94**

The convergence of interstates I-39/90/94 just west of the Town has a major influence on development patterns in the Town. The Town benefits from its location adjacent to this major highway system, which provides easy access for Town residents. Interstate 94 generally follows the southern boundary of the Town, with an interchange located at CTH N.

**3. County (CTH) and State Highways (STH)**

The Town of Sun Prairie is served by STH 19, which connects to USH 151 in the City of Sun Prairie. In addition to providing access to the Town, these routes generally serve as arterials within and around the Town. County highways N, T, TT, and VV also serve the Town.

**4. Local Roads**

All other roads in the Town not classified by WisDOT are defined as local roads.

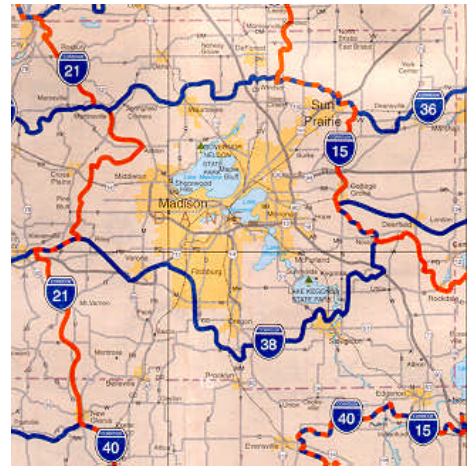
## 5. Bicycle & Pedestrian Facilities

There are no bicycle/pedestrian facilities within the Town. Bicycle/pedestrian improvements typically occur in conjunction with road projects and road improvement schedules are tied to local, county and state capital improvement budgets. In addition, the State has adopted pedestrian and bicycle transportation plans that support the potential improvements identified below.

## 6. Snowmobile Trails

Approximately 70% of all snowmobile trails are on private land. Trails are established through annual agreements and/or easements granted by private property owners to snowmobile clubs and county alliances. Trails serving the Town are shown in Exhibit 1. These routes provide connections to trails throughout the entire state.

Exhibit 1. Snowmobile Trails



## 7. Water Transportation

Koshkonong Creek is classified as a navigable waterway. However, its primary purpose is to provide drainage for excess stormwater runoff.

## 8. Air Transportation

Within a 30-mile radius around the Town there are six public use airports offering a full range of aviation services and facilities. The airports include Dane County Regional Airport, Blackhawk Airfield (Cottage Grove), Morey Airport (Middleton), Waunakee Airport, Watertown Municipal Airport and Fort Atkinson Municipal Airport.

Dane County Regional Airport is the nearest airport with full commercial services and general aviation services and facilities. Numerous national and regional passenger carriers serve the airport with connections to major hub airports. Air express and freight services are also available. The airport is also used jointly by the Wisconsin Air National Guard, Army National Guard Aviation, and the Air Force Reserves. Blackhawk Airfield and Morey Airport, both general aviation airports, are designated as reliever airports to Dane County Regional Airport. They are used by general aviation in metropolitan areas as an alternative landing field to more congested commercial service airports.

Based on projections contained in the Wisconsin State Airport System Plan-2000, these airports are expected to experience increased traffic levels in varying degrees over the next 20 years. (See Exhibit 2)

Exhibit 2. Projected Aviation Operations for Airports in State Airport System in Region: 2000 to 2020

Airport Name	2000	2010	2020	Percent Change 2000 to 2020
Dane County Regional Airport	167,400	176,000	183,700	9.7
Blackhawk Airfield (Cottage Grove)	21,700	22,600	23,500	8.3
Morey Airport (Middleton)	19,110	21,310	24,710	26.5
Watertown Municipal Airport	49,820	53,420	57,120	14.6
Fort Atkinson Municipal Airport	6,700	6,700	6,700	0.0

Source: Wisconsin State Airport System Plan - 2000

## 9. Trucking

Interstate 94 and STH 19 are officially designated truck routes that transit the Town. There are no county highways designated as truck routes in the Town. However, truck traffic is permitted on



county roadways within the Town as long as materials being carried do not exceed legal axle weights enforced by the state. By local ordinance, the Town enforces weight limits.

## **10. Rail and Transit**

It is not feasible for the Town to provide a local transit system. Transport 2020, a study that proposes a new regional transit system, calls for an access point at East Towne Mall, with express bus service from park and ride lots and other locations in and around the City of Sun Prairie. This regional system also may provide public transportation to the Dane County Regional Airport, Madison, Middleton, and McFarland.

The City of Sun Prairie has a shared-ride taxi service available to Town residents. The City of Madison bus service is available within a mile of the western boundaries of the Town. Amtrak provides passenger rail service from the Columbus depot, approximately 16 miles north of the Town of Sun Prairie.

An expanded regional bus system in Dane County is being considered. New express bus routes and a network of park-and-ride lots overlaid on the existing bus system is being proposed. WisDOT has proposed a park-and-ride lot at the CTH N/I-94 interchange area. Buses would generally operate in mixed traffic and use existing restricted access lanes where available. This regional system could provide public transportation to the Dane County Regional Airport, Madison, Middleton, and McFarland.

## **E. Access Management**

The primary purpose of the road network is to provide access to properties and mobility. These functions often compete. As the number of access points rise traffic mobility decreases. This concept is often referred to in the industry as access management. Access management is addressed through the control and design of driveways and street connections and intersections. The Town manages access, in part, through its Driveway Ordinance. Driveway design and spacing has a substantial impact on the existing road system and preserving the flow of traffic on the surrounding road system in terms of safety, capacity, and speed. State highways and major arterial roads are typically targets of access management efforts. Access management is also of concern on main county roads when there is a transition from a rural environment to a town or city. Cooperation between land use and transportation interests is vital to a well-functioning transportation network and street and driveway patterns are important determinants of community character. Although the Town does not have jurisdictional authority over state and county highways, development around these highways impacts the amount and type of traffic using the facility. In addition, the extent to which the Town's road system accommodates local travel directly impacts the amount of traffic that is diverted onto state and county roads.

## **F. Highway Projects**

### **1. County Highway N/ I-94 Interchange**

WisDOT is planning for the conversion of a section of I-39/90/94 from four to six lanes in the southwest corner of the Town, extending along I-94 to the CTH N interchange. This project is scheduled for 2006 or 2007. Associated with this is the reconstruction of the CTH N/I-94 interchange. The intent of the reconstruction is to meet current design standards where possible and to make CTH N a four-lane divided highway extending south from CTH TT to Gaston Road. North of CTH TT, the road will narrow from a 4-lane divided highway to a 2-lane undivided highway.

In addition, WisDOT is exploring the installation of a multi-use recreation tunnel just east of the CTH N interchange to provide a connection to McCarthy Park. The installation of curb and gutter, a bike lane and sidewalk is planned for the east side of the CTH N interchange. The Village of Cottage Grove may realign and reconstruct a segment of Gaston Road and also is exploring the southeast quadrant of this interchange for commercial or light industrial use.

**2. State Highway 19**

The rural section of STH 19 extending east from the City of Sun Prairie through the Town to the Village of Marshall was reconstructed in 2002 with state and federal funds. The road and shoulders were widened with the intent to accommodate bicyclists and farm machinery.

**3. Duffy Agricultural Facility**

The Duffy Agricultural Facility is located in the northeast quadrant of the Town along the railroad tracks, immediately west of Twin Lane Road. Construction began in 2002. This development provides a rail-oriented grain loading station for local farmers. The facility also reduces the distance to transport and provides a transit terminal for agricultural products. Development of this facility also presents an opportunity to work with rail service providers to upgrade rail lines within the Town and improve freight service.

**G. Existing Traffic Volumes and Accident Counts**

WisDOT studies Average Annual Daily Traffic (AADT) counts for roadways at selected locations on a three-year cycle. Traffic volumes reported by WisDOT in 2001 contain data collected from 1998 through 2000, shown on Map 11.

Interstate 94 west of CTH N carries, on average, 42,300 vehicles per day. East of CTH N, I-94 carries an average daily traffic count of 34,200.

The highest accident frequencies occur in and around the CTH N/I-94 Interchange.

Several sections of STH 19 including the intersections with Town Hall Road and Twin Lane Road also are trouble spots. In at least two sections of STH 19, there were 17 to 22 accidents reported. Three other sections between Town Hall Drive and Twin Lane Road also show counts ranging from four to 14 accidents annually.

According to the Dane County Sheriff's Department, there were 50 accidents on roads in the Town between January and June 2001. Seven of these accidents occurred on CTH N. In addition, seven accidents were reported on CTH TT, three on CTH T and one on CTH VV. Nine accidents occurred on STH 19, 11 on I-94 and 12 on Town roads during this same period. Five of the accidents were auto/deer collisions.

**H. PASER Report of Road Conditions**

In the fall of 2001, a formal analysis of the condition of the Town of Sun Prairie roads was completed. The analysis used the Pavement Surface Evaluation and Rating System (PASER) development and supported by the Wisconsin Transportation Information Center. All segments were analyzed based on road surface condition, average daily traffic and drainage, as well as construction and maintenance history.

The roadway scoring the lowest was Town Hall Drive, north of STH 19, (on a scale of 1 to 10, with 1 being the worst condition, each of the segments on Town Hall north, scored a 4). The road in the most favorable condition was Pierceville, CTH TT to CTH TT. Pierceville Road scored a 10, having just received a new layer of cold mix. The PASER rating system is used to prioritize roadwork. PASER ratings are shown on Map 10.

**I. Future Transportation Plans**

**1. Town Roads**

Town roads are in relatively good condition. However, problem areas relative to accident frequencies and overall safety are noted in order to prioritize future road improvements. The following list identifies intersections that residents identify as problem areas, many of which agree with the WisDOT and county data:

- a. CTHs N and T - visibility is limited and alignment deceptive. Eighteen (18) accidents occurred annually at this location according to WisDOT data.
- b. Bailey Road and CTH N - visibility is limited due to the angle of the intersection. Fourteen (14) accidents occurred annually according to WisDOT data.
- c. CTH T and TT - oddly configured intersection. Fifteen (15) accidents occurred here.
- d. CTH T & Town Hall Road - oddly configured intersection. One (1) accident occurred here according to WisDOT data.
- e. STH 19 – auto/agricultural machinery conflicts. Shoulders have been widened, which should ease conflicts to some extent; CTH TT has also been identified as having auto/agricultural equipment conflicts.

## 2. **Bicycle Transportation Plans**

The Madison Urban Area and Dane County Bicycle Transportation Plan proposes the following area bicycle transportation improvements over the next 20-year period:

- a. CTH N from the City of Sun Prairie to Cottage Grove. This would provide a bicycle route to McCarthy Park from Sun Prairie and Cottage Grove.
- b. Bailey Road from CTH N to Nelson Road.
- c. Nelson Road from Bailey Road to Felland Road.
- d. CTH T.
- e. South Bird Street from Linnerud Drive to Bailey Road.

## 3. **State Level Transportation Plans**

- a. *Translinks 21*. Prompted by the federal Intermodal Surface Transportation Efficiency Act (ISTEA), Translinks 21 is a broad plan intended to guide transportation investments through the year 2020. From this plan, individual plans for highways, airports, railroads, bikeways, pedestrian and transit continue to be shaped.
- b. *Wisconsin Bicycle Transportation Plan 2020*. This Plan provides a blueprint for integrating bicycle transportation into the overall transportation system. The Plan analyzes the condition of all county and state trunk highways and shows the suitability of roadways for bicycle travel. Guidelines are available for accommodating bicycle travel when roadways are constructed or reconstructed.
- c. *Midwest Regional Rail Initiative*. Since 1996, representatives from nine states, Amtrak and the Federal Railroad System have been developing a proposal to bring high-speed passenger rail to the Midwest. The initiative proposes a general framework for developing and improving a 3,000-mile rail network called the Midwest Regional Rail System. The project is projected to cost some \$4 billion and be implemented over a ten-year period.
- d. *Wisconsin State Highway Plan 2020*. This Plan highlights investment needs for the State Trunk Highway System and prioritizes projects. As is often the case, there are more projects identified than funding.
- e. *Wisconsin State Airport System Plan 2020*. Provides for the preservation and enhancement of public use airports that are part of the State Airport System over a 21-

year period. Overall, the Plan recommends no new airports and no elimination of existing facilities.

- f. *State Trail Network Plan.* Identifies a network of trail corridors throughout the state often referred to as the trail interstate system. The Plan calls for some 4,000 miles of trail that would follow highway, utility and rail corridors and existing topography and natural features such as rivers and lakes.
- g. *Transport 2020.* WisDOT, Dane County and the City of Madison are carrying out this study, which is intended to enhance mobility and help guide future growth and development. The phased system would supplement and complement existing regional transportation networks.
- h. *WisDOT Six-Year Highway Improvement Program.* The state highway system consists of 744 miles of Interstate freeways and 11,147 miles of state and US-marked highways. There are no scheduled improvements that will directly impact traffic patterns within the Town.

#### **4. Dane County**

*Dane County Land Use & Transportation Plan.* Prepared in 1997, this Plan outlines eleven goals including an integrated transportation system and the concentration of employment and activity centers along public transit corridors.

#### **5. Local Level Transportation Plans**

- a. *Village of Cottage Grove Comprehensive Plan.*
- b. In 2003, the City of Madison began the development of its *Comprehensive Plan* to meet the State's Smart Growth legislation.
- c. *City of Sun Prairie Master Plan 2020.*
- d. *Town of Sun Prairie Four Year Plan.* Following is a proposed Four-Year Plan for Town roads. Town funds, effects of winter weather and traffic patterns often necessitate adjustments to the proposed Plan.

2003	Twin Lane Road; CTH T to STH 19, reconstruction.
2004	Burke Road, length of work not determined as of yet; reconstruction.
2005	Town Hall Drive, CTH T north to Bailey Road intersection; reconstruction.
2006	Ridge Road; resurface.

#### **J. Funding Opportunities**

- 1. WisDOT administers a number of programs to defray the cost of enhancements to local transportation systems. Due to the proximity to Madison, Sun Prairie and Cottage Grove, the Town is encouraged to consider coordinating transportation efforts with these municipalities. Eligibility options may increase through coordination due to population thresholds associated with some programs. In addition, cost savings and a more seamless transportation network between and around communities may be realized as a result of joint efforts. A complete list of programs is available at [www.dot.state.wi.us](http://www.dot.state.wi.us).

2. Local transportation enhancements program. The program requires a local match of 20 percent and allows for bicycle and pedestrian facility system enhancements such as the development of a bicycle commuting route, landscaping, and other scenic beautification.
3. Elderly and disabled transportation capital assistance program. This annual grant program provides capital funding for specialized transit vehicles used to serve the elderly and persons with disabilities. The program covers 80 percent of the total cost of equipment.
4. State Urban/Rural/Small Urban Mass Transit Operating Assistance Program. This program provides funds for eligible project costs for public bus and shared-ride taxi programs. Eligible public transportation services include transport by bus, shared-ride taxicab, rail or other conveyance, either publicly or privately-owned, that provides general or special service on a regular and continuing basis. Local units of government are eligible to apply.
5. Funding of Town Road Projects. The Town has been aggressive in seeking and receiving grant money from the State of Wisconsin for reconstruction and blacktopping projects.

2002-2003 – Twin Lane Road	LRIP*	\$16,027
1998-1999 – Bailey Road	LRIP	\$119,113
1996-1997 – Berlin Road	LRIP	\$20,000
1992-1993 – Hidden Meadows	LRIP	\$3,973

\*Local Road Improvement Program grants

The Town also applies for and receives Bridge/Culvert Aid. The Town has received \$33,410 in bridge aid since 1987.

## CHAPTER 4: UTILITIES & COMMUNITY FACILITIES ELEMENT

**s. 66.1001(2)(d) Wis. Stats.:**

The Utilities & Community Facilities Element is defined as a compilation of objectives, policies, goals, maps and programs to guide the future development of utilities and community facilities in the local governmental unit such as sanitary sewer service, storm water management, water supply, solid waste disposal, on-site wastewater treatment technologies, recycling facilities, parks, telecommunications facilities, power-generating plants and transmission lines, cemeteries, health care facilities, child care facilities and other public facilities, such as police, fire and rescue, libraries, schools and other governmental facilities. The Element shall describe the location, use and capacity of existing public utilities and community facilities and include an approximate timetable that forecasts the need to expand or rehabilitate existing utilities and facilities or create new utilities and facilities. Future needs for government services in the local governmental unit that are related to utilities and facilities shall also be assessed.

### A. Introduction

Utilities and community facilities are necessary to maintaining basic health, safety and welfare and protecting resources, others add to our quality of life, create employment opportunities and contribute to a sustainable economy. Understanding the location, use, and capacity of existing utilities and community facilities is an important consideration when planning for the future. The intent of this Element is to provide baseline information about existing utilities and community facilities and address capacity and identify unmet needs. In addition, this Element identifies public facilities that will need to be rehabilitated, expanded or newly constructed over time to accommodate the desired future land use pattern as reflected in the Land Use Element. It may become necessary to build or expand facilities or consider providing new services directly or through cooperative arrangements

In the future, utility and community plans should be reviewed and updated periodically to ensure that the health, safety, and welfare of the community are protected by the county, state, and public service providers. See Map 12 for the location of utilities and community facilities.

### B. Goals & Objectives

1. Goal: Ensure adequate provision of public services by encouraging development within the Town's capacity to provide such services.

Objectives:

- a. Guide growth toward areas that can be more efficiently served by existing services and utilities.
- b. Develop an inventory of available services so that expectations are consistent with the Town's ability to provide services.

2. Goal: Coordinate the siting, building, and redevelopment of public facilities and the sharing of public services when possible.

Objectives:

- a. Continue coordination with adjacent jurisdictions to expand upon and/or develop shared facilities and services as needs arise and where cooperation results in cost savings and efficiencies for participating entities.



- b. Promote regular coordination meetings with adjacent and nearby municipalities to discuss issues related to facilities and services currently being shared, and to identify other opportunities for beneficial partnerships and sharing of facilities and services.
- 3. Goal: Prepare a Parks and Open Space Plan.

Objectives:

- a. Provide adequate park, recreation and open space facilities for the enjoyment of the residents of the Town.
- b. Develop park and open space with multi-use and multi-season characteristics.
- c. Preserve the natural features in and around the park areas including streams, wetlands, prairies, and woodlands.
- d. Provide access for persons with disabilities.
- e. Maintain a positive relationship between the environment, recreational user, and the neighbors.

**C. Policy**

- 1. It is the policy of the Town of Sun Prairie to provide or support basic rural utilities and community facilities that can be economically and efficiently delivered in a rural environment.

**D. Community Facilities and Services**

**1. Town Hall and Road Maintenance Facility**

The present Town Hall on Twin Lane Road was built in 1981. It houses the administrative offices of the Town of Sun Prairie government and has space available for public events. Road maintenance equipment and storage facilities are also located at this site.

**2. Parks**

The Town's five-acre nature park is located directly north of the Town Hall. The park has a heavily wooded area and contains a prairie restoration project. The park was developed by community groups, including Boy Scouts, for educational and demonstration projects. The second park is a two-acre parcel on Prospector Road that is maintained by the Drovers Woods Home Owners Association. The third park is the 220-acre Dane County McCarthy Youth and Conservation Park on the southern edge of the Town on CTH TT, approximately ½ mile east of the intersection of N and TT. The Town has plans to develop a Town Park using fees assessed on each new dwelling unit.

**3. Library Services**

Residents have access to library services at the City of Sun Prairie Public Library and at the Village of Marshall Community Library, as well as other libraries in the South Central Library System.

**4. School District**

The Town is served by three school districts including the Sun Prairie Area School District, the Marshall School District and the Monona Grove School District.

**5. Health Care**

Hospitals, clinics, and other medical facilities are available in the Madison metropolitan and Columbus areas. There are three hospitals in Madison including Meriter Hospital, St. Mary's Medical Center and the University of Wisconsin Hospital & Clinics. Numerous medical and dental clinics are located near the Town.

**6. Cemeteries**

The Pierceville Cemetery, located on Pierceville Road, between Highway T and TT, dates back to 1846, for which cemetery records are available at the Town Hall. A second cemetery, Sun Prairie Memory Gardens, which is owned and operated by Great Lakes Cemeteries, Inc. of Monona, Wisconsin, is located at 1532 ClarMar Drive.

**7. Solid Waste/Recycling Management**

The Town currently (2003) contracts with Waste Management, Inc. for waste collection and recycling. The Town has implemented measures to contain costs, save on landfill space, and encourage recycling efforts. The volume based collection system qualifies the Town for state grant funding, which is used to help reduce fees for recycling collection.

**8. Fire Protection Services**

The Towns of Sun Prairie, Burke, and Bristol make up a fire unit. The fire unit and the City of Sun Prairie are participants in a fire service agreement with the Sun Prairie Volunteer Fire Department, Inc. The Department includes approximately 50 volunteer members who respond 24 hours a day. The funding required to operate the program is shared proportionally across participating communities.

**9. Police Protection**

The Town has a Constable to enforce the dog ordinance. Law enforcement is provided by officers from the northeast precinct of the Dane County Sheriff's Department, which provides regular patrols.

**10. Emergency Medical Services**

The Town cooperates jointly with the Village of Marshall, and the Towns of Medina and York for EMS services. The EMS facility is located in the Village of Marshall. A new facility was completed in 2002 and houses both the EMS units and the Village of Marshall Fire Department. Town of Sun Prairie residents contributed approximately \$224,000 to the project. The new facility increases the EMS capacity for a secondary unit and also includes sleeping quarters and ambulance bays.

**11. Natural Gas/Electric/Cable Television Services**

Wisconsin Energies and Madison Gas & Electric provide natural gas to customers in some areas of the Town. Electrical services are provided by Alliant Energy. Charter Communications provides Cable TV and internet services to portions of the Town and service is being expanded. High-speed wireless internet service is available through the City of Sun Prairie Water and Light Commission. Cellular phone service is provided by a number of vendors.

**12. Water and Wastewater**

Town residents and businesses rely on private wells and septic systems. It is unlikely that a centralized water or wastewater system will become feasible because of the low-density

development pattern in the Town, which will limit potential development. However, as new technologies develop the provision of municipal services may be reconsidered.

**13. Storm water Management**

Policies outlined in the Land Use Element of this *Plan* require developers to implement permanent erosion control measures and provide runoff controls when there is a potential impact on adjacent properties.

Improved pollution control and treatment is needed to reduce the amount of contamination flowing into the Koshkonong Creek, the Mauneshia River and Badfish Creek. Most of the runoff into the Koshkonong flows from the City of Sun Prairie and that is being addressed by the establishment of a Storm Water Control Utility on the Koshkonong as it exits the City.

**14. Utilities and Community Facilities Map 12**

The Utilities and Community Facilities Map shows the location of the limited public services available to the community. The Town places no restrictions on the expansion of existing services throughout the Town. Municipal water, sanitary sewer service and storm water management are not available in the Town and are not anticipated in the foreseeable future.

## CHAPTER 5: AGRICULTURAL, NATURAL & CULTURAL RESOURCE ELEMENT

**s. 66.1001(2)(e) Wis. Stats.:**

The Agricultural, Natural, and Cultural Resource Element is intended to be a compilation of objectives, policies, goals, maps and programs for the conservation and promotion of the effective management of natural resources such as groundwater, forests, productive agricultural areas, environmentally sensitive areas, threatened and endangered species, stream corridors, surface water, floodplains, wetlands, wildlife habitat, metallic and nonmetallic mineral resources, parks, open spaces, historical and cultural resources, community design, recreational resources and other natural resources.

### A. Introduction

Agricultural land and open vistas are the dominant features of the Town’s landscape. Agriculture is the mainstay of the local economy. Dairying was once the dominant component of agriculture in the Town but that trend has shifted to fewer and much larger dairy farms.

In general, agricultural, natural and cultural resources are facing significant threats due to increasing human demands. This is the case locally, statewide and at the national level. At the same time, natural, agricultural and cultural resources are not replenished to meet growing demand. Rather, the resources lost are usually irreplaceable. The loss of resources is attributable to a number of factors including development patterns, population growth, and migration from urban to rural settings, and demand for water and land. Rural migration and the development of the urban edge bring new challenges to rural communities and urbanized areas when it comes to resource protection. Local governments often find themselves considering expanded levels of service to meet increased demand, which often requires additional land to increase capacity. All of these issues have the potential to impact the Town of Sun Prairie.

The Town of Sun Prairie is susceptible to development pressure based on its location in the Madison metro area. The Town has lost agricultural and other land to annexation and development, which has the side effect of decreasing the agricultural, natural and culture resource base. It is not possible to change what has already occurred but it is possible to manage future development.

### B. Goals & Objectives

1. Goal: Protect lands best suited for agricultural use in the Town so that prime farmlands and the Town's unique rural character and economic base may be preserved.

Objectives:

- a. Utilize the Land Evaluation and Site Assessment (LESA) System to evaluate land use proposals.
- b. Develop an educational program that makes use of the Town’s newsletter and web site.

2. Goal: Provide for orderly growth and development by limiting residential and commercial development to densities and in locations that are best suited to preserving the Town's rural character.

Objectives:

- a. Identify important “view-sheds” within the Town and develop policies to protect these areas from non-farm development.

- b. Revise the Town Land Division Ordinance to include building placement standards designed to minimize the impact of non-farm development on the rural and agricultural character of the community.
3. Goal: Discourage development in areas of the Town identified as floodplain, steep slopes, and wetlands in order to prevent servicing and environmental problems.

Objective:

- a. Coordinate with Dane County to ensure that existing zoning is in conformance with the Town's *Comprehensive Plan*, and directs development away from environmentally sensitive areas.
4. Goal: Promote sound soil and water conservation practices; reduce soil erosion; and limit stream and ground water pollution.

Objectives:

- a. Revise the Town's Land Division Ordinance to require strong erosion control and storm water management provisions aimed at improving the quality of run off from development sites.
  - b. Coordinate with the Department of Agriculture, Trade, and Consumer Protection (DATCP) to ensure the continued monitoring of drinking wells in the Town for signs of atrazine and other potential contaminants.
  - c. Encourage the use of native vegetation planted in buffer strips and drainage areas within and around newly developing areas to help filter run off from these areas before it enters drainage and ground water recharge areas.
  - d. Engage the Natural Resource Conservation Service (NRCS) to assist in developing and distributing educational materials to Town residents about the importance of water quality and appropriate land management practices.
5. Goal: Promote and preserve the natural scenic, historical and cultural resources unique to the Town by guiding development to those areas most suitable for development.

Objectives:

- a. Participate in efforts to plan for the future of the Patrick Marsh State Wildlife Area.
- b. Review land use proposals near McCarthy Park to avoid infringing on the natural setting and character of the Park.
- c. Promote the history and culture of the Town through newsletter articles, pamphlets, or other means, and by identifying and designating qualifying properties as local landmarks.
- d. Identify and encourage the preservation/restoration of remnants of the original prairie for which the Town was named.
- e. Promote the preservation of the childhood home of Georgia O'Keeffe.
- f. Develop a single Town park.

**C. Policies**

1. The Town will comply with the provisions of the Farmland Preservation Law to permit eligible landowners to receive tax credits under Chapter 91 of the Wisconsin Statutes.

2. The land uses permitted in the exclusive agricultural preservation district will be primarily limited to agricultural production and dwelling units that serve as the residences for owners and employees of the farm.
3. Town Ordinances that could inhibit normal farm operations should not apply in exclusive agricultural preservation districts.
4. **Right to Farm.** Residents of the Town of Sun Prairie should be aware that they may be subject to inconveniences or discomforts associated with farm operations and agricultural uses of land in the Town, including but not limited to noise, odors, insects, fumes, dust, smoke, the operation of machinery of any kind (including aerial cropdusters) during day or night, the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides, and pesticides. The use of real property for farm operations and agricultural uses is of primary importance to the Town. Those inconveniences or discomforts arising from farm operations and agricultural practices for the region, that do not present a substantial threat to public health or safety, and comply with local, state and federal laws, shall not be considered a nuisance.
5. **Conservancy Areas.** The Town recognizes its natural environment and its historical and natural heritage as an irreplaceable resource and desires to proceed as follows:
  - a. Identify and protect the unique natural resources, including but not limited to wetlands, woodlands, groundwater, native prairies, and mineral deposits.
  - b. Ensure that floodplain areas are protected from development or filling in order to maintain their natural flood accommodation capacity.
  - c. Identify and protect historic century farms, traditional one-room country schools, and the childhood home of world-renowned artist, Georgia O’Keeffe.
6. Additional related land use policies are contained in the Land Use Element.

#### **D. Agricultural Resources**

The Town recognizes and values the importance of this disappearing resource and is adopting policies and regulations aimed at farmland preservation. Agricultural production is the dominant economic activity in the Town of Sun Prairie. Meanwhile, the Town continues to lose farmland. Between 1990 and 2000, Dane County has lost 22,907 acres of farmland, an area slightly larger than the Town of Sun Prairie. During this same period, the Town lost 1,035 acres to annexation and development.

##### **1. Prime Farmland**

A recent study identified the top 20 most threatened Major Land Resource Areas (MLRAs) in the United States. The Town of Sun Prairie is located within the third most threatened area, which extends from the Fox River Valley south to Rockford and Chicago, Illinois, and includes nearly all of southeastern Wisconsin. The study notes that about half of the soils within this MLRA are considered prime or unique, and some of the best farmland in the area is being consumed by development.<sup>i</sup>

A substantial portion of the Town of Sun Prairie contains soils that are classified as prime agricultural land, as illustrated on Map 6, Prime Farmland. A depressed farm economy coupled with a strong non-farm sector is placing pressure on landowners to convert farmland to other uses.

Studies in Dane County have concluded that it costs local governments between \$1.01 and \$1.30 to provide services to rural residential areas for every \$1.00 of tax revenue collected. Conversely, these same studies show that providing services to farmland costs between \$.04 and \$.29 for every \$1.00 of tax revenue generated. Although development may expand the tax base of a rural community, public service demands typically outstrip these tax benefits.



## **2. Exclusive Agricultural Zoning Ordinances**

The state legislature has determined that local units of government, through the exercise of their zoning power, can best prevent conflicts between agricultural and nonagricultural land uses. A local government, by establishing an exclusive agricultural use district, effectively decides that agricultural uses of land are appropriate in that district. Any county, town, or municipality that has a certified agricultural preservation plan in effect can adopt an exclusive agricultural zoning ordinance. The Town of Sun Prairie adopted Exclusive Agriculture zoning in 1982.

Preserving Wisconsin's valuable farmland is important to the Department of Agriculture, Trade, and Consumer Protection. This program assists counties in creating agricultural preservation plans, which lay the groundwork for towns, municipalities, and the county to develop exclusive agriculture zoning districts. Farmers also can participate by signing an individual, long-term agreement. The farmland preservation program provides state income tax credits to farmers who meet the program's requirements, soil and water standards and limit the use of land exclusively to agriculture.<sup>ii</sup>

## **E. Natural Resources**

Natural resources are often a defining feature of a community and communities depend on natural resources and systems to provide essential water resources and habitat protection. Natural resources also include parks, trails, scenic vistas, other outdoor places, and mineral deposits.

### **1. Groundwater**

In Dane County, groundwater is contained in four geologically distinct aquifers. The lowest aquifer is comprised of sandstone and is the most productive. Aquifers closer to the surface tend to yield less water. Adequate groundwater supply is available for domestic, commercial and agricultural uses.

While groundwater quality is generally good, it is also susceptible to contamination from point and non-point sources located in and around the Town and in the surrounding area. In 1987, the Wisconsin Geological and Natural History Survey published a statewide groundwater susceptibility map based on five features including depth to bedrock, bedrock type, depth to water table, soil characteristics and surficial deposits. The map indicates in broad terms that the region in its entirety is susceptible.

### **2. Water Systems**

The DNR maintains a public and private well database. A number of wells are listed as having elevated levels of nitrates and volatile organic compounds. Nitrates commonly enter groundwater from septic systems and farming practices.

Private wells, which are the source of water for Town residents are generally of high quality. In general, wells are safe, dependable sources of water if properly sited and built. Unlike public water systems, protection and maintenance of a private well is largely the responsibility of homeowners. The Town as a whole needs to work together to develop a protection plan that safeguards its water supply.

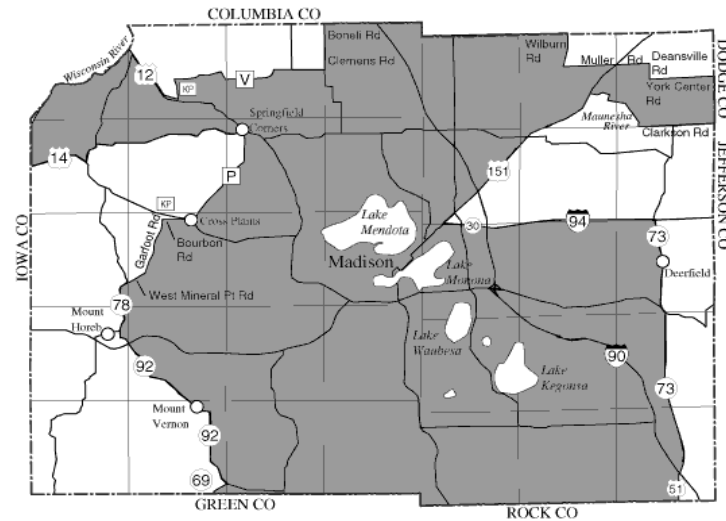
### **3. Storm Water Management**

The Town of Sun Prairie operates under the Dane County Storm Water Management Ordinance. Enforcement of the Storm Water Management Ordinance is important to control the impact of runoff from development on adjacent and downstream properties, groundwater recharge areas and overall water quality. The City of Sun Prairie has implemented a storm water utility, which will help to control the unfiltered runoff from the City's storm sewers into the Koshkonong Creek.

#### 4. Atrazine

The Wisconsin Department of Agriculture, Trade, and Consumer Protection (DATCP) has designated much of Dane County as an atrazine prohibition area. Infiltration of atrazine into aquifers and human consumption of water from private wells is the main source of intake. Atrazine is often used to grow corn and is found in the region's groundwater. In areas where atrazine use is permitted, it is permitted only between April 15 and July 31 at limited application rates.

**Exhibit 1 – Atrazine Prohibition Area (Shaded Area)**



Source: DATCP

Designation of prohibition areas is based upon testing of private drinking wells. In areas where atrazine is permitted, well contamination has not been a problem, although monitoring of wells by DATCP is ongoing. The Town of Sun Prairie is located within a permitted area, as shown on Exhibit 1.

#### 5. Air Quality

The DNR Air Management Program protects human health and the environment while accommodating economic growth by developing air quality implementation plans and collaborating with local, state, regional and international partners. Air quality trends, the status of attaining the ambient air quality standards, and the need for public health advisories are determined through air monitoring operations. The program promotes market-based approaches to create incentives for seeking lowest cost methods to achieve compliance. Staff also conducts inspections, initiate compliance actions, and operate an effective permit program in accordance with state and federal requirements.

#### 6. Threatened and Endangered Species

Information contained in Wisconsin's Natural Heritage Inventory indicates that there are no known threatened or endangered species in the Town.

#### 7. Pre-Settlement Vegetation

In 1834, government land surveyor Orson Lyon described the Town of Sun Prairie as follows:

*"The northeast half of this township contains about three and one-half square miles of prairie. The remaining part timbered with burr, white, and black oak except the marsh in the southeast*

*and northeast corner of the township. The southwest half, with the exception of the marsh, is rolling and second rate (agriculturally speaking) land thinly timbered with burr, black and white oak, undergrowth oak and grass."*

The principal source of information used in compiling the map of the vegetation of the Town of Sun Prairie (Map 4) as it appeared in 1835 were survey notes taken at the time of government land surveys during the years 1832-1835. Three major factors, namely, topography, drainage, and fires seem to have had the greatest influence on the distribution and pattern of vegetation types found in 1835.<sup>iii</sup>

## **F. Relevant Plans, Studies and Programs**

### **1. Dane County Land Use and Transportation Plan**

This Plan identifies strategies for maintaining the vast natural resources present in the County and the Town of Sun Prairie. The Land Use and Transportation Plan is intended to provide guidance and link community efforts to a regional perspective. The Plan delineates rural development and farmland preservation areas, critical natural areas and environmental resources.

Open Space Corridors are designated as Rural Resource Protection Areas, which are based on floodplain and wetland areas (land protected through zoning or other regulations), together with existing or proposed publicly owned or controlled lands. The Plan recommends that no new development be permitted within these corridors.

### **2. City of Sun Prairie Master Plan 2020**

This Plan includes the Town of Sun Prairie in its Southeast Quadrant Land Use Plan. The Plan states that the quadrant includes Patrick Marsh and the undeveloped lands surrounding it. Most of the lands in this quadrant are now in agricultural use.

The Development Staging Plan Map, which is also part of the City's Master Plan, classifies the land around Patrick Marsh as either Permanent Open Space or part of an Environmental/Open Space Corridor. The map shows immediate expansion in the north and west sections of the City with substantial growth adjacent to the City of Madison. This pattern is consistent with the earlier City adoption of a neighborhood plan and proposed sewer service area amendments, which added 948 acres of land west of the existing City while taking approximately 1,081 acres out of the urban service area from the City's south and eastern border (DCRPC 1994).

Development that would impact the Town is planned for 5 to 15 or more years from October 2000, the date the Master Plan was officially adopted. However, development could be extensive over time. The Town should continue to collaborate with the City of Sun Prairie to preserve prime agricultural lands, natural features and view sheds and cultural resources. In addition, the Town should coordinate with the City of Sun Prairie and other adjacent communities to jointly develop policies to minimize the adverse effects of new development.

### **3. Village of Cottage Grove Comprehensive Plan 2000**

The Cottage Grove urban services area extends into the southern edge of the Town. Existing environmental corridors and open spaces remain intact according to maps contained with the Plan. Along County Highway N and north of Interstate 94, a Planned Neighborhood Development is illustrated adjacent to Planned Business.

### **4. Madison**

**Peripheral Area Development Plan:** The Plan presents the City of Madison's recommendations for land use and the development in the peripheral area beyond Madison's current urban edge. The recommendations are focused on two broad community-planning issues, which are particularly related to growth on the urban fringe:

- The need to plan for Madison’s long-term growth, and specifically, to manage future development to ensure that urban growth is compact, orderly, and provided with the full range of necessary public improvements and services.
- The concern for preservation of Dane County’s valued open spaces, and for maintaining the distinction between urban and rural communities, particularly close to the Madison urban area.

**City of Madison Neighborhood Development Plans:**

Neighborhood Developments Plans are prepared by the Department of Planning and Development to guide the future urban development of vacant and agricultural lands at the City's edge. Currently, the City of Madison has adopted the Nelson and Rattman Neighborhood Development Plans, which are along the Town's western border.

**5. 2002 Koshkonong Creek Floodplain Management Study**

The Town of Sun Prairie lies in the Upper Koshkonong Creek Watershed, which also includes the City of Sun Prairie, the Village of Deerfield and the Towns of Deerfield and Medina. In cooperation with the Dane County Land Conservation Department, the USDA Natural Resource Conservation Service (NRCS) published the *2000 Koshkonong Creek Floodplain Management Study* in April 2001.

For purposes of the study, the Upper Koshkonong Creek Watershed is the land area contributing surface water runoff to the Koshkonong reach from the northeast section of the City of Sun Prairie south to approximately 2,000 feet downstream of Highway TT and eventually flows into Lake Koshkonong and the Rock River.

Its purpose was to investigate whether economically feasible alternatives, if implemented, would alleviate existing and future flood and sediment deposit hazards causing damage to agricultural crops and economic hardship for floodplain landowners.

The study notes that development is rapidly occurring in the watershed on land that was formerly agricultural. Land use in the floodplain is primarily cropland including corn, soybeans, wheat, hay, mint, and sweet corn. Pasture, idle land, wood lots, roads, and some homes comprise the balance of land uses in the floodplain.

Several alternatives were considered and/or analyzed and options recommended as potential methods to reduce flooding problems in the Upper Koshkonong Creek Watershed as follows:

- a. Sediment clean out and brush removal from the Koshkonong Creek main channel
- b. A wetland restoration
- c. Riparian vegetative buffers
- d. A detention basin, floodplain easements and stream channel restoration

Glacial features created some 13,500 years ago dominate the upper Koshkonong Creek watershed. The area consists of a series of northeast/southwest-elongated hills or drumlins. Lowlands around the drumlins were marshy at one time but have been drained and are now in farming. The lowlands are composed of peat and muck and often cover sand and gravel deposited by glacial melt water. Three moraines (an accumulation of earth and stones carried and deposited by a glacier) also are present within the watershed.

The fishery of the watershed consists of various minnow species. From its headwaters to CTH T, Koshkonong Creek is classified as supporting limited aquatic life and a few tolerant forage species. Base flow monitoring in 1990 showed high levels of phosphorus, chloride, fecal coliform bacteria, ammonia-nitrogen, and nitrate-nitrogen at the Bailey Road monitoring site (DCRPC 1995). This location is a short distance downstream from the City of Sun Prairie’s wastewater treatment plant.

Below CTH T, Koshkonong Creek is classified as a warm water sport fishery.

The study indicates that the upper Koshkonong Creek has poor water quality due to ditching and straightening of much of the creek's headwaters for agricultural use and urban development. Other factors include a flat gradient, low base flow, warm temperatures and high inputs of sediments and nutrients from the watershed. Hydrologic modifications have caused excessive runoff and flood events, channels clogged with debris, reduced groundwater recharge, and overall poor water quality.

Most of the floodplain consists of drained hydric muck and silt loam soils. Some of the floodplain that is too wet for farming has reverted to reed canary grass. Perhaps policies could be adopted to restore these areas as functional wetlands, which could potentially improve water quality. Riparian habitat is limited to some scattered trees close to the stream.

The most recent flooding took place in May and June 2000 with significant flooding observed along Koshkonong Creek between CTHs N and T close to where the creek bends to the east. Significant flooding also was observed along the creek tributary to the east of County Highway N and north of County Highway T.

## 6. Water Quality

### a. Dane County Water Quality Plan

The Dane County Regional Planning Commission (RPC) is the designated agency to conduct water quality planning for the region. The Dane County Water Quality Plan assesses water pollution problems, sources and remedies and serves as the foundation for all activities relating to water quality protection and improvement in Dane County.

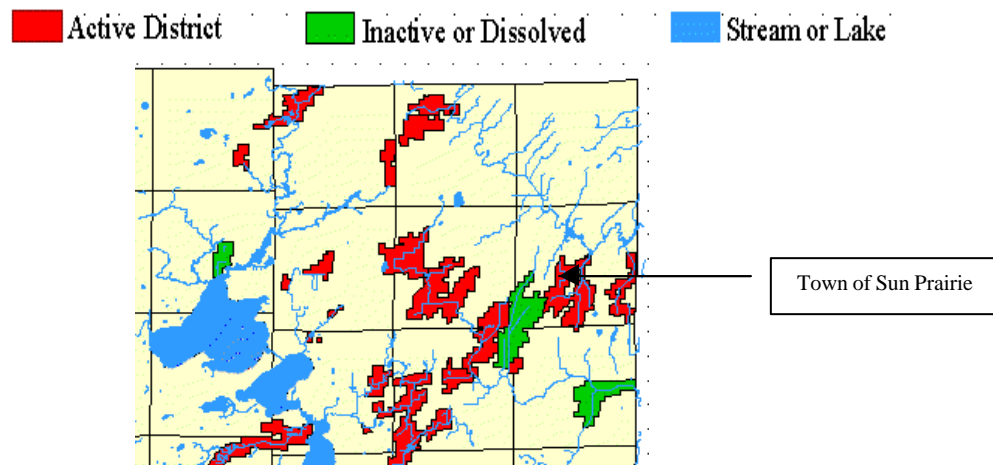
The RPC reviews sanitary sewer extension requests for consistency with urban service areas and environmental corridors listed in the Water Quality Plan.

### b. 1999 Groundwater Protection Plan

The Plan provides information about hydrology and groundwater quality in Dane County, existing and potential ground water sources, groundwater contamination risk maps, well protection zones, and recommendations for improving management and preventing pollution of groundwater resources and drinking water supplies.

## 7. Drainage Districts

Drainage districts are taxing entities organized to drain land for agriculture or other purposes. Landowners in a district who benefit from drainage pay assessments to cover the cost of constructing, maintaining, and repairing the drainage system.



Dane County drainage districts as of March 1, 1999. Portions of two active drainage districts are located within the Town of Sun Prairie.

## G. Natural Resource Inventory

1. **Butterfield Island.** Butterfield Island is a glacial drumlin on private property located along the Koshkonong Creek in the southwestern part of the Town between CTHs T and N. Each spring “millions of trilliums” bloom on Butterfield Island, as described by Town resident author, Ester N. Grimm, in a story published in Prairie Gleanings, 1978.
2. **McCarthy Youth & Conservation Park.** McCarthy Park is located near the southern boundary of the Town on CTH TT, ½ mile east of the intersection of N and TT. Russell and Ella McCarthy donated 180 acres of land to Dane County in 1974 to create a special purpose park for youth. The park is a combined recreational and conservancy park for young people.

Related plans include the possible development of a pedestrian/bike path connecting the City of Sun Prairie to McCarthy Park from Bird Street south, as well as a link to the Glacial Drumlin State Trail located in the Village and Town of Cottage Grove.

3. **Patrick Marsh State Wildlife Area.** Located to the north, just outside of the Town is a large wetland ecosystem, surrounded on the uplands by oak savanna and the prairie landscape that gave Sun Prairie its name. For nearly 30 years, Patrick Marsh did not exist due to adjacent landowners draining it for cropland. The Public Service Commission sought an injunction to stop the drainage in 1965 but was unsuccessful.

In 1991, that restoration of Patrick Marsh began, spurred by the expansion of USH 151 from Sun Prairie to Columbus and an associated wetland mitigation agreement between the Wisconsin Departments of Transportation (WisDOT) and Natural Resources (DNR). By 1992, the restoration produced a 100-acre lake. In addition, prairie growth was restored in the upland areas. Sixteen species of breeding birds were found using the marsh and about the same number in the uplands.



Source: Patrick Marsh Middle School Discovery Club

4. **Old Town Landfill.** The old landfill is located just north of the Town Hall on Twin Lane Road. It is being restored to an environmental and nature study area and is used by community organizations.
5. **Woodlands.** The primary function of woodlands is to provide wildlife habitat and enhance scenic beauty. Woodlands also serve to protect important water resources, drainage, and hydrologic functions, control pollution and provide an inviting recreational setting and educational opportunities to residents and visitors.

According to the Dane County Regional Planning Commission (RPC), total land area in the Town of Sun Prairie in 1990 was 20,224 acres, and 722.5 acres or 3.5% were classified as woodlands.



## **H. Cultural & Historic Resources**

Associated with the Town's cultural identity is its strong roots in agriculture and the many family farms that have prospered over the years. As shown on Map 5, five Century Farms and six one-room schoolhouses have been identified in the Town. Clearly, the Town's sense of community is closely tied to its agricultural heritage, and reinforces the desire to maintain the Town's rural character.

Historic buildings and places have a special relevance, bringing a "sense of place" to our lives and our communities. Historic buildings and sites also tell the social, cultural, economic, and political history of people in a way that no printed word or photograph can. Thus, telling the story of the Town's historic past is a way of documenting the diverse experiences of the people of the Town of Sun Prairie.

World renowned artist Georgia O'Keeffe was born on November 15, 1887, to Pierce and Catherine O'Keeffe on a farm in the Town of Sun Prairie, which is identified by a historical marker near the intersection of CTH T and Town Hall Road. O'Keeffe's parents were one of the earliest Irish immigrant families to settle in the Town in 1848. The original O'Keeffe homestead located along Town Hall Road was south of the home Georgia O'Keeffe knew as a child. O'Keeffe attended the Town Hall School located at the northwest corner of CTH T and Town Hall Road, a short distance from her home. O'Keeffe's family donated the land for the construction of the Town Hall School. The Town Hall School no longer exists, and the O'Keeffe home was destroyed by fire in the 1970's.

Housing data reported in the 2000 Census indicates that nearly 27% of the housing stock within the Town of Sun Prairie was constructed prior to 1940. The State Historical Society of Wisconsin's inventory contains 15 property records with information on potentially historic structures (some of which have been demolished). Most of these resources consist of residences constructed in the late 1800s and early 1900s, although the inventory includes one silo, the Pierceville School, and the Old Town Hall (converted to a private residence). None of the structures in the inventory are currently listed on the National Register of Historic Places.

The Town of Sun Prairie contains archaeological sites including the Pierceville Cemetery and Native American burial and ceremonial grounds. For information regarding state and federal laws that protect archaeological sites, individuals can contact the State Historical Society.

Cultural resource protection requires the Town to promote an understanding for the area's historic and cultural landscape and discourage development that is incompatible. The Town should coordinate to the extent possible with adjacent jurisdictions to ensure protection of important cultural resources as well as collaborate with local, county and state agencies working to protect historic and cultural resources.

---

<sup>i</sup> *Farming on the Edge*, A. Ann Sorensen, Richard P. Greene and Karen Russ American Farmland Trust, Center for Agriculture in the Environment, Northern Illinois University, DeKalb, Illinois, March 1997.

<sup>ii</sup> Wisconsin Department of Agriculture, Trade and Consumer Protection.

<sup>iii</sup> Ellarson, R.S. 1949. The Vegetation of Dane County Wisconsin in 1835. Transactions of the Academy of Sciences, Arts and Letters. 39: 21-45.

## CHAPTER 6: ECONOMIC DEVELOPMENT ELEMENT

**s. 66.1001(2)(f) Wis. Stats.:**

The Economic Development Element is defined as a compilation of objectives, policies, goals, maps and programs to promote the stabilization, retention or expansion, of the economic base and quality employment opportunities in the local governmental unit, including an analysis of the labor force and economic base of the local governmental unit. The Element shall assess categories or particular types of new businesses and industries that are desired by the local governmental unit. The Element shall assess the local governmental unit's strengths and weaknesses with respect to attracting and retaining businesses and industries, and shall designate an adequate number of sites for such businesses and industries. The Element shall also evaluate and promote the use of environmentally contaminated sites for commercial or industrial uses. The Element shall also identify county, regional and state economic development programs that apply to the local governmental unit.

**A. Introduction**

Economic development is wide ranging and may include economic development organizations or those with an economic development function, chambers of commerce, local government, major employers, realtors/developers, and others.

The Town is faced with balancing economic development with the protection of resources. The Town is potentially well situated to attract a variety of business and industry because of its location within the region, but urban services are limited and keeping agriculture economically viable is a top priority.

The primary purpose of the Economic Development Element is to present background information about the local economy and its relationship to the region. County and state economic development-related plan information and programs also are briefly discussed to identify potential opportunities that the Town could take advantage of to pursue economic development activities.

**B. Goals & Objectives**

1.      Goal:     Protect lands best suited for agricultural use so that prime farmlands and the Town's economic base may be preserved.

Objectives:

- a.       Limit new commercial and industrial growth.
- b.       Recognize the importance of farmland to the local economy and protect economically productive areas by adopting, enforcing, and supporting regulations and programs aimed at protecting prime farmland.

2.      Goal:     Encourage commercial and industrial growth in appropriate areas to provide increased non-residential tax base and community services.

Objectives:

- a.       Allow home offices and other low impact home occupations by providing educational materials regarding existing ordinances and regulations and provide information to assist with home occupation start-ups.
- b.       Explore opportunities to partner with adjacent communities to support local businesses and explore ways to enhance the area economy from a regional perspective.
- c.       Develop and promote the Town's rural history and recreation-related sites to enhance the Town's economic potential in these areas.

**C. Policies**

1. The Town will encourage economic development in areas that are compatible with the agricultural and residential policies of the Town and improve the tax base and economic well-being of the Town.
2. With the goal of preserving tax base, the Town may collaborate with adjoining municipalities to identify areas for business, commercial and industrial development that have urban services provided by the municipality.

**D. Labor Force and Economic Profile**

**1. Employment Status**

Of the Town's population of 2,308 in the 2000 Census, 75 percent of those 16 and over (1,779 residents) are participating in the labor force, which is comparable to the county and slightly higher than the state at 69 percent. Comparatively, the percentage of unemployed persons at the county level is 2.9 percent of the total and 3.2 statewide.

Employment Status	Number	Percent
Population 16 years and over	1,779	100%
In labor force	1,336	75.1%
Employed	1,316	74%
Unemployed	14	0.8%
Armed Forces	6	0.3%
Not in labor force	443	24.9%
TOTAL:		100%

Source: 2000 Census of Population and Housing.

**2. Commuting Patterns**

Data from the 2000 Census reveals that mean travel time to work for persons age 16 and over in the Town is 23 minutes, which suggests that most residents work outside of the Town. This data concurs with community survey results showing that more than 50% of Town residents work in Metro Madison followed by the City of Sun Prairie. Fewer than 10 percent of survey respondents report working in the Town itself. The 2000 Census indicates that sixty residents or 4.5 percent of the population work at home. Mean travel time at the county and state levels is comparable to the Town at 19.9 and 20.8 minutes, respectively.

**3. Educational Attainment**

Town residents that possess high school diplomas or higher number 87.5 percent. This compares to 92.2 percent in Dane County and 85.1 statewide. Seventeen percent of Town residents have a bachelor's degree or higher according to Census 2000 data. Comparatively, the figure in Dane County is 40.6 percent and 22.4 statewide.

**4. Wages**

Median 1999 household income of \$60,938 is significantly higher than the \$49,223 for the county and the \$43,791 for the state.

**5. Economic Base Profile**

The following tables provide Town information on the industries of employed persons and employers and businesses in the Town.

**Table 1**

Industry of Employed Persons	Number Town	Percent (%) Town	County (%)	State (%)
Agriculture, forestry, fishing, hunting, mining	34	2.6	1.2	2.8
Construction	186	14.1	5.1	5.9
Manufacturing	190	14.4	10.7	22.2
Wholesale trade	53	4.0	2.7	3.2
Retail trade	126	9.6	11.0	11.6
Transportation and warehousing, utilities	98	7.4	3.3	4.5
Information	31	2.4	3.2	2.2
Finance, insurance, real estate	168	12.8	9.2	6.1
Prof. scientific, mgmt, admin, waste mgmt svcs	59	4.5	9.5	6.6
Education, health and social services	214	16.3	25.9	20
Arts, entertainment, recreation services	54	4.1	7.1	7.3
Other services	80	6.1	4.5	4.1
Public Administration	23	1.7	6.5	3.5

Source: 2000 Census of Population and Housing

**Table 2**

Local Business Base by Industry/Employment	Type of Business
Accurate Services, Inc.	Gas station & convenience store
Ameriprint, Inc.	T-shirt printing
Bohling & Sons	Plumbing & heating
Buckshots	Tavern & mini-warehouses
Bud's Plumbing Service	Plumbing supplies
C&C Design	Tool & dye design
Dawn's Portrait Studio	Portrait studio
Deals on Wheels	Used car sales
Fehrman Construction	Equipment storage
Foster & Foster Partnership	Repair shop – vehicles
Fountain Motors, Inc.	Used car sales
Fred Miller Construction	Business equipment storage
Gary Guild	Oil & appliance disposal
Hellenbrand Landscaping	Landscaping
Homburg Contractors, Inc.	Excavating
Homburg Equipment	Equipment
JR's Workbench	Transmission repair shop
Living Colors Landscaping, Inc.	Landscaping
Moonlight Machines	Machining
The Oaks Golf Course	Golf course and country club
Planet Picasso Landscapers, Inc.	Landscaping
Rice Grading, Inc.	Grading & excavating
Ron Mueller's Service	Gas Station
Skala Photography	Portrait Studio
State of the Art	Auto body repair & upholstery
Sun Grove Self Storage	Mini-warehouse storage units
Sun Prairie Drainage Co.	Store drain tile & equipment
Total Auto & Recreation, Inc.	Vehicle & recreation sales
Wave Communication, Inc.	Tower repair & installation
Werner Concrete & Construction	Concrete & construction
Viken Builders	Storage & building construction
VomDrachenberg Kennels	German Shepherd kennel & training facility
TNT Auto Body	Auto & farm machinery repair
<b>Agribusiness</b>	
Duffy Agricultural Facility	Grain transfer facility
Agrecol	Agricultural crop research

Source: Town of Sun Prairie

## 6. Sources of Income

Of the 850 households in the Town for which income is reported in the 2000 Census, 755 or just over 88 percent are classified as households with earnings in 1999. Another 166 households or 19.5 percent are households with social security income. An additional 24 or 2.4 percent receive Supplement Security Income (SSI) and the remaining 127 households or 14.9 percent have retirement income. No households report public assistance income.

## E. Regional Labor Market Data

The Wisconsin Department of Workforce Development (DWD) is responsible for keeping regional labor market information. The South Central region is composed of six counties; Columbia, Dane, Dodge, Jefferson, Marquette, and Sauk.

DWD reports that between the 1990 census and the 2000 census, the region's population grew 15.29 percent, reflecting faster growth than the statewide average of 9.7 percent. Over the same time period, the region went from 12.6 percent of the state's population to 13.2 percent. About 63 percent of the increase came from people moving into the region and the other 37 percent from natural increase (births minus deaths).

Heavy manufacturing and sharper business cycles characterize Dodge and Jefferson counties, while lighter manufacturing, (particularly plastics), and tourism are found in Sauk and Columbia counties. Marquette and Dane Counties sit at opposite ends of the region and on opposite ends of many measures. Dane County boasts high wages, low unemployment, a flagship university, and a mild business cycle. Compared to its neighbors, it attracts more students and young workers who rent rather than buy residential real estate. Many workers commute to Dane County's high-wage jobs and live (or retire) in more mature communities like Marquette or Columbia Counties where their housing dollars go further. With 68 percent of the region's jobs and 63 percent of the region's labor force, Dane County accounts for 73 percent of the wages paid in the region. Table 3 shows the 10 largest Dane County employers.

**Table 3**

Top 10 Area Employers by Size		
Company	Product/Services	Employees
University of Wisconsin-Madison	Educational Services	1000+
Madison Metropolitan School District	Educational Services	3,848
Department of Health & Family Services	Health & Social Services	1000+
Department of Corrections	Incarceration and probation	1000+
American Family Insurance	Insurance Services	3,600
Pleasant Company Inc.	Mail Order Operations	733
City of Madison	Municipal Government	1000+
Wisconsin Physicians Service	Health Care	2,763
UW Hospitals & Clinics	Health Care	5,364

Source: Wisconsin Department of Workforce Development, Dane County Workforce Profile 2000.

## Local Economic Activity

Although agriculture employs fewer than three percent of residents, it is a significant part of the local economy and cultural heritage of the Town. The agriculture economy has been undergoing changes nationally, statewide, and locally. The Census of Agriculture shows that in 1997, the majority of farms in Dane County were 500 acres or less but the trend is toward larger farms and fewer operators. A host of patterns contribute to this trend. Some of the more obvious include aging operators and the absence of young people to carry on the business and economies of scale to provide market efficiencies and cost savings.

The Duffy Agricultural Facility, located in the northeast quadrant of the Town along the railroad tracks west of Twin Lane Road, provides a rail-oriented grain loading station for local farmers. Such a facility shortens the distance to transport locally produced grain and provides an economic benefit for the agricultural community.

The Oaks golf course, bounded by Interstate 94 on the south, CTH TT on the west and Pierceville Road on the north, includes approximately 164 acres zoned Recreational (RE-1) and approximately 7.5 acres zoned B-1 or Local Business for a clubhouse and parking lots.

This development and Duffy's add significantly to the Town's tax base. These businesses employ seasonal and part-time help.

Other businesses operating in the Town are shown in Table 2.

## F. Economic Development Assessment

Over the course of the planning process, Town residents were asked to identify what they believe to be strengths, weaknesses, opportunities, and threats that are or will have an impact on the Town in the future. Town residents also identified businesses/industries and locations that would be appropriate for the Town. There were mixed reviews on whether or not the Town should initiate development of a business or industrial park. Community survey results show that 60 percent of respondents oppose development of a business park while the remaining 40 percent favor business park development. However, there is a consensus that the most feasible location for business park economic development is at the CTH N/I-94 interchange or parallel to I-94, where limited development already exists. The land near this interchange is within the extraterritorial jurisdiction and future growth area of the Village of Cottage Grove.

Strengths, weaknesses, opportunities, threats, and issues that the public brought forth relating to economic development include the following.

Strengths		Weaknesses	
<ul style="list-style-type: none"><li>• Good road infrastructure (federal, state, county, town)</li><li>• Good access to air and rail transportation</li><li>• Close to urban services (shopping, employment, churches)</li><li>• Access to I-94</li></ul>		<ul style="list-style-type: none"><li>• Lack of commercial development</li><li>• Lack of utilities</li><li>• Access to I-94</li><li>• Depressed agricultural tax base</li></ul>	
Opportunities		Threats	
<ul style="list-style-type: none"><li>• Rail improvements for better access for freight service</li><li>• Good relations w/neighboring communities</li><li>• Business opportunity at I-94</li></ul>		<ul style="list-style-type: none"><li>• Weak farm economy</li><li>• Maintain current level of services – police, fire, EMS</li><li>• Uncontrolled growth</li></ul>	
Other Issues Identified that Relate to Economic Development			
<ul style="list-style-type: none"><li>• Property Taxes</li><li>• Corporate farms</li><li>• Budget</li><li>• Farmland Preservation</li><li>• Development vs. Agriculture (how much?)</li></ul>		<ul style="list-style-type: none"><li>• Balance of tax base &amp; demand for public services</li><li>• Housing</li><li>• Maintaining adequate employment opportunities</li></ul>	

Additional Elements of an economic development program that community residents identified through a visioning exercise as desirable components of the Town's overall economic development plan include low property taxes, development of an industrial park, more business, light industrial development in selected areas and additional commercial activity. Residents also expressed a desire to see the Plan Commission develop a "Plan Commission Development Plan."

**G. Future Economic Development Plan**

**1. Commercial**

Vacant commercial property is available for development.

Proposals for site-specific projects identified in the 2001-2005 Dane County Parks and Open Space Plan potentially could contribute to an overall economic development program that highlights the Town's natural resources and rural setting. The I-94/CTH N interchange project includes a bicycle/pedestrian connection east of the interchange to McCarthy Park.

**2. Eco-Tourism**

Eco-tourism is a form of travel in which the focus is to experience the natural areas and culture of an area or region while promoting conservation and contributing economically to local communities. Potential eco-tourism opportunities within the Town might include the following:

- a. Patrick Marsh Conservation Area - Patrick Marsh in the Town of Bristol is adjacent to the Town of Sun Prairie. The study area proposed in the Parks and Open Space Plan includes 575 acres around the existing DNR-owned Patrick Marsh and wetlands. Patrick Marsh would benefit from an expanded boundary that would protect the viewshed and watershed of the marsh and restore wetlands to the southwest within the Town of Sun Prairie. A cooperative effort to determine the future of the area is ongoing between the DNR, the City of Sun Prairie and Towns of Sun Prairie and Bristol. This effort also could enhance the level of nature-based recreation opportunities in the area and contribute to a Town-based economic development program.
- b. McCarthy Youth and Conservation Park
- c. Bike trails that would connect to the larger county and regional network - McCarthy Park Trail from the City of Sun Prairie south through McCarthy Park and through the Village of Cottage Grove to the Glacial Drumlin State Trail.  
  
The proposed Madison-McCarthy Trail would connect the City of Madison to McCarthy Park along CTH T and TT within the existing Department of Transportation (DOT) right-of-way. The trail would pass through the City of Madison and Towns of Sun Prairie, Burke and Blooming Grove.
- d. The Town's Nature Park
- e. Farmstead tours
- f. Bed & Breakfast establishments

**3. Heritage Tourism**

Opportunities may exist in the following areas to attract heritage tourism and associated economic activity.

- a. The Georgia O'Keeffe birthplace site at 2405 CTH T
- b. Century and Sesquicentennial farm tours
- c. Rural schoolhouse tours
- d. Cemeteries



#### **4. Home-Based Businesses**

With limited opportunities for new economic development sites due to limited urban services and a desire to maintain rural character, home-based businesses or home occupations potentially could address economic development in the Town. Home-based businesses can help increase the local employment base and reduce the number of commuters on Town roads and highways. While the Town lacks much influence over an individual's decision to start a home-based business, it can provide governmental assistance with accommodating regulations, ordinances, and land-use policies. At present, 4.5 percent of residents work at home.

### **H. Economic Development Plans, Studies & Programs**

Refer to the Plans listed below for more detailed information. This list is intended only to provide a snapshot of area plans and programs with an eye toward agricultural preservation and natural resource protection.

1. *The Dane County Land Use & Transportation Plan* outlines goals with reference to economic development including providing employment opportunities and a diversified economic base and protecting agricultural lands in part by limiting non-farm development in agricultural areas.
2. *Farms & Neighborhoods: Keeping Both Strong* discusses ways to keep farming economically viable in rural areas.
3. *Design Dane!* Offers strategies for preserving farmland. Underlying these strategies is the establishment of Farmland Priority Zones; a process by which critical tracts of farmland are identified for protection based on selected criteria.
4. *The Village of Cottage Grove Comprehensive Plan* states that the Village intends to focus its economic development efforts on the long-range development of a high-quality business park around the I-94/CTH N interchange.
5. *The City of Sun Prairie's Master Plan 2020* outlines a number of goals and objectives related to economic development. The City has a goal to protect and preserve the natural resource features in the City and its environs and the following objectives:
  - a. Encourage the preservation of productive agricultural lands by preventing the proliferation of unsewered development.
  - b. Work with neighboring jurisdictions to foster the preservation of natural resource features through the use of zoning, official map and land division review powers.
  - c. Discourage unsewered urban development in the unincorporated areas within the City's three-mile extraterritorial jurisdiction in order to protect sensitive natural resource features.
  - d. Unincorporated lands designated "Rural Area" on the Land Use map shall only be used for or developed with agriculture, agri-business, and farm-based residential uses.
  - e. Encourage all new urban development within the City's three-mile extraterritorial jurisdiction to be located within the City's Urban Service Area.

### **I. Economic Development Resources**

County and state economic development programs that potentially could benefit the Town and/or its residents include the following.

1. The Dane County Development Corporation (DCDC) offers low-interest loans to assist healthy expanding or early stage businesses located within Dane County. DCDC works with applicants

and lending institutions to identify financing options to accommodate business start-ups and expansions.

2. The Dane County Community Development Block Grant (CDBG) program offers funds to assist with planning and organizational development to implement revitalization plans and housing development/redevelopment.

Established in 1983, the Natural Heritage Land Trust (NHLT) works with private landowners and public agencies to preserve natural and other resources. NHLT can assist landowners in learning what conservation options are available and how NHLT can act as a partner in preservation. Some of the options available include conservation easements or a combination of land protection strategies that include limited development.

The Department of Natural Resources (DNR) can help to purchase development rights and assist with other resource protection issues through its various grant programs.

The USDA Farmland Protection Program administered through the Natural Resource Conservation Service (NRCS) provides financial and technical assistance to help farmers keep productive land in agriculture. Local governments and non-profit groups with existing Purchase of Development Rights (PDR) programs and pending offers to acquire productive farms are eligible. Individual landowners participate voluntarily and retain all rights to use the property for agriculture. Projects are selected through a competitive application process. Easements must be for at least 30 years with permanent easements preferable. Public access is not required. Through a cost sharing agreement, local programs are reimbursed up to 50% of the cost of purchasing an easement.

The Wisconsin Farm Bureau Federation represents farmers and promotes agriculture. The Federation represents the farming community on legislative issues and supports farm business promotion.

The Department of Commerce administers a host of economic development programs that may be available to residents, local government, or businesses in some instances. The Rural Economic Development (RED) Planning Grant Program is designed to assist rural businesses with 25 employees or fewer. These matching grants are available for the preparation of feasibility studies, market studies, or business plans by qualified professionals. A complete list of programs is available at [www.commerce.state.wi.us](http://www.commerce.state.wi.us).

## Chapter 7: Intergovernmental Cooperation Element

### **s. 66.1001(2)(g) Wis. Stats:**

The Intergovernmental Cooperation Element is intended to be a compilation of objectives, policies, goals, maps and programs for joint planning and decision making with other jurisdictions, including school districts and adjacent local governmental units, for siting and building public facilities and sharing public services. The Element also analyzes the relationship of the local governmental unit to school districts and adjacent local units of government, and to the region, the state and other governmental units. The Element shall incorporate any plans or agreements to which the local governmental unit is a party under ss.66.0301, 66.037 or 66.0309. The Element shall identify existing or potential conflicts between the local governmental unit and other governmental units specified and describe processes to resolve such conflicts.

### **A. Introduction**

Exhibit 1 identifies areas for cooperation between local units of government. Relationships may be informal, based on verbal agreements or other informal arrangements. Or, cooperation may be more formal as expressed in a legally binding agreement. Most intergovernmental cooperation is done for the purpose of delivering services or exercising joint powers. Some cooperation is undertaken to receive services or make cooperative purchases.

Exhibit 1. Examples of Intergovernmental Cooperation

<ul style="list-style-type: none"> <li>• <b>Transfer of territory (annexation, detachment)</b></li> <li>• <b>Sharing information, staff, resources, etc.</b></li> <li>• <b>Communication</b></li> <li>• <b>Consolidating services / trading services</b></li> <li>• <b>Areawide planning</b></li> <li>• <b>Special purpose districts serving multiple jurisdictions</b></li> </ul>	<ul style="list-style-type: none"> <li>• <b>Joint ventures</b></li> <li>• <b>Revenue sharing</b></li> <li>• <b>Boundary agreements</b></li> <li>• <b>Area-wide service agreement</b></li> <li>• <b>Joint use of a facility</b></li> <li>• <b>Cooperative purchasing</b></li> </ul>
--	--

### **B. Goals and Objectives**

1. Goal: Maintain and improve communication with neighboring municipalities, school districts, special districts, and other government entities to discuss common issues.

#### Objectives:

- a. Discuss and formalize a mechanism for review of proposed annexation by the Cities of Madison and Sun Prairie and the Village of Cottage Grove.
- b. Encourage restraint of premature Urban Service Area<sup>i</sup> (USA) adjustments to ensure contiguous, efficient growth patterns.
- c. Discuss and formalize a process with neighboring communities to address sanitary sewer system and USA extensions in advance of decisions having impact on the town.
- d. Maintain existing service sharing agreements with neighboring communities and explore opportunities for additional shared services.

<sup>i</sup> The Dane County Land Use & Transportation Plan defines *Urban Service Areas (USA)* as those areas planned for urban development and capable of being provided with a full range of services. The Town of Sun Prairie does not have an USA but is impacted by the USA's of the cities of Madison and Sun Prairie, and the Village of Cottage Grove.

2. Goal: Coordinate the siting, building, and redevelopment of shared public facilities and services to the extent possible.

Objectives:

- a. Promote mutual participation in land use issues with the cities of Madison and Sun Prairie and the Village of Cottage Grove.
- b. Continue to share services with neighboring jurisdictions to provide for residents and businesses in the most efficient and cost-effective manner.
- c. Identify where conflicts and/or agreements exist between jurisdictions for siting and building public facilities and services.

### **C. Policies**

1. The Town shall cooperate with all applicable federal, state and local units of government, acting in the best interests of the Town for the social and economic benefits of the community and its citizens.
2. The Town shall be proactive and act in the best interests of the community and its citizens when addressing conflicting issues with adjacent or other units of government.
3. The Town shall maintain communications and meet periodically with adjacent units of government to address matters of mutual concerns.

### **D. Other Governmental Units**

#### **1. Municipalities**

Dane County was established in 1836 with Madison as the county seat 10 years prior to the establishment of the Town of Sun Prairie.

To the north of the Town of Sun Prairie lies the Town of Bristol, to the east is the Town of Medina, to the west is the Town of Burke, and to the south is the Town of Cottage Grove.

To the northwest is the City of Sun Prairie and to the west is the City of Madison. The Village of Cottage Grove lies to the south and the Village of Marshall lies approximately 3 miles east of the Town of Sun Prairie.

The extraterritorial jurisdictions (ETJ) of the Cities of Madison and Sun Prairie and the Village of Cottage Grove extend into the Town of Sun Prairie as illustrated on Map 9. Under current law, the ETJ area for Madison and Sun Prairie extend up to 3 miles beyond their corporate limits. For the Village of Cottage Grove, the distance is up to 1½ miles beyond its corporate limits. Recognition of these areas is important in planning and making land use decisions because these municipalities have authority to review land divisions approved by the Town. To effectively and efficiently address land use issues in areas of mutual interest, it will be necessary to establish and maintain intergovernmental cooperation with each of the municipalities.

#### **2. Regional Planning Commissions**

Regional Plan Commissions (RPC) are formed under Section 60.0309 of Wis. Stats. to provide a wide range of services to local units of government within its geographic boundary, including planning assistance on regional issues, assisting local interests in responding to state and federal programs, providing advisory service on regional planning problems, acting as a coordinating agency for programs and activities, and providing cost shared planning and development assistance to local governments. Additionally, the RPC has review and approval authority for changes to USA boundaries.

### 3. Area School Districts

The Town of Sun Prairie is served by three area school districts: Sun Prairie Area School District, Marshall School District, and Monona Grove School District.

- a. The Sun Prairie Area School District is comprised of one high school, two middle schools, and five elementary schools. The majority of the Town is in this District. Enrollment for the 2002/2003 school year was 4,990. Busing service is provided for students in the Town of Sun Prairie.
- b. The Marshall School District is located in eastern Dane County. Enrollment for the 2002/2003 year was 1152. The District has one early learning center serving pre-kindergarten through grade 2; one elementary school for grades 3-5; one middle school, and one high school. The southeastern portion of the Town is in this District.
- c. The Monona Grove School District is comprised of one high school, one middle school, and four elementary schools. Enrollment for the 2002/2003 year was 2751. A small part of the southwest portion of the Town is in this District.

The Town of Sun Prairie is also served by Madison Area Technical College.

### 4. State Agency Jurisdiction

By virtue of their monitoring and enforcement roles, the Wisconsin Departments of Natural Resources (DNR) and Wisconsin Department of Transportation (WDOT) play a major role in land use across the state.

Dane County is in the South Central Region of the DNR along with 12 other counties. The DNR offers a variety of grant programs to local communities to further projects such as trail construction and easement acquisition. Detailed information is available at [www.dnr.state.wi.us](http://www.dnr.state.wi.us).

The Town is in WDOT District 1. WDOT has jurisdiction over access issues related to state highways among other functions. Detailed information about WDOT services and programs is available at [www.dot.state.wi.us](http://www.dot.state.wi.us).

The Safety and Buildings Division of the Department of Commerce administers and enforces state laws relating to building construction and safety and health. Plan review and site inspection is part of the Division's role in protecting the health and welfare of people in constructed environments. The Department of Agriculture, Trade, and Consumer Protection (DATCP) regulates the Farmland Preservation Program and agricultural practices. The Department of Revenue (DOR) has assessment responsibilities.

Along with regulating local activities, all of these agencies provide information, education and training and maintain funding programs to assist local governments with land use planning and maintaining basic levels of health and safety.

The Wisconsin Office of Land Information Services (OLIS) is charged with identifying ways to enhance planning of local governments and improve coordination and cooperation of state agencies in their land use activities. OLIS provides technical assistance to state agencies and local governments with land information responsibilities, and will review this *Comprehensive Plan* to ensure consistency with the Smart Growth legislation. The Department of Administration also reviews annexation and incorporation requests and cooperative boundary plans.

### E. Ongoing Intergovernmental Cooperation

The Town of Sun Prairie participates in cooperative services under the Marshall-Dane County Emergency Medical Service District #14 Municipal Ambulance Service Administrative Agreement. The Town has a formal agreement with the City of Sun Prairie and the Sun Prairie Volunteer Fire Department, Inc., for fire

protection. Municipalities are required to submit formal verification of such arrangements to the Wisconsin Department of Revenue. The Town of Sun Prairie has a history of formal and informal intergovernmental relations and cooperation with its neighbors. Town officials and staff meet frequently with state and county officials and officials of adjacent cities, villages and towns to address issues of mutual concern. The Town also coordinates governmental functions with three area school districts.

At the beginning of the Town's comprehensive planning process, the Town's planning consultant, the Plan Commission Chair and the Town Clerk met with the City of Sun Prairie Administrator and planning staff to introduce the City to the Town's planning process. The Town continues to work with Sun Prairie City planners and parks staff, the DNR, Dane County Zoning and Parks, and the Town of Bristol to study and make recommendations on the future of the areas adjacent to the Patrick Marsh Conservancy. Such meetings provide an opportunity for formal and informal intergovernmental cooperation.

**1. Mutual Aid and Shared Services**

Mutual aid is used to support services when the primary responder is unavailable. The Town benefits from mutual aid or backup service provided by adjacent units of government under the dispatched 911 service. The intent is to provide the best and most economical protection and service level possible. Dane County 911 dispatches for all fire, EMS, and police services within the Town.

**2. Emergency Medical Services (EMS)**

The Town cooperates with the Village of Marshall and the Towns of Medina and York to provide EMS services. A multi-purpose EMS facility was constructed in 2002 within the Village of Marshall, which houses EMS units and the Village of Marshall Fire Department. Each Town has a representative on the EMS Commission.

**3. Fire Protection**

The Sun Prairie Volunteer Fire Department, Inc. provides fire protection to the City of Sun Prairie and the Towns of Burke, Bristol, and Sun Prairie. The City of Sun Prairie owns the fire department building on North Bristol Street and operating costs are shared by the participating municipalities. The Towns' fire unit owns the equipment necessary for the Towns fire protection. Each Town has a representative on the Fire Protection Commission.

**4. Police Protection**

The Town's Constable is responsible for enforcement of the dog ordinance. The Dane County Sheriff's Department provides law enforcement for the Town. The Town has the option of contracting with the State Patrol for additional police services.

**5. Road Maintenance**

The Town has informal agreements with adjacent municipalities for snow plowing and mowing.

**6. Multi-Jurisdictional Court**

The Town of Sun Prairie is part of a multi-jurisdictional court system. Its purpose is to enforce municipal ordinances. Court is held at the Burke Town Hall. The participating communities share in administrative costs.

**7. Public Library**

The City of Sun Prairie Public Library on Linnerud Drive serves the City and residents of the Sun Prairie School District. The Marshall Community Library is also convenient for Town residents. Both libraries are members of the South Central Library System (SCLS) which serves the Town residents.

## **8. Drainage Districts**

Landowners in a district who benefit from agricultural land drainage pay assessments to cover the cost of constructing, maintaining and repairing the system. Approximately 30 districts exist in Dane County. Portions of districts eight (8) and nine (9) are located within the Town of Sun Prairie. District three (3), located in the southeast corner of the Town, is currently inactive.

## **9. Watersheds**

The Town of Sun Prairie is part of two watersheds: the Upper Koshkonong Creek Watershed and the Mauneshia Watershed.

# **F. Intergovernmental Concerns**

## **1. Annexation**

Annexation has been an ongoing source of conflict between the Town and surrounding cities and villages. The Town believes that annexation and the resulting high-density development creates conflict between urban and agricultural landowners and occupants. Annexation of undeveloped land also transfers tax base from the Town to the City or Village doing the annexation with no compensation for the loss of tax base while the demand for Town services are not decreased.

## **2. Rural Roads**

Town Hall Drive, which dead-ends in a rural area, has City of Sun Prairie development on both sides. There is also a continuing need for Town Hall Road to be used for heavy farm machinery and equipment, which is not generally compatible with high density urban areas. The fact that the area is of high density creates complications.

Development on the east side of the City of Sun Prairie impacts Town roads and traffic patterns. Town Hall Road, Bailey Road, Nelson Road, and Burke Road, all rural Town roads, become major routes for commuters and heavy industrial equipment to Madison from the City of Sun Prairie, which creates congestion on roads and premature deterioration.

## **3. Urban Service Areas**

Another source of potential disagreement is Urban Service Area (USA) adjustments. The City of Sun Prairie USA extends into the Town and Cottage Grove is considering an adjustment to its USA.

Other areas of intergovernmental conflict or concern include:

- a) Storm water runoff from new development in adjacent municipalities.
- b) The siting of municipal or public sewage systems.
- c) The future of the land adjacent to the Patrick Marsh Conservancy.
- d) Working with neighboring jurisdictions to address periphery architectural/site design standards in new construction or developments.

## **4. Conflict Resolution**

Planning and decision-making for transportation, drainage, sanitary sewerage and land use issues cross municipal boundaries and should include all affected participants. Intergovernmental planning and coordination is intended to identify and address issues where conflicts may arise. The Town intends to avoid or resolve conflicts by following the process outlined under intergovernmental implementation in Exhibit 1 of the Implementation Element and plans to communicate regularly and establish a schedule of periodic meetings with neighboring municipalities.



## CHAPTER 8: LAND USE ELEMENT

### **s. 66.1001(2)(h) Wis. Stats.:**

The Land Use Element is a compilation of objectives, policies, goals, maps and programs to guide the future development and redevelopment of public and private property. The Element shall contain a listing of the amount, type, intensity and net density of existing uses of land in the local governmental unit, such as agricultural, residential, commercial, industrial and other public and private uses. The Element shall analyze trends in the supply, demand, and price of land, opportunities for redevelopment and existing and potential land use conflicts. The Element shall contain projections, based on the background information specified in par.(a), for 20 years in 5-year increments, of future residential, agricultural, commercial and industrial land uses including the assumptions of net densities or other spatial assumptions upon which the projections are based. The Element shall also include a series of maps that shows current land uses and future land uses that indicate productive agricultural soils, natural limitations for building site development, floodplains, wetlands and other environmentally sensitive lands, the boundaries of areas to which services of public utilities and community facilities, as those terms are used in par. (d), will be provided in the future consistent with the timetable describe in par. (d), and the general location of future land uses by net density or other classifications.

### **A. Introduction**

The Town of Sun Prairie consists of abundant farmland, gentle prairies, wide-open vistas and rural housing. While change is inevitable, residents want to position the Town to shape and direct this change. Despite heavy development pressure, citizens have expressed a strong desire to retain open space and preserve the Town's agricultural heritage and rural environment. Of primary concern is the loss of productive farmland.

Among the most effective tools a community possesses to influence its future environment and quality of life is the ability to direct future growth through zoning, land use policies and regulations. The Land Use Element is intended to guide future growth and development over the next 20 years. It will provide direction for private property owners and potential developers when making land use decisions. In addition, the land use Element communicates the Town's vision to neighboring communities and will help guide discussion about land areas of mutual interest. Finally, this *Plan* Element serves to update and replace the Town of Sun Prairie Land Use Plan dated 1982. Upon final adoption of the *Plan*, the Land Use Element will become part of the Dane County Farmland Preservation Plan.

Under the Wisconsin Farmland Preservation Program, the law allows income tax credits on land zoned exclusive agriculture for landowners in counties with Farmland Preservation Plans. The Town of Sun Prairie adopted exclusive agricultural zoning on September 11, 1982. A non-agricultural land use proposal is reviewed as a rezone request by the Town and Dane County for consistency with the Town's *Plan*. Under exclusive agricultural zoning, land use is generally limited to agricultural production and residential dwellings for farm owners and employees.

### **B. Goals and Objectives**

1. Goal: Preserve and Protect Farmland for Present and Future Generations

Objectives:

- a. Minimize Exclusive Agriculture District (A-1 Ex) re-zones.
- b. Reference USDA soil classification data as proposals are reviewed and restrict development on lands best suited for agricultural production.
- c. Encourage government policies and programs that protect and promote the economic viability of agriculture.
- d. Encourage cooperation with neighboring municipalities to preserve farmland.
- e. Strengthen the Town Land Division Ordinance in order to protect farm operations.
- f. Consider initiatives such as acquiring conservation easements in appropriate areas.

2. Goal: Preserve and Protect Natural Resources and the Environment

Objectives:

- a. Encourage the efficient management and preservation of the Town's natural resources, such as sensitive natural areas, old growth oak savannas, and native prairies.
- b. Provide learning opportunities through workshops and newsletter articles about the flora and fauna native to the Town.
- c. Recognize the economic value of mineral extraction to the community by allowing utilization of those resources and enforcing reclamation.

3. Goal: Limit Growth within the Town

Objectives:

- a. Consider limited agribusiness and commercial development along the rail corridor.
- b. Consider commercial development at the intersection of I-94, county highways TT and N, and the highway TT corridor west of highway N.
- c. Encourage use of existing vacant residential lots.
- d. Encourage residential development on single family lots.
- e. Limit growth of rezoning of residential parcels to a maximum of 1.2 percent annually, as of January 1 of each year, ignoring any loss of parcels to annexation.
- f. Consider modifying lot size in a development to meet desirable environmental goals and objectives.

4. Goal: Maintain and Protect the Town's Rural Character

Objectives:

- a. Encourage the use of conservation design concepts as new development occurs.
- b. The Town may consider using conservation easements in appropriate areas.
- c. Encourage use of the Town Hall for community and neighborhood events.
- d. Establish architectural and environmental design criteria for commercial development.
- e. Require developers to provide natural screening or buffers around residential areas to avoid conflict with farms, mineral extraction, and sensitive natural areas.

5. Goal: Maintain a balance between the best interest of the community and the property rights of the individual

Objective:

- a. Communicate and inform the public through periodic newsletters and the Town website.
- b. This *Plan* attempts to address the balance between individual property rights and the health, safety, and general welfare of the community.
- c. Encourage public participation in Town government and the comprehensive planning process.

**C. Land Use Policies**

**1. General**

The following general policies shall apply to all land use zoning districts in the Town of Sun Prairie:

- a. Right to Farm: Residents of the Town of Sun Prairie should be aware that they may be subject to inconveniences or discomforts associated with farm operations and agricultural uses of land in the Town, including but not limited to noise, odors, insects, fumes, dust, smoke, the operation of machinery of any kind (including aerial cropdusters) during day or night, the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides, and pesticides. The use of real

property for farm operations and agricultural uses is of primary importance to the Town. Those inconveniences or discomforts arising from farm operations and agricultural practices for the region, that do not present a substantial threat to public health or safety, and comply with local, state and federal laws, shall not be considered a nuisance.

- b. Large contiguous areas of agricultural lands shall be protected from non-farm development.
- c. Town ordinances that could inhibit normal farm operations should not apply in agricultural districts.
- d. The Town will actively oppose the expansion of urban service areas (USA) into the Town of Sun Prairie by neighboring municipalities if the purpose is to accommodate annexation of Town lands.
- e. Limit Town Board approval of new residential dwelling unit parcels created by rezoning to a maximum of 1.2 percent annually, as of January 1 of each year as indicated on the following table. Residential parcels that already exist and that have been previously rezoned to residential will not count towards the 1.2 percent annual limit. The initial calculation for January 1, 2003, will be based on 837 housing units. A duplex will be considered 2 residential dwelling unit parcels.

<b>Year</b>	<b>Additional Dwelling Units</b>		<b>Year</b>	<b>Additional Dwelling Units</b>		<b>Year</b>	<b>Additional Dwelling Units</b>
2003	10		2010	11		2017	12
2004	10		2011	11		2018	12
2005	10		2012	11		2019	12
2006	10		2013	11		2020	12
2007	10		2014	11		2021	12
2008	11		2015	11		2022	12
2009	11		2016	12		2023	13

- f. Development sites must front on or abut a public road.
- g. All developments shall follow the natural contour of the land or be related to the natural contour of the land. Changes to the elevation of a development site are subject to the approval of the Plan Commission and the Town Board.
- h. Advocate strongly for agricultural management practices and/or construction projects (such as waterways, contour strips, and grass filter strips) on environmentally sensitive areas involving steep slopes, erodable slopes, water, and wetlands.
- i. The developer shall be required to implement permanent erosion control measures. Runoff controls will be required when there is a potential impact on adjacent landowners.
- j. The Town shall encourage a developer to create open space and environmental corridors as part of a development proposal.
- k. Conservancy Areas: The Town recognizes the natural environment as an irreplaceable resource and desires to proceed as follows:
  - 1) Identify and protect the unique natural resources, including but not limited to wetlands, woodlands, groundwater, old growth oak savannas, and native prairies.
  - 2) Ensure that floodplain areas are protected from development or filling in order to maintain their natural flood control function (See Floodplain Map 13).
- l. Require that a site plan for all development on any agricultural or non-agricultural land be submitted to the Plan Commission for review. This site plan must address the following criteria and concerns:
  - 1) All existing property boundaries, lot lines, and easements must be shown.
  - 2) All existing uses, structures, roads, and driveways must be shown.
  - 3) Areas of differing soil productivity shall be delineated.

- 4) All natural features such as wetlands, floodplains, woodlands, native grasslands, and steep slopes shall be delineated.
  - 5) The minimum level of tree clearing necessary for building on the site shall be indicated.
  - 6) Contour elevations shall be delineated every 4 feet on the site plan and the development effects on views and vistas shall be identified.
  - 7) Cross-sectional views of any proposed development may be required.
  - 8) Any erosion control measures required to control runoff and all cuts and fills may be requested.
  - 9) Location and elevation of structure, driveways, parking facilities, and emergency services access.
- m. The Plan Commission's site plan review of any proposed development will be guided by the following principles and standards:
- 1) Where practicable, locate development on non-prime soils in the agricultural districts. Soil productivity will be defined by a LESA score using the LESA-based model of the Dane County Land Conservation Department.
  - 2) Locate and construct new roads or utility transmission lines in a manner that minimizes impact on productive farmland and other natural resources.
  - 3) Prohibit driveways that cross-productive agricultural land or disrupt the agricultural use of the property. All driveways must conform to the Town's Driveway Ordinance.
  - 4) Site and landscape development such that it blends with the surrounding area. Whenever possible, the site plan should preserve the natural view, and preserve and protect natural resources.
  - 5) Conservation easements may be required by the Town.
- n. Any land annexation being proposed by a developer shall be submitted for review and action by the Plan Commission and the Town Board.

## **2. Agricultural Preservation District (A-1 (Exclusive) Agricultural)**

The following policies will apply to rezoning in the Agricultural Preservation District: (See Future Land Use Map 2)

- a. The Town will comply with the provisions of the Farmland Preservation Law to permit eligible landowners to receive tax credits under Chapter 91 of the Wisconsin Statutes.
- b. The land uses permitted in the agricultural preservation district will be primarily limited to agricultural production and dwelling units that serve as the residences for owners and employees of the farm.
- c. In addition to meeting the Town's policy on growth in residential dwelling units, the Land Evaluation and Site Assessment (LESA) process shall be used to evaluate land use proposals. The Plan Commission will prepare the LESA analysis.
- d. Town ordinances that could inhibit normal farm operations should not apply in exclusive agricultural districts.
- e. As a result of farm consolidation or sale, allow the separation of farm dwellings and related structures from the remainder of a farm that existed prior to September 11, 1982. The non-farm residential policy criteria will be applied in reviewing such proposals. This lot will not count against the 1.2 percent limit on growth in residential dwelling units.
- f. When a farmer sells a farm that was owned by the farmer prior to September 11, 1982, and the provisions of paragraph "e" above are not exercised, one lot will be allowed for retention and construction of a new home by the seller. The non-farm residential policy criteria will be applied in reviewing such proposals. Such a lot will not count against the 1.2 percent limit on growth in residential dwelling units. No more than one lot will be created under this policy. The farmer will be required to submit evidence of a pending sale prior to approval of the additional lot.

- g. To preserve agricultural lands the Town will not allow placement of a residence in the middle of a productive agricultural field to minimize the impact on adjoining agricultural lands.
- h. Prevent creation of extra residential sites on remnant parcels. Occasionally, remnant parcels are created after an authorized land division. The A-1 (Exclusive) zoning district has a minimum parcel size of 35 acres. Accordingly, remnant parcels would need to be rezoned to another district. The most appropriate rezone would be A-2 with a deed restriction to prohibit further residential development of a remnant parcel.
- i. Subdivision developments (5 or more lots) will be discouraged in the Agricultural Preservation District.
- j. Only commercial uses clearly related to or compatible with agricultural production will be permitted to rezone in the Agricultural Preservation District. Small family owned and operated businesses that provide a community service and do not change the character, or use of the property which meets the following criteria may be permitted:
  - 1) A rural location is required to serve farmers.
  - 2) It must be in close proximity to a rural resource.

### **3. Agricultural Districts (A-B, A-2, A-3)**

All of the policies that apply to zoning in the Agricultural Preservation District will apply to the other Agricultural Districts as of September 11, 1982, except paragraph “a” under the Agricultural Preservation District Section. (See Future Land Use Map 2)

Additionally, a parcel rezoned to A-2, as a result of splitting a larger parcel, will be deed restricted for no further residential development. Parcels rezoned to A-2 will be limited in size to less than 35 acres.

### **4. Residence and Rural Home Districts (R-1, R-1A, R-2, R-3, R-3A, R-4, RH-1 thru RH-4)**

The following policies will apply to development in the Residence and Rural Home Districts: (See Future Land Use Map 2).

- a. Lot size must be a minimum of 40,000 sq. ft. (Approximately 1 acre) exclusive of right-of-way.
- b. Give favorable consideration to proposed development in those areas not containing productive soils.
- c. Residential development shall be planned to avoid potential conflicts with neighboring farm operations.
- d. Lots must front on or abut a public road.
- e. Generally “flag lots” or layouts requiring long access roads are discouraged. However, where land best suited for a homesite is not adjacent to a public road, a flag lot may be considered at the discretion of the Plan Commission and the Town Board if the impact on agricultural land is minimized.
- f. Town Road Ordinances shall govern construction or reconstruction of roads as a part of development.
- g. Cul-de-sacs are strongly discouraged in residential developments.
- h. Prohibit strip forms of residential development along public roads.
- i. Lots having proposed driveways with less than 600 feet between access points along roads, except in subdivisions, may be required to share driveways.
- j. The developer shall pay a park fee to the Town for each new residential parcel. The intent is that these fees will be used to develop a single town park.

### **5. Local Business, Commercial and Industrial Districts (B-1, C-1, C-2, LC-1 and M-1)**

- a. Local Business, Commercial and Industrial development must meet the following criteria prior to zoning approval:
  - 1) The site must not conflict with agricultural policies for farmland preservation.

- 2) The site must have access to a state or county highway or a Town road approved for such use.
  - 3) The site shall not adversely affect the traffic capacity and safety of the highway.
  - 4) The site shall not endanger the environment and the health, safety, or general welfare of the Town residents.
  - 5) Recognizing the variety of uses permitted in these zoning districts and the Town's desire to limit the type of such operations, each rezoning request will only be approved with specific restrictions on uses. This allows the Town an opportunity to review any new or successive uses.
- b. The Town will evaluate development in terms of short and long term environmental impacts and compatibility with adjacent land uses.
- c. The Town will require site-specific planning for all proposed development, including but not limited to the following:
- 1) Location and elevation of structures, driveways, parking facilities and emergency services access
  - 2) Public roads
  - 3) Location of wells, septic systems and/or other utilities
  - 4) Storm water drainage
- d. The Town will prevent isolated development that may result in environmental degradation or may conflict with farming operations or other existing land uses.
- e. With the goal of preserving tax base, the Town may collaborate with adjoining municipalities to identify areas for business, commercial and industrial development that will have urban services provided by the municipality.

## 6. **Recreational District**

- a. Recreational developments must meet the following criteria prior to zoning approval:
- 1) The site must not conflict with agricultural policies for farmland preservation.
  - 2) The site must have access to a state or county highway or a Town road approved for such use.
  - 3) The site shall not adversely affect the traffic capacity and safety of the highway.
  - 4) The site shall not endanger the environment and the health, safety, comfort, or general welfare of the Town residents.
- b. The Town shall also:
- 1) Collaborate with Dane County in future planning and development of county parks.
  - 2) Encourage the use of the Town's Nature Park on Twin Lane Road as an outdoor laboratory for environmental education and development of natural resource stewardship.
  - 3) Collaborate with other governmental agencies, including the Dane County Highway Department, and local governmental units in the development of projects such as maintenance of safe, designated bike trails.
  - 4) Work with Dane County, other units of government, and private entities to prioritize and encourage the acquisition of parcels identified in the County's Parks and Open Space Plan.
  - 5) Encourage the use of and apply for grant monies, such as the Dane County Conservation Fund (DCCF) and State and Federal grants, where these additional funds will assist the Town in addressing its land use objectives.
  - 6) Locate a site and develop a Town park.

**7. Mineral Protection/Extraction Areas (As shown on Future Land Use Map 2)**

- a. The following policies will apply in Mineral Protection/Extraction Areas:
- 1) Recognition that mineral extraction is a necessary and economical use of lands to provide material used by the community, both for public and private purposes.
  - 2) All proposals for a mineral extraction operation will require Conditional Use Permits (CUP).
  - 3) Limit development in and around mineral protection/extract areas to insure access for future use as follows:
    - a) Residential uses will be limited to any existing lots; any new dwelling unit must be primarily for the owner.
    - b) If new residential parcels are approved by rezoning or Certified Survey Map (CSM) a notice or restriction will be placed on the deed noting the possibility of future mineral extraction activity.
    - c) The only commercial or industrial uses allowed will be those directly related to the mineral resource use.
  - 4) The establishment, maintenance, or operation of the site shall:
    - a) Not conflict with adjacent approved uses, subject to appropriate discussion and review.
    - b) Not be detrimental to or endanger the public health, safety, or general welfare of the community.
    - c) Balance the risk with the positive business employment, tax revenue, and need of natural resources for all citizens.
    - d) Not impede the planned and orderly development of the surrounding properties for uses permitted in the area.
    - e) Meet and satisfy all State and County criteria regarding wetlands and water quality impacts of the proposed extraction operation.
    - f) Meet all applicable State and Federal air quality standards.
    - g) Require that adequate access roads, drainage, noise and dust control, visual barriers and other site improvements be provided by the landowner, renter or lessee.
    - h) Use of a public road shall not threaten public safety or cause congestion on such roads. Operators will be responsible for damage and upkeep required as a result of extraction operations.
    - i) Require that operation plans be specific and detailed reclamation plans be provided by the landowner, renter, or lessee.
  - 5) Require that the applicant for any opening or expansion of a mineral extraction site shall provide a detailed mineral extraction plan, which will include the following:
    - a) A site map showing the areas to be mined, plus all public and private access roads, all rights-of-way, all structures, any surface drainage features, and all utilities within ¼ mile of the property line of the site.
    - b) Information about the site, including the zoning district of the site and all adjoining and adjacent parcels.
    - c) A description of the mineral extraction activities, including but not limited to methods and procedures used.
    - d) The hours of operation, and whether or not blasting will be conducted on site.
    - e) How the operator intends to limit the noise and dust exposure to



- properties within ¼ mile.
    - f) A timetable for completion of various stages of the mining operation, including a date when the extraction operation and reclamation will be completed and the CUP terminated.
    - g) A site reclamation plan, which will be implemented upon completion of extraction activities.
  - 6) The following conditions shall be met in the operation and closure of a mineral extraction site:
    - a) A fence may be required to surround all mineral extraction areas and be posted with “Warning” signs. A gate may be required to be erected across all access roads, which shall be kept closed and locked whenever there is no authorized activity being conducted on the site.
    - b) The applicant shall submit written proof that any proposed blasting is within the limitations set by the Wisconsin Department of Commerce. In addition, the applicant must provide a process to review claims of structural damage to neighboring uses including wells and ways to compensate landowners for any damages. The Town must approve the process.
    - c) The applicant must submit evidence that all applicable regulations of Dane County, the Wisconsin Department of Commerce, the Wisconsin Department of Natural Resources, The Wisconsin Department of Transportation, the U.S. Department of Labor’s Mine Safety and Health Administration, and the Occupational Safety and Health Administration (OSHA) have been met.
    - d) The conditional use shall conform to all applicable regulations of the district in which it is located. This limits other uses beyond the mineral extraction, such as hot blacktop mix and ready-mix concrete operations that would require separate permits. It also relates to certain uses, which are allowed only in other zoning districts, such as commercial truck and repair sales.
    - e) All mineral extraction sites shall be reclaimed so that all approved final slopes shall have the topsoil, that was removed or disturbed, replaced with soil at least as adequate as the topsoil that was removed, for the purpose of providing adequate vegetative cover, and stabilization of soil conditions.
    - f) Require that all mineral extraction operations comply with all procedures and operations of current Dane County Mineral Extraction Ordinances.
    - g) Extraction activity will be limited to a maximum of 7 years with the provision for approval of additional 7-year extensions. The owner/operator will be required to provide a security bond as required by Dane County to cover the cost of the reclamation plan.
  - b. Any mineral extraction operation proposed outside of the designated mineral protection area shall be required to comply with the policies in para 1 thru 6 above.

## **D. Existing Land Use**

### **1. Existing Uses**

Exhibit 1 shows the distribution of land use in the Town of Sun Prairie. Eighty-five percent of the 20,218 acres of land in the Town of Sun Prairie are in agricultural and outdoor recreation use. Land classified as recreational accounts for 387 acres or one percent, the majority of which consists of McCarthy Park and a golf course approximately ½ mile east of the intersection of CTHs N and TT.

Historically, residential development has primarily consisted of detached single-family homes on large lots. Single-family residential housing makes up 695 acres or roughly 3.5 percent of the total land area. There are 17 subdivisions accounting for two percent of the total land area. With the exception of transportation (railroad, transit, motor vehicle, street, road, right-of-way and non-motorized transportation), which accounts for 864 acres or 4.3% of the total, the remaining land use categories account for less than one percent of the total.

**Exhibit 1**

Existing Land Use by Category	Total Acreage	Percent of Total (%)
Single Family Residential	695	3.5%
Two-Family Residential	18	<1%
Mobile Home	9	<1%
Commercial – Retail Sales	21	<1%
Commercial - Retail Services	4	<1%
Outdoor Recreation	387	2%
Extractive	20	<1%
Industrial	11	<1%
Agriculture (cropland/pasture, other open vacant land and vacant unused land)	18,123	85%
Institutional/Government	14	<1%
Open Water	24	<1%
Transportation	864	4.3%
Communication/Utilities	28	<1%
<b>TOTAL</b>	<b>20,218</b>	<b>*100%</b>

Source: Dane County Land Information Office 2002

\*The percent total column may not equal 100% due to rounding.

## 2. Land Use Conflicts

Conflicts occur when incompatible land uses are located in close proximity to each other. Generally, residential development is incompatible with mineral extraction, livestock operations, and use of farm equipment. On adjacent property, the Town Board requires the following statement on all certified survey and zoning requests: “As owner of lot \_\_\_ of this certified survey map or rezone, I hereby stipulate that I and my heirs or assigns will not object to any legally permitted uses that occur on the adjoining property.”

## 3. Real Estate Trends

The local real estate market is heavily driven by activity in the Madison Metropolitan Area. Most of the housing demand in the Town has either been in existing subdivisions or low-density rural development in predominantly agricultural areas. The farming heritage of the Town along with the natural beauty of the area has prompted long-time residents to remain and new residents to take advantage of rural living with easy access to services and amenities available in the Madison area.

## 4. Trends in Farmland Value

Trend data in farmland value are not available for towns, however, based on reports from the UW Program on Agricultural Technology Studies (PATs), the value per acre of farmland sold in Dane County and remaining in agriculture increased from \$799 in 1985-89 to \$1,254 in 1995-99, or a 57 percent increase in value. By comparison, the value of an acre of farmland sold in Dane County and converted to non-agricultural uses increased from \$1,169 to \$1,993, or a 70 percent increase in value over the same period.

Based on the most recent PATs report on farmland sales from 1990 to 1997, 36 parcels of land totaling 2,521 acres of farmland were sold in the Town of Sun Prairie. Of the total, 2,211 acres remained in agriculture and 310 acres were converted to non-agricultural uses. The sale value of

land remaining in agriculture was \$1,218 per acre while the sale value of land converted to non-agricultural use was \$1,720, which indicates that farmland was purchased at a 41 percent premium for conversion to non-agricultural uses.

## 5. Opportunities for Redevelopment

This *Plan* does not identify areas for redevelopment because there appears to be no specific areas in need of redevelopment. Existing land use policies should be adequate for review of any proposals for redevelopment.

## 6. Future Land Use

Assuming the projected annual population growth rate of 1.2 percent, Future Land Use Map 2 is intended to generally satisfy the long-term needs of the Town. The map is primarily based upon the desire to preserve and protect farmland for present and future generations. The Farmland Preservation Plan for Dane County states that farmland preservation is a cooperative effort – the result of actions by the state, counties, towns, and their residents. Farmland preservation requires a balancing of diverse and often competing interests in the use of land.

## 7. Projected Land Use Demand

Land use projections for the next 20 years for population and housing needs identified in Chapters 1 and 2 of this *Plan* are shown in Table 2. Much of this projected residential land use will be scattered in the Agricultural Preservation District. There is a sufficient number of residential lots available in the Town and in areas identified on the future land use map to meet the anticipated demand. The relatively small amount of land identified for conversion to commercial will be phased in as proposals are submitted.

<b>Table 2: 20-Year Projection for Land Use in 5-Year Increments</b>				
	<b>2005</b>	<b>2010</b>	<b>2015</b>	<b>2020</b>
Population Increase	142	150	160	170
Housing Units Needed	50	52	55	59
Acres Converted*	50-75	52-78	55-82	59-88

\* Some of these acres area already zoned residential but currently under agricultural use.

## E. Land Evaluation Site Assessment System

The Town will use the Land Evaluation Site Assessment System (LESA) to evaluate proposed land use changes from agriculture to other uses. Under LESA, land parcels are rated on their value as farmland. Soils are rated and placed into groups ranging from the best to the least suited for a specific agricultural use, such as cropland or forestland, resulting in a relative value for each group. For example, the best group is assigned a value of 100, while all other groups are assigned lower values. The land evaluation is based on data from the National Cooperative Soil Survey (NCSS), a nationwide partnership of all levels of government and institutions. This partnership works to cooperatively investigate, inventory, document, classify, and interpret soils and to disseminate, publish, and promote the use of information about soils. The Natural Resources Conservation Service (NRCS) is responsible for the leadership and coordination of NCSS activities. LESA is the primary tool that the Town will use in the future to make land use decisions.

LESA uses both Land Evaluation (LE) and Site Assessment (SA) factors as described below.

1. Land Evaluation (LE) factors are based on soil-based qualities and includes: land capability classes, soil productivity ratings, soil potential ratings, and important farmland classes (e.g. exclusive agricultural zoning).
2. The Site Assessment (SA) component identifies social, economic, and geographic factors that affect land-use decision-making. Site assessment considers three major areas:

- a. Non-soil factors related to agricultural use of a site.
- b. Factors related to development pressures.
- c. Other public values of a site.

The LESA system provides a rational, consistent, and sound basis for making land use decisions. Appendix E provides the data and methodology for making decisions based on LESA.

## **F. Future Land Use Categories**

Zoning, rezoning and development in categories identified on Future Land Use Map 2 shall be guided by the policies, goals, and objectives of this *Plan*. The zoning district policies for each category will apply to the respective districts as identified below.

### **1. Agricultural Preservation District (A-1 Exclusive)**

- a. *Exclusive agriculture and open space.* These areas are primarily reserved for agricultural purposes and shall conform to the Farmland Preservation Law to permit eligible landowners to receive tax credits under Chapter 91 of the Wisconsin Statutes.
- b. *Agribusiness.* Businesses related to agricultural production and small family owned and operated businesses are permitted uses in this category and eligible for rezoning.

### **2. Agricultural District (A-2)**

- a. *Agriculture and open space.* Parcels in these areas are generally substandard agricultural parcels and zoned A-2.
- b. *Agribusiness.* Refer to section 1b above.

### **3. Residential and Rural Home District**

- a. *Buildable Lots.* As of 2003, there are approximately 150 vacant lots, which are zoned for residential development. This number of lots is considered sufficient to meet the development needs for the Town for the next 10 years.
- b. *Rural Transition Areas.* These areas lie within the boundaries of the urban service area of the City of Sun Prairie and in the proximity of CTH N and I-94. These areas would be considered for rezoning for Residential, Business, or Commercial development.
- c. *Single family residential.* These areas are currently used or zoned for single family residences, or eligible for rezoning to meet future housing needs of the Town.
- d. *Proposed residential.* These areas which are adjacent to existing residential housing are eligible for rezoning for residential development to meet the future housing needs of the Town.

### **4. Local Business, Commercial and Industrial Districts**

- a. *Agribusiness.* Refer to section 1b above.
- b. *Commercial/industrial.* These areas are currently used and zoned, or eligible for rezoning to Commercial/industrial use.

### **5. Recreational District**

*Recreational/Conservancy.* These areas are reserved for recreation, parks, and environmental corridors.

### **6. Mineral Protection/Extraction Areas**

These areas are considered economic resources of the Town and are identified within specific boundaries to minimize or avoid conflict with other adjacent land uses.

**7. Other Categories**

Other categories are *Governmental and Institutional*, and *Utilities*. Subject to the approval of the Plan Commission and the Town Board, areas in these categories may be located where appropriate to meet the needs of the community.

W:\word\CD\Sun Prairie Town of\Comp Plan\Land Use Element - Chap 8.doc

## CHAPTER 9: IMPLEMENTATION ELEMENT

**s. 66.1001(2)(i) Wis. Stats.:**

The Implementation Element is a compilation of programs and specific actions to be completed in a stated sequence, including any proposed changes to any applicable zoning ordinances, official maps, sign regulations, erosion and storm water control ordinances, historic preservation ordinances, site plan regulations, design review ordinances, building codes, mechanical codes, housing codes, sanitary codes or subdivision ordinances, to implement objectives, policies, plans and programs contained in pars. (a) to (h). The element shall describe how each of the elements of the *Comprehensive Plan* will be integrated and made consistent with the other elements of the *Comprehensive Plan*, and shall include a mechanism to measure the local government's progress toward achieving all aspects of the *Comprehensive Plan*. The element shall include a process for updating the *Comprehensive Plan*. A *Comprehensive Plan* under this subsection shall be updated no less than every 10 years.

### A. Introduction

Adoption of a *Comprehensive Plan* marks the beginning of a critical new phase – implementation. Wisconsin's smart growth legislation, places great emphasis on implementation. By January 1, 2010, all actions of a local government affecting land use must be consistent with its *Comprehensive Plan*. This means that a great deal of effort is still needed following Plan adoption to bring the Town's rules and regulations into compliance.

### B. Implementation Schedule

This section provides a listing of the actions and activities necessary to implement the spirit and intent of this *Plan*. The various actions are grouped into categories for organizational purposes, some of which correspond to various elements of the *Plan*.

Given the range and scope of activities that must be done by 2010, it should be apparent that it will take a number of years to fully implement this *Plan*. Some actions are quite easy to accomplish while others will involve more effort and will therefore take more time. Exhibit 1 provides a timetable for action. The responsible party for completing the action is included as well. The Town Board should conduct an annual review of this section to ensure that the steps and actions necessary to implement the *Plan* are being taken.

**Exhibit 1. Implementation Schedule.**

Completion Schedule	Responsible Party	Activity Description
<b>General Administration</b>		
Upon <i>Plan</i> adoption	Town staff	Send a copy of the adopted <i>Plan</i> to Dane County for review and approval.
Upon <i>Plan</i> adoption	Town staff	Send a copy of the adopted <i>Plan</i> to the Wisconsin Land Council and local units of government as required by §66.1001(4)(c), Wis. Stats.
Upon <i>Plan</i> adoption	Town staff	Send a copy of the adopted <i>Plan</i> to local libraries as required by §66.1001(4)(c), Wis. Stats.
<b>CONT.</b>		

Completion Schedule	Responsible Party	Activity Description
Ongoing	Plan Commission & Town Board	Anticipate and budget for costs related to <i>Plan</i> implementation and maintenance.
Ongoing	Plan Commission	Monitor the town's population and compare with the population forecasts contained in this <i>Plan</i> and update the <i>Plan</i> as needed.
Annually	Town Board	Include "Implementation of the <i>Comprehensive Plan</i> " on the Town Board agenda at least annually to review progress made in implementing the <i>Plan</i> .
Annually	Plan Commission	Prepare a report outlining those implementation tasks that have been completed and those tasks yet to be completed.
Biennially	Town Board	Conduct a comprehensive review of the <i>Comprehensive Plan</i> every 2 years.
Annually beginning 2005	Town Board	Apply for aid through the proposed Smart Growth Dividend Aid Program administered by the Wisconsin Department of Revenue should funding become available.
2006	Town Board	Create a foundation to accept donations to help fund special projects undertaken in the Town.
2007	Town Board	Adopt a municipal code to codify the Town's ordinances into a unified code. (See §66.0103, Wis. Stats.)
2009	Plan Commission	Conduct a thorough review of all land development regulations to ensure they are consistent with the adopted <i>Plan</i> and recommend revisions as needed.
<b>Public Involvement &amp; Information</b>		
On-going	Town staff/outside resources (e.g. UW-Extension)	Host periodic educational forums on planning, land use and regulatory issues and voluntary land and resource programs.
Ongoing	Town staff	Continue periodic distribution of newsletter.
Ongoing	Town staff	Include articles in the Town's newsletter and web site concerning the status of the <i>Plan</i> and implementation efforts.
Annually	Town Board	Update and inform residents on <i>Plan</i> implementation at the annual Town meeting.
<b>Housing</b>		
On-going	Town Board	Continue to review and enforce building codes.
Annually	Town staff	Investigate the potential of obtaining funding from the Dane County Community Development Block Grant (CDBG) program for housing programs including repair and maintenance, or any other funding.

CONT.

Completion Schedule	Responsible Party	Activity Description
<b>Transportation</b>		
Ongoing	Plan Commission	Collaborate with the Dane County and other local governments in the development of safe roads, railways, and designated bike trails to connect the town to the larger trail network.
Annually	Town Board	Update the Town's road surface inventory (PASER data) annually and use the results in budgeting for needed capital improvements.
2009	Town Board	Amend the Town's official map to be consistent with this <i>Plan</i> .
<b>Utilities and Community Facilities</b>		
Ongoing	Town Board	As funds allow, and a suitable site is found, purchase parkland consistent with this <i>Plan</i> .
Ongoing	Town staff	Investigate the use of CDBG or other funds to help finance needed infrastructure and submit applications when appropriate.
<b>Agriculture / Open Space</b>		
2004	Plan Commission	Develop a Conservation Easements Ordinance as provided in this <i>Plan</i> .
2008	Town Board	Create a Town park commission to act as a liaison with neighboring communities and facilitate implementation of tools to permanently protect open space (See §60.66)
<b>Natural Environment</b>		
Ongoing	Plan Commission	Engage the Natural Resource Conservation Service (NRCS) to assist in developing and distributing educational materials to Town residents about the importance of water quality and appropriate land management practices.
Ongoing	Town Board	Adopt performance standards (e.g. criteria to limit visual impacts, traffic impacts, etc.) to protect environmentally sensitive resources such as steep slopes, wetlands, riparian habitat, and the like.
Ongoing	Plan Commission	Investigate the potential of applying for grants through the Department of Natural Resources.
<b>Historic &amp; Cultural Resources</b>		
2005	Plan Commission	Submit an application to the Wisconsin Historic Markers Program administered by the Wisconsin Historical Society to recognize the significance of Georgia O'Keeffe's birthplace.
2006	Town Board	Consider adopting a historic preservation ordinance consistent with state statutes (See §60.64).
2007	Town Board	Establish a local landmark program to recognize those structures and sites important to the local history.
<b>CONT.</b>		



Completion Schedule	Responsible Party	Activity Description
<b>Economic Development</b>		
Ongoing	Town Board	Support economic development in the Town.
<b>Land Use</b>		
Ongoing	Town Board & Plan Commission	Use this <i>Plan</i> when reviewing rezoning applications.
Ongoing	Plan Commission & Town Board	Use this <i>Plan</i> when reviewing land division applications.
Ongoing	Town Board	Work with Dane County as needed to implement the spirit and intent of this <i>Plan</i> .
Ongoing	Town Board	Enhance enforcement relative to the Town's ordinance regulating standards for property maintenance to ensure that structures are properly maintained.
2003	Plan Commission	Consult with the Dane County Land Conservation Department on using the Land Evaluation Site Assessment (LESA) System for evaluating land use requests.
2005	Town Board	Amend the Town's land division ordinance as needed to comply with this <i>Plan</i> .
2006	Town Board	Consider adopting a local sign ordinance.
<b>Intergovernmental Cooperation</b>		
Ongoing	Town Board	Submit comments to relevant jurisdictions on issues of agreement and disagreement relating to the adopted Comprehensive Plan of other jurisdictions.
Ongoing	Town Board	Continue to pursue intergovernmental cooperation by meeting with neighboring communities and exploring cooperative arrangements.
Ongoing	Town Board	Review and comment on the proposed Comprehensive Plans of surrounding jurisdictions as they are prepared, adopted, and amended.
Ongoing	Town Board	Continue discussions with surrounding municipalities for consideration of cooperative boundary agreement. (See §66.0307, Wis. Stats.)
Ongoing	Town Board	Consider approaching neighboring communities to adopt a revenue sharing agreement. (See §66.0305, Wis. Stats.)

### C. Internal Consistency

This *Plan* was adopted to guide future decision-making. Prior to adoption, the *Plan* Elements were reviewed to ensure internal consistency.

It is important that the *Plan* remains internally consistent as amendments are made. This is especially true when amendments are made to address particularly pressing or current development issues.

Population projections are one of the primary determinants of the *Plan* document. Population projections are used to chart the number of housing units that will be added over the 20 year planning period, in projecting the amount of land to allocate to different land uses and in evaluating the adequacy of transportation, utilities and community facilities.

#### **D. Plan Monitoring and Amendment**

Monitoring of this *Plan* is an ongoing process to ensure it is being implemented and that the background data including support maps are current and that the goals, objectives, and policies reflect the will of the community.

Although the state legislation requires a comprehensive review of the adopted *Plan* every 10 years, it is recommended that this review occur at least every 5 years. Specific procedures for amending this *Plan* are included in the General Provisions section.

#### **E. General Provisions**

##### **1. Authority**

This *Plan* is enacted pursuant to and consistent with §66.1001 . Wis. Stats.

##### **2. Applicability**

- a. *Jurisdictional Area.* The provisions of this *Plan* shall be applicable throughout the Town of Sun Prairie, Wisconsin, the boundary of which may change over time as the boundary of the Town of Sun Prairie changes through annexation or detachment.
- b. *Conformance with Plan.* After January 1, 2010, all programs and actions adopted by the Town that affect land use shall be consistent with this *Plan*.

##### **3. Repeal of Prior Comprehensive Plan.**

All land use plans previously adopted prior to the effective date of this *Plan* are hereby repealed.

##### **4. Severability.**

If a court of competent jurisdiction determines that a section, subsection, paragraph, sentence, clause, or phrase in this *Plan* is unconstitutional or otherwise invalid, the validity of the remaining portions shall continue in full force and effect.

##### **5. Effective Date.**

This *Plan* shall be effective the first day after the date of publication or posting as provided for in §60.80(3), Wis. Stats.

##### **6. Development Expectations.**

This *Plan* is subject to amendment and revision including the Future Land Use Map. As such, no special development rights are conferred upon any property by any designation or inclusion on the Future Land Use Map.

#### **F. Interpretation**

##### **1. Interpretation of Boundaries of Future Land Use Districts.**

- a. *Boundary Line Interpretations.* Interpretations regarding future land use district boundaries and designations shall be made in accordance with the following rules:
- b. *Political Boundaries.* District boundaries shown as following, or approximately following, any political boundary shall be construed as following such line.
- c. *Property Lines.* District boundaries shown as following, or approximately following, any property line shall be construed as following such line.
- d. *Section Lines.* District boundaries shown as following, or approximately following, a section line, quarter-section line, or quarter-quarter section line shall be construed as following such line.

- e. *Centerlines.* District boundaries shown as following, or approximately following, any stream, creek, easement, railroad, alley, road, street, highway or similar feature shall be construed as following the centerline of such feature.
  - f. *Natural Boundaries.* District boundaries shown as following, or approximately following, any natural feature such as a lake, pond, wetland, woodlot edge, floodplain or topographical features such as watershed boundaries shall be construed as following such natural feature as verified by field inspection when necessary.
  - g. *Other.* In instances where a district boundary does not follow one of the lines or features listed above, the line shall be as drawn as provided for in subsection 2.
- 2. Division of Parcels.** Where one or more district boundary line divides a parcel into 2 or more areas, the following interpretation of the boundary and designation shall apply:
- a. *Parcels of 2 Acres or Fewer.* For parcels of 2 acres or less, the designation of the largest area of the lot shall apply to the entire lot.
  - b. *Parcels Larger than 2 Acres.* For parcels larger than 2 acres, the parcel shall be divided as depicted by the boundary.
- 3. Interpretation of Goals, Objectives, and Policies.**
- a. Recognizing that some of the goals, objectives and policies may advance or serve competing interests in varying degrees, this *Plan* shall be interpreted so as to promote the public interest to the greatest extent.
  - b. In the construction of goals, objectives and policies, the following shall be observed, unless such construction would be inconsistent with the text or with the manifest intent of the *Comprehensive Plan*:
    - 1) *Singular and Plural Words.* Words in the singular include the plural and words in the plural include the singular.
    - 2) *Tense.* Words in the present tense include the past and future tense and the future tense includes the present tense.
    - 3) *Shall or Will.* The word "shall" or "will" is mandatory.
    - 4) *May or Should.* The word "may" or "should" is permissive.
    - 5) *Include.* The word "includes" or "including" shall not limit a term to the specific examples listed, but is intended to extend its meaning to all other instances or circumstances of like kind or character.
- 4. Responsibility for Interpretation.**
- In the event that any question arises concerning any provision or the application of any provision of this *Plan*, the Plan Commission shall be responsible for such interpretation and shall look to the overall intent of the *Comprehensive Plan* for guidance. The Commission shall provide such interpretation in writing upon request and keep a permanent record of said interpretations.

## **G. Amendment**

- 1. Initiation.**
- The following may submit an application for a *Plan* amendment:
- a. Town Board
  - b. Plan Commission
  - c. Any resident of the Town
  - d. Any person having title to land within the Town
  - e. Any person having a contractual interest in land to be affected by a proposed amendment
  - f. An agent for any of the above.
- 2. Burden of Proof.**
- The person that proposes an amendment to the Future Land Use Map shall have the burden of proof to show that the proposed amendment is in the public interest and internally consistent with the remainder of the *Plan*.
- 3. Application and Review Procedure.**
- The amendment process shall entail the following steps:

- a. *Submittal of Application.* The applicant shall submit a complete application to the Town Clerk along with the application fee if any (See Sections 4 and 6).
- b. *Transmittal of Application to Plan Commission.* The Town Clerk shall forward one (1) copy of the application to each member of the Plan Commission.
- c. *Preliminary Review.* The Plan Commission shall review the application at one of its regular or special meetings for compliance with the *Plan*.
- d. *Placement of Public Notice.* The Town Clerk shall provide for appropriate public notice for the public hearing conducted by the Plan Commission.
- e. *Interdepartmental/Agency Review.* The Town Clerk shall forward one (1) copy of the application to appropriate Town personnel and local units of government that would be directly effected by the proposed amendment.
- f. *Plan Commission Hearing.* Allowing for proper public notice, the Plan Commission shall conduct a public hearing to review the application.
- g. *Plan Commission Recommendation.* The Plan Commission shall make a written recommendation to the Town Board to either: deny the proposed amendment; or approve the proposed amendment without revision; or approve the proposed amendment with revision(s) that it deems appropriate. Such revisions to the proposed amendment shall be limited in scope to those matters considered in the public meeting.
- h. *Town Board Decision.* After reviewing the application and the Plan Commission's recommendation, the Town Board shall make a decision to either: deny the proposed amendment; approve the proposed amendment without revision; or approve the amendment with revision(s) that it deems appropriate. Such revisions to the proposed amendment shall be limited in scope to those matters considered in the public hearing.
- i. *Update History of Adoption and Amendment.* The Plan Commission shall establish a table entitled "History of Adoption and Amendment" for the purpose of keeping records on *Plan* amendments.

#### **4. Application Content.**

- a. *Landowner-Initiated Amendment to the Future Land Use Map.* An application submitted by a landowner to amend the Future Land Use Map shall include the following:
  - 1) A scaled drawing of the subject property
  - 2) A legal description for each of the parcels in the subject property
  - 3) A map of the existing land uses occurring on and around the subject property
  - 4) A written description of the proposed change
  - 5) A written statement outlining the reason(s) for the amendment
  - 6) Other supporting information the applicant deems appropriate
- b. *Other Amendments.* For all other types of amendments, the application shall include the following:
  - 1) A written description of the proposed change
  - 2) A written statement outlining the reason(s) for the amendment
  - 3) Other supporting information the applicant deems appropriate

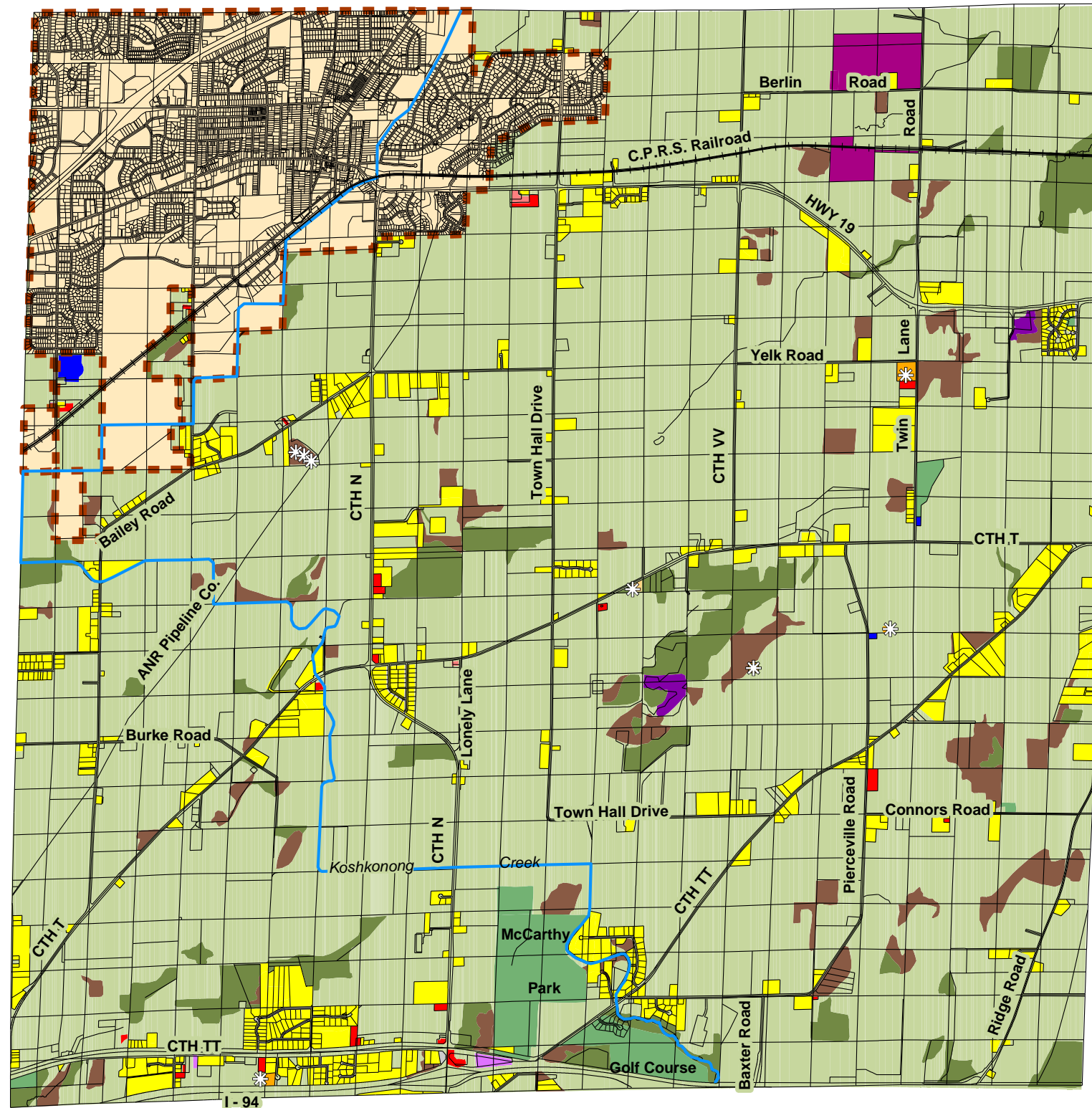
#### **5. Limitations on Amending the Comprehensive Plan.**

- a. *Internal Consistency.* Amendments shall be made so as to preserve the internal consistency of the entire *Plan*.
- b. *Granting Special Privileges or Placing Limitations Not Permitted.* No amendment to change the Future Land Use Map shall contain special privileges or rights or any conditions, limitations, or requirements not applicable to all other lands in the district.

#### **6. Application Fees.**

- a. *Landowner-Initiated Amendments.* For all amendments to the Future Land Use Map that are initiated by the owner or another person having a contractual interest in land to be affected by the proposed amendment, an application fee, as set by the Town Board and on file at the Town Clerk's office, shall be submitted at the time of application.
- b. *Other Amendments.* For all other types of amendments, no application fee shall be assessed.


## MAP EXHIBITS



# Existing Land Use

Town of Sun Prairie, WI

 Towers

 City of Sun Prairie

 Residential

 Commercial


 Recreational


 Agribusiness

 Agricultural Lowland

 Agricultural Farmland

 Non Commercial Woodland

 Municipal and Institutional

 Industrial

 Mineral Extraction

 Park and Ride

 Communication / Utilities -- Transmission



1" = 4000'  
June, 2003

Source: Dane County Land Information Office &  
Town of Sun Prairie

Map # 1



# Future Land Use

## Town of Sun Prairie

### Legend

-  Towers
-  City of Sun Prairie
-  Village of Cottage Grove
-  Urban Service Area
- FUTURE LAND USE**
-  Single Family Residential
-  Proposed Residential (Available for Development)
-  Buildable Lots (Available for Development)
-  Commercial / Industrial
-  Recreational
-  Agri-Business
-  Exclusive Agriculture and Open Space
-  Municipal and Institutional
-  Conservancy
-  Rural Transition Areas (Available for Development)
-  Utility Towers
-  Mineral Protection Extraction Area



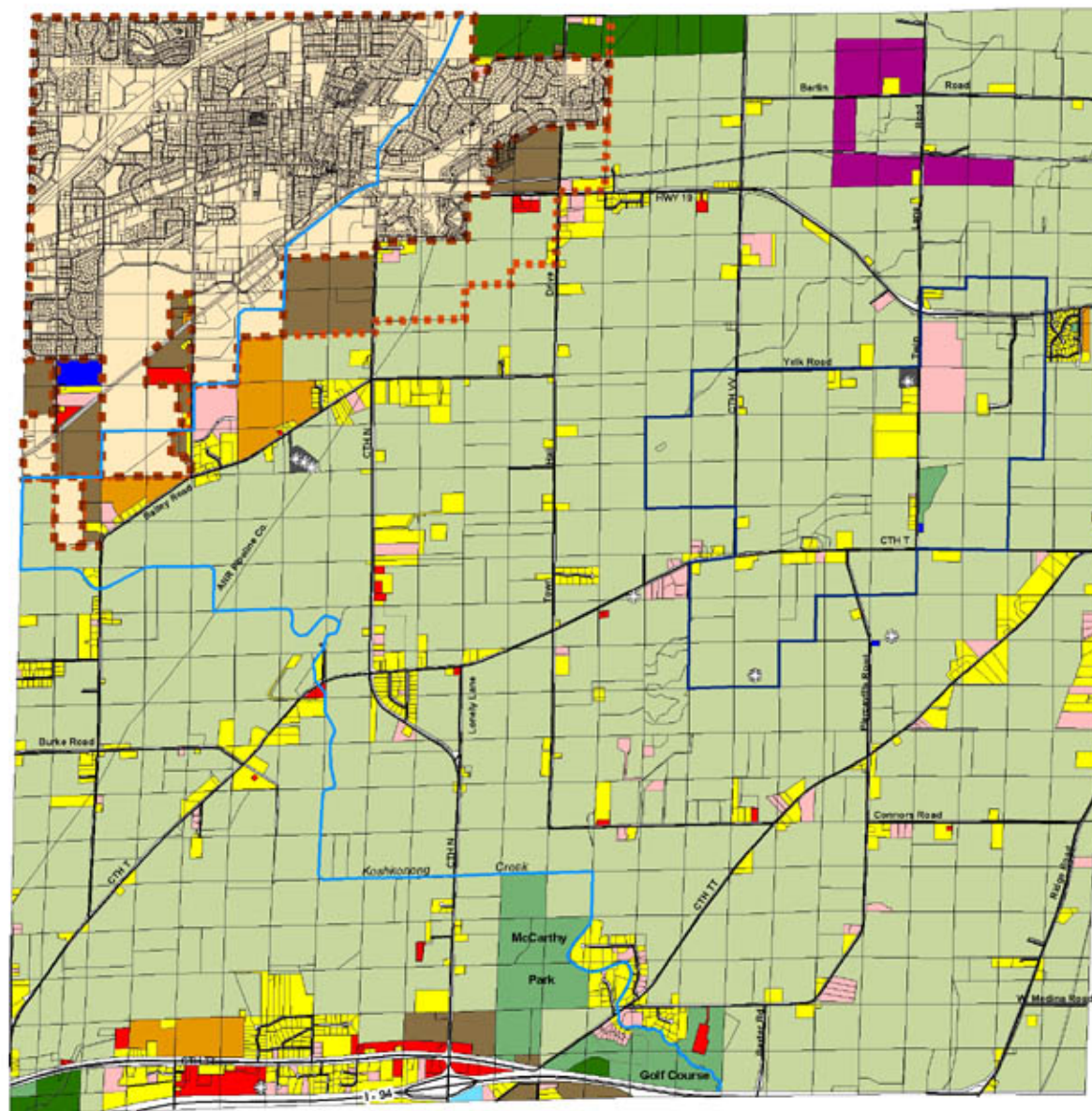
1" = 3500'  
June, 2003

Map # 2

Source: Dane County Land Information Office &  
Town of Sun Prairie

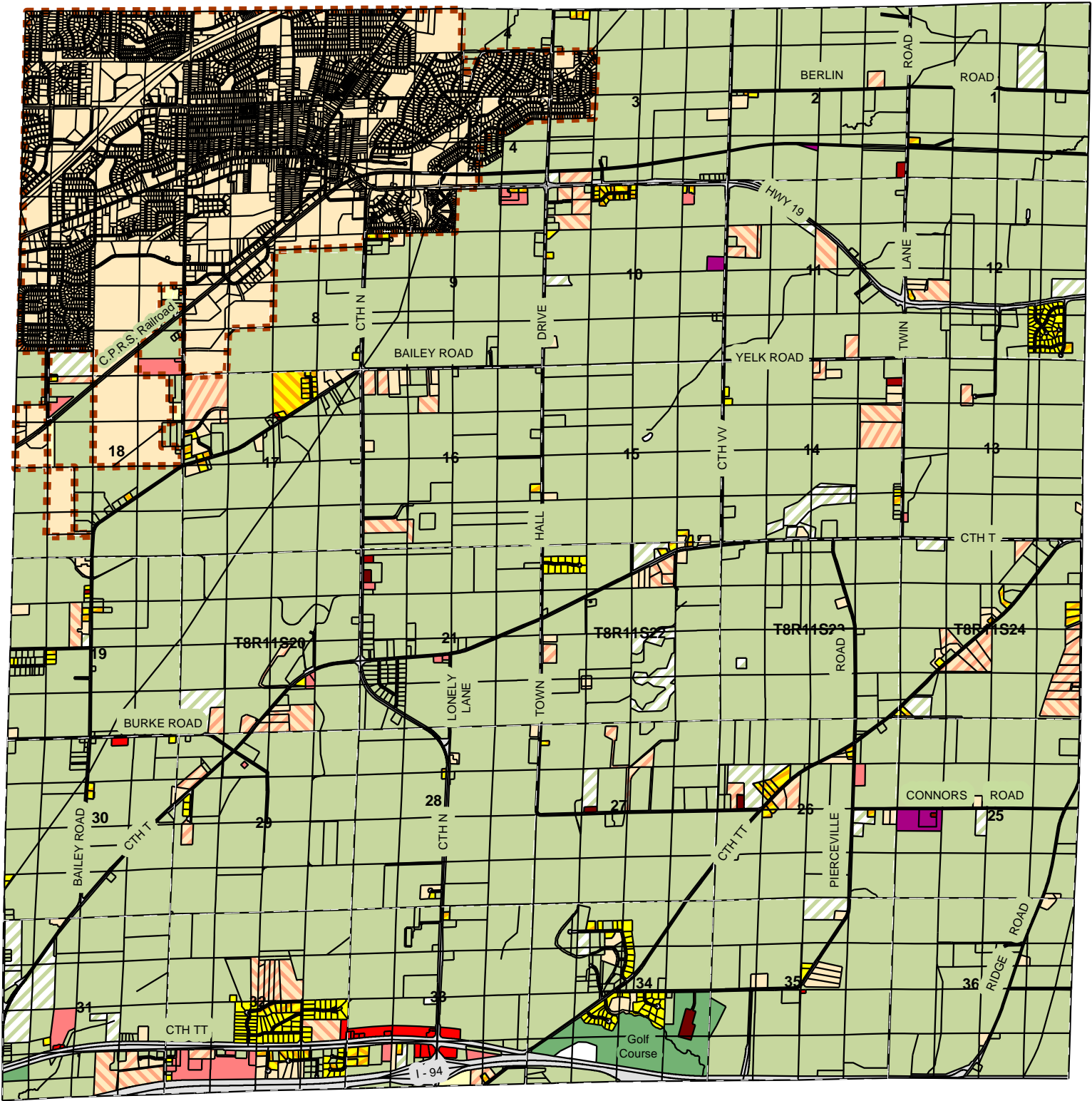


Copyright 2001 Vierbicher Associates, Inc.




# Zoning




















Town of Sun Prairie, WI



### Legend

 City of Sun Prairie

### ZONING DESCRIPTIONS

-  Agricultural District Exclusive
-  Agricultural District A-2
-  Agricultural Business District A-B
-  Local Business District B-1
-  Commercial District C-1
-  Commercial District C-2
-  Commercial District LC-1
-  City of Sun Prairie
-  Residence District R-1
-  Residence District R-1A
-  Residence District R-2
-  Residence District R-3
-  Residence District R-3A
-  Recreational District RE-1
-  Rural Home District RH-1 (Minimum 2 Acres)
-  Rural Home District RH-2 (Minimum 4 Acres)
-  Rural Home District RH-3 (Minimum 8 Acres)
-  Rural Home District RH-4 (Minimum 16 Acres)
-  ROW

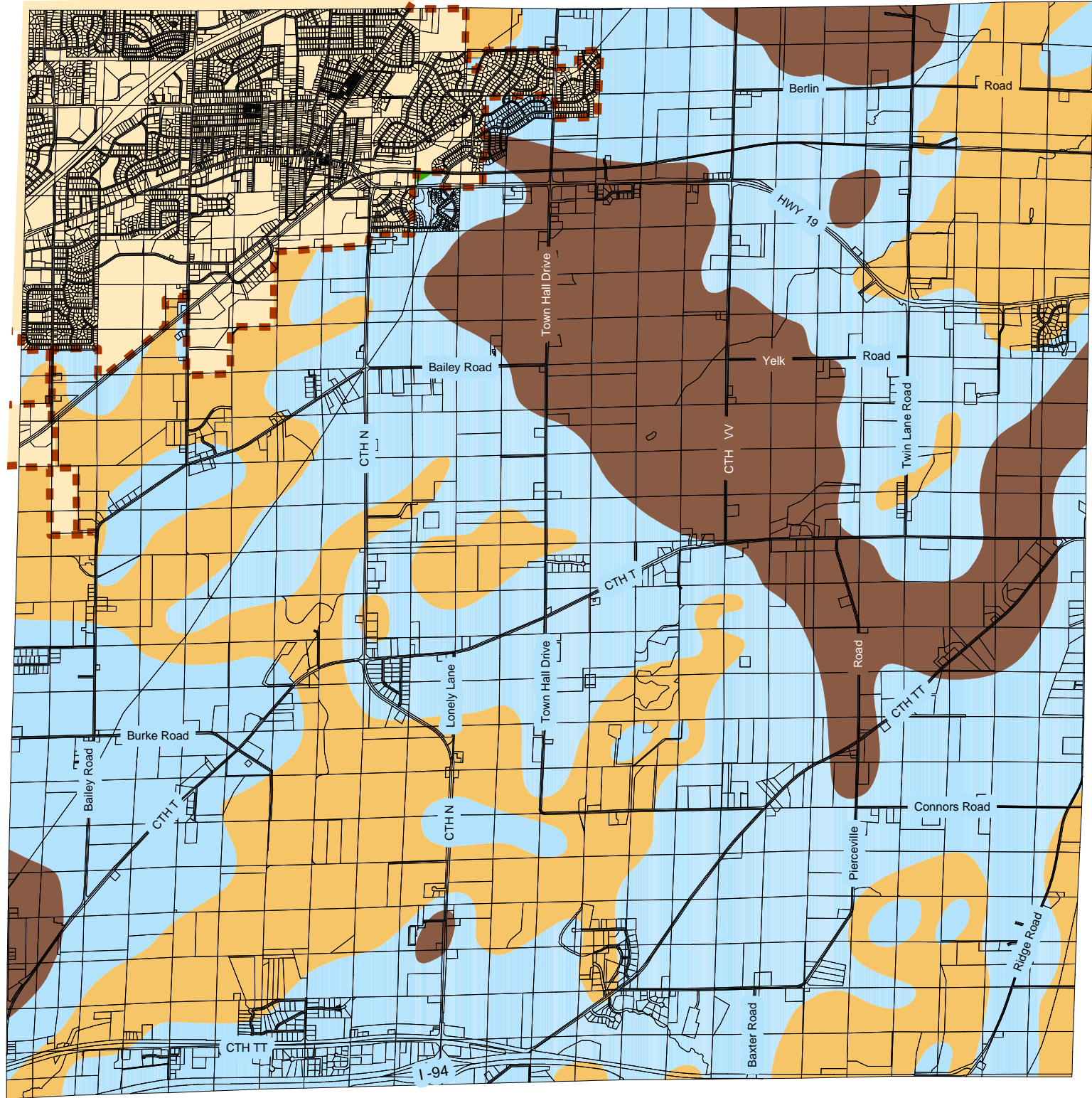


Source: Dane County Land Information Office

Map # 3







# Dane County Pre-Settlement Vegetation

## Town of Sun Prairie, WI

- High Prairie (Upland)**  
Principal type of prairie mapped in the glaciated region of Dane County. Other than "prairie grasses" or "grasses and weeds" specific plant types unknown. Prairies usually were confined to broad areas of level to gently rolling land and not dissected by major streams or marshes.
- Open Marsh**  
Principal type of lowland vegetation at the time of the original land surveys (1832 - 1835). Specific plants found growing unknown except in general terms, such as marsh grass, reeds, rushes or flags. Surveyor notes indicate high coarse grass not susceptible to cultivation - poor third-rate land.
- Oak Opening**  
The most widespread and abundant plant association at the time of the original land surveys (1832-1835). Plant association in which the oaks, primarily burr and white, but often black, are the dominant members. Trees are rather widely and evenly spaced so that sunlight reaches the ground to sustain an undergrowth comprised mostly of prairie grasses and forbs (herbs other than grass), although hazel (birch family) trees and oak underbrush are frequently mentioned.
- Swamp Hardwoods**  
One of three categories of swamp hardwoods characterized as willow swamps in small areas east of the Madison lakes primarily in the northern two tiers of townships. Since no trees are recorded in any of these swamps, it is probably safe to conclude that they contained willow brush similar to cover present in many of these areas today.

Original Map Drafted by:  
Ellarson, R.S. 1949  
The Vegetation of Dane County Wisconsin in 1835

Source:  
Transactions of the Wisconsin Academy of Sciences,  
Arts, and Letters 39:21-45

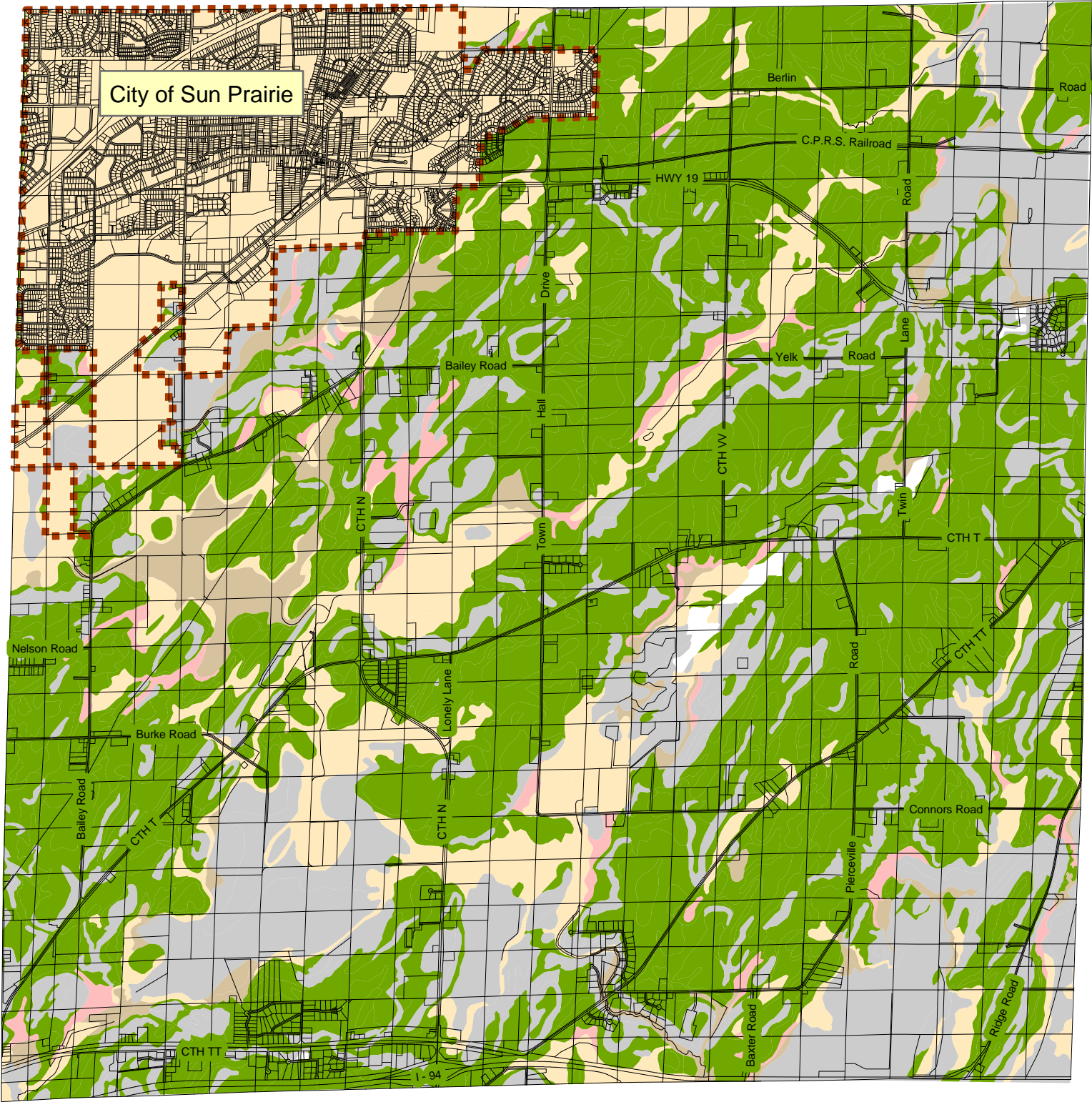


The principal source of information used in compiling this map, as it appeared in 1835, were the survey notes taken at the time of government land surveys during the years 1832-1835. Eight different plant associations, as inferred from surveyor descriptions, were recognized in mapping Dane County, four of which appeared in the Town of Sun Prairie.

Map # 4













# Prime Farmland

Town of Sun Prairie, WI

Legend

PRIME FARMLAND		ACRES
	Non-prime Farmland	5624.94
	All Areas are Prime Farmland	13089.11
	Prime Farmland when Drained	2874.78
	Prime Farmland when Drained and Protected from Flooding	417.09
	Prime Farmland when Protected from Flooding	750.72
Total		22756.64

 City of Sun Prairie Limits



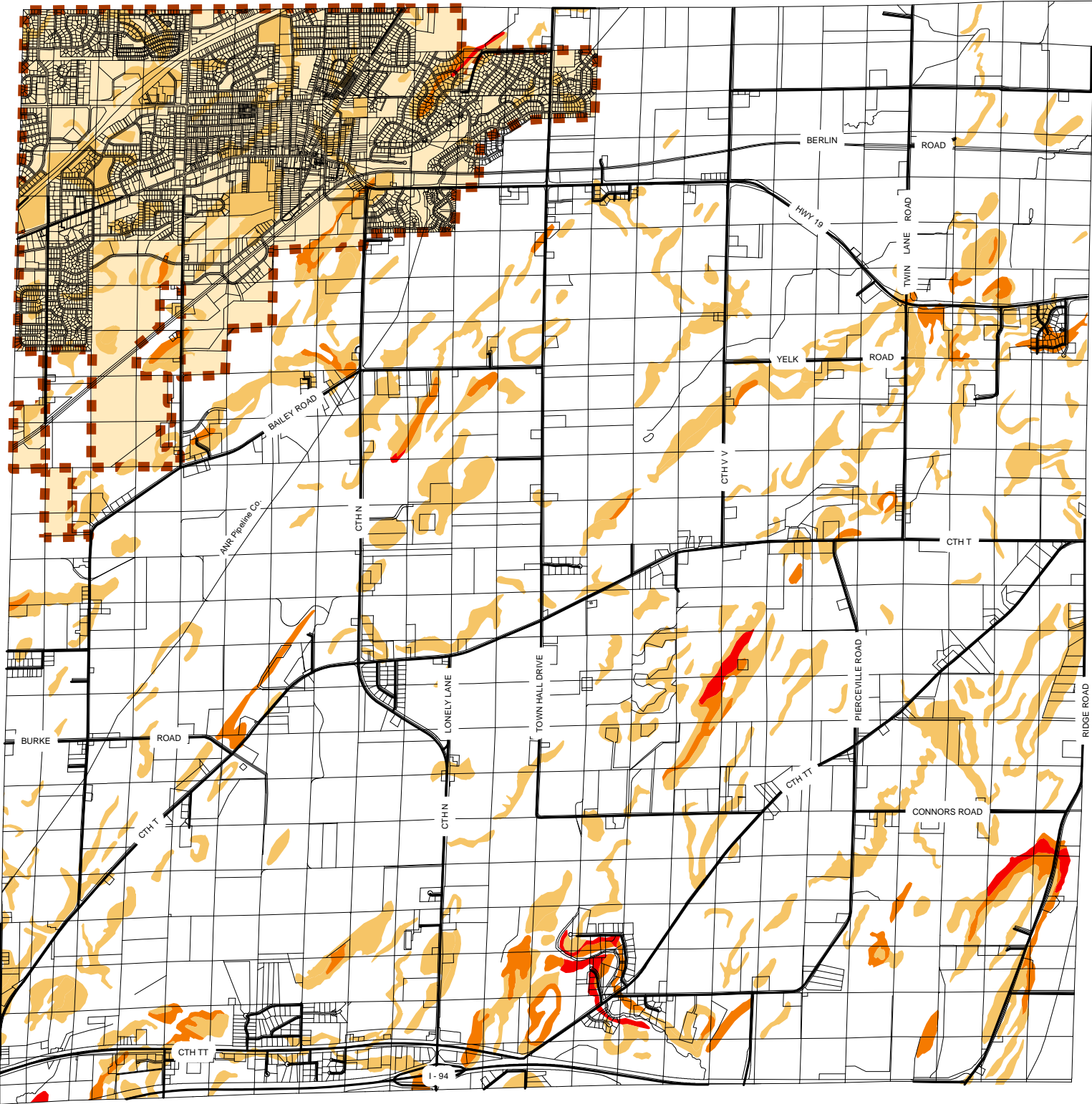
1" = 4000'  
June, 2003

Source: Dane County Land Information Office

Map # 6









# Soil Slope

## Town of Sun Prairie, WI


**Legend**


 City of Sun Prairie


**Percent Slope**

 0 - 6 %

 7 - 11 %

 12 - 17 %

 18 - 22 %

 23 - 28 %

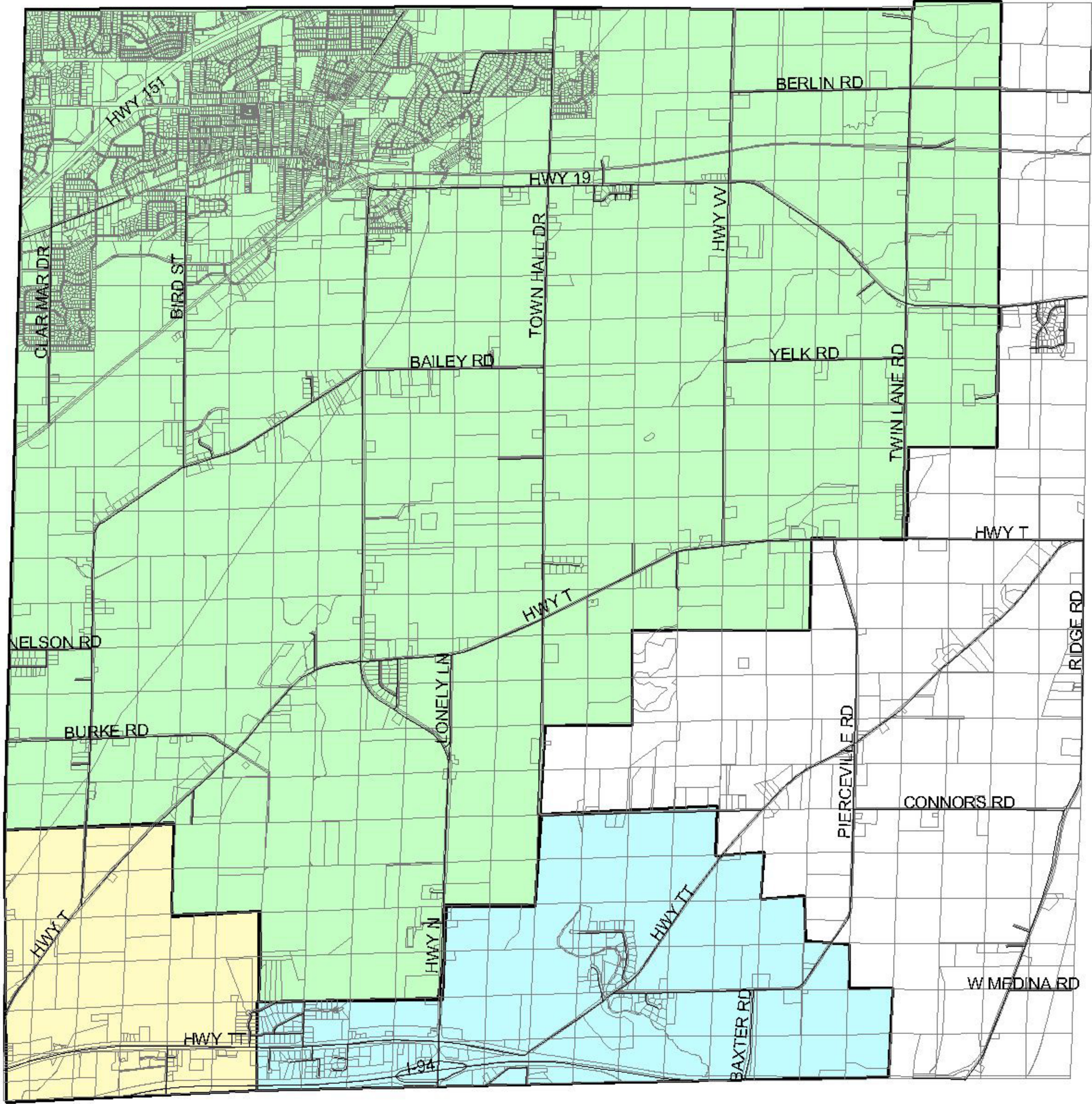


1" = 4000'  
June, 2003

Source: Dane County Land Information Office

Map # 8





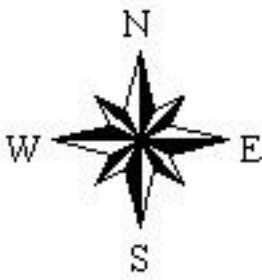
# Extraterritorial Jurisdiction

## Town of Sun Prairie, WI

### Legend

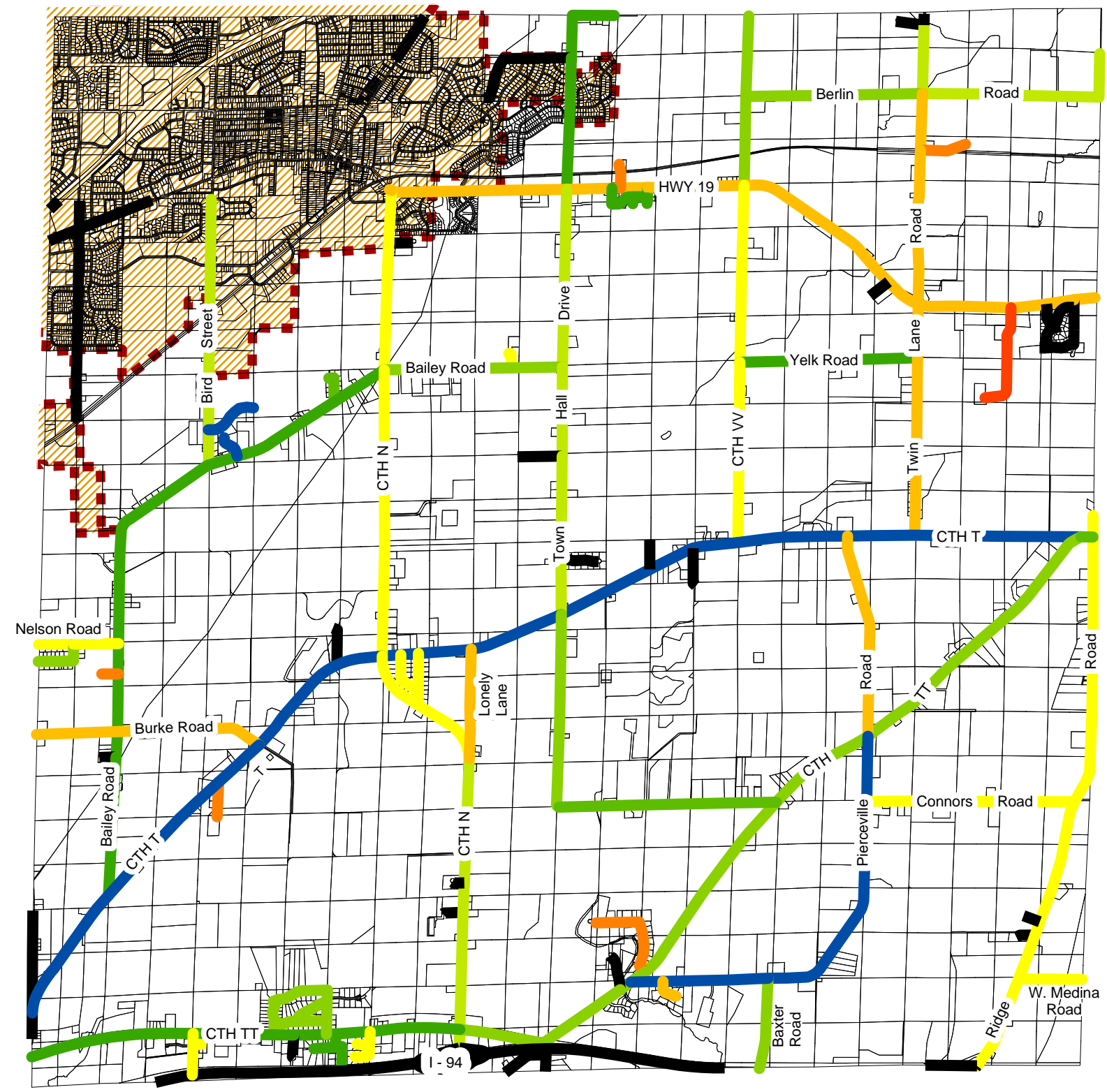
- Village of Cottage Grove
- City of Sun Prairie
- City of Madison

\* Note: Information on this map is intended to illustrate general extraterritorial jurisdiction boundaries. For precise boundaries contact the individual municipalities. Boundary information was provided by Town officials based upon information available at the time this map was produced.



Map # 9





# Road Conditions

Town of Sun Prairie, WI

### Legend

City of Sun Prairie

### ROAD CONDITION

- No Classification
- Deteriorated / Unimproved Condition
- Moderate Conditions
- Moderate Conditions
- Moderate Conditions
- Excellent Condition

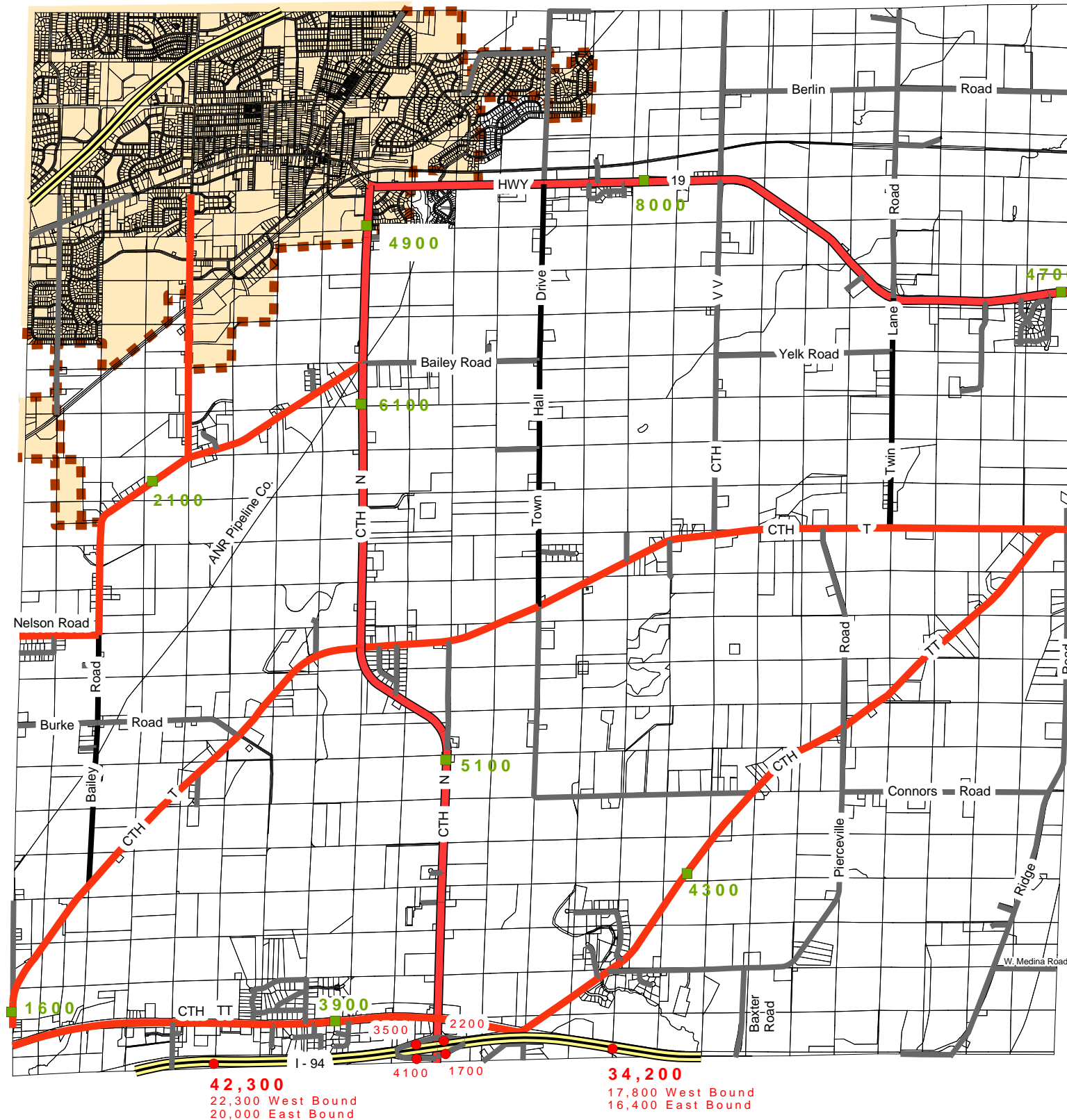


1" = 4000'  
August 2002

Map # 10

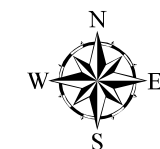
# Rural Functional Road Classifications & Average Annual Daily Traffic Counts

## Town of Sun Prairie



Source:  
Wisconsin Department of Transportation

Note:  
Mainline Interstate Counts are factored to current AADT  
Ramp Counts (1999) are not factored



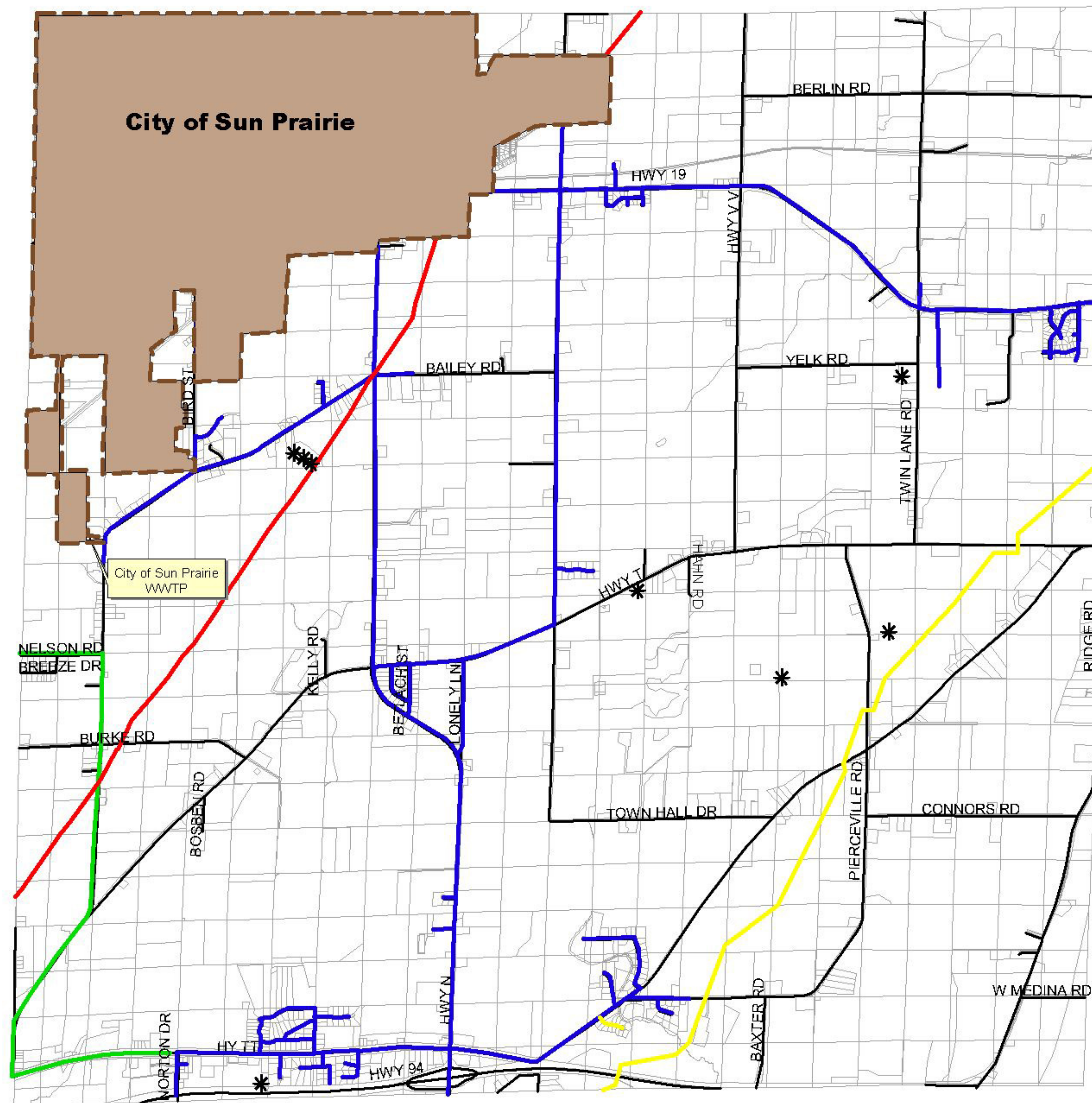
1" = 4000'  
June, 2003

Map # 11



Copyright 2001 Vierbicher Associates, Inc.





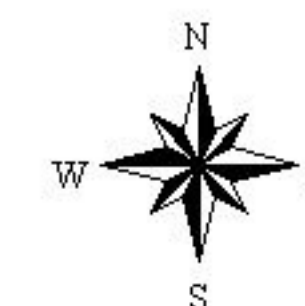
## Utilities and Community Facilities

Town of Sun Prairie, WI

### Legend

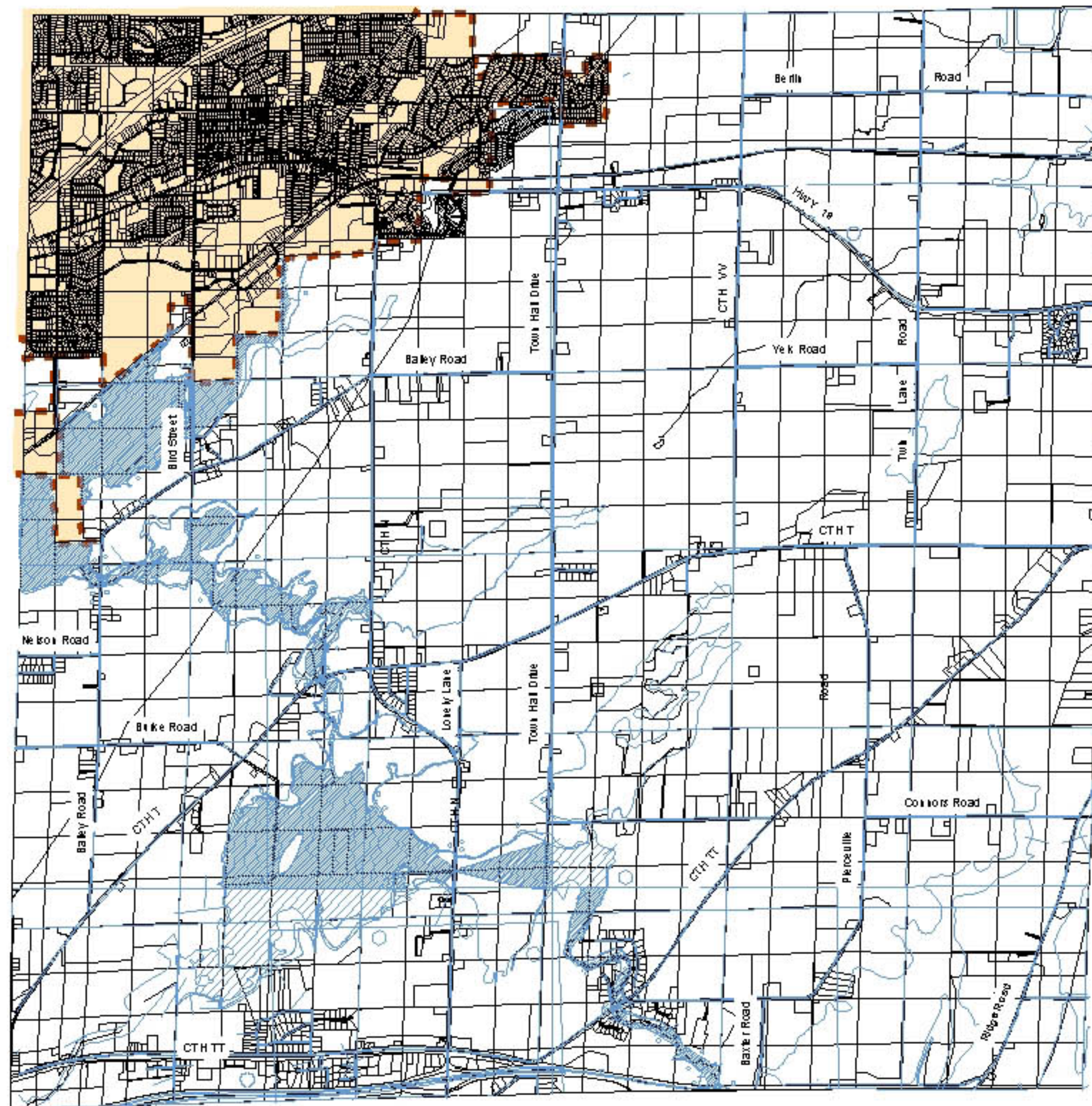
- \* Towers
- Koch Pipelines, Inc. - Petroleum Pipeline
- ANR Pipeline Company - Natural Gas Pipeline
- Wisconsin Gas - Natural Gas Lines
- Madison Gas and Electric - Natural Gas Lines

\* Note: Information on this map is intended to illustrate general service areas and approximate pipeline locations. For precise locations of these facilities contact the service provider or pipeline owners. Pipeline information was provided by Town officials based upon information available at the time this map was produced. Additional pipelines and easements may exist within the Town.



Map # 12





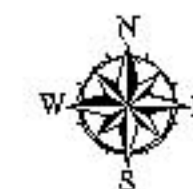
# Floodplain

Town of Sun Prairie, WI

## Legend

-  City of Sun Prairie
-  DNR Floodplain Boundary

Source: Wisconsin Department of Natural Resources



1" = 4000'

Map # 13



## APPENDICES

# APPENDIX A

**Town of Sun Prairie  
Ordinance 2003-3  
An Ordinance to Adopt the Comprehensive Plan  
of the Town of Sun Prairie, Dane County, Wisconsin**

The Town Board of the Town of Sun Prairie, Wisconsin, do ordain as follows:

Section 1. Pursuant to section 62.23(2) and(3) of the Wisconsin Statutes, the Town of Sun Prairie, 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 Town Board of the Town of Sun Prairie, Wisconsin, has adopted written procedures designed to foster public participation in every 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 Town of Sun Prairie, by a majority vote of the entire commission recorded in its official minutes, has adopted a resolution recommending to the Town Board the adoption of the document entitled "TOWN OF SUN PRAIRIE COMPREHENSIVE PLAN 2003-2023", containing all of the elements specified in section 66.1001(2) of the Wisconsin Statutes.

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

Section 5. The Town Board of the Town of Sun Prairie, Wisconsin, does, by enactment of this ordinance, formally adopt the document entitled, "TOWN OF SUN PRAIRIE COMPREHENSIVE PLAN 2003- 2023", pursuant to section 66.1001 (4)(c) of the Wisconsin Statutes.

Section 6. Technical changes resulting from the review of the Town legal counsel may be incorporated into the plan subsequent to adoption.

Section 7. This ordinance shall take effect upon passage by a majority vote of the members-elect of the Town Board and publication/posting as required by law.

Adopted this 29<sup>th</sup> day of September 2003.

[Signature]  
Town Board Chair

Published/Posted: 10/1/03

Approved/Vetoed: 3 ayes

Attest: [Signature]  
Claudia Quick, Clerk  
Town of Sun Prairie, Dane County, Wisconsin

## **APPENDIX B**

### **PUBLIC PARTICIPATION PROCEDURES FOR THE ADOPTION OF A COMPREHENSIVE PLAN**

**TOWN OF SUN PRAIRIE  
DANE COUNTY, WISCONSIN**

**PREPARED BY**

**Vierbicher Associates, Inc.**

**SEPTEMBER, 2000**

As part of Wisconsin's "New Smart Growth" Law, written procedures must be adopted by the governing body of a local government unit wishing to adopt a comprehensive plan. Specifically the Act requires:

"The Governing body of a local governmental unit shall adopt written procedures that are designed to foster public participation, including open discussion, communication programs, information services and public meetings, for which advanced notice has been provided, in every stage of the preparation of a comprehensive plan. The written procedures shall provide for wide distribution of proposed, alternative or amended elements of a comprehensive plan and shall provide an opportunity for written comments on the plan to be submitted by members of the public to the governing body and for the governing body to respond to such written comments."

In recognition of this new law, the Town of Sun Prairie has prepared the following public information, education and participation plan. This document outlines the intentions of the Town in this matter, its policies and procedures for compliance, and a schedule of meetings and activities which have been specifically designed to maximize educated public participation in the Comprehensive Planning process.

## **I. INTENT**

The Town of Sun Prairie, in its Comprehensive Planning process, desires to make the opportunity for public participation, input and contribution available to its residents and to all interested and/or potentially affected parties, public and private, within and surrounding the Town of Sun Prairie. Confirming this desire, the following Public Participation Plan has been prepared in order to document the intent of the Town and in order to demonstrate its compliance with Wisconsin State Statute 66.0295(4)(a).

## **II. PUBLIC PARTICIPATION PROGRAM**

The Town's Plan Commission will guide the Comprehensive Plan effort, relying heavily on input from residents and property owners. Other stakeholders in the Town will also routinely receive information about meetings and plan element topics. A lengthy mailing list will be developed to include such entities as the Rock River Coalition, Dane County Drainage Board, and the Dane County Farm Bureau, along with a large number of adjacent and overlying governments and agencies. The local media will be included to assure that the process is both understood and open for participation.

The Town recognizes that the Comprehensive Plan's ultimate strength and ease of implementation grows from the degree of public involvement that occurs during plan preparation. The plan contains components that *exceed* the minimum public participation requirements and include the following points:

- The town will publish meeting notices in accord with state statute. Meeting agendas will be posted at the town hall. Every meeting agenda will include a time set aside for receiving public comment and questions.
- Periodic public review meetings will be held to explain the progress and the process to date. These meetings will also provide opportunities to receive input that contributes to the initial visioning process, which is part of the comprehensive plan, and various plan elements.

- Draft plan materials, meeting agenda and other relevant documents will be widely available at the *Town Hall* and other locations for review such as the Farmers Union and Rock River Coalition offices. The intent is to reach area stakeholders beyond typical town hall hours, which expands availability to the public. Specific instructions will accompany the materials explaining how to submit written comments and questions. These instructions will note the Town's commitment to respond in writing to these comments and questions during the process.
- The Town will develop and maintain an Internet web site that serves both as a project newsletter and another avenue for public comment.
- Regular updates on the planning process will be provided residents and property owners in the Town's bimonthly newsletter. This provides another opportunity to invite written comment.
- The Town will set up a speakers bureau made up of town officials — and others familiar with the planning process — and make these speakers available to present and explain the plan and its elements to community organizations, senior citizen groups, civic groups, homeowners associations and others.
- Periodic news releases to the local newspaper will be prepared and issued that describe the progress to date and indicate public participation opportunities.
- Material and work elements developed during the preparation of the Comprehensive Plan will be kept on display at the Town Hall, and will be available for public review during normal business hours.
- All residents and property owners will receive periodic correspondence alert them of the process and inviting their participation. In addition, these same people will receive surveys to help ascertain their interests and preferences.
- As appropriate, documents will be placed on file at the City of Sun Prairie Public Library, where the materials will be available for public review by all interested parties, including residents of the City of Sun Prairie and other adjacent communities.

The Town will maintain records of all public participation including meeting minutes, newspaper articles, copies of notices, newsletter articles and whatever other information is produced or received.

Completion of all work elements in compliance with the public participation process as expressed herein will result in approval by ordinance of the Comprehensive Plan in December 2001.

**Overview of the Planning Elements:**

<b>Meeting</b>	<b>Topic</b>
PCM1	Planning process kickoff. Public Participation Plan discussion. Discuss Community Survey.
PCM2	Public Participation Plan approval. Issues and opportunities discussion. Plan Public Meeting for Community Visioning
PM1	Community Visioning/Issues Opportunities Element
PCM3	Community Profile Draft Report -- Intergovernmental cooperation strategy discussion.
PM2	Public presentation of draft community profile report – public input on profile content oral and written.
PCM4	Review public input on community profile – recommend changes if needed – tentative adoption of profile – Issues & opportunities discussion concludes – Discuss agricultural, natural & cultural resources element – Economic development element discussion begins.
PCM5	Agriculture, Natural and Cultural Resources element discussion – Housing element discussion – Economic Development element discussion.
PCM6	Agriculture, Natural and Cultural Resources element discussion continued - Housing element discussion continued – Utilities and Public Facilities element discussion – Transportation element discussion.
PCM7	Combined element impacts analysis discussion – Land Use element discussion – Intergovernmental cooperation element discussion – Implementation element discussion.
PCM8	Combined element impacts analysis discussion continued – Land Use element discussion continued – Intergovernmental cooperation draft dissemination discussion – Implementation element discussion.
PM3	Public meeting presentation on draft elements report – public and intergovernmental input on content oral and written.
PCM9	Draft elements report modifications – Review of oral and written comments – meetings with intergovernmental units as needed.
PH1	Class 1 notice public hearing on draft plan – Oral and written comments to be received.
PCM10	Review of oral and written input – Motion to the Town Board to draft ordinance for adoption of plan contingent on county concurrence.
TB	Town Board adopts ordinance.

PM = Public Meeting

PCM = Planning Commission Meeting

PH = Public Hearing

TB = Town Board

The Town of Sun Prairie will undertake an aggressive and inclusive public information, education, and participation program in their Comprehensive Planning process. Through this commitment to the public participation program, the Town of Sun Prairie assures itself of creating a consensus based Plan, which will be widely accepted and used.

\\reedsburg-fs1\wdata\word\CD\Sun Prairie Town of\Comp Plan\Public Participation Plan.doc



## APPENDIX C

### **Community Visioning**

A Community Visioning Workshop was held in November 2000. Approximately seventy-five (75) participants participated in guided activities to identify issues important to the community and talk about hopes for the future.

### **Issues & Opportunities Element**

- Slow/stop development
- Environmental/wildlife preservation
- Property taxes (keep down)
- No Junk
- Local Government
- Municipal sewers in subdivisions
- Land owners rights
- Keep local/personal control
  - Neighborhood feel/identity
  - Improve communication
  - Safety

### **Land Use Element**

- Slow/stop development
- Maintain viable agriculture base
- More land preserved around Patrick Marsh Lake
- Develop industrial park
- Increase habitat areas for wildlife
- Control development
- Green space
- Wise land use
- Encourage light industrial development in selected area
- Maintain rural setting/atmosphere
- Preserve farmland
- Commercial & residential
- Rural character
- Open land

### **Housing Element**

- Slow/stop development
- Residential – control on random home building
- Neighborhood feel/identity

### **Transportation Element**

- Public service (traffic/road maintenance)
- Transportation
- Develop industrial park
- Maintain/upgrade roads
- High speed rail
- Roads

### **Utilities and Facilities Element**

- Keep property taxes down
- Public service
- Develop a community center
- Municipal sewers in subdivisions
- Community identification
- Neighborhood feel/identity
- Cable access and services

**Agricultural, Cultural and Natural Resource Element**

- Environmental/wildlife preservation
- Parks
- Maintain viable agricultural base
- Increase habitat areas for wildlife
- Green space
- Environment & green space
- Farm-land use preservation
- Open land, keep open space, retain

**Economic Development Element**

- Low Property taxes
- Develop industrial park
- More business
- Encourage light industrial development in selected area
- Commercial
- Plan Commission Development Plan

**Intergovernmental Cooperation**

- Intergovernmental cooperation
- No annexation
- Public Service

**Implementation Element**

- Slow/stop development
- No annexation
- Land owners rights
- Flexibility in plan
- Keep local/personal control

## **APPENDIX D**

### ***Town of Sun Prairie Community Survey***

### **Analysis and Report**

for

**Vierbicher Associates &  
The Town of Sun Prairie, Wisconsin**

by

**Real World Research, LLC  
Madison, Wisconsin**

December 2001

Project number: 3507-02

Any publication, presentation, or news release of these survey research data should include acknowledgement of Real World Research, LLC

**Table of Contents**

[Table of Contents](#) .....2

[Introduction](#)

[Goal of the study](#) .....3

[Description of the study](#).....3

[Methods](#) .....3

[Population](#).....3

[Data analysis](#) .....3

[Rural Character](#) .....4

[Property Rights vs. Community Planning](#).....5

[Housing and Development](#).....5

[Environment and Agriculture](#).....6

[Parks](#) .....8

[Utilities, Services & Economic Development](#).....8

[Transportation](#) ..... 11

[Demographics](#) ..... 13

[Tenure](#) ..... 13

[Children](#)..... 14

[Age](#) ..... 15

[Employment](#)..... 16

## **Introduction**

### **Goals of the study**

There were two goals for this study. First, to develop a sense of the priorities and issues important to the residents of the Town of Sun Prairie to be used in developing a comprehensive “Smart Growth” plan for the community. Second, to test the assumptions and perspectives of the Plan Commission to see if they are in concert with residents.

### **Description of the study**

#### ***Methods***

The survey was conducted by mail, using an eight-page booklet survey.

An informal pretest was conducted by presenting the survey to Plan Commission and Town Board members.

The survey was mailed to each person in the sample with a cover letter explaining the study as well as a business-reply envelop for returning the survey to Real World Research. A full follow-up mailing was sent approximately two weeks after the first mailing.

#### ***Population***

The population was defined as residents of the Town of Sun Prairie. Residents were divided into four groups: Town Board and Plan Commission members; participants in an earlier planning forum; farmers; and other members of the community. A sampling frame was developed by combining the voter register and mailing list of the Town. Individuals were hand coded into the four categories by Town staff. Because of relatively small number, all members of the first three groups were included in the sample, while the community group was randomly sampled.

A total of 231 responses were received by December 15, 2001 out of 400 mailed surveys, for a response rate of 58 percent. (Five completed surveys were received after the data collection period was closed).

#### ***Data analysis***

Data entry was completed by volunteers from the Town. Responses were then weighted by Real World Research to take into account sampling rate and response rates. The final data reported here use those rates to create an accurate projection of the community as a whole. All results are reported as a comparison for each of the four groups, with a total column representing the community as a whole. This report is only intended as a summary of the results. Tables of responses are followed by a brief discussion paragraph.

## Rural Character

**Table 1 - How do features add or detract from enjoyment of rural life by group**

		Group				Total
		Board	Community	Farmer	Forum	
1a. Natural, undeveloped countryside	Detracts a lot		1.4%			1.2%
	Detracts a little	12.5%	1.4%	5.2%	3.1%	1.9%
	Neutral		10.1%	25.9%	3.1%	10.8%
	Adds a little	12.5%	11.5%	12.1%	3.1%	11.2%
	Adds a lot	75.0%	75.6%	56.9%	90.6%	74.8%
1b. Smells associated with farms	Detracts a lot		12.3%	15.3%	6.3%	12.2%
	Detracts a little	37.5%	21.7%	10.2%	6.3%	20.4%
	Neutral	50.0%	48.9%	42.4%	59.4%	48.9%
	Adds a little		10.2%	20.3%	21.9%	11.3%
	Adds a lot	12.5%	6.9%	11.9%	6.3%	7.3%
1c. Farm equipment on roads	Detracts a lot	12.5%	5.4%	7.0%		5.3%
	Detracts a little		18.1%	17.5%	24.2%	18.1%
	Neutral	62.5%	63.1%	45.6%	57.6%	61.7%
	Adds a little		8.8%	17.5%	15.2%	9.6%
	Adds a lot	25.0%	4.7%	12.3%	3.0%	5.3%
1d. Having to drive for all shopping and services	Detracts a lot		2.0%	5.1%		2.1%
	Detracts a little		15.6%	15.3%	3.1%	14.9%
	Neutral	75.0%	63.9%	42.4%	68.8%	62.7%
	Adds a little	12.5%	12.3%	20.3%	12.5%	12.9%
	Adds a lot	12.5%	6.2%	16.9%	15.6%	7.4%
1e. Older farm homesteads	Detracts a lot		1.4%	1.8%		1.4%
	Detracts a little		4.1%	7.0%	3.1%	4.3%
	Neutral	12.5%	34.0%	28.1%	28.1%	33.1%
	Adds a little	50.0%	27.1%	22.8%	43.8%	27.7%
	Adds a lot	37.5%	33.3%	40.4%	25.0%	33.5%
1f. Dark night skies with visible stars	Detracts a lot		1.4%			1.2%
	Detracts a little					
	Neutral		6.8%	22.4%	3.1%	7.7%
	Adds a little	12.5%	15.5%	10.3%	6.3%	14.7%
	Adds a lot	87.5%	76.3%	67.2%	90.6%	76.3%
1g. Traditional farms	Detracts a lot		.7%			.6%
	Detracts a little		.7%	1.7%		.8%
	Neutral		21.2%	22.4%	15.2%	20.8%
	Adds a little	14.3%	25.3%	25.9%	36.4%	25.7%
	Adds a lot	85.7%	52.1%	50.0%	48.5%	52.1%
1h. Large dairy / livestock farms	Detracts a lot	12.5%	9.5%	25.9%	11.8%	10.8%
	Detracts a little		22.3%	10.3%	32.4%	21.6%
	Neutral	12.5%	37.2%	44.8%	23.5%	36.9%
	Adds a little	37.5%	13.5%	17.2%	32.4%	14.8%
	Adds a lot	37.5%	17.6%	1.7%		15.9%
1i. Variety of wildlife	Detracts a lot		.7%			.6%
	Detracts a little		.7%	1.7%		.8%
	Neutral		10.9%	27.6%		11.6%
	Adds a little	25.0%	19.9%	27.6%	21.2%	20.5%
	Adds a lot	75.0%	67.8%	43.1%	78.8%	66.5%

		Group				Total
		Board	Community	Farmer	Forum	
1j. Dark country roads (no street lights)	Detracts a lot		3.4%	10.3%		3.8%
	Detracts a little		11.6%	6.9%		10.7%
	Neutral	12.5%	32.6%	27.6%	21.2%	31.6%
	Adds a little	62.5%	21.7%	22.4%	18.2%	22.1%
	Adds a lot	25.0%	30.6%	32.8%	60.6%	32.0%
1k. Quiet, peaceful environment	Detracts a lot		2.0%			1.8%
	Detracts a little		.7%	1.7%		.8%
	Neutral		2.7%	20.7%	3.1%	4.0%
	Adds a little		8.2%	12.1%	12.5%	8.5%
	Adds a lot	100.0%	86.4%	65.5%	84.4%	84.9%

The strongest contributors to rural quality of life were quiet, peaceful environment, dark skies, and undeveloped country. Notable differences were found, however. Farmers generally rated most features as less strong contributors to rural character, but were especially low on the importance of unspoiled countryside and wildlife. The board had generally higher ratings of nearly every feature, but was especially high on traditional and large farms. Forum participants rated the unspoiled countryside as more of a contributor than any other group.

## Property Rights vs. Community Planning

**Table 2 - Attitudes towards property rights and planning**

		Group				Total
		Board	Community	Farmer	Forum	
2. Planning vs. property rights	Owners do what they want		16.4%	43.1%	15.6%	18.2%
	2	25.0%	39.0%	29.3%	34.4%	38.0%
	3	62.5%	35.6%	25.9%	25.0%	34.7%
	Community controls development	12.5%	8.9%	1.7%	25.0%	9.1%

People are evenly divided between leaning towards property rights and leaning towards planning. Forum participants are more likely to support strong planning, while board members are more likely to lean towards planning. Farmers are the strongest property advocates.

## Housing and Development

**Table 3 - Housing Issues by Group**

		Group				Total
		Board	Community	Farmer	Forum	
3. Speed of housing development	Too fast	37.5%	49.9%	47.5%	57.6%	49.9%
	Just right	50.0%	48.6%	42.4%	39.4%	47.8%
	Too slow	12.5%	1.4%	10.2%	3.0%	2.3%
4. Hamlet vs. scattered development	Hamlet development	62.5%	66.2%	83.7%	58.1%	66.9%
	Scattered development	37.5%	33.8%	16.3%	41.9%	33.1%

About half of the community thinks housing development has been too fast, with the other half feeling that it's about right. Board members are somewhat more likely to think it has been too slow.

There is strong support for hamlet development, with farmers showing the strongest support.

**Table 4 - Issues Being Talked About by Group**

		Group				Total
		Board	Community	Farmer	Forum	
5a. Lack of assisted living senior housing	Yes	12.5%	11.0%	10.5%	6.5%	10.8%
	No	87.5%	89.0%	89.5%	93.5%	89.2%
5b. High property taxes	Yes	62.5%	62.2%	77.6%	51.6%	62.9%
	No	37.5%	37.8%	22.4%	48.4%	37.1%
5c. Lack of services	Yes		18.4%	18.2%	21.2%	18.4%
	No	100.0%	81.6%	81.8%	78.8%	81.6%
5d. Loss of rural character	Yes	50.0%	49.3%	44.8%	63.6%	49.6%
	No	50.0%	50.7%	55.2%	36.4%	50.4%

There is relative consistency in the important topics in the community. Many people are talking about high taxes. About half are talking about the loss of rural character. Very few are talking about senior housing or a lack of services.

### Environment and Agriculture

**Table 5 - Support for Preservation Tools by Group**

		Group				Total
		Board	Community	Farmer	Forum	
6a. Stricter zoning regulations	Yes	75.0%	70.2%	50.0%	59.4%	68.2%
	No	25.0%	29.8%	50.0%	40.6%	31.8%
6b. Guidelines that move development from best soil	Yes	100.0%	87.1%	73.8%	76.5%	85.7%
	No		12.9%	26.2%	23.5%	14.3%
6c. Development compact lots	Yes	62.5%	59.6%	70.7%	50.0%	60.1%
	No	37.5%	40.4%	29.3%	50.0%	39.9%
6d. Program to allow higher density to preserve open space	Yes	62.5%	69.2%	71.9%	62.5%	69.1%
	No	37.5%	30.8%	28.1%	37.5%	30.9%
6e. Conservation easements	Yes	87.5%	81.4%	67.2%	78.8%	80.3%
	No	12.5%	18.6%	32.8%	21.2%	19.7%

There is generally strong support for each of these policy options. The strongest support is found for conservation easements and guidelines that move development away from prime soils. Farmers show the strong support for compact development but, ironically, the board and general community show stronger support for policies that move development away from prime soils.

**Table 6 - Important Natural Resources by Group**

		Group				Total
		Board	Community	Farmer	Forum	
7a. Variety of wildlife	Not checked	50.0%	57.7%	59.0%	65.7%	58.0%
	Checked	50.0%	42.3%	41.0%	34.3%	42.0%
7b. Dark night skies	Not checked	62.5%	54.3%	83.6%	57.1%	56.7%
	Checked	37.5%	45.7%	16.4%	42.9%	43.3%
7c. Long, open views / vistas	Not checked	50.0%	57.0%	73.8%	54.3%	58.0%
	Checked	50.0%	43.0%	26.2%	45.7%	42.0%
7d. Prairie restoration of the "Old Town Landfill"	Not checked	100.0%	90.7%	90.2%	94.3%	90.9%
	Checked		9.3%	9.8%	5.7%	9.1%



		Group				Total
		Board	Community	Farmer	Forum	
7e. Rich, productive soils	Not checked	12.5%	72.8%	31.1%	80.0%	69.5%
	Checked	87.5%	27.2%	68.9%	20.0%	30.5%
7f. Wooded areas	Not checked	87.5%	43.0%	45.9%	34.3%	43.3%
	Checked	12.5%	57.0%	54.1%	65.7%	56.7%
7g. Natural, undeveloped countryside	Not checked	50.0%	33.8%	45.9%	30.6%	34.7%
	Checked	50.0%	66.2%	54.1%	69.4%	65.3%
7h. Other	Not checked	87.5%	97.4%	85.2%	88.9%	96.0%
	Checked	12.5%	2.6%	14.8%	11.1%	4.0%

**Table 7 - Most Important Resource by Group**

		Group				Total
		Board	Community	Farmer	Forum	
8. Most important resource	Wildlife		9.3%	1.7%	5.7%	8.5%
	Dark night skies		7.2%		11.4%	6.8%
	Vistas		7.9%	5.1%	5.7%	7.6%
	Prairie restoration		.7%			.6%
	Soils	75.0%	17.2%	50.8%	14.3%	20.1%
	Wooded areas		15.2%	11.9%	14.3%	14.7%
	Countryside	25.0%	39.1%	16.9%	37.1%	37.3%
	Other		1.4%	6.8%	5.7%	1.9%
	None selected		1.9%	6.8%	5.7%	2.4%

The undeveloped countryside and wooded areas were most often checked as among the three most important natural resources in the Town. Farmers and board members were more likely to select soil as a resource and board members were significantly less likely than any other group to see wooded areas as a resource. The countryside was selected as the most important resource to protect by over a third of the community. Again, farmers and the board were more likely to select soils, making it the second most common choice.

## Parks

Table 8 - Park Issues by Group

		Group				Total
		Board	Community	Farmer	Forum	
9. Develop more parks?	Yes	50.0%	42.3%	16.9%	17.1%	39.4%
	No	50.0%	57.7%	83.1%	82.9%	60.6%
10. One large park or multiple smaller parks?	Single, large park	87.5%	59.0%	77.8%	41.9%	59.9%
	Multiple, small parks	12.5%	41.0%	22.2%	58.1%	40.1%

There is not strong support for the development of new parks in the Town. Interestingly, support is stronger (though still a minority) among the general community than for farmers or forum participants. A slim majority would prefer a single, large park to multiple, smaller ones.

## Utilities, Services & Economic Development

Table 9 - Satisfaction with Town Services by Group

		Group				Total
		Board	Community	Farmer	Forum	
11a. Trash removal	Very unsatisfied	12.5%	2.0%		3.0%	2.0%
	Somewhat unsatisfied		7.3%	1.6%	6.1%	6.7%
	Neutral		8.7%	16.4%		8.8%
	Somewhat satisfied	12.5%	25.4%	19.7%	24.2%	24.8%
	Very satisfied	75.0%	56.7%	62.3%	66.7%	57.7%
11b. Snow plowing	Very unsatisfied	12.5%	.7%		3.1%	.9%
	Somewhat unsatisfied		6.1%		6.3%	5.6%
	Neutral		8.8%	16.4%	21.9%	9.8%
	Somewhat satisfied	12.5%	32.4%	21.3%	21.9%	30.9%
	Very satisfied	75.0%	52.0%	62.3%	46.9%	52.8%
11c. Recycling	Very unsatisfied	12.5%	2.7%		2.9%	2.6%
	Somewhat unsatisfied		2.7%		2.9%	2.5%
	Neutral		12.0%	21.7%	5.9%	12.4%
	Somewhat satisfied	37.5%	28.0%	20.0%	35.3%	27.8%
	Very satisfied	50.0%	54.6%	58.3%	52.9%	54.8%
11d. Emergency medical services	Very unsatisfied	12.5%	6.1%	11.5%	6.1%	6.6%
	Somewhat unsatisfied	12.5%	6.8%	11.5%	21.2%	7.8%
	Neutral		42.6%	14.8%	36.4%	39.8%
	Somewhat satisfied	37.5%	20.9%	9.8%	18.2%	20.1%
	Very satisfied	37.5%	23.6%	52.5%	18.2%	25.7%
11e. Fire protection	Very unsatisfied	12.5%	2.7%	5.0%	3.0%	3.0%
	Somewhat unsatisfied		4.8%	1.7%	15.2%	4.9%
	Neutral		39.8%	11.7%	36.4%	37.1%
	Somewhat satisfied	25.0%	21.9%	16.7%	18.2%	21.4%
	Very satisfied	62.5%	30.8%	65.0%	27.3%	33.6%

		Group				Total
		Board	Community	Farmer	Forum	
<b>11f. Law enforcement / sheriff</b>	Very unsatisfied	12.5%	2.7%	1.7%	2.9%	2.7%
	Somewhat unsatisfied		6.1%	1.7%	11.8%	5.9%
	Neutral	12.5%	34.2%	33.3%	32.4%	33.9%
	Somewhat satisfied	37.5%	25.5%	20.0%	32.4%	25.5%
	Very satisfied	37.5%	31.5%	43.3%	20.6%	32.0%
<b>11g. Animal control</b>	Very unsatisfied	12.5%	4.1%	1.7%	11.8%	4.3%
	Somewhat unsatisfied	12.5%	4.1%	1.7%	11.8%	4.3%
	Neutral	25.0%	53.9%	37.3%	26.5%	51.3%
	Somewhat satisfied	12.5%	18.6%	27.1%	35.3%	19.9%
	Very satisfied	37.5%	19.3%	32.2%	14.7%	20.2%
<b>11h. Road maintenance</b>	Very unsatisfied	12.5%	2.7%	1.7%	6.3%	2.8%
	Somewhat unsatisfied		14.0%	1.7%	6.3%	12.7%
	Neutral		18.7%	21.7%	21.9%	18.8%
	Somewhat satisfied	25.0%	40.0%	36.7%	43.8%	39.7%
	Very satisfied	62.5%	24.7%	38.3%	21.9%	26.0%
<b>11i. Town government</b>	Very unsatisfied		1.4%	6.7%	5.9%	2.0%
	Somewhat unsatisfied	12.5%	9.4%	1.7%	11.8%	8.9%
	Neutral		31.9%	28.3%	26.5%	31.1%
	Somewhat satisfied	25.0%	33.3%	21.7%	35.3%	32.5%
	Very satisfied	62.5%	23.9%	41.7%	20.6%	25.5%

People are generally satisfied with Town services. The exceptions to this are for emergency medical services and animal control. Strongest satisfaction is found for trash removal, snow plowing, and recycling. Board members are generally more satisfied than other groups, though not by a tremendous amount. Farmers are significantly more satisfied with emergency medical service than other groups, while forum participants are less satisfied with road maintenance. Generally, differences are small and do not appear to be systematic.

Table 10 – Interest in Residential Street Lighting by Group

		Group				Total
		Board	Community	Farmer	Forum	
12a. Residential street lighting	Not at all interested	100.0%	72.0%	84.5%	85.7%	73.7%
	Only a little interested		14.0%	5.2%	14.3%	13.3%
	Somewhat interested		9.9%	5.2%		9.1%
	Very interested		4.1%	5.2%		3.9%
12b. Street lighting for intersections	Not at all interested	37.5%	40.0%	50.0%	67.6%	41.8%
	Only a little interested	50.0%	23.3%	17.2%	23.5%	23.1%
	Somewhat interested	12.5%	17.4%	22.4%	2.9%	17.1%
	Very interested		19.4%	10.3%	5.9%	18.0%
12c. Bike / pedestrian paths	Not at all interested	25.0%	41.2%	70.7%	45.7%	43.4%
	Only a little interested	37.5%	25.7%	15.5%	11.4%	24.5%
	Somewhat interested	25.0%	15.5%	12.1%	20.0%	15.5%
	Very interested	12.5%	17.6%	1.7%	22.9%	16.6%
12d. Tornado / warning sirens	Not at all interested	37.5%	27.3%	42.4%	52.8%	29.6%
	Only a little interested	37.5%	14.0%	15.3%	11.1%	14.2%
	Somewhat interested	25.0%	30.0%	22.0%	13.9%	28.6%
	Very interested		28.7%	20.3%	22.2%	27.5%
12e. Recreation area / ball park	Not at all interested		39.4%	66.7%	69.7%	42.1%
	Only a little interested	62.5%	31.4%	21.1%	21.2%	30.5%
	Somewhat interested	37.5%	16.7%	12.3%	6.1%	16.1%
	Very interested		12.6%		3.0%	11.2%

Generally, the community is not interested in additional services. The strongest interest was found for warning sirens – the only item for which over half the community said they were at least somewhat interested.

Table 11 - Should Business Park be Developed by Group

		Group				Total
		Board	Community	Farmer	Forum	
13. Develop business park?	Business park	100.0%	36.6%	56.1%	54.5%	39.5%
	No business park		63.4%	43.9%	45.5%	60.5%

There is little support for the development of a business park in the community. Interestingly, 100 percent of board members and a majority of forum participants and farmers support the idea, but the general community does not.

## Transportation

Table 12 - Safety Ratings for State, County, and Town Roads by Group

		Group				Total
		Board	Community	Farmer	Forum	
14a. Driving - state highways	Very unsafe		6.4%	11.1%	3.0%	6.5%
	Somewhat unsafe	37.5%	16.9%	22.2%	24.2%	17.8%
	Somewhat safe	50.0%	53.6%	53.7%	48.5%	53.3%
	Very safe	12.5%	23.2%	13.0%	24.2%	22.4%
14a. Driving - county highways	Very unsafe		5.4%	5.3%		5.1%
	Somewhat unsafe	12.5%	11.6%	17.5%	5.9%	11.8%
	Somewhat safe	50.0%	51.0%	43.9%	47.1%	50.3%
	Very safe	37.5%	32.0%	33.3%	47.1%	32.8%
14a. Driving - town roads	Very unsafe		.8%	1.8%	2.9%	.9%
	Somewhat unsafe		9.6%	16.4%	11.8%	10.1%
	Somewhat safe	37.5%	60.3%	45.5%	38.2%	57.9%
	Very safe	62.5%	29.4%	36.4%	47.1%	31.0%
14b. Biking - state highways	Very unsafe	100.0%	70.8%	74.3%	78.3%	71.6%
	Somewhat unsafe		16.7%		4.3%	14.9%
	Somewhat safe		9.4%	17.1%	8.7%	9.9%
	Very safe		3.1%	8.6%	8.7%	3.7%
14b. Biking - county highways	Very unsafe	25.0%	55.9%	50.0%	60.0%	55.5%
	Somewhat unsafe	25.0%	28.5%	20.6%	16.0%	27.4%
	Somewhat safe	50.0%	12.8%	20.6%	24.0%	14.1%
	Very safe		2.9%	8.8%		3.1%
14b. Biking - town roads	Very unsafe	25.0%	33.6%	16.7%	20.0%	31.7%
	Somewhat unsafe		23.2%	25.0%	16.0%	22.8%
	Somewhat safe	50.0%	33.6%	41.7%	56.0%	35.4%
	Very safe	25.0%	9.5%	16.7%	8.0%	10.1%
14c. Walking - state highways	Very unsafe	100.0%	67.6%	61.1%	65.2%	67.3%
	Somewhat unsafe		14.7%	11.1%	21.7%	14.6%
	Somewhat safe		12.5%	16.7%	8.7%	12.5%
	Very safe		5.3%	11.1%	4.3%	5.6%
14c. Walking - county highways	Very unsafe	16.7%	55.4%	51.4%	50.0%	54.5%
	Somewhat unsafe	33.3%	22.3%	16.2%	30.8%	22.4%
	Somewhat safe	33.3%	18.4%	16.2%	15.4%	18.3%
	Very safe	16.7%	3.9%	16.2%	3.8%	4.8%
14c. Walking - town roads	Very unsafe	20.0%	30.4%	11.8%	12.9%	28.1%
	Somewhat unsafe		23.1%	29.4%	25.8%	23.5%
	Somewhat safe	60.0%	34.4%	38.2%	48.4%	35.7%
	Very safe	20.0%	12.1%	20.6%	12.9%	12.8%

People feel safe driving on all roads in the Town, but feel unsafe biking or walking and jogging on the roads. Generally, Town roads are viewed as safer than County highways, which are seen as safer than State highways. Responses are fairly consistent between farmers, forum participants, and the community, while board member responses often times skew slightly towards the safer ratings – though not without exception.

**Table 13 - Support for Recreational Trails by Group**

		Group				Total
		Board	Community	Farmer	Forum	
<b>15. Develop trails?</b>	No trail is needed	25.0%	39.6%	63.3%	40.6%	41.3%
	The proposed trail is enough	50.0%	38.9%	31.7%	43.8%	38.6%
	More trails are needed	25.0%	21.5%	5.0%	15.6%	20.0%

Opinion is divided on the need for recreational trail, with nearly even numbers thinking no trail is needed or that the one proposed trail is enough. A significant minority, though, would like more trails. Farmers are most likely to think no trail is needed. Board members are more likely to support trails.

Table 14 – Interest in Park and Ride Lot by Group

		Group				Total
		Board	Community	Farmer	Forum	
16. How often would you use park and ride lot?	Every weekday	12.5%	.7%		2.9%	.9%
	Several times a week		.7%			.6%
	Once a week		2.7%			2.4%
	Less than once a week	12.5%	8.1%	1.7%	17.1%	8.1%
	Never	75.0%	87.8%	98.3%	80.0%	88.1%

There is very little support for a park and ride lot, with the vast majority claiming they would never use it.

### Demographics

Respondents were asked a number of questions about their tenure in the community, household composition, employment, age and income. The results were analyzed to give a picture of the community as well as to investigate any significant differences between important groups in the community.

### Tenure

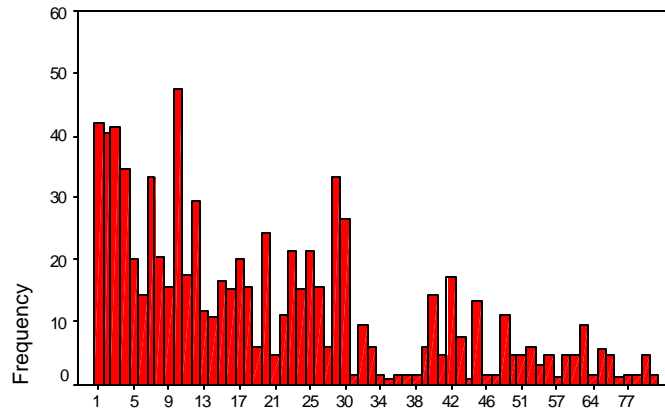
The length of tenure in the Town for respondents to the survey ranged from one to 87 years. The average tenure was over 20 years, and the mode (the most common response given by people) was only 10 years. Twenty-five percent of the community has lived in the Town seven years or less, while another 25 percent have lived in the Town for 28 or more years. Figure 1 provides a representation of the distribution of time in the Town.

Table 15 – Number of Years Living in the Town

Mean	20.50
Median	16.00
Mode	10
Minimum	1
Maximum	87

Figure 1 - Tenure in the Town

17. How many years in Town?



17. How many years in Town?

Cases weighted by WEIGHT

A comparison of the average tenure in the Town shows wide differences between community groups. Farmers had the highest average tenure, while participants in the forum were relative newcomers.

Table 16 – Average Number of Years Living in the Town by Group

Board	20.75
Community	19.17
Farmers	37.68
Forum	17.90

## Children

Most households in the Town have no children under 18 currently living there. The average number of children in each household is .63. While board members had fewer children living at home, on average, the other three community groups showed no significant difference.

Table 17 – Number of Children in Household

Mean	.63
------	-----



Figure 2 shows the distribution of children in the household for the whole community as projected from the survey results.

Figure 2 - Number of Children under 18

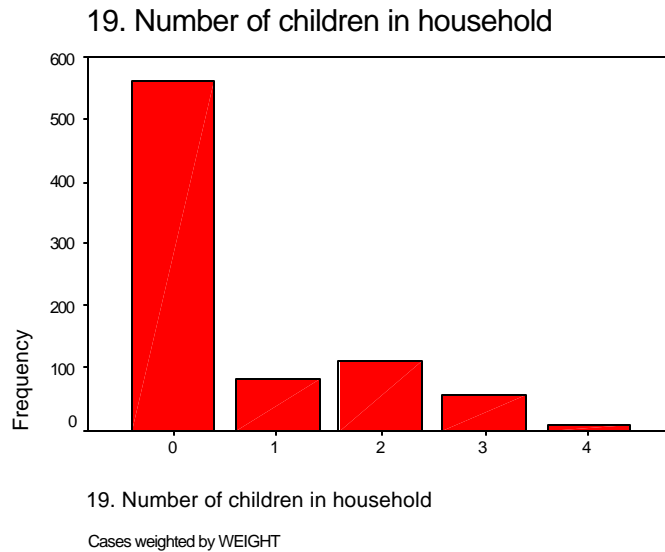


Table 18 - Average Number of Children per Household by Group

Board	.25
Community	.63
Farmers	.62
Forum	.68

## Age

Respondents were asked to report their birth year. From this, their age was calculated by subtracting that year from 2001. Respondents ranged from 25 to 88. The average age was 52. Twenty-five percent were 41 or younger and another 25 percent were 62 or older. Respondents were also coded into four age categories. Table 20 shows the distribution of ages as projected to the entire community. There were no significant age differences among the groups.

Table 19 - Respondent Age

Mean	52
Minimum	25
Maximum	88

Table 20 - Distribution by Age Category

Age Category	Valid Percent
18 to 34	10.0
35 to 49	40.2
50 to 64	29.8
65 and older	20.0

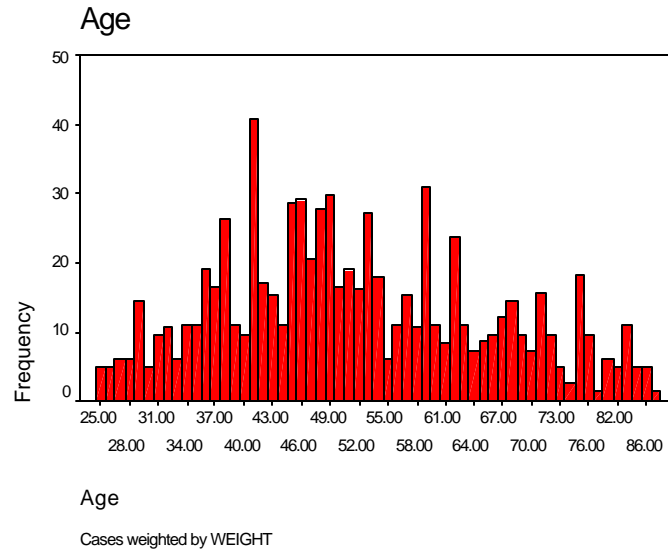


Table 21 - Average Age by Group

Board	58
Community	51
Farmers	55
Forum	50
Total	52

## Employment

Three-quarters of the respondents were employed at the time of the survey. On average, people drove 13 miles one-way to work. Half of the employed people drove more than 10 miles, a quarter drive five miles or less and another quarter drive 15 miles or more. About half of all employed Town resident work in the Metropolitan Madison area, while less than 10 percent work in the Town. Board members and forum participants are much more likely to work in Metro Madison than other groups.

Table 22 - Percent Employed

Not employed	23.4
Employed	76.6

Table 23 - Number of Miles Driven to Work One Way

Mean	13.03
Median	10.00
Mode	10

Table 24 - Where Employed by Group

		Group				Total
		Board	Community	Farmer	Forum	
21b. Where are you employed?	In the Town of Sun Prairie	20.0%	4.7%	34.9%	13.8%	7.5%
	In the City of Sun Prairie		24.4%	9.3%	3.4%	22.0%
	In Metro Madison	80.0%	52.3%	34.9%	79.3%	52.6%
	Elsewhere in Dane County		11.2%	14.0%	3.4%	10.9%
	Somewhere else		7.5%	7.0%		7.0%

## Income

Forty-percent of the households in the community make \$65,000 or more according to the survey. Board members and forum participants were likely to have a higher household income than average, while farmers were likely to earn less.

Table 25 - Income by Group

		Group				Total
		Board	Community	Farmer	Forum	
22. Income	Under \$35,000	12.5%	22.4%	32.1%	12.9%	22.6%
	\$35,000 to under \$45,000		12.8%	13.2%	12.9%	12.7%
	\$45,000 to under \$65,000	12.5%	24.7%	24.5%	22.6%	24.5%
	\$65,000 and above	75.0%	40.1%	30.2%	51.6%	40.2%

## APPENDIX E

### Town of Sun Prairie: Land Evaluation and Site Assessment System

#### A. Background

The Land Evaluation Site Assessment (LESA) system was developed by the US Department of Agriculture-Natural Resources Conservation Service (USDA-NRCS) in collaboration with land use planners from Arizona State University and Oregon State University. It is a numeric rating system for scoring sites to help in formulating policy or making land-use decisions on farmlands. The system is designed to take into account both soil quality and other factors affecting a site's importance for agriculture. Currently there are over 200 LESA systems being used in 26 states.

The Town of Sun Prairie LESA system was developed using soil types and other unique characteristics of the Town. The LESA system is an analytical tool not a farmland protection program. Its role is to provide the Town with systematic and objective procedures to rate and rank sites for agricultural importance in order to help the Plan Commission and Town Board make decisions regarding land use and farmland preservation.

The Land Evaluation (LE) component of the LESA system rates the soil-based qualities of the site for agricultural use. Factors used to determine the basic agricultural Land Evaluation for Dane County towns were developed by the NRCS in cooperation with the Dane County Land Conservation Department.

The Site Assessment (SA) factors are of three types: non-soil factors related to agricultural use of a site, factors related to development pressures, and other public values of a site.

SA factors that are part of the LESA system identify criteria other than soils that contribute to the quality of a site for agricultural use. The SA component includes social, economic, and geographic factors that affect land use decision making. The SA criteria are used with the LE criteria to determine which sites, if converted, would be least disruptive to the agricultural economy, assuming some agricultural land is needed for development. The SA factors are limited to the most easily quantified and related to agricultural use of the site.

#### B. The Land Evaluation Component

The three classifications used for the LE component are soil productivity ratings, land capability classes and important farmland classes. These land classification systems are based on interpretation of soil survey information. Table 1 (Attached) includes the values for each soils mapping unit (SMU) for each of the following factors:

1. *Soil Productivity Ratings* use the estimated yields for specific indicator crops. This factor uses the yield for both corn and alfalfa taken from the USDA-NRCS Wisconsin Technical Guide for Dane County. The soil productivity rating will be used to determine 45% of the LE rating.
2. *Land capability classification* identifies the relative degree of limitation for agricultural use inherent in the soil of a given area. The fewer the limitations, the more suitable the soil is for agriculture and the lower the costs of overcoming limitations. This factor of the evaluation uses only "drained" conditions for all soils in the Town, including "poorly" and "very poorly" drained soils. The land capability classification will be used to determine 45% of the LE rating.
3. *Important farmland classification* uses the national criteria for definition of prime farmland and unique farmland to provide a consistent basis for comparing state and local farmland with other areas

of the country. The important farmland classification will be used to determine 10% of the LE rating.

### C. Land Evaluation Groups

Town of Sun Prairie soils consists of 58 different soil mapping units. These soils have been placed in groups 1 through 8. Group 1 represents the best soils for crop production, and group 8 the poorest. The land evaluation group calculated for each soil mapping unit is listed in Table 1. Table 2 below shows the calculation ranges for each LE group:

**Table 2**

<b>LE Group</b>	<b>Final LE calculation Ranges</b>
Group 1	93-100
Group 2	85-92
Group 3	74-84
Group 4	59-73
Group 5	54-58
Group 6	40-53
Group 7	21-39
Group 8	0-20
Other	0

### D. Site Assessment

Site assessment rates non-soil factors affecting a site's relative importance for agricultural use. To assess the viability for continued farming, the area and shape of the entire land area being considered for development will be considered, not just the area that will be separated off.

1. Size of the site. A scale has been devised to recognize the typical size for the type of farming in this area. In evaluating a site the entire land under contiguous ownership at the time of the original application will be considered when determining the size of the site. A weighting factor of 35% will be used when determining the total SA score. The following scale will be used for determining the value of this factor.

<b>Size of Site</b>	<b>Score</b>
More than 75 acres	100
50 to 75 acres	80
30 to 50 acres	60
15 to 30 acres	40
5 to 15 acres	20
less than 5 acres	0

2. Compatibility with adjacent non-farm residences. Generally, adjacent non-farm residences are likely to be in conflict with surrounding agribusinesses. To provide ease of measurement all home sites adjacent to the site being evaluated that are zoned for residential use will be counted. A weighting factor of 35% will be used when determining the total SA score. The following scale will be used for determining the value of this factor.

<b>Number of Homesites</b>	<b>Score</b>
0 to 1 home site	100
2 to 3 home sites	80
4 to 5 home sites	60
6 to 7 home sites	40
8 to 9 home sites	20
10 or more home sites	0

3. Compatibility with non-farm residences located within 1/2 miles. The character of surrounding uses affects the ability of a farmer to change crops or conduct agricultural operations. For example, a rural residential development or village boundary within a one-quarter mile could impede a farmer from certain livestock operations, spraying activities, night operations, or moving equipment on the highway. Conversely, it could increase problems of trespass or dogs harassing livestock. To provide ease of measurement, all home sites zoned for residential use within a 1/2 mile radius of the center of the site being separated off from the rest of the parcel for development will be counted. A weighting factor of 15% will be used when determining the total SA score. The following scale will be used for determining the value of this factor.

<b>Number of Homesites</b>	<b>Score</b>
0 to 1 home site	100
2 to 3 home sites	80
4 to 5 home sites	60
6 to 7 home sites	40
8 to 9 home sites	20
10 or more home sites	0

4. Shape of the Site. Irregular shaped sites are inefficient to farm. To develop a scale for this factor the ratio of the perimeter of the site to its area is compared to the ratio of a 2:1 rectangle of the same area. For this evaluation the land area considered will be the remaining tillable portion of the land directly affected by the home site. Natural and manmade boundaries such as woodlands, waterways, wetlands and roads will be used to define this land area. Woodland and wetland areas will be determined using maps contained in this *Plan*. A weighting factor of 15% will be used when determining the total SA score. The following scale will be used for determining the value of this factor.

<b>Ratio</b>	<b>Score</b>
Less than 1.30	100
1.30 to 1.49	80
1.50 to 1.79	60
1.80 to 2.09	40
2.10 to 2.3	20
2.40 or more	0

#### **E. Making Land Use Decisions Using LE and SA Scores.**

The LE score is the primary factor in determining farmland viability.

1. No homes, driveways, or other structural non-farm uses may be placed on agricultural land with

soil mapping units that are in LE Groups 1, 2 or 3 as identified in Table 1. This does not prohibit development elsewhere on the proposed site. Suitability for the whole proposed development site will be determined based on steps 2 through 4 below.

2. If the LE score is over 73 for the proposed development site, then on average the soils fall into Groups 1-3, and development will not be allowed as proposed unless the site is within an area already designated for potential residential development in this *Plan*. Note, the SA does not need to be calculated for this proposal unless the exceptions are applied.

3. If the LE score is between 54 and 73 for the proposed development site, then on average the soils fall into Groups 4 and 5, and the development is in the “gray area.” The SA will be used to further evaluate the site’s suitability for development.

4. If the LE score is below 54 for the proposed development site, then on average, the soils fall into Groups 6, 7, or 8, and the development will be supported provided all other policies in this *Plan* are met.

5. If the SA score of a proposed development is over 80, with an LE score in the “gray area,” then the Town will oppose the development unless the site is within an area already designated for potential residential development in this *Plan*.

6. If the SA score of a proposed development is between 80 and 60, with an LE score in the “gray area,” then the Town will consider any other factors that detract or add to the site’s value to agriculture to assist in making a decision.

7. If the SA score of the proposed development is under 60, with an LE score in the “gray area,” then the Town will support development provided all other policies in the *Plan* are met.

**Table 1. Town of Sun Prairie Soils -- Ranked Alphabetically by SMU**

Land Evaluation using a combination of corn/alfalfa yield.

**DRAINED conditions for poorly and very poorly drained soils.**

Created 4/26/99. LE-drained.xls (max.corn/alfalfa yields: 160 and 5.8)

SMU	Soil Name	LE Factors		LE Groups	Acres
		Prime Farmland	corn/alfalfa	corn/alfalfa	
Ad	Adrian Muck	0	46	6	97.0
BaC2	Basco silt loam, 6 to 12% slopes, eroded	0	66	4	6.3
BbA	Batavia silt loam, gravely substratum, 0 to 2% slopes	1	99	1	42.2
BbB	Batavia silt loam, gravely substratum, 2 to 6% slopes	1	96	1	364.9
BbC2	Batavia silt loam, gravely substratum, 6 to 12% slopes, eroded	0	76	3	6.0
BoB	Boyer sandy loam, 2 to 6 % slopes	1	69	4	2.4
BoD2	Boyer sandy loam, 12 to 20 % slopes, eroded	0	41	6	41.0
Co	Colwood silt loam	1	65	4	306.9
DnB	Dodge silt loam, 2 to 6 % slopes	1	88	2	3447.3
DnC2	Dodge silt loam, 6 to 12 % slopes, eroded	0	68	4	363.9
DrD2	Dresden loam, 12 to 20 % slopes, eroded	0	57	5	8.7
DsB	Dresden silt loam, 2 to 6 % slopes	1	85	2	59.1
DsC2	Dresden silt loam, 6 to 12 % slopes, eroded	0	66	4	213.4
EfB	Elburn silt loam, 1 to 4 % slopes	1	97	1	664.4
Ev	Elvers silt loam	1	67	4	140.9
GwB	Griswald loam, 2 to 6 % slopes	1	86	2	44.9
GwC	Griswald loam, 6 to 12 % slopes	0	69	4	294.1
GwD2	Griswald loam, 12 to 20 % slopes eroded	0	58	5	17.8
HaA	Hayfield silt loam, 0 to 3 % slopes	1	82	3	6.3
Ho	Houghton muck	0	54	5	1489.7
KdB	Kidder loam, 2 to 6 % slopes	1	84	3	32.9
KdC2	Kidder loam, 6 to 12 % slopes, eroded	0	65	4	257.3
KdD2	Kidder loam, 12 to 20 % slopes, eroded	0	55	5	192.5
KeB	Kegonsa silt loam, 2 to 6 % slopes	1	89	2	336.3
KrD2	Kidder soils, 10 to 20 % slopes, eroded	0	55	5	33.4
KrE2	Kidder soils, 20 to 35 % slopes, eroded	0	14	8	71.9
Mc	Marshan silt loam	1	61	5	142.0
MdB	McHenry silt loam, 2 to 6 % slopes	1	88	2	319.3
MdC2	McHenry silt loam, 6 to 12 % slopes	0	75	3	1416.1
MdD2	McHenry silt loam, 12 to 20 % slopes, eroded	0	59	5	69.3
MhC2	Military loam, 6 to 12 % slopes, eroded	0	60	5	36.7
Os	Orion silt loam, wet	1	77	3	296.6
Ot	Otter silt loam	1	71	4	314.2
Pa	Palms muck	0	52	6	601.6
PeC2	Pecatonica silt loam, 6 to 12 % slopes, eroded	0	69	4	9.8
PnA	Plano silt loam 0 to 2 % slopes	1	100	1	316.8
PnB	Plano silt loam 2 to 6 % slopes	1	97	1	1454.2
PnC2	Plano silt loam 6 to 12 % slopes, eroded	0	77	3	9.8
PoA	Plano silt loam, gravely substratum, 0 to 2 % slopes	1	99	1	4.4
RaA	Radford silt loam, 0 to 3 % slopes	1	91	2	417.3
RnB	Ringwood silt loam, 2 to 6 % slopes, eroded	1	90	2	907.4
RnC2	Ringwood silt loam, 6 to 12 % slopes, eroded	0	71	4	147.0
RoC2	Rockton silt loam, 6 to 12 % slopes, eroded	0	67	4	2.1
RpE	Rodman sandy loam, 12 to 35 % slopes	0	5	8	1.6



SaA	Sable silty clay loam, 0 to 3 % slopes	1	73	4	1585.8
ScA	St. Charles silt loam, 0 to 2 % slopes	1	97	1	301.6
ScB	St. Charles silt loam, 2 to 6 % slopes	1	94	1	3012.6
ScC2	St. Charles silt loam, 6 to 12 % slopes, eroded	0	75	3	10.9
ScD2	St. Charles silt loam, 12 to 20 % slopes, eroded	0	66	4	10.3
SfB2	Salter silt loam, 2 to 6 % slopes, eroded	1	83	3	62.5
ShA	Salter sandy loam, wet variant, 0 to 3 % slopes	1	82	3	13.3
TrB	Troxel silt loam, 1 to 3 % slopes	1	94	1	206.3
VrB	Virgil silt loam, 1 to 4 % slopes	1	96	1	1309.2
VwA	Virgil silt loam, gravelly substratum, 0 to 3 % slopes	1	96	1	143.4
Wa	Wacousta silty clay loam	1	61	5	825.2
WxB	Whalan silt loam, 2 to 6 % slopes	1	83	3	32.5
WxC2	Whalan silt loam, 6 to 12 % slopes, eroded	0	64	4	23.2
WxD2	Whalan silt loam, 12 to 20 % slopes, eroded	0	54	5	7.8
Cu	Cut and fill				192.1
Gp	Gravel pit				86.9
Ma	Made land				4.6
W	Water				1.3
	Total				22837.2

## APPENDIX F

### Definitions

The following definitions apply in the Town of Sun Prairie *Comprehensive Plan*:

**Buildable Parcel** A parcel of land which is available for development.

**Certified Survey Map** A map of land division, not a subdivision, prepared in accordance with section 236.34 of Wis. Stats., and in full compliance with the applicable provisions of the Dane County Land Division and Subdivision Regulations. A certified survey map has the same legal force and effect as a subdivision plat, except that a certified survey map is used to create four or fewer lots.

**Conditional Zoning** Restrictions limiting permitted uses in a zoning district. Such restrictions shall be related to the objectives of the Town land use plan or county zoning ordinance. In order to make such restrictions enforceable the conditions may read as deed restrictions on a subject property.

**Conservation Design** Site design that incorporates conservation measures such as on-site tree preservation, concentrating homes on a limited percentage of the site, preserving/restoring natural areas and open space, and reducing the amount of impervious cover.

**Conservation Easement** A holder's non-possessory interest in real property imposing any limitation or affirmative obligation the purpose of which includes retaining or protecting natural, scenic or open space values of real property, assuring the availability of real property for agricultural, forest, recreational or open space use, protecting natural resources, maintaining or enhancing air or water quality, preserving a burial site, as defined in s.157.70(1)(b), or preserving the historical, architectural, archaeological or cultural aspects of real property. (Section 700.40(1)(a), Wis. Stats.)

**Contiguous** Lots or parcels shall be considered as contiguous for purposes of land use policies if they share a common boundary for a distance of at least 66 feet. Land divided by a public road; navigable waterway or a private drive shall be considered contiguous.

**Contiguous Single Ownership** All land under single ownership as of September 11, 1982 that is contiguous.

**Deed Restriction** Legal restriction documents that serve to limit the use of real property usually to maintain or enhance the value and quality of the land and surroundings. (1) To limit the range of permitted uses on property. (2) To inform land owners and potential land buyers

when a property's development potential has been exhausted based on current Town land use policy or county restrictions. When a *deed restriction* is placed on a property as an agreement between the local municipality and the property owner, the restrictions can be removed at a later time if and when the pertinent Town policies change. A landowner may petition to have a *deed restriction* terminated or amended, or may seek to rezone restricted property which, if approved, would serve to nullify the existing restrictions. The Town Board must approve changes to *deed restrictions*.

**Detention** The storage and slow release of stormwater following a precipitation event by means of an excavation pond, enclosure depression, or tank. Detention is used for pollution removal, stormwater storage, and peak flow reduction.

**Develop** Means change to any use other than exclusive agricultural (A-1) use.

**Developer** An individual, corporation, business trust, limited liability company, partnership or 2 or more persons who submits a proposal to develop land in the Town of Sun Prairie, which changes land use from exclusive agricultural use.

**Development** The planning, application for and construction or reconstruction of any buildings, facilities, utilities or earth structures in the Town of Sun Prairie.

**Exclusive Agricultural Zoning** The purposes of A-1 Exclusive Agricultural zoning are to: preserve productive agricultural land for food and fiber production; preserve productive farmland by preventing land use conflicts between incompatible uses and controlling public service costs; maintain a viable agricultural base to support agricultural processing and service industries; prevent conflicts between incompatible uses; reduce costs for providing services to scattered non-farm uses; pace and shape urban growth; implement the provisions of the County agricultural plan when adopted and periodically revise and comply with the provisions of the Farmland Preservation Law to permit eligible landowners to receive tax credits under section 71.09(11) of Wis. Stats.

**Extraterritorial Jurisdiction** The unincorporated area within 3 miles of the corporate limits of a city or one and one-half miles of the corporate limits of a village if the city or village has exercised extraterritorial powers for land division review.

**Farm** One or more parcels of land on which farming operations are conducted by a farmer as defined herein.

**Farmer** An individual, corporation, business trust, limited liability company, partnership or 2 or more persons operating a farm of 35 acres or more which produced gross farm products of not less than \$6,000 in the most recent tax year, or which, during the preceding 3 years produced \$18,000 in gross farm products. (USDA)

**Farming or Agricultural Use** Beekeeping; commercial feedlots; dairying; egg production; floriculture; fish or fur farming; forest and game management; grazing; livestock raising; orchards; plant greenhouses and nurseries; poultry raising; raising of grain, hay; mint and seed crops; raising of fruits, nuts and berries; sod farming; placing land in federal conservation programs; and vegetable farming.

**Floodplain** That land which has been or may be hereafter covered by floodwater during a regional flood. The floodplain includes both the floodway and flood fringe. Floodplains are classified as 25-, 50-, and 100-year floodplains by the US Department of Housing and Urban Development (HUD).

**GIS** Geographic information system. A database of digital information and data on land-use, land cover, ecology and other geographic attributes that can be overlaid, statistically analyzed, mathematically manipulated and graphically displayed using maps, charts and graphs.

**Land Division** A division of a parcel of land where the act of division creates less than 5 lots, parcels or building sites of thirty-five acres each or less in area. A land division shall not create more than four lots in any five-year period. Also, changing the boundaries of one or more parcels of land, including divisions, consolidations and lot line adjustments.

**Legal Hardship** A unique and extreme inability to conform to the provisions of a zoning ordinance due to physical conditions which are not solely related to economic loss or gain. An applicant must prove a legal hardship to be granted a variance from the terms of a zoning ordinance.

**Lot (or Lot of Record)** A single parcel of land occupied or intended to be occupied by one (1) building and its accessory buildings and uses. A lot may be designated through a subdivision plat, certified survey map, or described as a parcel of single ownership in a conveyance recorded in the Dane County Office of the Register of Deeds. No land included in any street, road, highway, or railroad right-of-way shall be included when computing area.

**Non-conforming use** A use, or structure, that lawfully existed prior to the adoption of a zoning ordinance or ordinance amendment, but which does not meet the standards of the current zoning ordinance.

**Parcel** Contiguous lands under single ownership.

**Plat** A map or drawing on which a developer's plan for a land division of 5 or more lots is presented to the Town for approval.

**Prairie** A plant community dominated by diversity of perennial herbaceous plants growing between a majority of grasses and forming a dry flammable turf in autumn. Prairie communities are categorized by soil conditions into dry (sandy or shallow hilltop soils), mesic (medium

wetness) and wet prairie (poorly drained soils). Often characterized by very deep-rooted plants, prairie vegetation also consists of shallow-rooted species, some with widely spreading root systems.

**Preliminary Plat** The preliminary plat map, certified survey map (CSM), drawing, or chart indicating the proposed layout of a land division to be submitted to the Plan Commission and Town Board for their preliminary consideration as to compliance with the Town of Sun Prairie *Comprehensive Plan* and Town Ordinances along with required supporting data, prior to initiation of the final plat.

**Prime Farmland** Land best suited for producing food, feed, forage, fiber, and crops, and also is available for these uses. It has the soil quality, growing season, and moisture supply needed to produce sustained high yields of crops economically when treated and managed, including water management, according to modern farming methods. (USDA definition)

**Rain Garden** A micro-garden planted in a lawn that receives the runoff from roofs or impervious areas. The small garden area is typically depressed and planted with species that are adapted to increased water absorption.

**Single Ownership** Land that is in single ownership may include any land singly owned by one individual, jointly owned by a married couple, or owned by a partnership or corporation in which the individual is a member.

**Site** A proposed development area.

**Spot Zoning** An area of a parcel of land that has been rezoned to allow a specific use, such as towers, on a larger parcel, but does not create a separate parcel.

**Strip Development** The development of a series of commercial or residential land uses generally one lot deep along a road or highway, with each use usually requiring a separate access road.

**Subdivision** A division of a parcel of land where the act of division creates either five or more lots, parcels, or building sites by a single division, or five or more lots, parcels, or building sites by successive divisions within a period of five years.

**Substandard Lot** A lot, the dimensions of which, although fully conforming when created, now in whole or in part, meets less than existing requirements for the zoning district in which located.

**Substandard Parcel** A parcel in the A-1 Exclusive zoning district that was less than 35 acres as of September 11, 1982.

**Urban Service Area** An area where a municipality provides, or plans to provide, urban services which generally include, public water supply and distribution systems, sanitary

sewerage systems, higher level of police protection, solid waste collection, urban drainage facilities and streets with curbs and gutters, street lighting, mass transit and neighborhood facilities such as parks and schools.

**Variance** An action which authorizes the use of a parcel or construction or maintenance of a building in a manner inconsistent with the standards of a zoning ordinance. Approval of a variance is a power of the Town Board/Plan Commission or the Board of Adjustments. A variance may only be granted in cases of a legal hardship due to special conditions unique to the property, and when the purpose of the ordinance is not violated.

**Wetland** Land areas where water is at, near, or above the land surface long enough to be capable of supporting aquatic or hydrophytic vegetation and which have soils indicative of wet condition. Dane County regulates development in all wetlands of two acres or more. State and federal rules govern the filling of all wetlands.

**Watershed** The land area, or catchments, that contributes water to a specific river or body of water. All the rain or snow that falls within this area flows to the rivers or bodies of water as surface runoff or is absorbed as groundwater.

**Zoning** The division of land into districts for the purpose of imposing limitations on the land use in those districts in the interest of public health, safety and welfare of the Community.