

# Land Use

# 9

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## INTRODUCTION

The Land Use element integrates ideas explored in the other comprehensive planning elements to help make decisions about future community development. It is intended to provide guidance for the future development and redevelopment of public and private property. Specifically, the purpose of this element is to promote the efficient, sustainable use of land by coordinating the size and location of future public facilities with the location and intensity of future residential, commercial, industrial, institutional and recreational development. The Land Use element, in cooperation with the other planning elements, sets up a framework to help identify land for schools, parks, business parks and other community facilities. Accompanied with the Transportation element, the Land Use element suggests locations for future transportation facilities to best accommodate future and present traffic demand. The Land Use element is also a factor used to determine where sanitary sewer and municipal water lines should be constructed and how large they must be to serve forecasted urban growth.

This element provides guidance for the most logical and efficient long-range land use pattern in the community. This enables the City to encourage development on sites with lower, long-term municipal costs, adequate future transportation facilities and suitable land conditions for urban development. It also enables the City to protect the most appropriate future development sites from premature development. Recommendations for preserving and improving community character are provided along with guidelines for land use efficiency and compatibility, architectural and site design, streetscape and gateway treatment, land use mix, street pattern, and neighborhood form and function to accommodate vehicular and pedestrian circulation for residents, business, and visitors.

In short, the Land Use element is intended to show in generalized form, where urban development is desired to occur during the planning period and describes the type of land use recommended for various areas of the City and its environs.

Goals, objectives, policies, recommendations, and maps were created based on public input and background information of existing conditions presented in Volume 1. Population projections over the next twenty years, the location of existing and planned utility service areas and streets, environmental constraints, approved development that is ready for construction, and public input provide the basis for future land use designations, density and intensity of development. Existing City plans, Dane County plans and area community plans were also used as resources. Volume 2 of the Land Use element provides specific guidance to meet anticipated needs over this twenty-year period, with more general direction for the future beyond this planning horizon.

## PUBLIC INPUT

Opportunities for public input regarding land use included working with a citizen steering committee, a household survey, an open house, a sub-group of a city economic development business roundtable session, and a land use workshop. A summary of the major results and issues from these sources are included in this chapter. Full results from the various methods of public input are located in Appendices C through F.

## STEERING COMMITTEE ISSUE IDENTIFICATION

At the beginning of the planning process, the Steering Committee completed a SWOT exercise to identify what they perceived to be the strengths, weaknesses, opportunities, and threats in the community. This exercise helped to identify some of the issues to be addressed in the plan.

From a land use standpoint, the Steering Committee identified the Westside development, Business Park development, and “room-to-grow”, as strengths. Weaknesses included the school system having trouble keeping up with growth, very fast growth, unbalanced growth within the city, too much residential development compared to commercial and industrial, too many apartments, lack of some retail types, lack of office development, historic patchwork development, lack of commitment to downtown residential neighborhoods, and not enough mix of housing cost, types, etc.

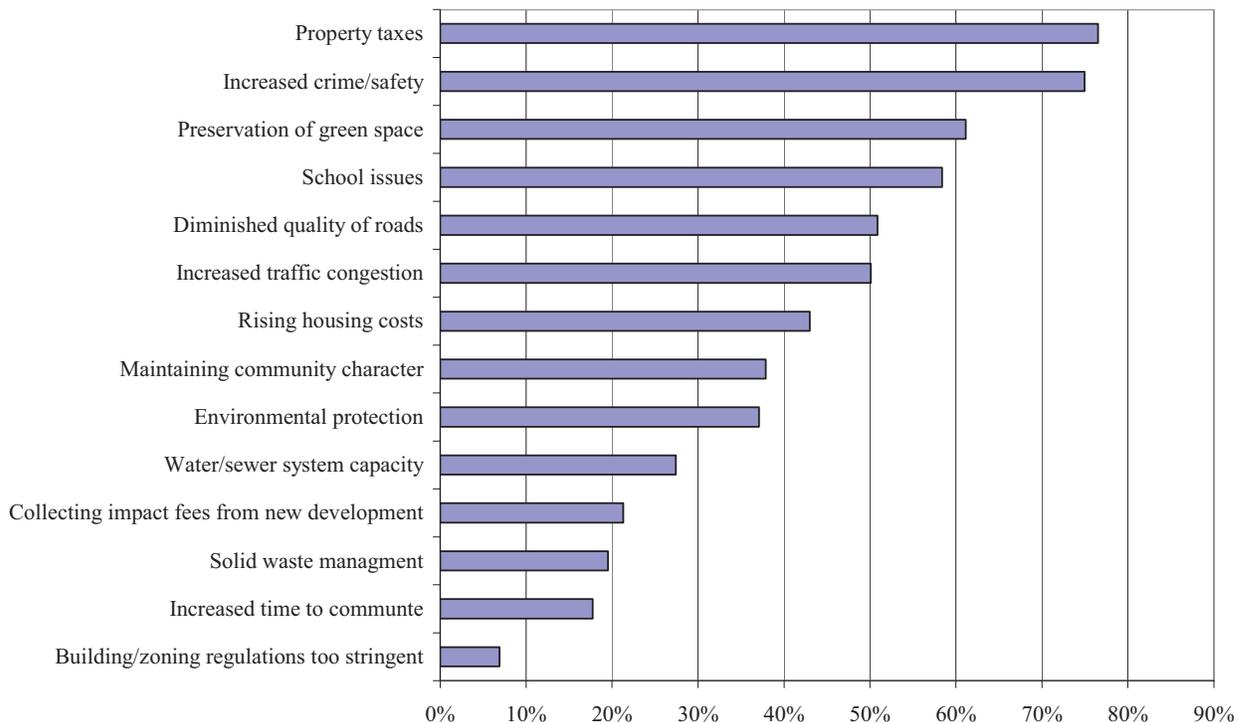
The Steering Committee also recognized many land use opportunities for the community. These included development of CTH C/Grand Avenue and Reiner Road (Westside opportunity), redevelopment of the existing Main Street corridor if done well, growth/enhancement of shopping opportunities, making Linnerud Drive more inviting as an entrance into downtown, continuation of mixed-use growth, keeping the level of parks and recreation facilities up with the level of growth, and continuation of diverse types of housing development. Threats identified with respect to land use included developer influence on the decision-making process, decay of older housing areas, the development of too many apartments verses single-family homes, keeping up with rapid population growth, the West Main Street Corridor Plan if not properly implemented, too much emphasis on growth, growth becoming too rapid for the volunteer fire department to maintain the current level of service, and the possibility of gated communities and segregated neighborhoods.

## HOUSEHOLD SURVEY

A household survey was conducted as part of the planning process. Survey respondents stated concerns about the rate of population growth in the City with over sixty percent identifying this as an issue. Top concerns (over 75 percent) related to City growth were an increase in property taxes and crime rate. There was some concern about the character of recent development, with a third of respondents marking that they are not satisfied. Over 75 percent felt more cooperation is needed between neighboring local governments and communities. Only twelve percent felt the City was too restrictive in guiding where new development occurs with 46 percent having a neutral position on this topic. A strong majority, three out of four respondents, felt that commercial building design standards, especially in highly visible areas, are important for promoting a positive community image. Survey results for other land use concerns about growth are listed in Figure 9-1.

Respondents were also asked to list what they felt were desirable characteristics of a neighborhood. Appearance and aesthetics were rated as the top characteristic, followed by parks and recreation, the presence of sidewalks for safety and convenience (including recreational trails/paths and open space), and low traffic on streets. Safety was also listed as a desirable characteristic – referring to low crime rate and fire and EMS services.

**FIGURE 9-1**  
**LAND USE CONCERNS ABOUT CITY GROWTH - HOUSEHOLD SURVEY RESULTS**



Source: City of Sun Prairie Community Planning Survey Report, Survey Research Center, June 2008

## OPEN HOUSE

A public open house was held in July 2008 to gather ideas and opinions from the public related to many of the required plan elements. Major themes that came from the household survey results were expanded on and more input was collected around these themes. Land use questions at the open house focused on collecting input related to neighborhood character and residential density. The exercise was designed to survey participants about what neighborhood amenities, land use mix and types, and building and site designs, are most desired. Existing neighborhoods within the City with known residential densities were also presented and questions were asked to better understand the density level residents prefer. Even though the number of participants was relatively small, the input provided is useful in helping to create policies to guide development standards for future neighborhoods. A summary of public input given at the open house that relates to land use is provided below. A full compilation of the results can be found in Appendix E.

### Neighborhood Character Exercise

Open house participants selected neighborhood photos that they preferred for each land use category, including commercial, multi-family, and single-family uses. Buildings with more architectural detail and more durable materials (i.e. brick) were favored along with landscaped sites and walkable streets for all land use categories. A mix of land uses was preferred for the commercial and multi-family use neighborhoods over those neighborhoods with separated land uses. For the single-family neighborhoods, participants were split on land use mix and density preference.

### Residential Density Exercise

Open house participants were split on whether future development in Sun Prairie should continue to provide the same variety of residential density currently provided. There were comments about limiting the number of new multi-family housing, however there were also comments about providing for a mix of land uses and housing types to keep neighborhoods vibrant. Responses included a varied preference for residential density ranging from three units per acre to over nine units per acre. The average net density of all responses given was 4.9 units per acre, however as noted above, open house participants represented a very small sample of the Sun Prairie population and more input is needed to draw any representative conclusions for policy development.

## ECONOMIC DEVELOPMENT BUSINESS ROUNDTABLE

The Sun Prairie Economic Development Council hosted a business roundtable event in March 2008. One of the small group activities included a discussion of comprehensive plan issues. The event was targeted toward business professionals in the community. Participants provided a range of comments generally related to multi-family housing, the Main Street corridor, retail shopping, downtown, and community character.

Sun Prairie was viewed as providing a variety of housing choices. There was concern over the number of multi-family housing units being constructed. Incentives to update and rehabilitate older apartment neighborhoods were suggested as a way to improve less desirable areas. Importance was placed on improving and updating Main Street as a gateway and major business corridor in Sun Prairie. The appearance of Main Street and downtown was viewed as important for business success. Landscaping and other amenities were cited as defining the street and making it more inviting. Design guidelines were considered a way to improve commercial and multi-family areas as long as they were not too onerous. Incentives, such as tax increment financing (TIF), were stated as tools to help promote redevelopment, and to increase the

potential to purchase non-conforming properties when they become available. Participants desired more retail uses in the City such as national restaurants (not fast food), convenience and value stores, and clothing stores. Preservation of the unique hometown feeling of Sun Prairie and local community events were noted as important to the community identity. A summary of all topic sections discussed at the roundtable event is included in Appendix N.



## LAND USE WORKSHOP

A land use workshop was held in June of 2009 to collect public input on topics specific to land use. The session provided an additional opportunity to understand what types of land uses and neighborhoods people would like to see in the future. The focus of the event was on land uses and neighborhood character for future development areas of the City. Input was provided on an individual basis through a questionnaire and survey, and through group discussion and general consensus as part of a neighborhood design exercise.

Based on the design preference survey, clear direction was provided by participants regarding desired character of commercial and multi-family use neighborhoods. However, results for the preferred character of lower-density neighborhoods were mixed, with about half of all participants preferring photographs representing a walkable, mixed-use neighborhood environment with slightly higher densities, and the other half preferring only single-family residential uses within the neighborhoods and lower densities. Similar results came out of the July 2008 open house.

These findings were again validated in the neighborhood design and land use group exercise. As a group, participants preferred future neighborhoods within the City to consist of a mix of conventional, traditional, conservation, and hybrid neighborhood types. Pedestrian and bicycle-friendly characteristics were important, regardless of what neighborhood type was desired.

Based on public input provided at the land use workshop, input given at the open house, responses to the household survey, building permit trends over the past several years, and comments from the Comprehensive Plan Steering Committee, a mix of neighborhood and housing types for single-family residential land use was identified as clearly important. By providing a variety of neighborhood types more choices will be offered for people with varied interests. Information collected at the public workshop is located in Appendix F. Detailed conceptual plans for future growth areas of the City that incorporate land use workshop participant input are illustrated in Maps 9-8 through 9-10.

## TRENDS SUMMARY

- 1 The rate of growth in Sun Prairie has been one of the highest in Wisconsin, with a 26.7% increase in population from 2000 to 2008. Household survey respondents indicated concerns about the fast-paced growth and stated issues with increased property taxes, crime rate, and traffic; rising housing costs; and a strain on schools as a result of growing too fast.
- 2 In recent decades, single-family residential construction in the City has been occurring predominantly on the west and northwest sides of the City with limited growth occurring toward the east and southeast.
- 3 There has been an increase in the amount of condominium development in the community. In 1998, there were approximately 338 condominium units in the City, and in 2008 there were 967. Condominiums are also making up an increased percentage of the City's housing stock (4.4% in 1998 and 8.0% in 2008). Although the condominium market is down at the present time, this trend is expected to continue throughout the planning period.
- 4 There has been a continuing decline in the number of persons per household. In 2000, there were 2.56 persons per household. The Wisconsin Department of Administration projects that this number will decline to 2.44 by the year 2030.
- 5 In recent years, some developers have developed larger sites with a mix of single-family, multi-family, and neighborhood commercial uses in a single development to serve different segments of the population. In Sun Prairie, such neighborhoods fall into two general categories, traditional neighborhood development (TND) and hybrid neighborhoods (combination of TND and conventional). This pattern of development, characterized by smaller lots and more efficient use of land, has occurred in part due to higher land costs and local and regional policies aimed at more efficient use of land.
- 6 Several commercial sites throughout the City have redeveloped as uses change and buildings age. This is most evident in the downtown area where a major revitalization effort has been undertaken. There are several other areas in the City that may be candidates for similar redevelopment activity, including the W. Main Street Corridor.
- 7 Commercial development in the community has expanded beyond the downtown core and has developed along the length of W. Main Street and into the Westside Neighborhood. There is some concern over the amount of land designated for commercial development and Sun Prairie's capacity to support this level of commercial uses with the current and projected population.
- 8 The downtown business district has changed over time from the main commercial core of the community to a specialty retail and entertainment district. Most recently, restaurants have become a big part of downtown. Revitalization efforts have focused on creating an "urban village" surrounding downtown to help support businesses on Main Street.
- 9 Since the mid-1980's, the majority of the light-manufacturing land uses have located in the Sun Prairie Business Park in a planned setting. There is limited space in the City for other industrial/storage uses interested in locating within the City.

- 10 The majority of the heavy industrial land uses have remained concentrated along Linnerud Drive and the Canadian Pacific Railroad corridor on the south side of the community. This area is fully developed and additional lands are needed to accommodate the expansion of this use. The City has taken steps to initiate development of a new industrial park east of the Water Pollution Control Facility on Bailey Road.
- 11 From 1990 to 2007, single-family homes, as a percentage of the overall housing stock in Sun Prairie, decreased from about 62% to 56%, while multi-family homes increased as a percentage.
- 12 The size of single-family lots has decreased in area over recent decades. This is due to an increase in land and development costs, and an awareness to use land more efficiently.
- 13 Multi-family and commercial lot areas have increased in size over time. Some influences contributing to this change include the desire for more vehicle parking for commercial uses and an increase in land needed to meet stormwater management requirements, which are generally provided on-site for commercial and multi-family uses.
- 14 Since 1970, commercial and industrial land use has increased as a percentage of total developed land area within the City while residential land use has fluctuated slightly but has remained mostly constant. The increase in commercial and industrial land use could be due to a normal cycle of bringing land use into balance with needs and demands of the community, or it could be influenced by a reduction in residential lot sizes and an increase in commercial lot sizes over this time period. The increase in land area needed for stormwater management facilities and increased parking ratios on commercial lots could also be a factor for an increase in commercial lot sizes.
- 15 Office land uses in the City have not kept up with other land use development over time.
- 16 There has been an increased demand for sustainable practices and green construction in new development.
- 17 Neighborhood parks were developed as part of new residential development in the past. Now the trend is to build larger community parks to meet the park needs of the increasing population. The City and school district have also developed shared playground and park facilities. These trends have occurred to make maintenance of the facilities more efficient and cost effective.
- 18 More land is needed for institutional facilities as the City grows. Due to higher parking needs, and larger facilities, these uses take up more land than in the past. Examples of such uses that require larger sites include schools, city facilities, and religious institutions.

## ISSUES AND OPPORTUNITIES

- 1 The Sun Prairie Urban Service Area boundary does not yet include all of the immediate and short-to-mid term City growth areas. Neighborhood plans or small area plans will need to be created or amended to incorporate these lands before they can be served by sanitary sewer.
- 2 Key pieces of infrastructure are needed to connect outlying neighborhoods with the rest of the City, particularly on the Westside. Examples include the connection of W. Main Street from CTH C to the Weybridge/Wyndham Hills neighborhood, connecting existing trail gaps along STH 19 and south of Hoepker Road, and providing looped water service to the Providence subdivision.
- 3 Some neighborhoods in the City have been developed in a sustainable manner by including a mix of residential dwelling unit types with convenient access to schools, parks and open space, and strategically located neighborhood commercial centers.
- 4 The identification of appropriately scaled and located commercial development to serve existing and planned neighborhoods on the east side of the City is needed.
- 5 There is a lack of land to accommodate urban industrial and heavy industrial businesses in the City that are not a good fit for the business park.
- 6 An appropriate balance between single-family dwelling units, duplex and multi-family units is needed in each neighborhood.
- 7 An appropriate mix of residential, commercial, and industrial land use is needed. Input from the public indicates that there may be too much residential.
- 8 City efforts toward strengthening and enhancing the central business district through the implementation of its Downtown revitalization plans have been successful, however implementation is not complete yet.
- 9 Locations for planned commercial development that will serve the existing developed residential areas as well as the proposed residential development areas are needed.
- 10 It is important to achieve a sustainable balance between new commercial development at the edge of the community and existing commercial development in the City in order to prevent widespread vacancies resulting from businesses moving from existing commercial areas to newly developing areas.
- 11 Lands need to be protected to ensure their availability for the future expansion of the Sun Prairie Business Park.
- 12 An interchange at US 151 and CTH V V, connecting to an extended Egge Road east from N. Bristol Street, if pursued, would improve access to the business park and open opportunities along the CTH V V corridor over the long term.
- 13 Access to lands south of W. Main Street and McCoy Road is a problem and transportation improvements are needed. This is a potential redevelopment area in the near future.
- 14 The community needs to recognize the opportunities and constraints of its existing freight rail line, and consider the possibility of its use as a regional commuter rail line or high-speed rail line and the impact that either of these changes would have on future development patterns in the city.

- 15 It is important to achieve very high quality development at key entry corridors into the community, such as along US 151, STH 19, CTH C and CTH N, and along the W. Main Street Corridor as lands redevelop. Land uses in the Westside neighborhood and along W. Main Street should project a positive visual image of the community.
- 16 Several existing residential uses along Main Street are zoned Urban Commercial (UC). This creates problems for the property owners, since residential uses are not allowed within that zoning district, with the exception of commercial apartments accessory to a commercial use. If an existing “legally non-conforming” residential building were to be destroyed or damaged by more than fifty percent of the assessed value then it could not be reconstructed or repaired on the site.
- 17 The City has few commercial and multi-family building design guidelines in place. Based on public input, some level of design related building standards would be supported.
- 18 Some existing neighborhoods are limited with regard to walkability.
- 19 A bicycle/pedestrian trail system that will link residential areas with parks, schools, and other destinations, and that is planned to be part of a larger regional and citywide trail system, is needed.
- 20 Although funding and approval of the proposed stormwater/wetland enhancement project on the former Yelk property (located along the Koshkonong Creek, south of the railroad tracks and west of S. Bird Street), have been challenging, opportunities still exist to utilize this resource if the City continues to pursue these improvements on the site.
- 21 The lack of adequate stormwater management in older neighborhoods is creating problems for present day residents, and poorly located residential areas on lands with poor soils and high groundwater are also problematic. It will be important to work to address existing problems to the extent feasible, while making use of available resources in the future to avoid such problems as new neighborhoods are developed.
- 22 Accommodating planned City growth north to Egge Road is a challenge in terms of sanitary sewer capacity. Lift stations will be necessary to accommodate growth in this area, and densities may need to be limited. A major investment in the Far East Side Sewer Interceptor or a major expansion of an existing interceptor will likely be needed to serve the long-term expansion of the business park.
- 23 Permanent greenspace areas between Madison and Sun Prairie have been reduced from the original agreed to extent. There could be a potential threat that this area is further reduced in the future.
- 24 The Token Creek Watershed is a sensitive natural resource that could be impacted as northern and western portions of the City develop.
- 25 Analysis of historical ground water levels to determine land suitability for buildings with basements has not been adequately considered in the past as part of development review. This is evidenced in existing neighborhoods with frequent occurrences of groundwater leaking into basements.
- 26 Patrick Marsh and the lands surrounding it are unique natural resources that should be protected and enhanced.

- 27 Based on household survey results and other public input exercises, many residents feel that growth in Sun Prairie has occurred too fast. The pace of growth has slowed significantly since much of this input was provided; nonetheless it was and may still be a concern.
- 28 Overzoning of land for commercial uses, which can lead to an oversupply of land available for business than the population served can support, is a concern. This results in lower expectations and rents, lower quality development, less desirable businesses, and a reduced desirability of an area.
- 29 Approximately 3,975 residential units have been granted zoning approval but have not yet been constructed as of an inventory completed in December of 2007. This represents enough housing supply to provide homes for an estimated 7,900 future residents. If the population increases at the rate projected, the approved housing units would provide enough housing for over ten years worth of residential growth. The oversupply of approved residential development has led to several issues in a number of active development projects in the City. With the high number of vacant lots, several but not all properties are falling behind on maintenance, creating problems for neighbors and City enforcement, property tax bills are overdue, and neighborhood improvements are not being completed in some subdivisions in a timely fashion. It also frames the question for why new residential development should be approved until approved developments are substantially built out?

## ANALYSIS

This section is included to explain some of the major factors used to develop the Land Use element. This analysis, together with public input and background research of Volume 1, was used to arrive at the land use policies, recommendations, and future land use mapping contained in this chapter. The major factors included in this section are listed below:

- Residential Development Phasing Program
- Sewer Interceptor and Liftstation Locations
- Annexations and Attachments
- Redevelopment Areas/Sites
- Approved Residential Units Yet To Be Constructed
- Neighborhood Character
- Residential Density
- Soil Suitability for Development
- Urban Design



## RESIDENTIAL DEVELOPMENT PHASING PROGRAM

The Residential Development Phasing program was adopted on September 8, 2004 to manage the number of new housing units being added to the community annually. The intent of the program is to protect the public health and welfare by ensuring that growth does not outpace the City's ability to provide services, does not overextend the ability of staff to adequately and thoroughly review development plans and the installation of streets and other public infrastructure, and to ensure that the City can meet future needs for expanding public facilities such as schools, parks and recreation facilities, water pollution control facilities, and public safety facilities. This program was originally adopted as a component to the Master Plan 2020 and is now incorporated herein as a component of this Comprehensive Plan. It is designed to be coordinated with the Residential Development Staging Plan Map and other policies contained in this Comprehensive Plan. The success of the phasing program has been limited due to slower development years and the ability to carry residential units over from year to year.

## SEWER INTERCEPTOR AND LIFTSTATION LOCATIONS

The City of Sun Prairie Interceptor and Lift Station Map (Map 9-1) is intended to assist with the identification of future development areas based on the ability of the City to provide sanitary sewer service to potential development lands. This section summarizes the sanitary sewer facilities that currently exist in future growth areas, as well as those facilities that will be needed before certain areas can be developed.

### Westside Neighborhood

The Westside Neighborhood was identified in the Master Plan 2020 as the City's primary growth area, and as such the City made several investments in infrastructure to support development on the Westside, including sanitary sewer infrastructure.

The West Side Sewer Interceptor serves the portion of this neighborhood lying east of CTH C, as well as several existing subdivisions located to the north of STH 19. Remaining development lands located within this interceptor sewer service area are generally bound by CTH C on the west, STH 19 on the north, Thompson Road on the east, and the railroad tracks on the south. A portion of the Smith's Crossing subdivision is to be served by this interceptor.

The Far West Side Sewer Interceptor serves the western part of this neighborhood, generally bound by STH 19 on the north, Rattman Road on the west, CTH C on the east, and Hoepker Road and lands owned by the City of Madison on the south. Undeveloped lands west of Rattman Road that are designated as future Sun Prairie attachment areas within the Burke, DeForest, Sun Prairie, Madison Cooperative Plan could be serviced by this interceptor. Existing unsewered development located north of STH 19 is not planned to be served by this interceptor, although this area is now designated as a future Sun Prairie attachment area and could someday be in need of such services. Future improvements and/or expansion of services in this area may be needed in order to provide service to these properties north of STH 19.

At the southeast corner of the Westside Neighborhood, on lands known as the McCoy farm, further study is needed to determine the best means of providing sanitary sewer service. There are several options available, including connection into the West Side Sewer Interceptor. The Walker Way Minor Interceptor is currently at capacity, but improvements upstream may free up capacity to serve some or all of the McCoy farm. The sanitary sewer main extended north on Clarmar Drive to service the Scenic Point subdivision may also be an option. These options should be studied at the time that this property is proposed for development to determine the best course of action.

### Reiner Road/O'Keeffe Avenue Planning Area

This area will be served by the Far West Side Interceptor. Further study is needed to determine how best to extend services into the area. Sanitary sewer lines located within the O'Keeffe Avenue right-of-way will likely be able to serve a portion of this planning area, and extending sanitary sewer from the east in Smith's Crossing is also a possibility. These lands are not yet within the City's Urban Service Area.

### Northside Planning Area

This planning area is split into two sanitary service areas. A portion of the lands located west of Bird Street, including the Token Creek Conservancy Estates plat and areas to the west of this plat, can be served by the West Side Interceptor via the Shonas Highlands lift station. Residential density will be limited in this area due to available capacity in the lift station and stormwater infiltration requirements along Token Creek. The balance of the lands west of Bird Street, and most lands east of Bird Street within this planning area, will be served through the Bristol Street interceptor. There is an existing lift station within the Creekview Crossing subdivision that has been sized to accommodate most of the lands located east of Bird Street. Remaining lands west of Bird Street that cannot be served through the Shonas Highlands lift station will need to be served by a new lift station in this area that will pump to the Creekview Crossing area. The portion of this planning area located west of Bird Street, not including the Token Creek Conservancy Estates plat, is not yet within the City's Urban Service Area.

### Near Eastside Planning Area

The entire Near Eastside planning area can be served by the Near East Side Interceptor. The interceptor currently extends west and south of the high school and east into the Meadow Crossing subdivision. It will need to be extended to the east and northeast to serve future development in this area. The existing portion of this interceptor was funded by the developers of the Meadow Crossing subdivision, who are eligible to recapture some of the installation costs as additional lands are developed within an identified recapture area. The extension of the Near East Side Interceptor will eliminate two sewage pumping stations (the Uplands and Blooming Meadow's lift stations). Portions of this planning area are not yet within the City's Urban Service Area. There are also lands to the south of the Near Eastside planning area that could be serviced by this interceptor through the use of lift stations in the future.

### Sun Prairie Business Park

The Sun Prairie Business Park is currently served by two lift stations that pump to the Bristol Street Interceptor, and will likely be able to accommodate the expansion of the Park for some time unless heavy users of sewer capacity are introduced. If capacity becomes a concern over time, the City will have to study whether adding capacity along the route of the existing Bristol Street interceptor is feasible, or whether installation of the Far East Interceptor is the best option.

### Area West of Patrick Marsh

In the Master Plan 2020, it was noted that if development were to be located within this area, one regional sewage pumping station could service the entire area, including the area currently served by the Patrick Marsh Sewage Pumping Station and the Columbus Court Sewage Pumping Station, allowing removal of these existing lift stations. There are two interceptor sewers that could serve this area. The likely choice would be the Woodview Drive Interceptor since that opportunity would be lost if its reserve capacity were not used for this area. The Master Plan 2020 further stated that depending on the type and density of development in this area, all of the area may not be able to flow through the Woodview Drive Interceptor. In this updated Comprehensive Plan, most of the undeveloped area west of Patrick Marsh and south of US 151 is planned to remain in open space, since much of this area is low and subject to standing water in the spring and after large rain events. However, upland portions of the property closer to Stone Quarry Road are planned for either business park uses or open space. If the area remains as open space it will not need sewer service, but if portions of this land are developed, options for providing sanitary sewer service should be studied to determine the best alternative. This decision should take into account not only the cost of installation, but also the long term operating costs for the City and capacity issues in the City's sanitary sewer system.

### Future Neighborhood Planning Area (Beyond 2030)

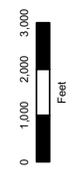
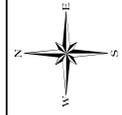
The Far East Side Interceptor area, delineated on Map 9-1, represents a long-term future development area, likely well beyond 2030. This interceptor will most likely be connected directly to the Water Pollution Control Facility. The Far East Side Sewer Interceptor can serve the illustrated area by gravity, but could also serve a much larger area with sewage pumping stations. This interceptor could service the expansion of the business park and other development near the planned interchange at CTH V V with one large sewage pumping station. While a portion of the Far East Side Interceptor could be installed in the short range to service planned industrial uses near the Water Pollution Control Facility, it is recommended that the City wait as long as possible before extending this interceptor due to the amount of undeveloped lands that currently exist within the City's other interceptor service areas.



# Sanitary Sewer and Lift Station Map

## Legend

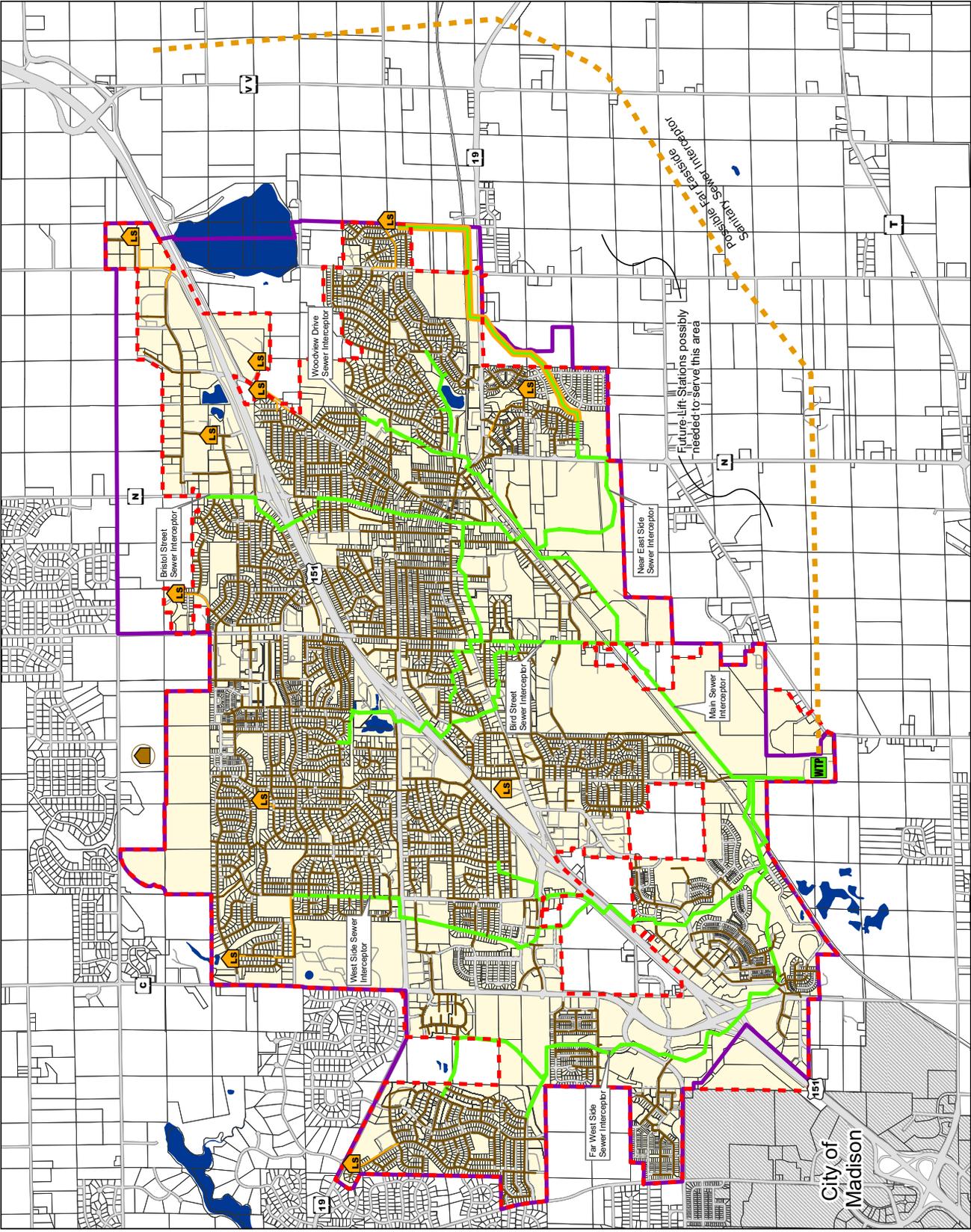
-  Existing Lift Station
-  Future Lift Station
-  Future Interceptor Extension
-  Existing Interceptor Sewer
-  Existing Force Main
-  Existing Sewer Main
-  City Limit
-  Urban Service Area



Notes:

Source: City of Sun Prairie

Date Adopted: November 3, 2009



## ANNEXATIONS AND ATTACHMENTS

Through time, the City land area will grow through annexation of lands currently outside of the City. Annexation should occur prior to urban development to ensure that the development is provided with city services. This will help to ensure efficient land use patterns thereby controlling the consumption of land. The City only provides access to municipal utility systems to lands that are located within the corporate limits to help protect future growth areas of the City from premature development in unincorporated lands. The City continues to seek cooperative planning with neighboring jurisdictions in an effort to achieve more efficient land use development patterns and reduce intergovernmental boundary conflicts.

The most common method used to annex lands is through a petition filed by the property owner(s) requesting that their lands be incorporated into the City. When all owners of land within a petition area are part of the request it is called a voluntary annexation petition and the process is fairly simple. However, it is also possible for communities to annex land involuntarily. Annexations require review by the Plan Commission and a three-quarter majority vote of the Common Council for adoption.

Within the Burke, DeForest, Sun Prairie and Madison Cooperative Plan (Cooperative Plan) area, a streamlined process has been established to accomplish the annexation of property called an “attachment.” The process for attachment is less complicated than for annexation. Since all affected communities have already agreed which lands will become part of each community, an extensive review process is not necessary. Under the Cooperative Plan, any lands that are not attached to the respective community by October 27, 2036 will automatically be attached on that date. Policies for evaluating annexations and attachments are included in the policies and recommendations section of this chapter.

## REDEVELOPMENT AREAS/SITES

Areas within the City where opportunities for redevelopment exist are identified on Map 9-7. Redevelopment sites include properties that are located within redevelopment tax increment financing (TIF) districts, and include areas or properties that are underutilized, where blighted buildings exist, or where a change of use would be more compatible with adjacent properties or would make better use of the land. This plan places an emphasis on redevelopment of underutilized lands within the City rather than focusing exclusively on greenfield development at the edge of the City.

## APPROVED RESIDENTIAL UNITS YET TO BE CONSTRUCTED

The Wisconsin Department of Administration projects that the City's population is expected to reach 40,948 by 2030, an increase of 15,138 people over the 2008 estimated population. At the time of adoption of this plan, there were a substantial number (3,975) of approved dwelling units yet to be constructed in at least eighteen active developments in the city. The Land Use element has accounted for these approved residential units. These units are expected to house about 7,900 future residents, meaning that housing for approximately 7,300 additional people would need to be planned for in new growth areas or in redevelopment areas if the state's projections are realized. This equates to approximately 3,400 additional residences, assuming a 65% single-family and 35% multi-family housing ratio (per the housing policy) for new neighborhoods and the 2030 estimated number of people per household size for each residential type (2.39 for single-family and 1.64 for multi-family).

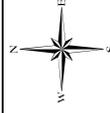
Map 9-2 shows the location of vacant lots within the City, based on the January 1, 2008 land use inventory. Vacant lots include both residential and non-residential land uses, differentiated by color. For vacant residential lots, the map shows where approved, but yet to be constructed, residential units will be added as the population grows. Additional projected population will need to be located within redevelopment sites where new housing will be incorporated, and in areas outside the already developed or approved areas.



# City of Sun Prairie Vacant Land January 1, 2008

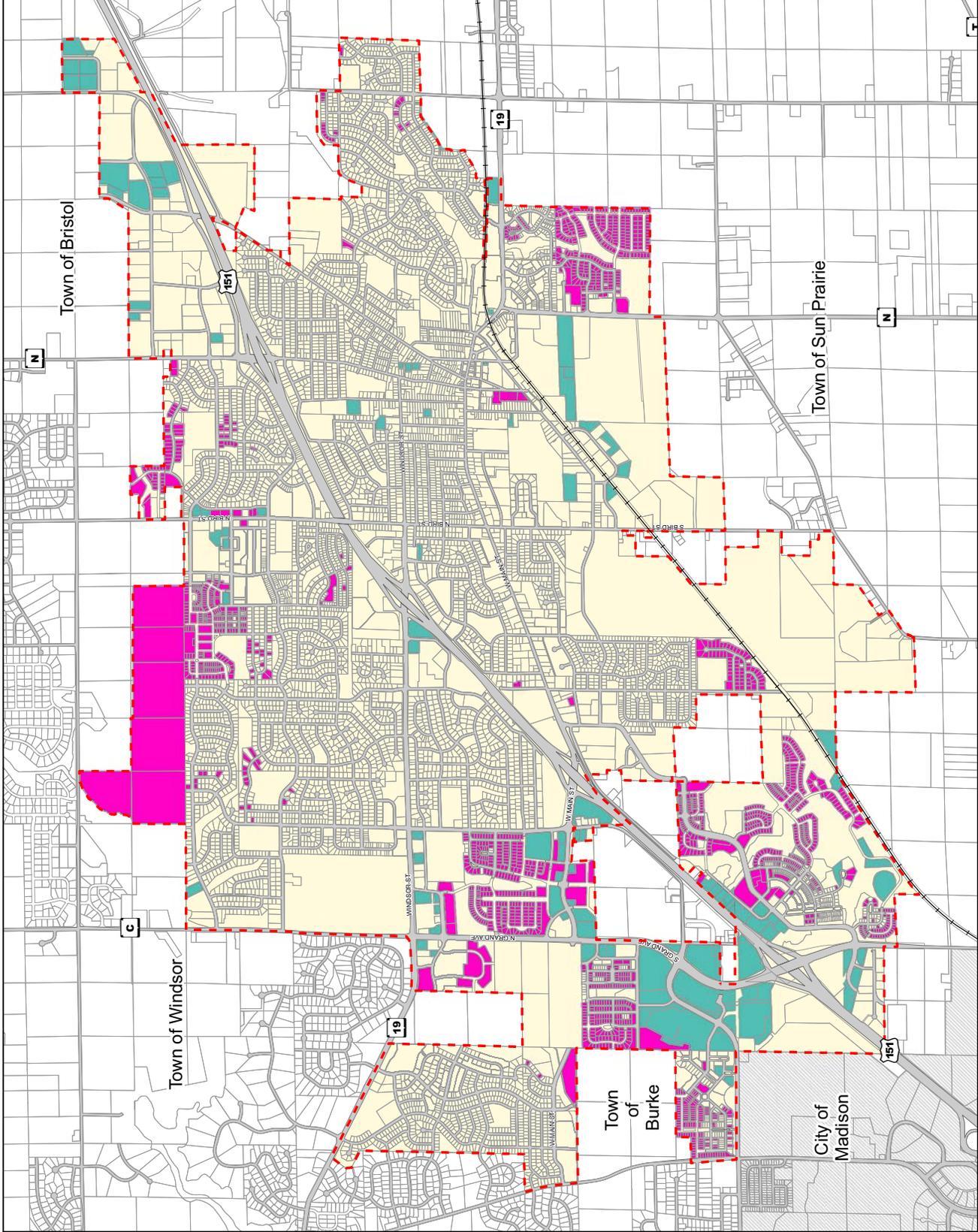
### Legend

-  Vacant Residential Lots
-  Vacant Non-residential Lots
-  Railway
-  City Limit



Notes: Map created using the Dane County 2005 Land Use Map, 2007 aerial photo, 2008 parcel base map, City of Sun Prairie building permit and zoning approval data, and field verification through 2007. Vacant lands do not include parks and open space.

Source: City of Sun Prairie, Dane County Community Analysis & Planning Division  
Date Adopted: November 3, 2009



## NEIGHBORHOOD CHARACTER

In the Land Use chapter of Volume 1, an explanation of different neighborhood development types is provided. The section summarizes traditional neighborhood, conventional neighborhood, and hybrid neighborhood characteristics. People choose to live, work, shop, and spend time in a neighborhood based on various factors and characteristics of neighborhoods.

In large part, the character of a neighborhood is affected by the placement of buildings, landscaping, and other objects, lot sizes, land uses, architecture, street and site design, density and intensity. Some neighborhoods are designed at a pedestrian-scale with a more compact form, defined street edge, and a mix of uses, including neighborhood-scale retail. Others are more spread out with separate uses. In most cases existing neighborhoods were built over time and evolved into places that people like or dislike today. Often, neighborhoods created in the past that are most desirable cannot be built today due to current development standards in place. These neighborhoods were created with a mix of land uses and were laid out in a manner that met the needs of people using the neighborhood. Land uses were secondary to convenient access and function. The traditional neighborhood development (TND) concept used in Sun Prairie, and in other parts of the country, is an attempt to create new neighborhoods that replicate the charm and character of older neighborhoods with safe pedestrian mobility and accommodation for modern needs such as vehicle use.

Sun Prairie offers a variety of neighborhood types. Through public input provided at the land use workshop, open house, and through the household survey, interest in all housing types and neighborhoods was shown, suggesting that the City should continue to offer a variety of housing and neighborhood development types in the City.



## RESIDENTIAL DENSITY

A sampling of Sun Prairie neighborhoods and their estimated density in dwelling units per acre is shown in Table 9-2. Both net density and gross density are presented to illustrate different characteristics of each neighborhood. Gross density is calculated by taking the total number of residential units within a neighborhood and dividing it by the total area within the neighborhood. Net density is calculated by dividing the total number of residential units by land area that is used for residential activity. Since different neighborhoods have varying areas of open space, environmental features, commercial uses, churches, schools, streets, stormwater areas, parks, and other non-residential land uses within them, net density is a more consistent measure to use as a comparison between neighborhoods. Both density types are provided in Table 9-2 for informational purposes.

Sun Prairie is projected to grow substantially over the next twenty years, and the density of new residential development will in large part affect how much land will be necessary to accommodate this growth. Lower-density residential development will use more land than higher-density development.

To accommodate the projected 3,400 additional housing units, Table 9-1 lists the estimated city expansion area that would be needed to provide such housing. These figures represent gross acreage, which includes land area needed for residential use plus an additional 33% to serve as a general estimate of area needed for streets and other non-residential uses typically part of a neighborhood (i.e. parks, stormwater areas, schools, churches, etc). The estimates take into account the substantial number of already approved residential units that have yet to be constructed in the City.

**TABLE 9-1**

### ESTIMATED CITY EXPANSION AREA REQUIRED TO ACCOMMODATE 3,400 ADDITIONAL HOUSING UNITS

Residential Density (Units Per Gross Acre)	Estimated City Expansion Gross Acres (Land Needed for Residential Uses + 33% for Streets and Other Non-residential Uses)
7	646
6	754
5	904
4	1,131
3	1,507

Figures 9-2 through 9-7, on the following pages, provide graphic examples of how much additional land area would be needed to house the projected population of Sun Prairie in the year 2030. As shown, roughly 43% more development land area would be necessary to accommodate development at a gross density of three residential units per acre compared to seven units per acre. Approximately 376 additional acres is needed to develop neighborhoods at a gross density of three residential units per acre versus four units per acre; 227 additional acres is needed for four units per acre versus five; 150 additional acres for five units per acre versus six; and 108 additional acres for six units per acre versus seven.

TABLE 9-2

## ESTIMATED NET AND GROSS RESIDENTIAL DENSITY FOR VARIOUS NEIGHBORHOODS

Neighborhood	Total Units	Residential Land Use Area within Plat*	Net Residential Density	Gross Plat Area	Gross Residential Density**	Est. Year Approved
Westwynde/Westwynde II	500	165.46	3.02	245.00	2.04	1990/1993
Carriage Hill East	83	26.07	3.18	33.00	2.52	1968
Memorial Heights	152	45.30	3.36	61.25	2.48	1961
Hill Crest Park	47	13.26	3.54	15.84	2.97	1941
Cardinal Crest	92	25.00	3.68	35.00	2.63	1990
Gardens at Willowbrook	133	34.80	3.82	54.54	2.44	2001
Blooming Meadows	141	35.74	3.95	50.90	2.77	1999
Stonehaven Terrace	113	28.18	4.01	48.85	2.31	1986
Sunset Add./Strasburg Add./Chase-Feuling	166	35.02	4.74	47.23	3.51	1947/1948
Prairie Enterprises 2nd Add.	255	53.66	4.75	75.58	3.37	1978
Wyndham Hills	774	138.16	5.60	242.62	3.19	1998
Golden Meadows	270	48.03	5.62	80.00	3.38	2006
Weybridge	356	61.99	5.74	103.66	3.43	2001
The Uplands	143	17.56	8.14	38.55	3.71	2001
Liberty Square	680	78.86	8.62	140.00	4.86	2002
Providence	460	52.08	8.83	84.97	5.41	2002
West Prairie Village	1122	118.50	9.47	210.30	5.34	2006
Smith's Crossing	1598	162.49	9.83	455.69	3.51	2002
Hamilton Place	240	16.08	14.93	16.08	14.93	1965
Prairie Fields	178	11.09	16.05	12.60	14.13	2000
Downtown Redevelopment (Cannery Square and Market Street)	294	12.92	22.76	18.56	15.84	2003/2007

## Notes:

\* Net residential density is derived by dividing the total number of residential units within the subdivision by on that land area utilized for residential use within the plat, excluding street right-of-way, non-residential uses (i. e. schools, churches, commercial, institutional), open space, and parks.

\*\* Gross residential density is calculated by dividing the total number of residential units within the subdivision by the total land area within the plat.

FIGURE 9-2: DWELLING UNITS PER ACRE: 7 (646 ACRES)

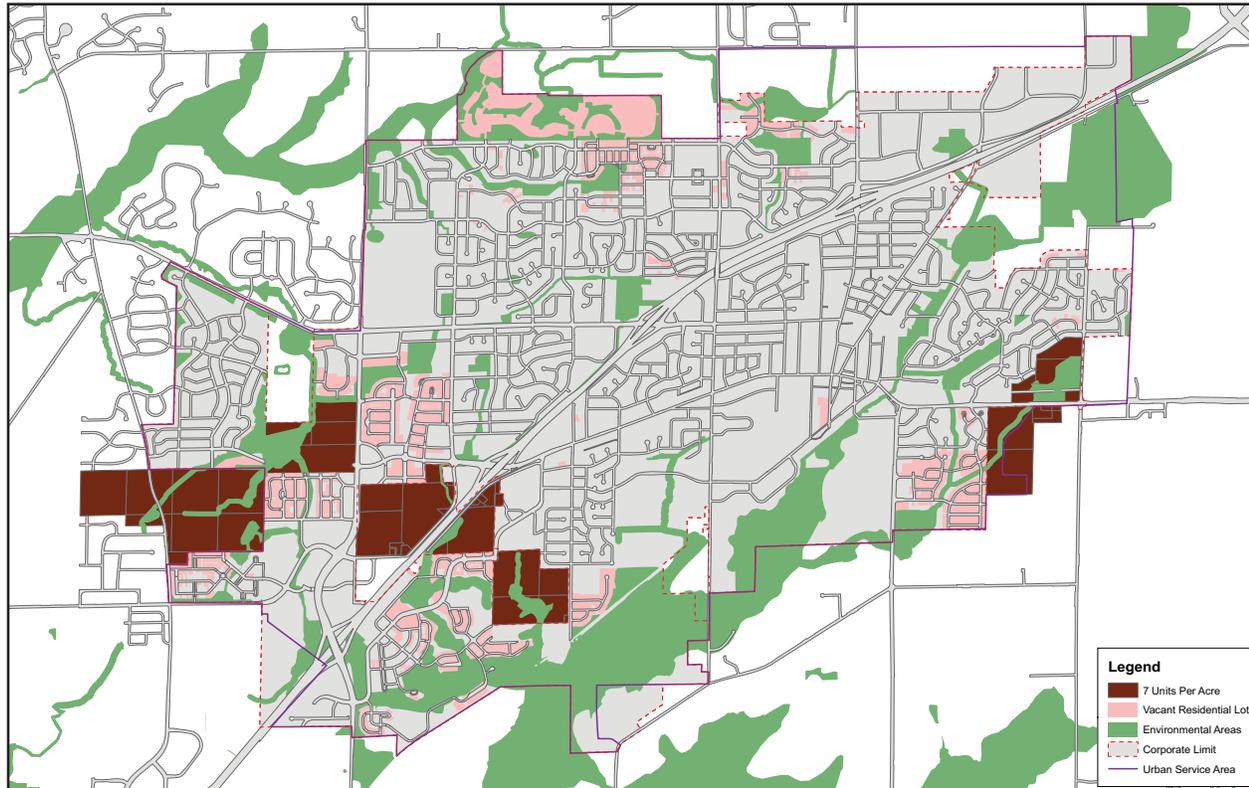


FIGURE 9-3: DWELLING UNITS PER ACRE: 6 (754 ACRES)

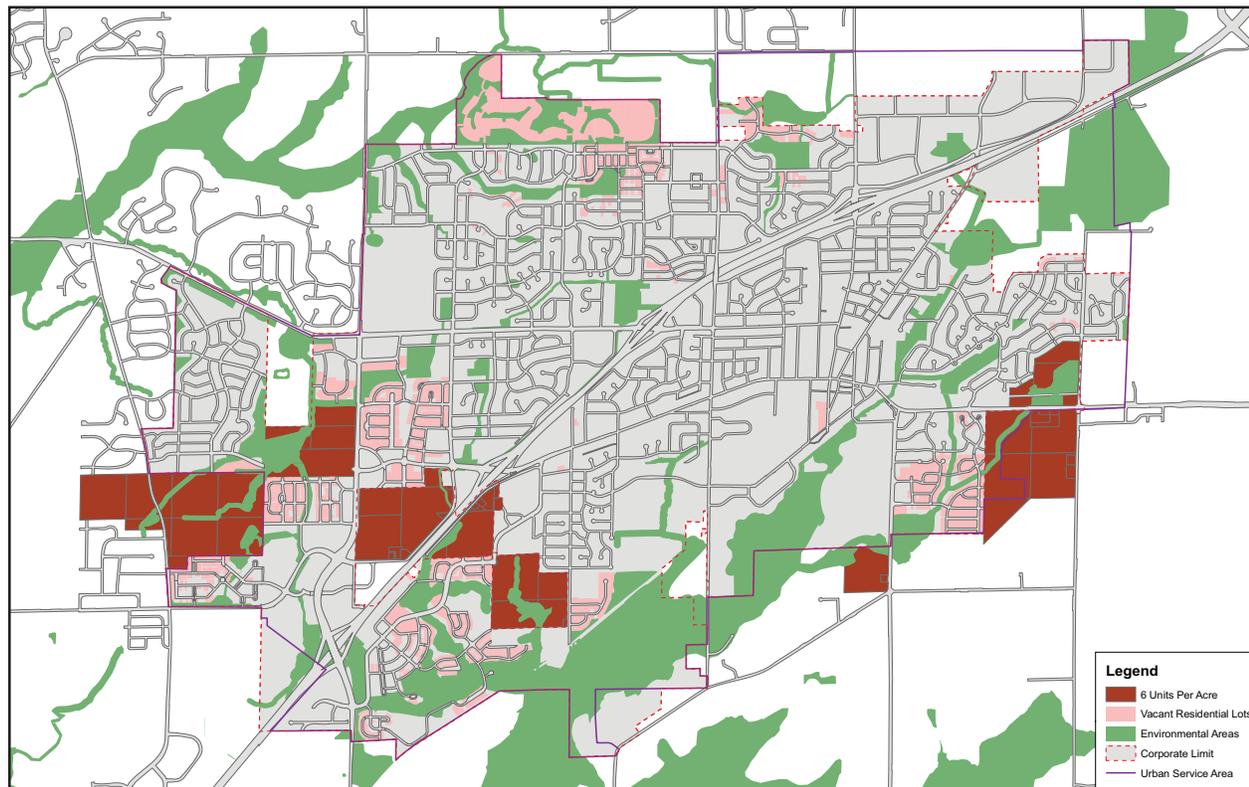


FIGURE 9-4: DWELLING UNITS PER ACRE: 5 (904 ACRES)

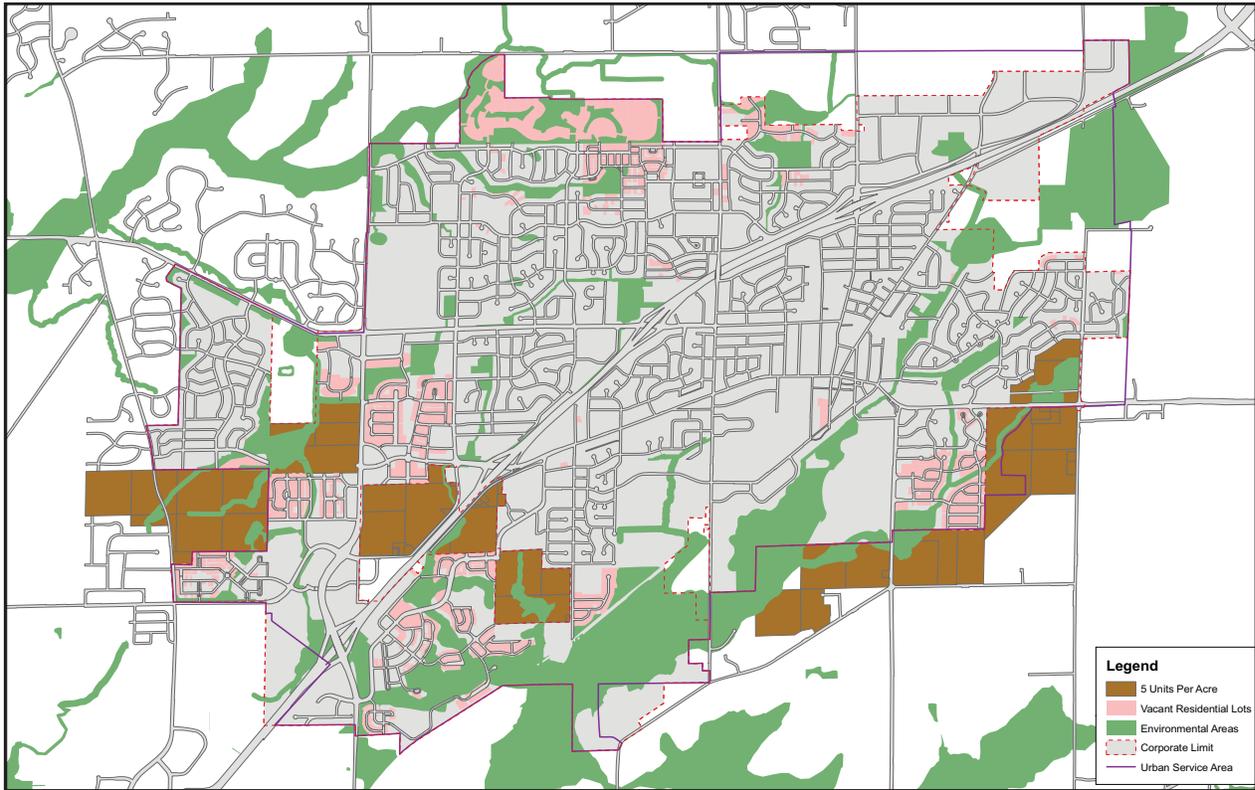


FIGURE 9-5: DWELLING UNITS PER ACRE: 4 (1,131 ACRES)

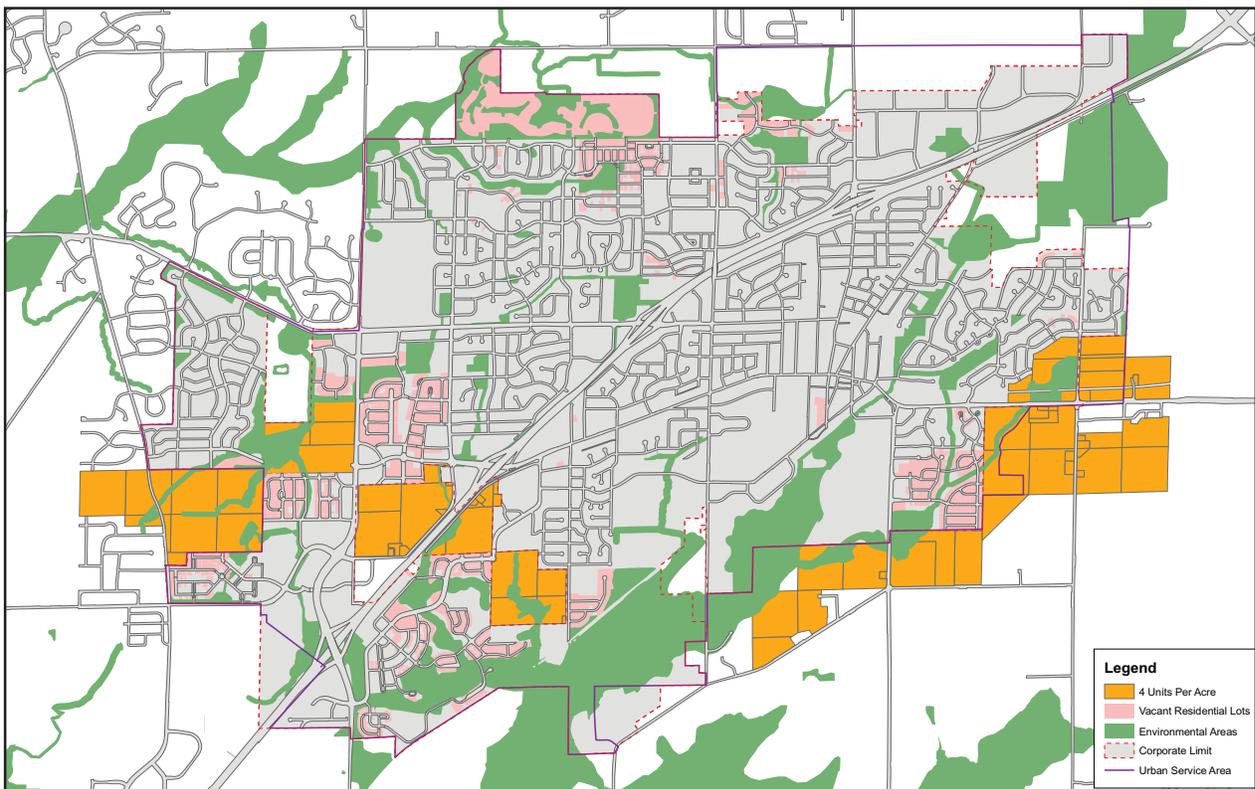


FIGURE 9-6: DWELLING UNITS PER ACRE: 3 (1,507 ACRES)

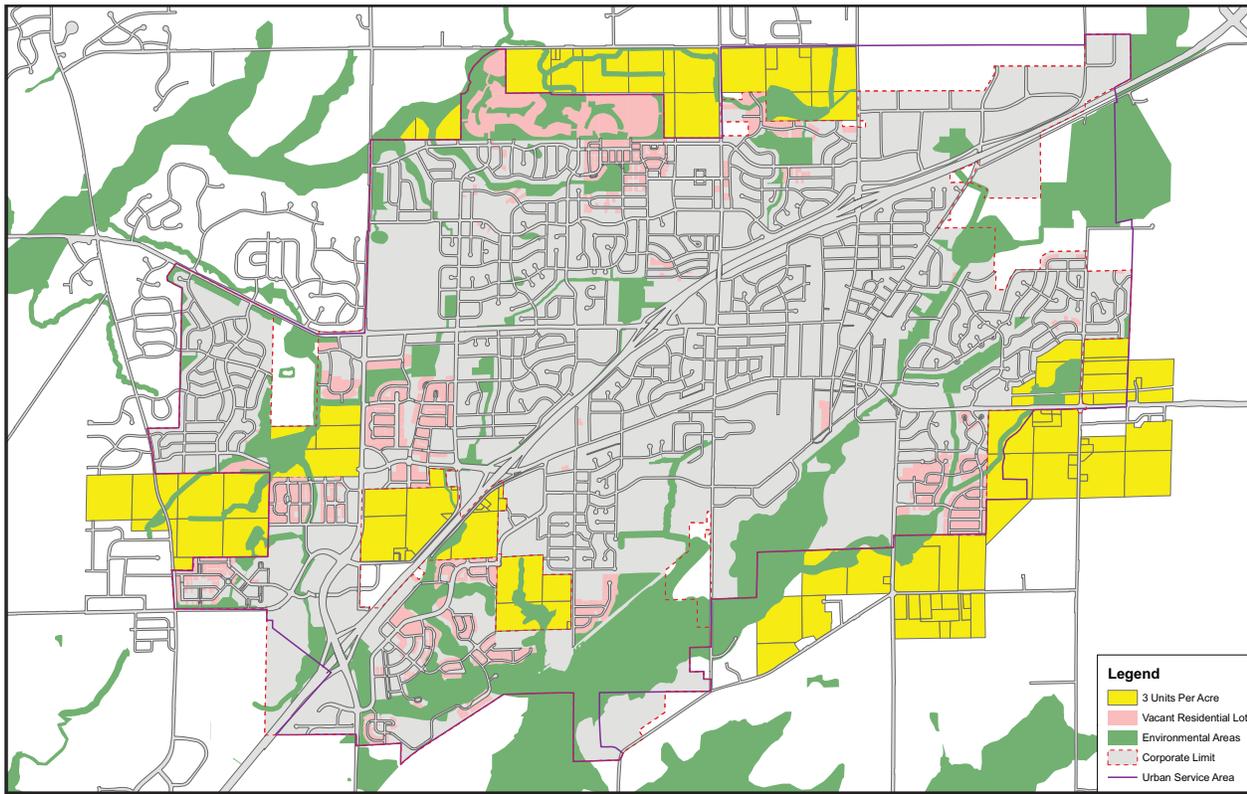
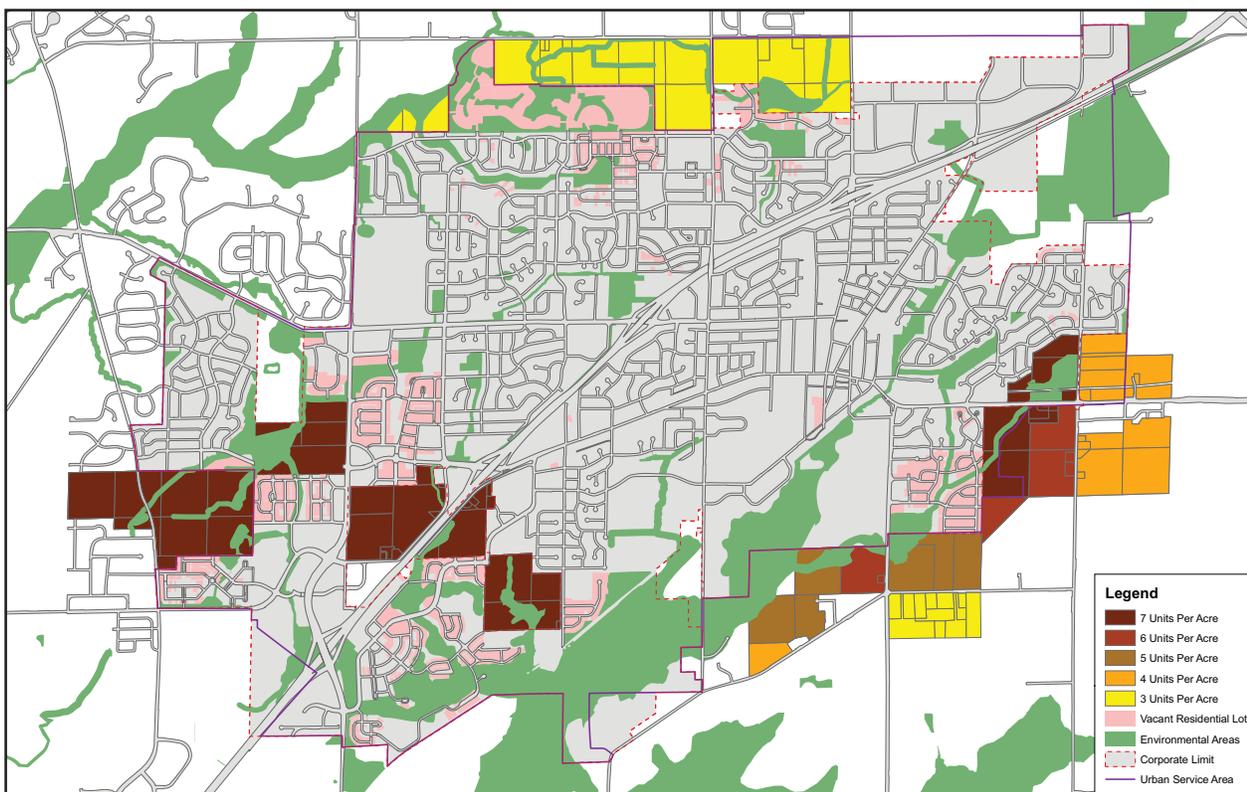


FIGURE 9-7: OVERLAY COMPARISON



The Capital Area Regional Planning Commission (CARPC) policy document titled, *Urban and Limited Service Area Policies, Environmental Corridor Policies, and Criteria for the Review of Urban and Limited Service Area Amendments (Amended and Adopted on February 28, 2008)* (Appendix J), encourages communities to grow at higher densities than the current density of their urban service areas (USA). This means that any expansion of the City outside of the current USA will likely need to be developed at a density of 5.1 residential units per net acre of residential land (based on City estimates of residentially developed land within the USA area) or higher in order to receive approval from CARPC. Lower densities may be considered, if such lower densities are more than off-set by higher densities provided elsewhere in the city through infill development, redevelopment, and new development within the current USA.

There are pros and cons to higher and lower development densities. Higher densities provide for more efficient use of land, infrastructure, and energy, reduced travel distances, increased opportunities for pedestrian and bicycle travel, and more activity. However, higher densities can also be associated with congestion, noise, and localized pollution. Lower densities allow for more space between uses and buildings and a feeling of more privacy and solitude, but can also be costly to provide services over larger areas for fewer people, require greater travel distances, and have a greater impact on the environment due to the additional land needed to accommodate a given population.

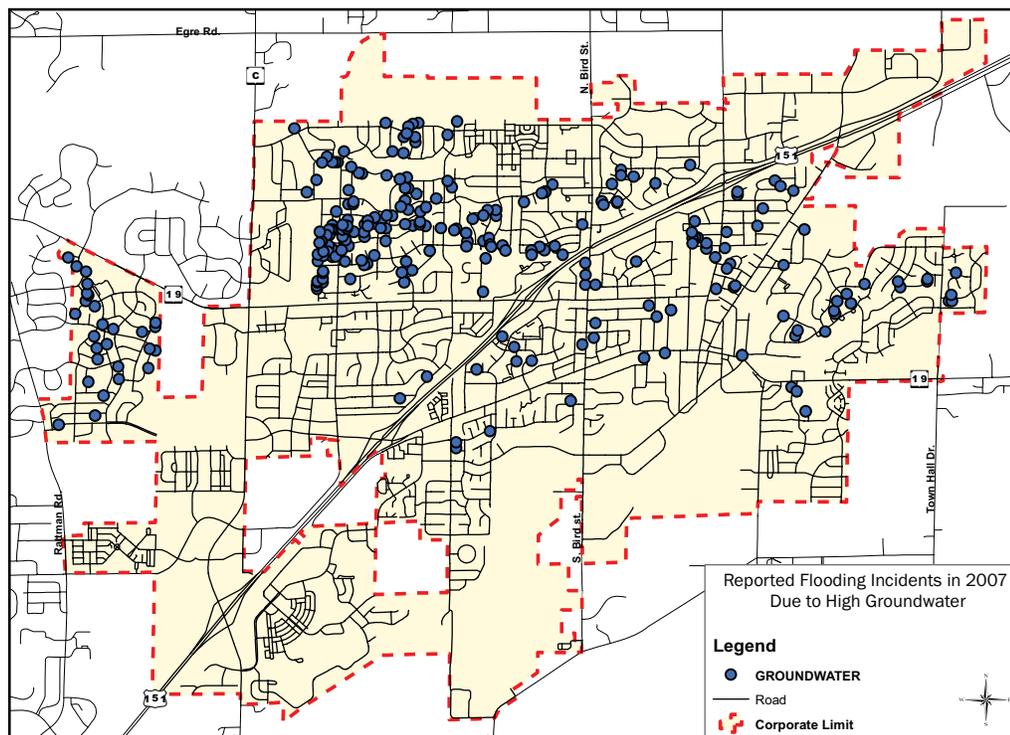
One of the tasks of this comprehensive planning process is to determine how efficiently Sun Prairie should use land into the future and at the same time maintain the community character desired by its residents. By establishing various residential density standards for a variety of future development types, the City can in part attain these objectives.

## SOIL SUITABILITY FOR DEVELOPMENT

In recent years some neighborhoods within Sun Prairie have experienced issues with high groundwater. Major rains have not only caused surface water problems, but have also resulted in elevated groundwater levels and property damage due to seepage into basements. Figure 9-8 illustrates data collected by the Sun Prairie Engineering Department of flooding incidents reported in 2007 due to high groundwater. These flooding instances were assumed to be high groundwater flood occurrences since other causes of flooding such as sanitary, backyard, or stormwater causes were ruled out. At the time these neighborhoods were constructed, groundwater levels and soil types were not a major factor used to determine where new neighborhoods should be located. If development within areas of known high groundwater levels was avoided, some of the issues faced by these neighborhoods today could have been avoided.

Map 3-5 and Map 3-6 in the Agricultural, Natural and Cultural Resources chapter, Volume 1, identify soils in the Sun Prairie area where soils are classified as hydric or wet and where depth to groundwater is shallow. Map 9-3, Volume 2, illustrates the location of soils with characteristics that have severe limitations for dwellings with basements. This correlates with the shallow depth to groundwater and hydric soils maps. Existing neighborhoods within the City where groundwater issues have been reported are located within areas having soils with these severe limitations. By using the information on these maps and by evaluating the soil characteristics in the field, future development can be located in more appropriate areas. Depending on the limitations of the soils of a particular location, certain land use and building types may be limited as well. For example, some areas may better be utilized as parks, open spaces, or stormwater retention areas than development for homes or other buildings. Other areas may be appropriate for buildings but for only those without basements. Such an evaluation method and development policy could significantly reduce the potential for future property damage due to high groundwater and other limiting soil conditions.

**FIGURE 9-8**  
**REPORTED HIGH GROUNDWATER FLOODING INCIDENTS: 2007**

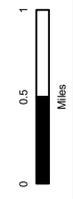
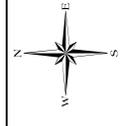


Source: City of Sun Prairie Engineering Department



# Soil Limitations for Dwellings with Basements

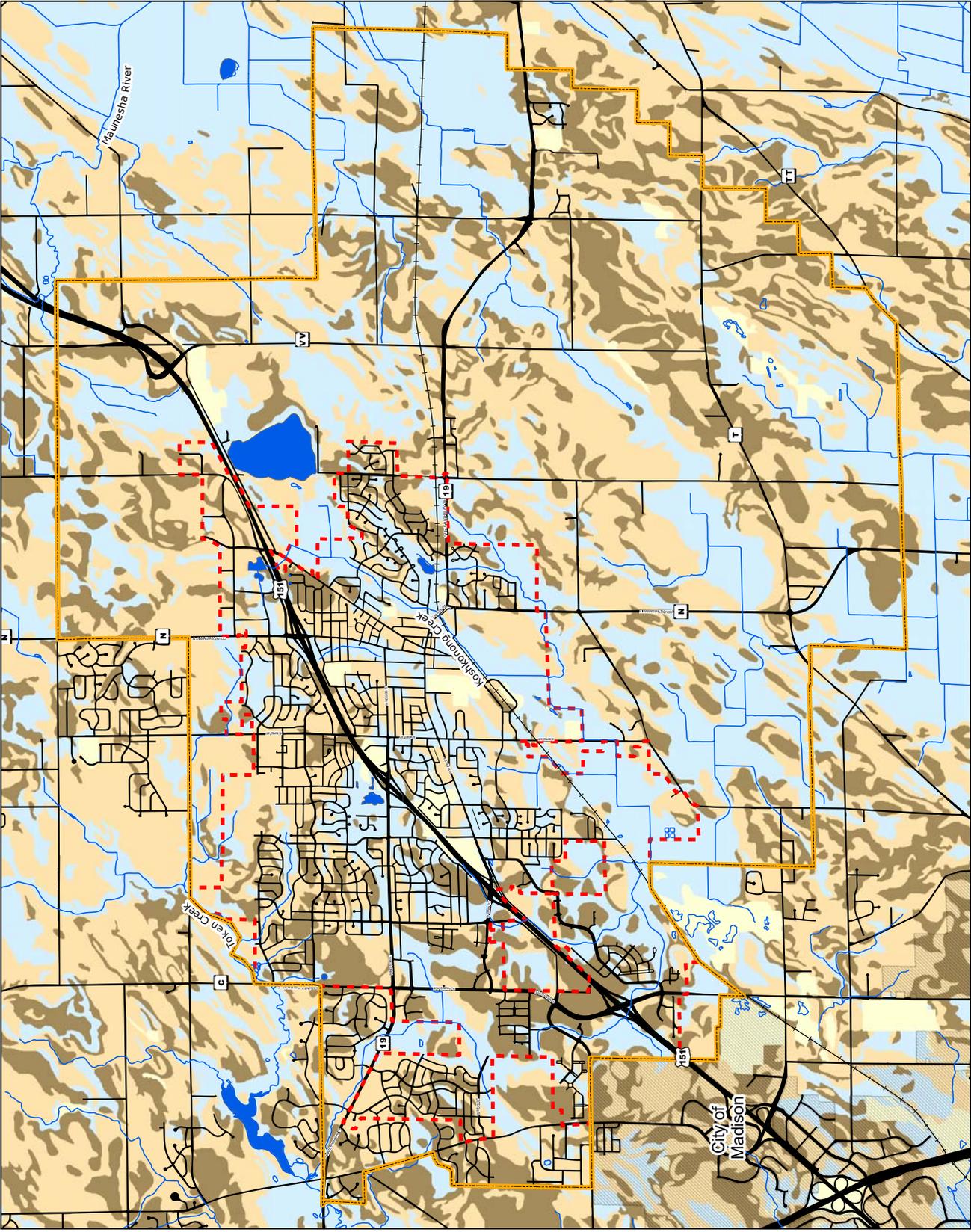
- Legend**
- Not Rated
  - Very limited
  - Somewhat limited
  - Not limited
  - Water
  - Stream
  - City Limit
  - Planning Area



Map 9-3 shows areas where the extent to which the soils are limited by all of the soil features that affect the specific use of the soil is "Not Rated", "Very limited", "Somewhat limited", "Not limited", "Water", "Stream", "City Limit", and "Planning Area". Limitations can be overcome or minimized by special planning, engineering, or other measures. "Very limited" unfavorable limitations generally require special design, construction, or maintenance procedures, poor performance and high maintenance.

Source: City of Sun Prairie with data from the U.S. Department of Agriculture, National Resources Conservation Service.

Date Adopted: November 3, 2009



## URBAN DESIGN (SITE AND ARCHITECTURAL DESIGN STANDARDS)

Throughout the planning process, public input often highlighted the importance of good quality design and appearance. This includes the character of downtown and other neighborhoods, commercial street corridors, and gateways into the community. Strong support for quality building and site design and attractive streets was clear. Investment in quality building, landscaping, and other site design can lead to long-term investment in the area, economic development, higher quality uses, and increased property values.

Quality building and site design is sometimes accomplished by the efforts of property developers, however, inconsistencies may result within a neighborhood or along a street when some properties are developed with a significant investment in quality while others are developed without as much effort. Typically, the most successful streets and neighborhoods are developed in accordance with guidelines of a plan and are implemented through some type of regulation, like a development ordinance.

Conventional zoning ordinances have been the standard tool used to implement plans through land development regulation. Conventional zoning divides the municipality into zoning districts and then assigns permitted uses allowed within each zoning district. Zones typically include single-family residential, multi-family residential, commercial, industrial, and other general use categories. Conventional zoning keeps incompatible land uses separate from one another. This works to minimize negative impacts between neighboring properties but has also led to an auto-dependent, disconnected, and sprawling land use pattern. Conventional zoning typically does not allow mixed-uses and does not necessarily address lot layouts, building design, or urban form.

Some communities have incorporated design-oriented codes in place of, or as a component of, conventional zoning codes. A design-oriented code for targeted areas of Sun Prairie may be a solution to address concerns about the appearance of street corridors, gateways, and neighborhoods. Some form of this type of code could be applied in the downtown, along W. Main Street, or other areas of the city. This type of code places more emphasis on design than a conventional zoning code. Design-oriented or form-based codes are defined by the Form Based Codes Institute as:

*A method of regulating development to achieve a specific urban form. Form-based codes create a predictable public realm primarily by controlling physical form, with a lesser focus on land use, through city or county regulations.*

*Form-based codes address the relationship between building facades and the public realm, the form and mass of buildings in relation to one another, and the scale and types of streets and blocks. The regulations and standards in Form-based codes, presented in both diagrams and words, are keyed to a regulating plan that designates the appropriate form and scale (and therefore, character) of development rather than only distinctions in land-use types. This is in contrast to conventional zoning's focus on the micromanagement and segregation of land uses, and the control of development intensity through abstract and uncoordinated parameters (e.g., FAR, dwellings per acre, setbacks, parking ratios, traffic LOS) to the neglect of an integrated built form. Not to be confused with design guidelines or general statements of policy, Form-based codes are regulatory, not advisory.*

*Form-based codes are drafted to achieve a community vision based on time-tested forms of urbanism. Ultimately, a Form-based code is a tool; the quality of development outcomes is dependent on the quality and objectives of the community plan that a code implements. Form-based codes commonly include the following elements:*

- *Regulating Plan. A plan or map of the regulated area designating the locations where different building form standards apply, based on clear community intentions regarding the physical character of the area being coded.*
- *Public Space Standards. Specifications for the elements within the public realm (e.g., sidewalks, travel lanes, on-street parking, street trees, street furniture, etc.).*
- *Building Form Standards. Regulations controlling the configuration, features, and functions of buildings that define and shape the public realm.*
- *Administration. A clearly defined application and project review process.*
- *Definitions. A glossary to ensure the precise use of technical terms.*

*Form-based codes also sometimes include:*

- *Architectural Standards. Regulations controlling external architectural materials and quality.*
- *Landscaping Standards. Regulations controlling landscape design and plant materials on private property as they impact public spaces (e.g. regulations about parking lot screening and shading, maintaining sight lines, insuring unobstructed pedestrian movements, etc.)*
- *Signage Standards. Regulations controlling allowable signage sizes, materials, illumination, and placement.*
- *Environmental Resource Standards. Regulations controlling issues such as storm water drainage and infiltration, development on slopes, tree protection, solar access, etc.*
- *Annotation. Text and illustrations explaining the intentions of specific code provisions.*

Source: Definition of a Form-Based Code - Form Based Codes Institute, Draft Date: January 29, 2008

## GOALS AND OBJECTIVES

### GOAL 1

Create an economically and environmentally sustainable development pattern

#### OBJECTIVES

- 1 Utilize existing public facilities and services to serve new development whenever possible.
- 2 Require all new urban development within the City of Sun Prairie Urban Service Area to be served with the full range of municipal services including sanitary sewer, storm sewer, municipal water, police, fire and EMS.
- 3 Encourage infill development on vacant parcels in built up areas of the community as a priority to maximize the efficient use of existing public services and facilities.
- 4 Coordinate land development with transportation and public facilities and services planning.
- 5 Strive for a sustainable balance of industrial, commercial and residential land uses in order to stabilize and enhance the City's tax base as well as provide high-quality employment opportunities.
- 6 Continue to promote the City of Sun Prairie as a good place to do business.
- 7 Encourage the development and use of alternatives to single-occupant automobile travel to employment destinations.
- 8 Encourage landscaping practices in new and existing neighborhoods that protect ground water and surface water resources.
- 9 Create small area plans within the City immediate and short-to-mid term growth areas with consideration for how the areas could be compatible with adjacent land uses, best served by the transportation system, and provided with sanitary sewer and other public services.
- 10 Complete gaps in key pieces of infrastructure to connect outlying neighborhoods with the rest of the City.
- 11 Recognize the opportunities and constraints of the existing freight rail line. Consider the possibility of its use as a regional commuter rail line or high-speed rail line and the impact that either of these changes would have on future development patterns in the city.
- 12 Ensure an appropriate mix of residential, recreational/open space, institutional, commercial, and/or industrial land use in each neighborhood.

## GOAL 2

### Maintain and enhance the quality of Sun Prairie neighborhoods

#### OBJECTIVES

- 1 Avoid land use conflicts to the greatest extent possible by requiring all zoning, land division and other land use related decisions to be consistent with the recommendations of the City of Sun Prairie Comprehensive Plan.
- 2 Encourage the design of pedestrian-oriented neighborhoods that are located within a safe, convenient, and walkable distance of a park, open space area, school, or other neighborhood destination.
- 3 Encourage the design and construction of residential neighborhoods that are well served by sidewalks, bicycle and pedestrian paths, and designated bicycle routes.
- 4 Discourage high motor vehicle traffic volumes in residential neighborhoods.
- 5 Prohibit incompatible land uses (e.g. high traffic generators, noisy or unaesthetic uses, etc.) from being located in close proximity to residential neighborhoods.
- 6 Require landscape buffering between residential neighborhoods and incompatible land uses.
- 7 Improve and implement property maintenance codes to maintain neighborhood quality and prevent blight.
- 8 Promote neighborhood identity in both existing neighborhoods and new residential development by encouraging the creation of neighborhood associations.
- 9 Maintain the architectural character and integrity of existing neighborhoods.
- 10 Ensure that various land uses in the same neighborhood are complimentary and compatible through site plan, landscape plan, and design reviews.
- 11 Encourage the use of mixed-use and traditional neighborhood design concepts.
- 12 Encourage the development of neighborhoods that include a mix of residential dwelling unit types with convenient access to schools, parks and open space, and strategically located neighborhood commercial centers.

## GOAL 3

### Provide a variety of quality and affordable housing opportunities in Sun Prairie

#### OBJECTIVES

- 1 Encourage the design and construction of mixed residential neighborhoods that provide a range of housing types, densities and costs.
- 2 Locate essential community facilities such as schools, churches, libraries, museums, parks and community centers in strategic locations that provide safe and convenient access from residential neighborhoods.
- 3 New residential development should occur on easily serviced tracts of land.
- 4 Provide a variety of housing opportunities for the elderly and persons with special needs.
- 5 Encourage housing design, including multi-family developments, that is attractive and accommodating for older adults (i.e. that consists of single-level dwellings and is adaptable for use by a senior population, even if the initial occupancy is not intended to be older adults).
- 6 Promote and support increased direct interaction between police, EMS, and fire department personnel and people in the community to encourage safety awareness.

## GOAL 4

### Encourage the development of efficient, well-planned and designed business and employment districts

#### OBJECTIVES

- 1 Provide a reasonable supply of developable land for industrial, office and commercial land uses in strategic locations that can be easily served with City utilities, services and facilities.
- 2 Avoid overzoning of land for commercial uses, which can lead to an oversupply of land available for business than the population served can support. This results in lower expectations and rents, lower quality development, less desirable businesses, and a reduced desirability of an area.
- 3 Discourage the development of strip commercial land uses.
- 4 Encourage the development of compact, highly planned mixed-use activity centers that include shopping, employment, housing, and recreation opportunities.
- 5 Provide essential urban services such as City sanitary sewer, municipal water and stormwater management facilities to planned employment and commercial districts.
- 6 Strengthen and adopt high-quality landscaping, signage and building design standards in employment and commercial districts.
- 7 Identify future industrial sites on the south and east sides of the City or on peripheral lands beyond the current Sun Prairie Urban Service Area to accommodate such uses that are not a good fit for the Sun Prairie Business Park.
- 8 Pursue a new interchange at US 151 and CTH V V, connecting to an extended Egge Road east from N. Bristol Street, which would improve access to the business park and open opportunities along the CTH V V corridor over the long term.
- 9 Protect lands to ensure their availability for the future expansion of the Sun Prairie Business Park, and other employment centers.
- 10 Identify appropriately scaled and located commercial development to serve existing and planned neighborhoods.

## GOAL 5

### Strengthen and enhance Sun Prairie business districts

#### OBJECTIVES

- 1 Limit the number and location of “big box” retail uses at the City’s fringes by taking market limitations into account when considering such requests.
- 2 Encourage strong public-private investments in business district improvements and facilities.
- 3 Enhance the aesthetic quality of business districts by adopting and implementing high-quality design guidelines through the use of the City’s Zoning Ordinance.
- 4 Encourage infill development on vacant or underutilized lands in the City’s existing business districts.
- 5 Coordinate public-private efforts to attract and retain businesses in Sun Prairie’s business districts.
- 6 Provide sufficient parking in the downtown business district.
- 7 Encourage strategic public and private reinvestment in blighted or underutilized areas in the downtown and other identified redevelopment areas.
- 8 Locate higher-density housing near retail-oriented business districts with safe and efficient access between uses.
- 9 Continue City efforts toward strengthening and enhancing the central business district through the continued implementation of the Downtown revitalization plans.
- 10 Work to achieve a sustainable balance between new commercial development at the edge of the community and existing commercial development in the City in order to prevent widespread vacancies resulting from businesses moving from existing commercial areas to newly developing areas.

## GOAL 6

### Create an aesthetically pleasing community with a unique visual identity

#### OBJECTIVES

- 1 Improve and implement strong landscaping, signage, lighting and building design standards of the City's Zoning Ordinance.
- 2 Preserve existing stands of mature trees to the greatest degree possible by implementing the City's tree protection zoning standards.
- 3 Encourage new development projects and redevelopment projects to provide generous amounts of high-quality landscaping.
- 4 Enforce the City's signage control regulations.
- 5 Adopt architectural and site design standards for commercial, multi-family residential, and institutional uses that emphasize long-lasting, quality building materials and well-planned urban site design principles, to ensure consistency and a high-quality appearance.
- 6 Discourage the proliferation of visually monotonous, "big box" retail establishments.
- 7 Encourage infill development projects to be designed so that they are compatible with neighboring architectural styles.
- 8 Require high-quality building, landscaping, and signage design along key entry points into the City.
- 9 Encourage the preservation of Sun Prairie's historic resources.
- 10 Encourage high-quality landscaping in established suburban neighborhoods.
- 11 Consider designed-based development codes for select areas of the City such as in the Downtown district and areas planned for redevelopment and infill development.

## GOAL 7

### Protect and preserve the natural resource features in the City and its environs

#### OBJECTIVES

- 1 Preserve environmental corridor features including waterways, floodplains, wetlands, ground water recharge areas, steep slopes (greater than 12%), wildlife habitat, scenic vistas, and mature woodlands through the enforcement of the City's adopted natural resource protection zoning standards and through the use of the City's Subdivision Ordinance and Official Map.
- 2 Protect the permanent greenspace areas between Madison and Sun Prairie per the final Town of Burke, Village of DeForest, City of Sun Prairie and City of Madison Cooperative Plan.
- 3 Foster the protection of natural resource features from development by requiring those features to be accurately depicted on all site plans, certified survey maps, preliminary plats, and final plats.
- 4 Encourage the preservation of productive agricultural lands by limiting the proliferation of unsewered urban development.
- 5 Work with neighboring jurisdictions to foster the preservation of natural resource features through the use of zoning, official map and land division review powers.
- 6 Use the City's Zoning Ordinance, Subdivision Ordinance, and Official Map to identify and protect environmental corridors and natural resource protection areas from development.
- 7 Encourage the clean-up of contaminated sites to foster redevelopment of brownfields.
- 8 Discourage unsewered urban development in the unincorporated areas within the City's three-mile extraterritorial jurisdiction in order to protect sensitive natural resource features.
- 9 Avoid the premature conversion of productive agricultural lands to urban uses.
- 10 Encourage all new urban development within the City's three-mile extraterritorial jurisdiction to be located within the Sun Prairie Urban Service Area so that it can be served with the full array of municipal services.
- 11 Encourage compact, well-planned mixed-use developments which minimize reliance on the automobile for most day-to-day trips.
- 12 Work with neighboring communities to foster an orderly, efficient and sustainable development pattern that preserves natural resources and minimizes conflicts between urban and rural land uses.
- 13 Locate transportation system improvements to minimize impacts on environmental corridors.
- 14 Limit development on lands with poor soils and high groundwater to help minimize damage to property and groundwater recharge areas.
- 15 Consider the suitability of lands for buildings with basements when making decisions regarding future growth and development.
- 16 Protect the Token Creek Watershed as northern and western portions of the City develop.
- 17 Protect and enhance Patrick Marsh and the lands surrounding the natural resource.

## GOAL 8

To work closely with neighboring towns, cities, and villages to prepare and implement economically and environmentally sustainable development plans

### OBJECTIVES

- 1 Where appropriate, work with neighboring municipalities on preparing coordinated land use plans for strategic growth areas.
- 2 Continue to implement the Sun Prairie/Windsor Extraterritorial Zoning Ordinance or replace this process with a cooperative plan that provides equal or greater benefit.
- 3 Continue to implement the Town of Burke, Village of DeForest, City of Sun Prairie and City of Madison Cooperative Plan; the City of Sun Prairie and Town of Bristol Intergovernmental Agreement; and the City of Sun Prairie – Town of Windsor Intermunicipal Agreement.
- 4 Encourage the adoption of an intergovernmental agreement with the Town of Sun Prairie in order to avoid municipal boundary disputes.
- 5 Whenever possible, coordinate the plans of federal, state, regional, county and local governments with the plans of the City of Sun Prairie.

## POLICIES AND RECOMMENDATIONS

The policies and recommendations provide the framework for more specific actions related to land use. The following policies and recommendations include actions the City, and in some situations other agencies or organizations, should take to implement the goals and objectives of the Comprehensive Plan.

Future land use policies, recommendations, and maps were developed by first understanding existing conditions, past trends, public needs and wants, and projections or forecasts about the future. Volume 1 background information, including demographic data, existing land use, environmental features, existing and planned infrastructure, approved development, and existing City and adjacent community plans, provided a basis for a starting point. Public input and population projections provided the direction.

## FUTURE LAND USE PLAN

This section includes a description of each of the Future Land Use Plan districts. These districts include recommended land uses (e.g. residential, commercial, industrial), land use densities (i.e. dwelling units per acre), and land use intensities (e.g. floor area ratios, minimum greenspace requirements). All zoning decisions, land divisions, utility extensions, capital improvement projects, and related land development activities and decisions should be consistent with the recommendations of the Future Land Use Plan. Refer to the Detailed Neighborhood Plans section of this chapter for more information regarding specific planning areas.

### Low-Density Residential Land Use District

The low-density land use district includes the majority of the existing and planned residential neighborhoods in the City of Sun Prairie and its planned future growth areas. Residential net densities in this land use district should range from approximately three to four dwelling units per acre. The recommended zoning district in these areas is Suburban Residential - 4 (SR-4). This land use district is intended to include single-family detached dwellings, duplexes, two flats, and weak-link townhouses.

### Mixed-Residential Land Use District

The mixed-residential land use district includes the full range of residential uses including single-family dwellings, duplexes, two-flats, townhouses and apartments. Recommended residential net densities in these areas range from approximately four to twelve dwelling units per acre. Appropriate zoning districts in these areas include Mixed Residential - 8 (MR-8), and Urban Residential - 12 (UR-12).

### Commercial Land Use District

The commercial land use district is recommended to include large and small-scale commercial and professional office development. A wide range of retail, service, lodging uses and offices are appropriate in this land use district. Significant amounts of landscaping is recommended in these areas to foster high quality development and to minimize disruption to adjacent residential development where applicable. Appropriate zoning districts in this land use district are Neighborhood Commercial (NC), Suburban Commercial (SC), Urban Commercial (UC), and Suburban Office (SO). Where applicable, development in this land use district shall also comply with the City's design standards.

### Mixed-Use Land Use District

The mixed-use land use district allows two or more different land uses on a single tract of land or district, within a single building, or within separate buildings in close proximity to each other. This district is primarily suited for commercial/retail development with a mix of other compatible uses such as residential, office, or institutional that complement the commercial/retail uses. Residential uses are typically located in upper stories of a mixed-use building, but could also be located in separate buildings as part of a mixed-use development or district. The appropriate mix of land uses allowed varies by location within the City, compatibility with adjacent existing and planned uses, and available public infrastructure. As part of the zoning approval process, the appropriate mix of land uses, densities, and intensities will be determined with consideration of current market conditions and quality developments that are compatible with adjacent neighborhoods.

This district is intended to be a compact, densely developed, pedestrian-oriented area. Large surface parking lots fronting on the street and large gaps in the street wall (the line of attached building facades along the street frontage) are not compatible with the planning concepts recommended in this district. A low-density development pattern is undesirable because such a pattern typically includes “dead zones” which have little or no pedestrian activity. Such “dead zones” have a negative effect on the commercial viability of the surrounding area because pedestrian movement, which is an important element of a healthy mixed-use area, is missing from the development pattern.

A brief description of mixed-use areas identified on the Future Land Use Plan Map are provided below. The recommended zoning districts in this land use district are Central Commercial (CC), Urban Commercial (UC), Neighborhood Commercial (NC), and Planned Development (PD). This use may also be appropriate in a mixed-use zoning district classification if the City were to create such a classification in the future.

- Downtown Mixed-use – This area includes all mixed-use lands shown on the Future Land Use Plan Map within downtown Sun Prairie. Uses within this area are guided by the City’s Business District Revitalization Plan (2001) and Downtown Phase 2 Plan (2004) to preserve the historic Main Street character and revitalize downtown into a pedestrian-oriented urban village. Refer to the specific plans for details on the policies and recommendations for the downtown area.
- W. Main Street Corridor Mixed-use – All lands mapped as mixed-use along W. Main Street are included in this category. Uses within this area are guided by the West Main Street Corridor Plan (2006) which recommends redevelopment of this area as a mixed-use corridor. Refer to the corridor plan for specific policies and recommendations regarding the redevelopment of this corridor.
- Neighborhood Commercial Mixed-use – Areas included in this category are those already approved within planned developments, and the mixed-use areas planned within the Near Eastside planning area (along CTH N, north of Bailey Road and on the southwest corner of the STH 19/Town Hall Drive intersection). Uses within these areas will consist of primarily mixed-use multi-story buildings with commer-

cial/retail and office on the ground floor and residential and/or office in upper levels. Single-use buildings also fit within these areas as long as commercial/retail remains the primary use within the district. Neighborhood commercial mixed-use areas are compact, pedestrian-oriented, and developed at a higher density than a typical auto-oriented commercial area. The street edge is defined by buildings and parking is placed at the rear and sides of buildings to the extent practicable. Gaps in the buildings along the street are filled with landscape walls and hedge lines to create an attractive appearance along the entire street length and to allow for pedestrian activity.

### **Business Park Land Use District**

The business park land use district includes lands developed with concentrations of industrial and office uses which have relatively large numbers of employees. The Sun Prairie Business Park is an example of this land use district. These areas are generally the most important economic development zones in the City. The business park land use district includes planned business and industrial parks, which are characterized by high-quality building designs, landscaping and site plans. Appropriate zoning districts for these areas include Suburban Industrial (SI) and Suburban Office (SO). Protective covenants are also appropriate in this district in order to achieve quality development. The Joint Planning Area, as described in the Sun Prairie – Bristol Intergovernmental Agreement represents an area that is to be jointly planned by the two municipalities before any development occurs within the Town in this area or any expansion of the existing Sun Prairie Business Park beyond the current urban service area boundary.

### **Office Park Land Use District**

This classification provides sites for administrative, financial, business, professional, medical, and public offices, and small-scale restaurants (as a related use only) in areas where retail and other community commercial uses are not appropriate. Appropriate zoning districts for these areas include Suburban Office (SO) and Urban Commercial (UC) for related service uses.

### **Industrial Land Use District**

The industrial land use district includes most of the developed industrial areas of the City. Development within this district is typically but not always part of a comprehensively planned business park or industrial park. The Suburban Industrial Zoning District (SI) is the most appropriate zoning district for light industrial development and heavier industrial uses are more appropriate in the Urban Industrial (UI) and Heavy Industrial (HI) zoning districts.

### **Institutional Land Use District**

The Institutional Land Use District includes existing schools, churches, the public library, and public services and utilities (e.g. the Water Pollution Control Facility, City Municipal Building, emergency services, utility substations, and water towers). This district is intended to accommodate new institutional facilities including churches and schools as well as future sites for public services and utilities. Institutional land uses are considered a conditional use in most of the City's zoning districts.

## Parks and Open Space Land Use District

Land uses in the parks and open space land use district include agricultural uses, environmental corridors, publicly and privately-owned recreational facilities, permanently protected open spaces (water bodies and drainageways, floodplains, wetlands, steep slopes, woodlands, areas of unique vegetation or geology, hydric soils, soils with shallow depth to groundwater, existing and proposed parks, etc.), and stormwater facilities. The City's natural resource protection zoning standards apply to most of these areas. Subsets of this land use category include the following:

### Environmental Corridors

The environmental corridors depicted on the Future Land Use Plan Maps are based on the official environmental corridor maps prepared by the Capital Area Regional Plan Commission with additions to include areas outside of the Urban Service Area. Additionally, an adjustment was made to incorporate the January 1, 2009 adopted FEMA Floodplain with revisions through February 27, 2009. The City's Natural Resource Protection Zoning standards apply to most of these areas.

### Sports Complex

A sports complex land use is an outdoor sports, exercise, and recreation facility for soccer, lacrosse, and other similar activities. The public identified this use as a need in the City. The Future Land Use Plan Map identifies one potential site. Other sites may also be appropriate and can be evaluated if such a development is proposed in the future.

## Rural Area Land Use District

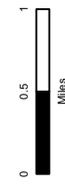
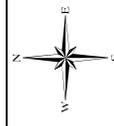
Recommended land uses in the rural area land use district are long-term agriculture and related agribusiness uses and existing non-farm residential uses served with private, on-site septic systems. No new non-farm residential uses at a density greater than one dwelling unit per 35 acres that are served by on-site septic systems or similar private waste disposal systems shall be permitted in the rural area land use district, unless allowed through an adopted intergovernmental agreement.



# Future Land Use City of Sun Prairie Planning Area

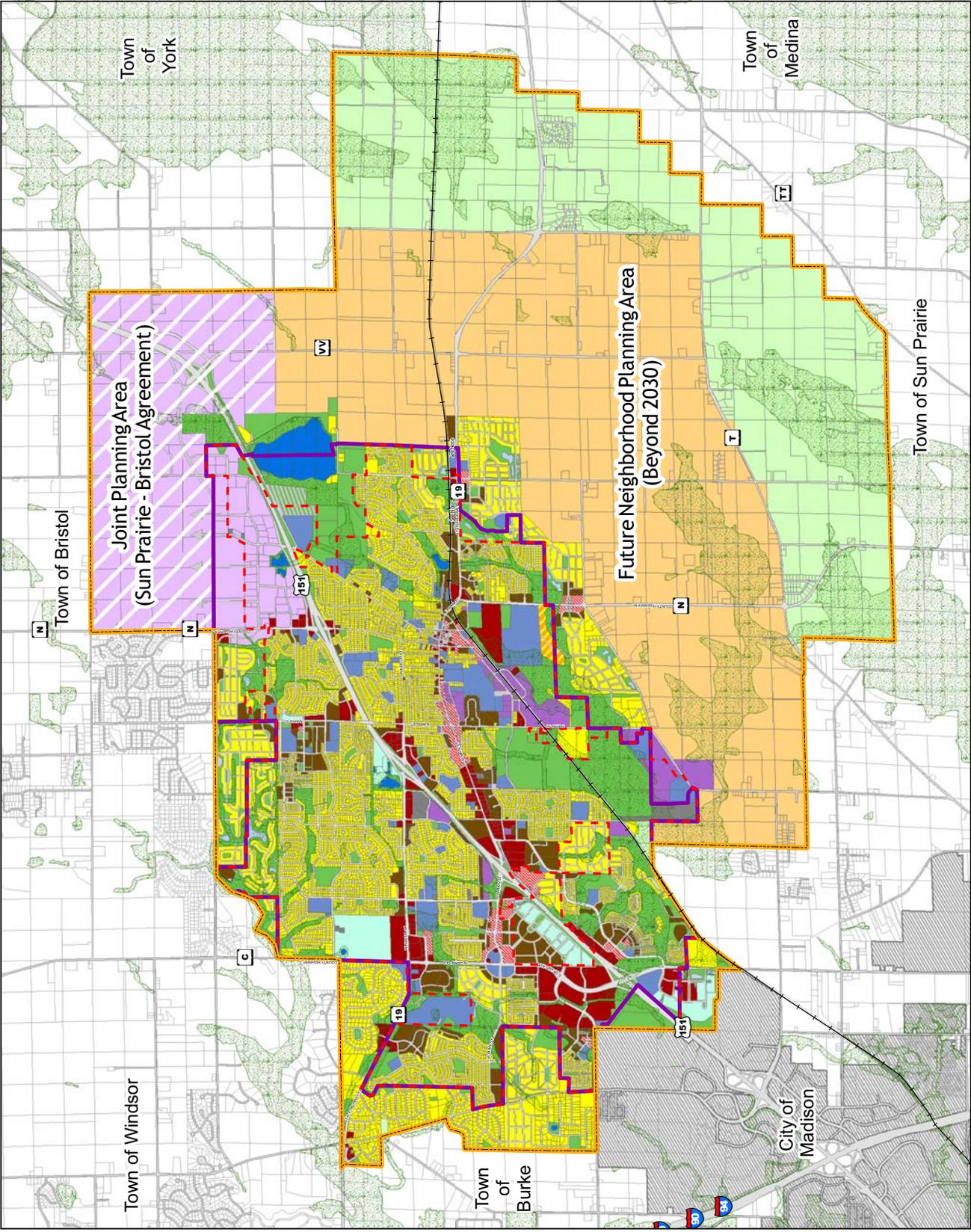
## Legend

- Future Land Use
- Rural
  - Business Park
  - Commercial
  - Future Neighborhood Planning Area
  - Parks and Open Space
  - Parks and Open Space or Business Park
  - Industrial
  - Institutional
  - Mixed Use
  - Mixed Residential
  - Office Park
  - Low-density Residential
  - Single-Family or Low-density Residential
  - Transportation
  - Stormwater Facilities
  - Utilities
  - Water
  - Environmental Corridors
  - City Limit
  - Urban Service Area
  - Planning Area



Notes: For lands north of STW 19 and south of the City Limit, the future land uses will be considered due to limitations for access, the narrow lot depths, and frontage on both the highway and railroad rights-of-way. See Chapter 5, Volume 2 of the comprehensive plan, under Detailed Planning Areas, Near Eastside Area for more information.

Source: City of Sun Prairie  
Date Adopted: November 3, 2009

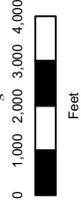




### Future Land Use City of Sun Prairie

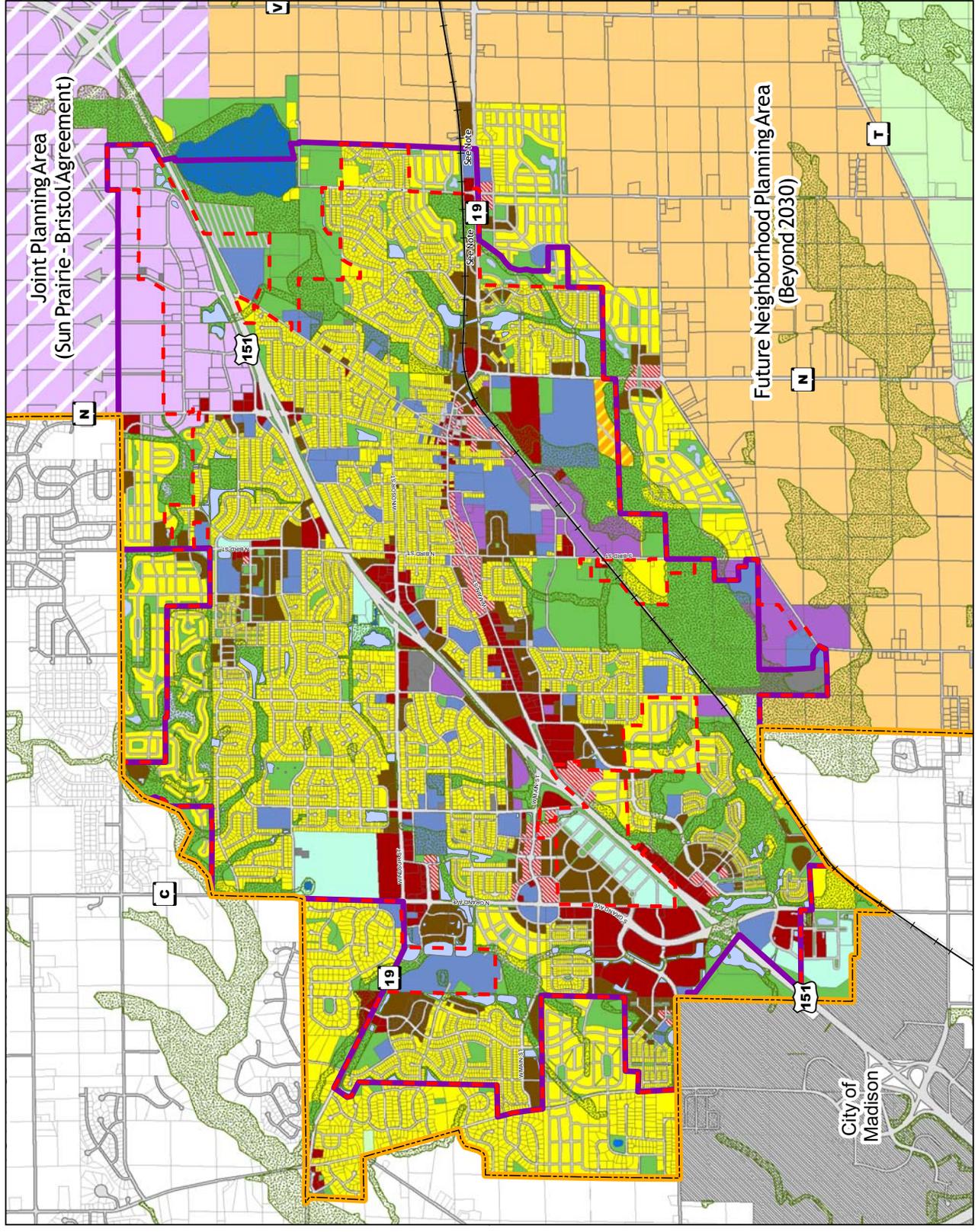
#### Legend

- Rural
- Business Park
- Commercial
- Future Neighborhood Planning Area
- Parks and Open Space
- Business Park or
- Industrial
- Institutional
- Mixed Use
- Mixed Residential
- Office Park
- Low-density Residential
- Sports Complex or
- Low-density Residential
- Transportation
- Stormwater Facilities
- Utilities
- Water
- Environmental Corridors
- City Limit
- Urban Service Area
- Planning Area



Notes: For lands north of STH 19 and south of the railroad tracks, some flexibility with future land uses will be considered due to limitations for access, the narrow lot depths, and frontage. See Chapter 9, Volume 2 of the comprehensive plan, under Detailed Planning Areas, Near Eastside Area for more information.

Source: City of Sun Prairie  
Date Adopted: November 3, 2009



## RESIDENTIAL DEVELOPMENT STAGING PLAN

An important element of the comprehensive planning process is the preparation and implementation of a plan for guiding urban growth on the City's periphery. If the City of Sun Prairie is to adequately prepare for future urban growth, it must create and implement a plan for lands that are currently, or will soon be, experiencing development pressure. The City of Sun Prairie Residential Development Staging Plan (Staging Plan) directs the City to plan for orderly city expansion in areas where development will provide the most benefits, while ensuring the efficient delivery of city services, facilities and utilities.

The City of Sun Prairie Residential Development Staging Plan Map 9-6 (Staging Plan Map), is based on the consideration of a number of factors including:

- The suitability of lands for urban development
- A logical sequence for the development of urban land uses (i.e. non-agricultural development at densities greater than one dwelling unit per 35 acres)
- The current, projected, and desired pace of growth in the City and the associated demands placed on city facilities and services
- The City of Sun Prairie's interest in obtaining jurisdiction and extending its urban services, facilities and utilities to the area at the time of development

Detailed neighborhood plans have been adopted for some peripheral city expansion areas identified on the Staging Plan Map. These detailed neighborhood plans include recommended land uses, transportation networks, permanent open space areas, utility networks, and community facilities that will be needed to accommodate urban development. More discussion about these plans is included in the Detailed Neighborhood Plan section of this chapter. For areas located within city expansion areas where detailed neighborhood plans do not already exist, plans should be created prior to urban development.

The Staging Plan Map identifies immediate and future city expansion areas in and adjacent to the current City of Sun Prairie corporate boundary. Lands depicted on the map include areas that are currently located within and outside of the adopted Sun Prairie Urban Service Area. The map identifies recommended city development staging areas in an attempt to illustrate a desired sequence for future development, with development in the short-term directed toward areas where the City has made major public investment. Encouraging infill development and redevelopment of underutilized lands that are already served by city utilities should also be a priority. It should be understood that the Staging Plan is intended to serve as a general guide for the Plan Commission and Common Council when those bodies review annexation petitions, urban service area amendment requests, zoning map amendment requests, land division proposals, and when the City considers the location and timing of capital improvement projects.

It is very important to understand that changes in any of the following factors will influence the timing and location of future city expansion into the planned development staging areas in and around the City of Sun Prairie:

- The City's ability to serve the respective areas with the full range of urban services, facilities and utilities without undue strain on these services
- The landowner's interest and willingness to develop their properties in accordance with the adopted land use and/or neighborhood plans for their areas
- The degree to which annexation petitions are consistent with the City's annexation policies and criteria

- The need for and ability to obtain urban service area amendments
- The suitability of lands for various types of urban development
- The availability of transportation improvements necessary to serve the area
- Real estate market conditions in and around the City of Sun Prairie, including the number of available lots and/or dwelling units already approved and available for development in the City

It should be noted that not all areas depicted on the Staging Plan Map are expected to develop within the next twenty years. In fact, it is likely that many of the planned development areas will remain undeveloped well beyond the year 2030. Nevertheless, all future city development areas that are depicted on the Staging Plan Map are expected to be located within the City of Sun Prairie's corporate limits at some time in the future.

The comprehensive planning statute requires that the Land Use element provide projections for twenty years, in five-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 Issues and Opportunities chapter of this Comprehensive Plan provides background information and population projections in five-year increments as required per statute. Recommendations for the sequence of development shown on the Residential Development Staging Plan do not incorporate such five-year increments. Rather, the staging of city expansion is presented in the plan as a sequence of development over time, with substantial development occurring in priority areas before development is allowed to occur in subsequent areas, based on orderly growth and efficient provision of services.

The Master Plan 2020, upon adoption in 2000, included a Residential Development Staging Plan based on five-year increments. As the City grew, development occurred within the initial immediate development staging area. Even though the immediate area is still not built out (as of 2009), staging areas two (0-5 years) and three (5-10 years) were perceived by the development community to be available for development based on the years listed on the plan, and area four (10-15 years) would soon be opening for development based on a literal interpretation of the Staging Plan. This resulted in a high level of development interest and residential growth in multiple locations throughout the City, rather than managed growth in the priority areas recommended by the plan based on existing infrastructure. After a few years of implementing the Staging Plan, the City began to look at amending the plan to address this problem.

In 2004 the City revised this plan and adopted a policy that again identified an immediate growth area. However, subsequent areas were identified as future development areas where development could occur when the development staging area preceding was substantially built out without designation of a specific timeframe. This allows for growth to occur in an efficient manner and in a logical sequence based upon when services are available. This Comprehensive Plan includes the same strategy.

## RESIDENTIAL DEVELOPMENT STAGING PLAN CATEGORIES

The Residential Development Staging Plan Map identifies City of Sun Prairie development expansion areas based on City growth increments.

### Immediate

Areas on the map labeled “Immediate” development areas are those properties that have already been approved for development but to date have not been built on. These properties are located within approved plats and have zoning approval for specific land uses. This area represents vacant lots at the time of the Comprehensive Plan adoption date. Properties within the “Immediate” development area can be developed when site development approvals and building permits are issued.

### Stage 2

Areas on the map labeled “Stage 2” development areas are those lands that can be currently served with existing sanitary sewer and municipal water facilities, but are not approved, or pending approval for development as of the adoption of this plan. In general, these lands have direct access to or are very close to existing utility systems that have sufficient unused capacity to serve new development in the area. These are also areas that have seen a substantial amount of public investment in terms of the installation of infrastructure, property acquisition, extensive planning, and/or the implementation of tax increment financing. Development of “Stage 2” lands should generally not occur until after substantial portions (50-70% of planned residential units) of the “Immediate” area are developed.

The area identified as the Token Creek Conservancy Estates neighborhood, and noted on the Residential Development Staging Plan Map 9-6 is included in the “Stage 2” development area. However, a subdivision has been approved for development through the planned development process, and a final plat has been approved for the property. These approvals occurred in 2006 but the final plat has not yet been recorded. Because of the uncertainty of the developer’s intentions regarding the approved plan, this property is included in the “Stage 2” development area. If the approved plat is recorded prior to expiration, development may occur on the site per the timeline established for “Immediate” stage properties. If the plat expires and is no longer valid, then the property should remain in “Stage 2” and be subject to the development timeline for properties within that stage.

### Stage 3

Areas identified on the map as “Stage 3” development areas are adjacent to currently developed areas but may require the construction of some new or expanded facilities or utilities (such as sewage pumping stations or looped water lines) before development can or should occur, or are lands that can be served currently but are located in areas where development does not provide as much public benefit as the “Immediate” or “Stage 2” development areas. Development of “Stage 3” lands should generally not occur until after the “Immediate” growth area is significantly completed and substantial portions (50-70% of planned residential units) of the “Stage 2” area are developed, unless the City’s supply of available lots or dwelling units within the “Stage 2” areas dwindles and prospects for development in remaining “Stage 2” lands are not forthcoming.

### Stage 4

Areas designated as “Stage 4” development areas are those lands where more extensive facilities, service or utilities (e.g. new interceptor sewers, water towers, major streets etc.) are needed to accommodate urban development, or where lands should be reserved for future development after the “Immediate” and “Stage 2” growth areas are significantly completed and substantial portions (50-70% of planned residential units) of the “Stage 3” area is developed.

### Stage 5

Areas labeled “Stage 5” are those lands, which are located in longer term city expansion areas. Generally, these areas will require significant capital improvements before urban development can be accommodated. Future development should occur in the “Stage 5” development areas after the “Immediate”, “Stage 2”, and “Stage 3” growth areas are significantly completed and substantial portions (50-70% of planned residential units) of the “Stage 4” areas have occurred.

### Future Neighborhood Planning Area

Very long-range city expansion areas are identified on the Residential Development Staging Plan Map as “Future Neighborhood Planning Area (Beyond 2030)”. Lands in this category are suitable for eventual urban development within the City of Sun Prairie but are not expected to be developed within this Comprehensive Plan’s twenty-year planning period. These lands will require the installation of the Far East Side Interceptor Sewer – a project that should remain in the City’s plans, to be implemented by future generations to provide for the long-term growth of the City. Prior to annexation into the City of Sun Prairie, unless provided otherwise within a boundary agreement, community separation agreement, or extraterritorial zoning ordinance, no new non-farm residential uses at a density greater than one dwelling unit per 35 acres that are served by on-site septic systems or similar private waste disposal systems shall be permitted in the “Future Neighborhood Planning Area (Beyond 2030).” Non-farm related commercial and industrial uses are not recommended in this area.

### Planned Nonresidential

Areas labeled as “Planned Nonresidential” are expansion areas where commercial, industrial, and other nonresidential development will occur. These areas are not part of the development staging area timeline but will build out as services are available to these areas and when the market can support such development. Approval of development in these areas will be reviewed on a case-by-case basis.

### Rural Area

Areas labeled as “Rural Area” are long-term agriculture and related agribusiness areas. Prior to annexation into the City of Sun Prairie, unless provided otherwise within a boundary agreement, community separation agreement, or extraterritorial zoning ordinance, no new non-farm residential uses at a density greater than one dwelling unit per 35 acres that are served by on-site septic systems or similar private waste disposal systems shall be permitted in the “Rural Area.” Non-farm related commercial and industrial uses are not recommended in this area.

## RESIDENTIAL DEVELOPMENT STAGING PLAN

The City of Sun Prairie Residential Development Staging Plan (Staging Plan) was designed to encourage a reasonable rate of growth in the City through the year 2030. The City's estimated population as of January 1, 2008, was 25,810 (Wisconsin Department of Administration) and is projected to grow to 40,948 by the year 2030. Under this assumption, an additional 15,138 people are projected to reside in the City of Sun Prairie by the year 2030.

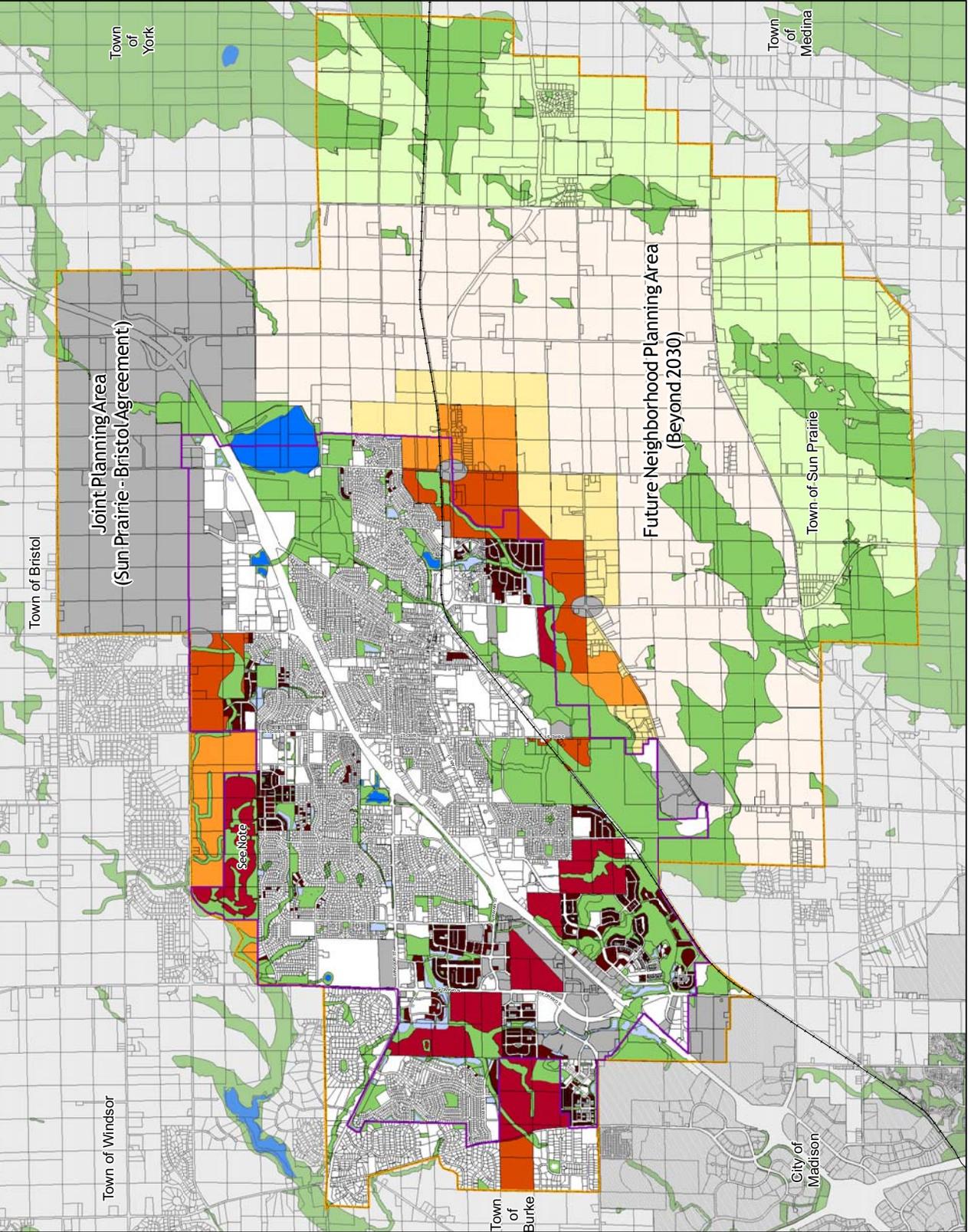
By assuming a population projection of 40,948 by the year 2030, an additional 688 persons per year are expected to be added to the City of Sun Prairie's population between the years 2008 and 2030. With a projected average household size of 2.4 persons per dwelling unit, an average of 287 dwelling units (i.e. the combined total of single-family, duplex and multi-family dwelling units) per year between the years 2008 and 2030 will be needed to accommodate the projected population increase. These figures are provided for informational purposes only, and are not intended to imply that the City has set a goal to reach any particular population by any particular date.

The City intends to utilize the Residential Development Staging Plan Map as a guide when reviewing proposed annexations, urban service area amendment requests, development projects, and capital improvement projects.

## RESIDENTIAL DEVELOPMENT PHASING PLAN

The City of Sun Prairie Residential Development Phasing Plan (Phasing Plan) was adopted by the City in 2004 as a component of the Master Plan 2020. As such, it is incorporated as a component of this Comprehensive Plan. The Phasing Plan was put in place to regulate the number of new housing units being added to the community annually to a reasonable level, ensuring that growth does not outpace the City's ability to provide services, and to allow some of the existing development projects in the City to reach substantial build-out before allowing new neighborhoods to come forward for development. Although the Phasing Plan is contained in a separate document, it is designed to be coordinated with the Residential Development Staging Plan contained in this Comprehensive Plan to help guide decisions regarding the location and timing of new residential development.

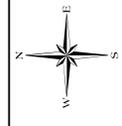
The Residential Development Phasing Plan provides a set of criteria for reviewing any new development proposal to set a maximum number of residential units (through limits on building permits) that can be constructed in subsequent years after approval of the development. The plan is intended to work as a growth management tool. Currently, any residential units allowed within a given year but not constructed during that year may be rolled over into the next year. During times when the housing market slows, residential units are carried from year-to-year until the market changes and house construction resumes. The result of this scenario leaves the plan ineffective since several years of allowed residential units have accumulated and have essentially left no limits on the pace of growth when the market improves and house construction resumes. After adoption of this Comprehensive Plan update, it is recommended that the Phasing Plan be evaluated and potential revisions made to ensure that the City retains the ability to manage growth to a reasonable level. One option to consider is the removal of the ability for residential units to roll-over from year-to-year.



# Residential Development Staging Plan

## Legend

- Immediate (approved development)
- Stage 2
- Stage 3
- Stage 4
- Stage 5
- Beyond 2030 Growth Area
- Planned Nonresidential
- Rural Area
- Developed Areas
- Parks and Open Space
- Water
- Storm Water Facilities
- Urban Service Area
- Planning Area



Notes: See Residential Development Staging Plan text, Chapter 9, Volume 2.

Source: City of Sun Prairie

Date Adopted: November 3, 2009

## REDEVELOPMENT/INFILL AREAS

Redevelopment and reinvestment in underutilized properties is essential to revitalize older areas of the City and provide opportunities to strengthen the City's tax base and provide new jobs and housing opportunities. Redevelopment within the community also helps to relieve development pressure on greenfield sites at the edge of the City and helps limit the consumption of land to accommodate City growth, preserving more land and more options for future generations. Because redevelopment can involve costly environmental clean-up, land consolidation, building demolition, and site preparation, incentives are often necessary to encourage private sector reinvestment in these areas. As such, the City has been and will need to continue to be proactive in initiating and guiding redevelopment efforts. Map 9-7 identifies locations within the City where the potential for redevelopment exists. A description of these areas is provided below.

## TAX INCREMENT FINANCING DISTRICTS (TIF)

Sun Prairie has historically provided redevelopment incentives through the use of tax increment financing (TIF). Currently three of the five active TIF districts in the City (TIF-8, 9, and 10) include properties considered to be candidates for redevelopment. A brief summary of each is provided below.

### TIF-8: Downtown

In early 2001, the City adopted a Business District Revitalization Plan as the first step in its efforts to revitalize the downtown area. Shortly thereafter, Redevelopment District No. 2 was created to enable the Community Development Authority to carry out various downtown redevelopment activities in accordance with the Revitalization Plan. The creation of TIF-8 on December 27, 2001, allowed the City to undertake the public improvements necessary to stimulate private reinvestment and redevelopment within the area, with the goal of transforming an aging industrial district into an "urban village". The TIF provided land acquisition, building demolition, site remediation, and improvements in public infrastructure which eliminated blight, encouraged economic development, and increased property values. The result is the Cannery Square redevelopment project, which has acted as a catalyst for other redevelopment efforts downtown. Through 2009, an additional 120,000 square feet of floor area and several hundred new dwelling units have been constructed downtown, as well as a new public gathering space and three new municipal parking lots.

Several additional redevelopment opportunities still exist within TIF-8, including lands along Linnerud Drive and S. Bristol Street, and including the City's current Public Works facility, which is planned to eventually move to a campus setting with other City facilities on a site along Bailey Road near the waste water treatment facility.

### TIF-9: US 151/Reiner Road

TIF-9 was created on March 29, 2007 to allow the City to acquire approximately 27 acres of land to facilitate the development of a health care campus on the property, among other uses. Redevelopment of existing properties occurred to allow for the health care facility. Existing industrial uses along Capitol Drive were also incorporated into the TIF to provide incentives for redevelopment of these properties for uses that are more appropriate for location adjacent to the medical facility and that are consistent with this plan.

### TIF-10: West Main Street Corridor

The City designated TIF-10 on September 30, 2008 in order to allow public investment within the district to facilitate the redevelopment of numerous properties along the West Main Street Corridor. The District is approximately seventy acres in size, and is located generally along W. Main Street from Jones Street to Ruby Lane. The West Main Street Corridor Plan was adopted by the City in 2006 to guide redevelopment efforts as they occur along the corridor.

## W. MAIN STREET CORRIDOR (WEST OF RUBY LANE)

Although this area is not part of the existing TIF-10, the City has discussed the potential need to extend TIF-10 to the west or create a new district at some point in the future to encourage reinvestment and redevelopment along this portion of the corridor. Although the existing TIF-10 area has been deemed to be an area that is more in need of attention, both segments are part of the City's main entry corridor and have a great deal of influence on perceptions of the community for residents and visitors. Redevelopment of this area should also be guided by the West Main Street Corridor Plan.

## O'KEEFFE/MCCOY ROAD

With the opening of a new Copp's grocery store in the downtown, the Pick'n Save store in this redevelopment area is planned to close. In addition, speculation regarding the potential redevelopment of the site by WalMart, or a move from this location by WalMart to another site, makes it clear that in one form or another, this site is likely to be a redevelopment site at some point during the term of this plan. The West Main Street Corridor provides some guidance and direction regarding the potential future of this site.

## WINDSOR STREET INTERCHANGE

This area consists of older retail buildings, developed under an outdated development model, that may be ready for redevelopment at sometime within this planning horizon. In addition, Verizon's campus needs have shifted in recent years, leaving vacant land and buildings along STH 19 available for reuse and redevelopment. The Wisconsin Cheeseman has vacated its facility along US 151 and unless a user can be found for the existing building, this site could also be the subject of redevelopment efforts in the near future.

## S. THOMPSON ROAD

The area along Thompson Road, north of US 151 and south of W. Main Street is currently occupied with older, small-scale, light industrial uses and a former farmstead. Access to the area is limited to Thompson Road, which is planned to extend south of US 151 via an overpass. The Westside Neighborhood Plan identifies this site as a potential office/employment redevelopment site.



### BRISTOL STREET INTERCHANGE

The Bristol Street interchange area is adjacent to the Sun Prairie Business Park. Employees and building tenants of the business park have expressed some interest in having more restaurants and other retail uses that are compatible with the business park being located nearby. Some properties within the redevelopment area identified may be candidates for such uses.

### LINNERUD DRIVE CORRIDOR

The Linnerud Drive industrial corridor was identified as an area where several properties have the potential for improvement or redevelopment. In some areas there are single-family homes located within this industrial zone. In some cases an abundance of outdoor storage or older industrial buildings suggest that redevelopment may be a possibility in this district. Although redevelopment opportunities do exist along Linnerud Drive, there are many properties in this area that are appropriately located and are not potential redevelopment sites. The entire area was delineated on the map to represent an area that could experience some change through time and to identify areas for potential redevelopment.

### MISCELLANEOUS SITES

Other sites throughout the City were identified as having the potential for redevelopment based on the underutilization of the site, dilapidated buildings, or input from the property owner about future plans for redevelopment. These sites are highlighted on the map to allow future consideration for redevelopment.

## REDEVELOPMENT/INFILL DEVELOPMENT POLICIES AND RECOMMENDATIONS

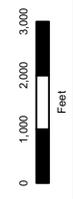
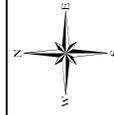
- 1 The City recognizes that strong public-private partnerships are often the key to successful redevelopment efforts, and shall work to establish such relationships through the implementation of its TIF policies when deemed appropriate.
- 2 Improve transportation access to lands south of W. Main Street and McCoy Road to allow for a better configuration of the commercial sites in this area. This could occur as part of redevelopment in this area.
- 3 The City shall place a greater emphasis on redevelopment and infill development on brownfield sites or underutilized sites in need of redevelopment verses development on the edge of the community and should reuse existing buildings, especially those with historical value, where feasible verses demolishing such buildings.
- 4 Provide incentives for redevelopment verses development on the edge, such as ordinance waivers, flexibility, and/or TIF assistance where applicable.
- 5 The City recognizes that housing in mixed-use buildings and mixed-use developments may be necessary to make redevelopment projects feasible, and to address density issues related to the expansion of the City's Urban Service Area.
- 6 The City shall strive to follow a set of principles modeled after the Dane County Better Urban Infill Development (BUILD) program principles to encourage infill development and redevelopment of lands within the developed portion of the community. Infill development and redevelopment shall be pursued in order to:
  - make better use of existing infrastructure
  - locate community services, jobs and shopping in close proximity
  - stabilize and enhance existing neighborhoods, downtowns and other business districts
  - provide housing and jobs for people with a range of incomes and housing needs
  - reduce pressure to develop productive farmland on urban fringes and in rural areas
  - provide viable transportation options by supporting walking, biking, and transit
  - assist and help fund the clean up and reuse of environmentally contaminated sites



# Potential Redevelopment Sites

## Legend

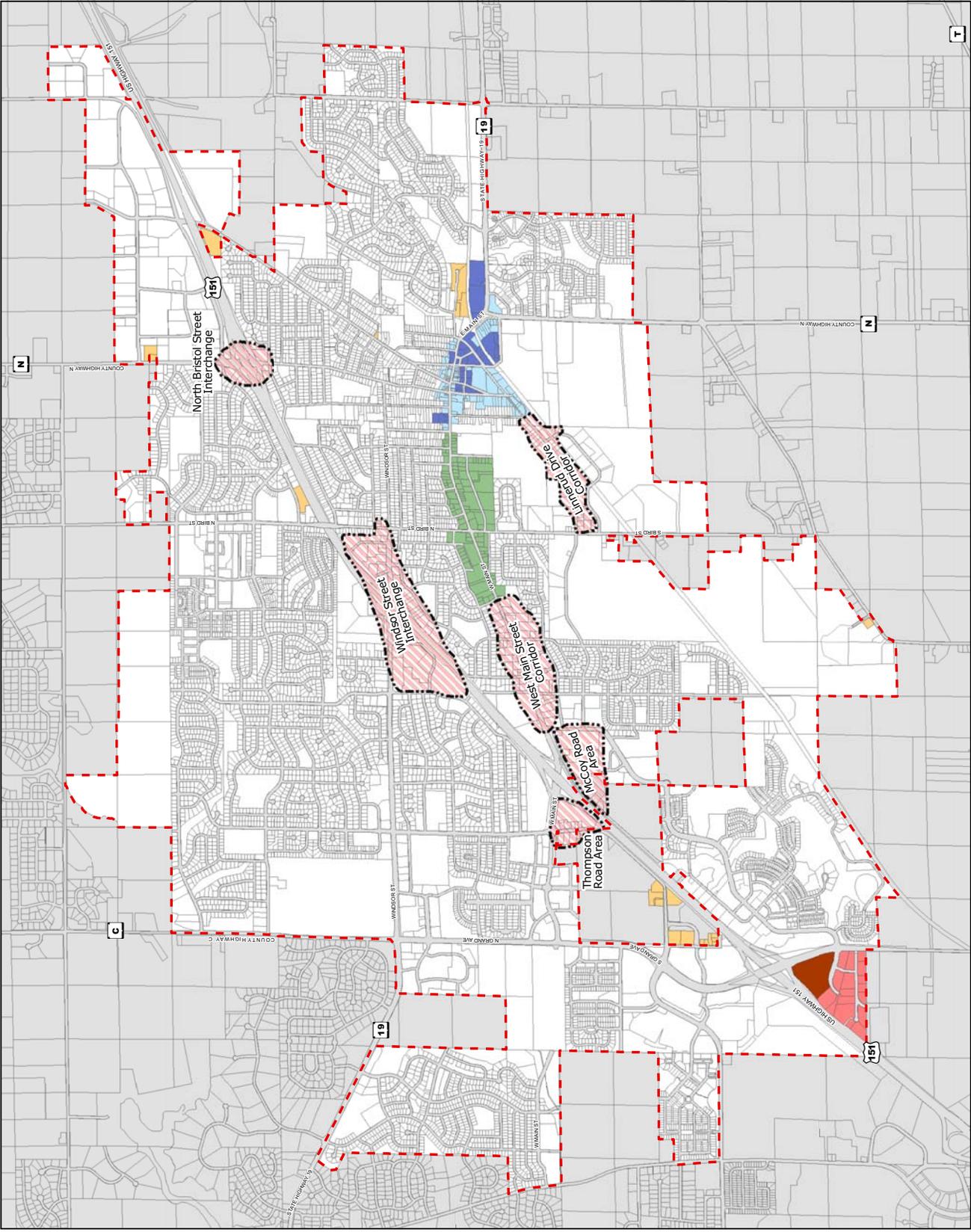
- TIF 8 Properties
- Redeveloped TIF 8 Sites
- TIF 9 Properties
- Redeveloped TIF 9 Sites
- TIF 10 Properties
- Redeveloped TIF 10 Sites
- Other Potential Redevelopment Areas
- Miscellaneous Potential Redevelopment Sites
- City Limit



Notes:

Source: City of Sun Prairie

Date Adopted: November 3, 2009



## DETAILED NEIGHBORHOOD PLANS AND PLANNING AREAS

Neighborhood plans have been prepared and adopted by the City to provide a higher level of detailed planning in specific areas where interest to develop or redevelop the area exists. These plans were created to guide development and ensure a more efficient and successful growth pattern. Three areas where neighborhood plans exist are downtown, the Westside Neighborhood, and along the W. Main Street corridor. Additional detailed planning areas have been identified and planned as part of this Comprehensive Plan to better prepare the City for development proposals in the next tier of the growth areas beyond those areas with previously adopted neighborhood plans.

### EXISTING ADOPTED PLANS

#### Westside Neighborhood Plan

The Westside Neighborhood Plan was adopted in 2004, and is aimed at guiding the development of a mixed-use neighborhood within a 2,600 acre area located to the north and south, surrounding the CTH C/US 151 interchange. Refer to the neighborhood plan for specific policies and recommendations regarding the development of this neighborhood. The policies and recommendations of the Westside Neighborhood Plan shall continue to apply to lands within the neighborhood, with a few exceptions that are being made through the adoption of this Comprehensive Plan. The changes noted below supersede any conflicting policies or maps contained in the Westside Neighborhood Plan:

**FIGURE 9-9**  
**WESTSIDE SCHOOL SITE**  
**RESIDENTIAL DEVELOPMENT OPTION**



- Bostad Property (south of Weybridge, west of Golden Meadows, north of Providence and located on both sides of Rattman Road). Changes include: 1) street configuration adjustments were made to correspond with the Pumpkin Hollow Neighborhood Plan adopted by the City of Madison for lands west of this property 2) the area planned for a Westside community park was expanded to account for lands removed from the future park to the east of this property.
- Veyance Technologies, Inc., (formerly Goodyear) site (north of US 151 and W. Main Street intersection): Changed the future land use designation from future office to industrial to recognize the City's desire for this use to continue on the site.
- McCoy Property (south of US 151, north of O'Keeffe Ave.): Street configuration adjustments were made to more accurately depict the future Thompson Road overpass.
- Property bound by S. Thompson Road, W. Main Street, and US 151: Changed the future land use designation from future office to commercial to conform with the existing zoning classification of the property.
- School District Property (south of STH 19). Changes include: 1) lands are shown as institutional on the land use plan to represent a future school site 2) an alternative development option is included to allow low density residential should the School District decide not to build a school facility on this site (see Figure 9-9).

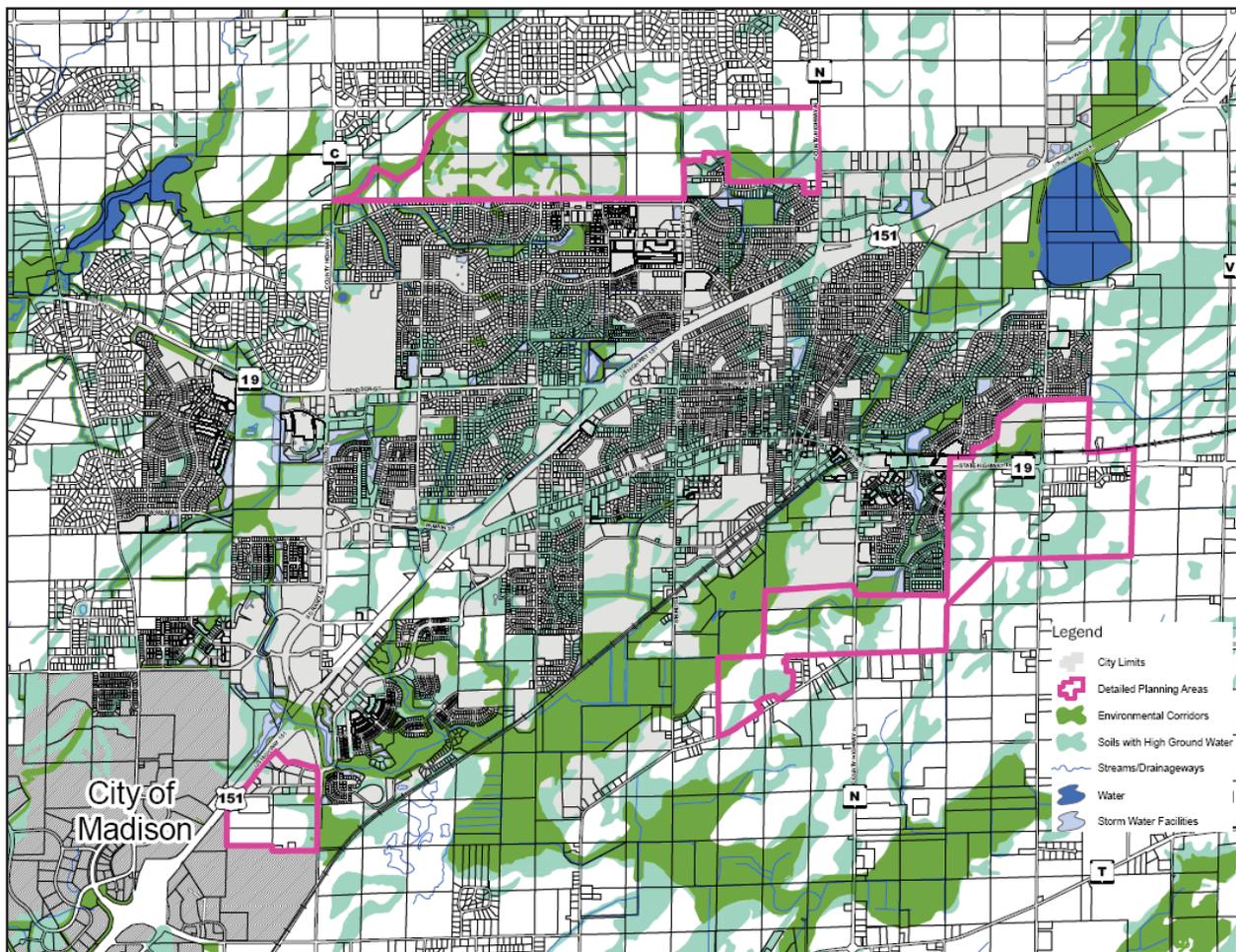
## Downtown Plans

The policies and recommendations of the City's Business District Revitalization Plan (2001) and Downtown Phase 2 Plan (2004) shall continue to apply and guide redevelopment and revitalization efforts in the Downtown area. It is important to continue efforts to implement these plans and build upon the significant improvements that have already occurred in the Downtown to-date. Refer to the specific plans for details on the policies and recommendations for the Downtown area.

## Main Street Corridor Plan

The Main Street Corridor Plan was adopted in 2006 to provide a vision for the long-term redevelopment of the W. Main Street Corridor. A significant reconstruction of Main Street took place in 2009 to address traffic flow and safety issues, as well as aesthetic issues. A TIF district has been designated to help encourage reinvestment within this area, as well. Refer to the corridor plan for specific policies and recommendations regarding the redevelopment of this corridor.

**FIGURE 9-10  
DETAILED PLANNING AREAS**



## DETAILED PLANNING AREAS

Based on what is known about the location and capacity of existing and planned utilities and other infrastructure, environmental characteristics, and approved yet not constructed development, potential city expansion areas were identified to accommodate projected population growth in the City. The three main areas are mapped in Figure 9-10 and represent areas most appropriate for future development once approved developments and existing neighborhood plan areas are developed and built. Detailed conceptual planning for land use, neighborhood design, density, and intensity was performed as part of this comprehensive planning process.

Each of the three detailed planning areas has different characteristics that influence what type of development is most appropriate in each location. Characteristics of each planning area are summarized below and conceptual development plans for each area are presented and described on Maps 9-8, 9-9, and 9-10. Conceptual land use areas and residential densities are also provided on the detailed planning areas maps. Plans created for the area are based on existing conditions, existing and planned infrastructure, adjacent land uses, and public input. The plans are incorporated into the Comprehensive Plan as part of the Future Land Use Plan Map (Map 9-4). The Future Land Use Plan Map, including these detailed planning area plans, represents a conceptual development pattern to illustrate the desired vision for future neighborhoods and is based on community preferences and available information regarding the development limitations present in the City's future growth areas. Future development on any particular property will be subject to a higher level review, and precise land use delineations and environmental features will be determined by on-site investigation and engineering at that time. This means that lines may shift and street patterns may be altered from those shown on the Future Land Use Plans when more accurate information is available. However, the general land use pattern and neighborhood character represented on the Future Land Use Plan should be respected. Also see the land use workshop summary in Appendix F for more information about the public input process related to planning for these areas.

### Northside, Egre Road Area

This planning area includes lands on the north side of the City, south of Egre Road and between CTH C and CTH N, and consists of 650 acres (Map 9-8). Token Creek Conservancy Estates is a 200-acre conservation subdivision approved within this area, but the plat is yet to be recorded. The Future Land Use Plan for this area assumes that this development will be constructed as approved. Most of this planning area falls within the Token Creek watershed and development within this area must be sensitive to this environmental feature. It is likely that any development within this area would need to incorporate a large percentage of open space to manage stormwater appropriately within the watershed. This was a requirement of the Capital Area Regional Planning Commission in order to expand the urban service area for the Token Creek Conservancy Estates, and it is anticipated that similar measures will be required for any additional expansions. The area east of Bird Street could be developed at a higher-intensity, however existing land uses adjacent to this area are predominantly residential, with the exception of the Sun Prairie Business Park east of CTH N. Future development in this area will need to take into account these neighboring uses.

The Northside conceptual plan includes the continuation of the conservation subdivision model already approved for the Token Creek Conservancy Estates for the area west of Bird Street to minimize impacts on Token Creek. Development with a higher-density is suggested east of Bird Street. The area is predominantly residential with a 65% detached single-family to 35% multi-family mix ratio. Neighborhood or convenience retail is planned at CTH N and Egre Road with an expansion of business park uses west of CTH N.

### O’Keeffe Avenue/Reiner Road Area

This 134-acre planning area is located south of US 151 and west of Reiner Road (Map 9-9). SSM of Wisconsin recently opened a stand-alone emergency room at the north edge of the district with plans to expand into a full-scale health care campus over time. A light industrial subdivision exists on Capitol Drive south of the emergency center site. It is anticipated that the industrial uses will be removed and the area would be redeveloped over time due to the high visibility of the area, excellent highway access, and a prime location between Madison and Sun Prairie. The south portion of this planning area is mostly vacant. This area includes a portion of the green space buffer established in the final Town of Burke, Village of DeForest, City of Sun Prairie, and City of Madison Cooperative Plan, which calls for a large, landscaped setback along US 151.

The conceptual plan for the O’Keeffe Avenue/Reiner Road area consists of large-scale, multi-story office buildings with a hotel/conference center, and a walkable commercial use component. Mixed-use buildings are encouraged, with retail on the ground floors of some office buildings. It is anticipated that existing industrial uses in this area would be relocated elsewhere in Sun Prairie as redevelopment occurs. A high quality appearance of the buildings and sites are important for development in this area due to the high visibility as a gateway into Sun Prairie. Uses that are related to and compatible with the health care campus should be encouraged.

## Near Eastside Area

The Near Eastside represents approximately 784 acres bound by the planned service area for the Near East Side Sewer Interceptor. This area is located south of the current city limits and extends from just east of Town Hall Drive almost to Bird Street north of Bailey Road. This area includes several rural residences developed within the Town of Sun Prairie (Map 9-10).

The Near Eastside conceptual plan is comprised primarily of residential land uses with a 65% detached single-family to 35% multi-family mix ratio. A full mix of residential neighborhood types are encouraged within this area, and the future land use plan illustrates TND and hybrid neighborhoods within the center of this district, and conventional and conservation development to the east and west. There is a neighborhood commercial center with the potential for some mixed-use buildings planned along CTH N north of Bailey Road, with additional commercial at the STH 19/Town Hall Drive intersection. With the exception of the commercial node at STH 19 and Town Hall Drive, other properties north of STH 19 and south of the railroad tracks are identified as institutional and mixed-residential future land uses. It is recognized that these sites have limitations with regard to access, narrow lot depth, and frontage on both the highway and railroad rights-of-way. Therefore, some flexibility with future land uses will be considered on each of the sites. Optional land uses may include institutional and civic uses (e. g. church, day care, clinic, etc.), mixed residential, community gardens, parks, or other appropriate uses. Higher density residential areas are located within close proximity to these commercial areas. A potential elementary school site is located centrally, adjacent to a future park with pedestrian/bicycle access along a green corridor route. It is important to note that while the land use plan illustrates a potential location for such a school, its specific location could vary within the neighborhood. A potential sports complex site (soccer, lacrosse, etc.) is located south of the high school with the idea that such a facility could share parking, concessions and other facilities in a mutually beneficial relationship. Because such a facility is not a certainty, an alternative concept to develop this area as residential is also provided. Either land use scenario is an acceptable option for this site and the sports complex designation on the Future Land Use Plan Map should not prevent the land from being platted as a residential subdivision. A mix of higher density residential and institutional uses is planned on narrow strips of land between STH 19 and the railroad tracks. A community garden and green trail corridor could also be incorporated into this area.

## DETAILED NEIGHBORHOOD PLAN POLICIES AND RECOMMENDATIONS

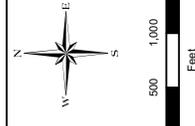
- 1 Promote quality neighborhood development that includes an appropriate mix of uses by requiring the adoption of detailed neighborhood plans prior to development approvals, unless detailed land use plans are adopted as a component of this plan. Detached, single-family housing within planned neighborhoods is recommended to comprise at least 65% of the total number of residential units, exclusive of redevelopment sites.
- 2 Neighborhood plans shall be submitted to the City Plan Commission and Common Council for review and approval, after which they will become elements of the City's Comprehensive Plan.
- 3 The City strongly discourages unplanned, low-density development in future city expansion areas.
- 4 The City encourages the efficient use of land resources, full use of urban services, mix of uses, transportation options (e.g. pedestrian, bicycle, auto, transit), and human-scale design in future neighborhood planning areas.



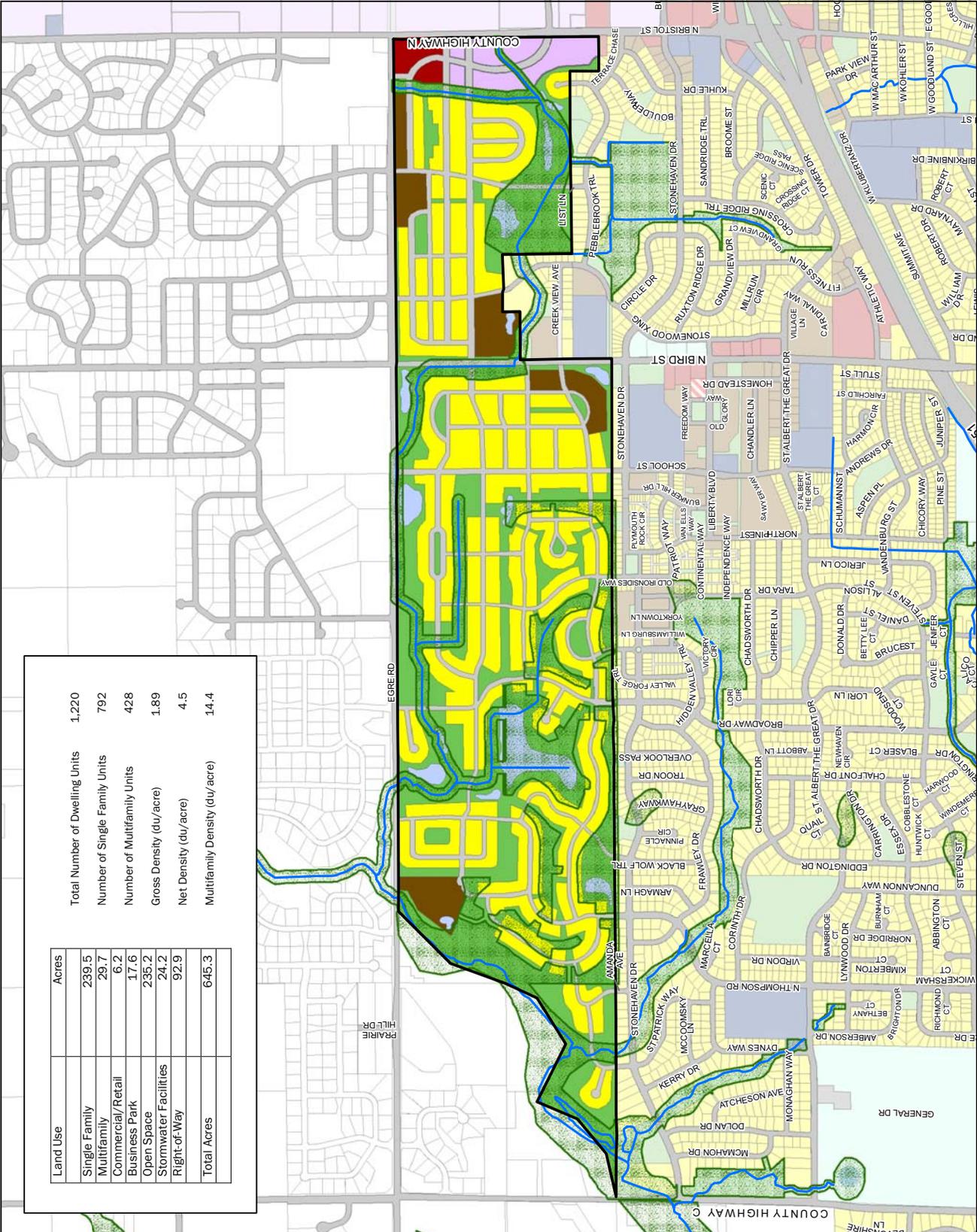
# Future Land Use North Side Detailed Planning Area

## Legend

- Future Land Use
- Business Park
- Commercial
- Parks and Open Space
- Mixed Residential
- Low-density Residential
- Transportation
- Stormwater Facilities
- Streams/Drainageways
- Environmental Area



Notes:  
Source: City of Sun Prairie  
Date Adopted: November 3, 2009



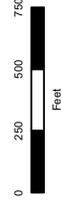
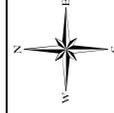
Land Use	Acres	Total Number of Dwelling Units
Single Family	239.5	1,220
Multifamily	29.7	792
Commercial/Retail	6.2	428
Business Park	17.6	1.89
Open Space	235.2	4.5
Stormwater Facilities	24.2	14.4
Right-of-Way	92.9	
<b>Total Acres</b>	<b>645.3</b>	



# Future Land Use Reiner-O'Keefe Detailed Planning Area

### Legend

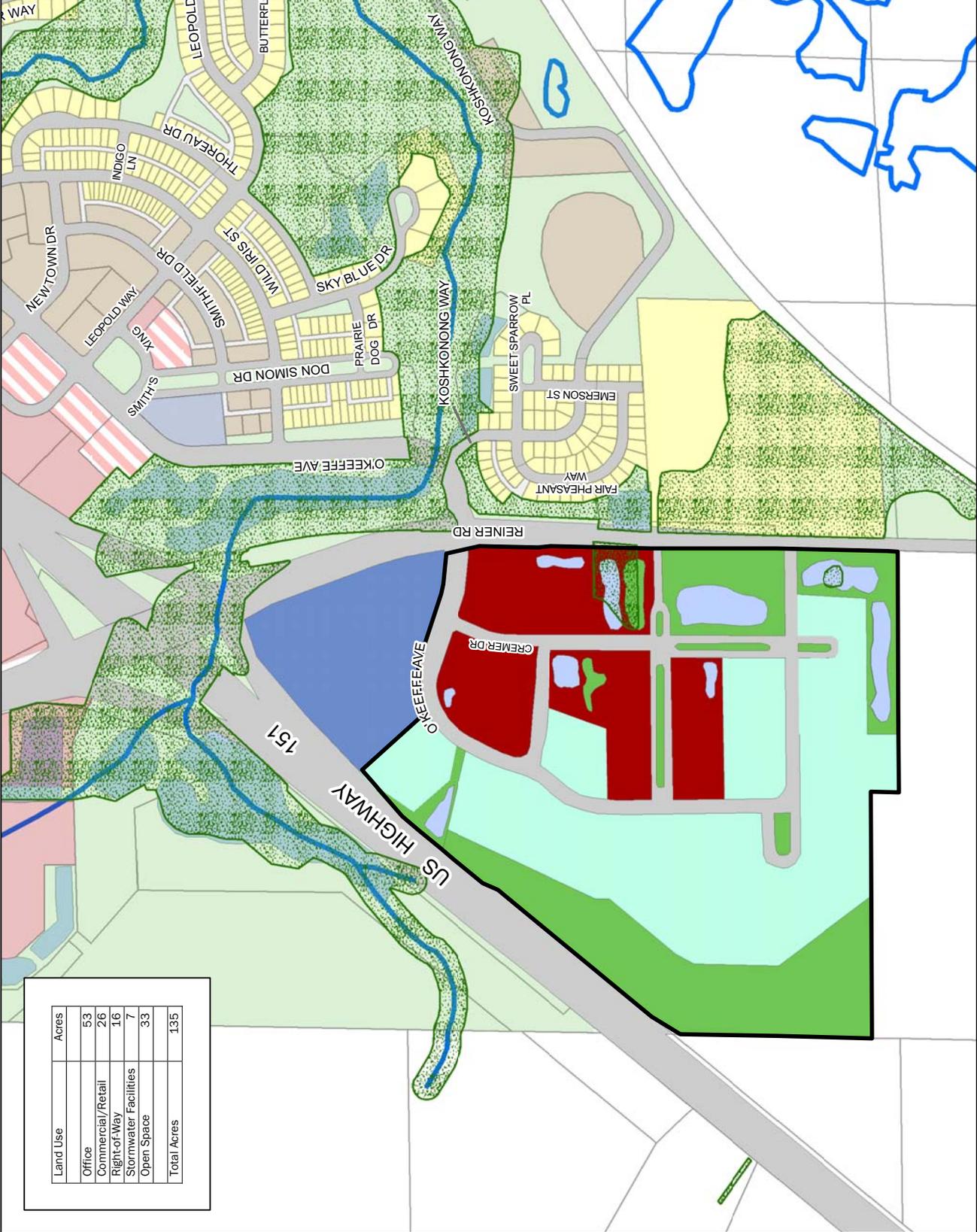
- Future Land Use
- Commercial
- Parks and Open Space
- Institutional
- Office Park
- Transportation
- Stormwater Facilities
- Streams/Drainageways
- Environmental Area



Notes:

Source: City of Sun Prairie

Date Adopted: November 3, 2009



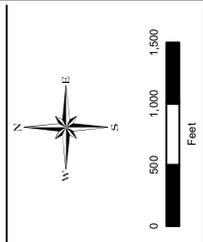
Land Use	Acres
Office	53
Commercial/Retail	26
Right-of-Way	16
Stormwater Facilities	7
Open Space	33
<b>Total Acres</b>	<b>135</b>



# Future Land Use Near East Side Detailed Planning Area

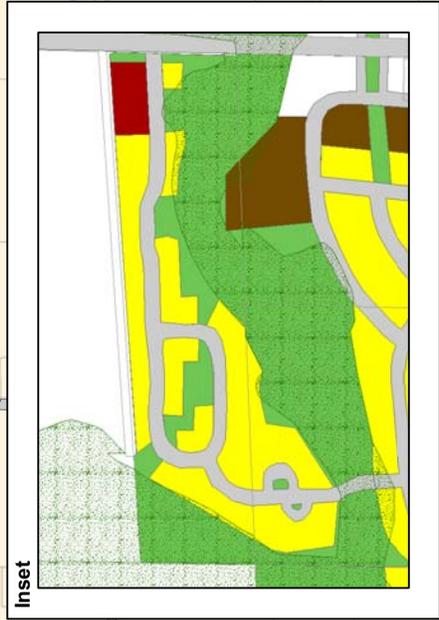
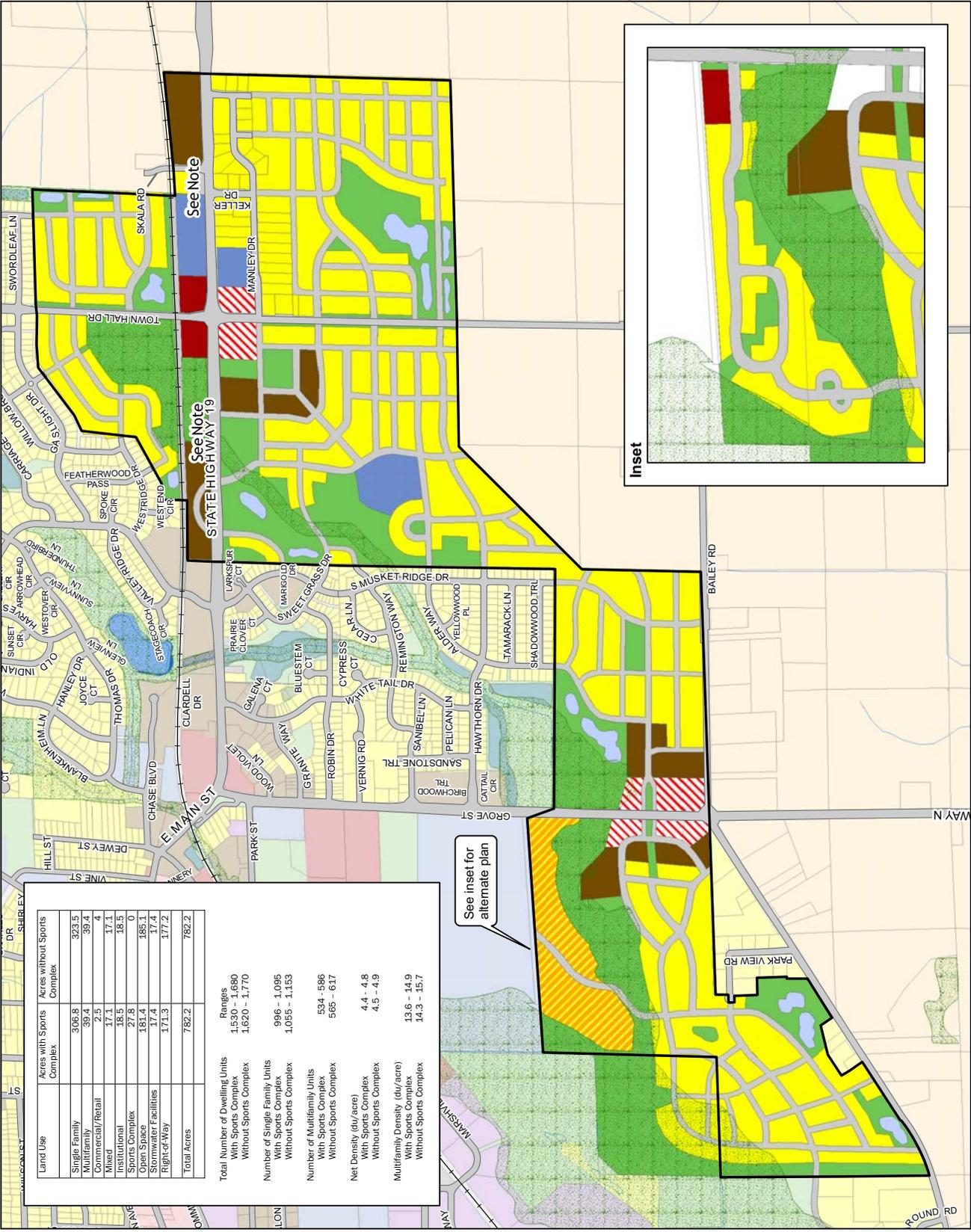
## Legend

- Future Land Use**
- Commercial
  - Parks and Open Space
  - Institutional
  - Mixed Use
  - Medium Residential
  - Low-density Residential
  - Sports Complex or Low-density Residential
  - Transportation
  - Stormwater Facilities
  - Environmental Area
  - Streams/Drainageways



Notes: For lands north of STH 19 and south of the railroad tracks, some (possibly with future) land uses will be considered due to limitations for access, the narrow lot depths, and frontage on both the highway and railroad rights-of-way. See Chapter 9, Volume 2 of the comprehensive plan, under Detailed Planning Areas, Near East Side Area for more information.

Source: City of Sun Prairie  
Date Adopted: November 3, 2009



Land Use	Acres with Sports Complex	Acres without Sports Complex
Single Family	306.8	323.5
Multifamily	39.4	39.4
Commercial/Retail	2.5	4
Mixed	17.1	17.1
Institutional	18.5	18.5
Sports Complex	27.8	0
Open Space	181.4	185.1
Stormwater Facilities	17.4	17.4
Right-of-Way	171.3	177.2
<b>Total Acres</b>	<b>782.2</b>	<b>782.2</b>

Total Number of Dwelling Units	Range
With Sports Complex	1,530 - 1,680
Without Sports Complex	1,620 - 1,770

Number of Single Family Units	Range
With Sports Complex	996 - 1,095
Without Sports Complex	1,055 - 1,153

Number of Multifamily Units	Range
With Sports Complex	534 - 586
Without Sports Complex	565 - 617

Net Density (du/acre)	Range
With Sports Complex	4.4 - 4.8
Without Sports Complex	4.5 - 4.9

Multifamily Density (du/acre)	Range
With Sports Complex	13.6 - 14.9
Without Sports Complex	14.3 - 15.7

See inset for alternate plan

## ANNEXATION AND ATTACHMENT POLICY

The future growth and development of the City will likely involve a combination of redevelopment and infill development within the existing developed area of the City, and new growth at the edge of the community. While there are approximately 1,629 acres of undeveloped land already located within the corporate limits, over time there will be a need to incorporate additional lands through annexation or attachment to accommodate urban expansion or to capitalize on desired development opportunities. The policies contained herein should be used to guide such decisions as urban expansion through annexation or attachment is proposed.

- 1 The City encourages annexations and attachments to occur prior to urban development to ensure that such development is consistent with the City's Comprehensive Plan, Zoning Ordinance, Subdivision Ordinance, Official Map and Capital Improvements Program.
- 2 The City of Sun Prairie will not provide access to its municipal utility systems to lands that are located outside the City's corporate limits.
- 3 The City of Sun Prairie encourages cooperative intergovernmental planning with neighboring communities to avoid inefficient development patterns and intergovernmental boundary conflicts. Existing agreements shall be honored, and shall be reviewed and updated/renegotiated periodically as needed. New agreements should be pursued with neighboring communities where they currently do not exist, particularly with the Town of Sun Prairie.
- 4 The City shall require detailed concept plans associated with any annexation or attachment proposal that involves the development or redevelopment of the lands involved.
- 5 Lands annexed or attached to the City shall be temporarily placed in the most restrictive zoning classification, based on property size, until a plat or development proposal is approved for the property.
- 6 The City may require a pre-annexation agreement to outline the expectations and parameters associated with the extension of infrastructure or other development or redevelopment issues associated with the lands proposed for annexation or attachment.
- 7 Attachments to the City will be made in accordance with the final Town of Burke, Village of DeForest, City of Sun Prairie and City of Madison Cooperative Plan or any applicable future agreements made between the City and adjacent communities.
- 8 The City Planning Commission and Common Council shall consider, at a minimum, the following factors when reviewing proposals for annexation or attachment to the City of Sun Prairie:
  - Does the area proposed for annexation or attachment have access to, or can it be easily connected to, areas already served by the City thereby allowing efficient delivery of services, facilities and utilities to the area?
  - Can the City readily provide water service, sewer service and other infrastructure to the area proposed for annexation at little or no cost to City taxpayers, or is there a significant public benefit associated with the incorporation of the lands involved if City expenditures are involved in extending such infrastructure?
  - Does the school district have the capacity to accommodate students who live or will live within the area proposed for annexation?

- Is the proposed development or redevelopment of the annexation or attachment area consistent with the policies and recommendations of this Comprehensive Plan, including the recommended land uses and development pattern illustrated on the Future Land Use Plan Map?
  - Is the proposed annexation consistent with the Residential Development Staging Plan in terms of the desired timing and sequence of development in the City?
  - Is the proposal in keeping with market conditions, as measured by factors such as, but not limited to, vacancy/occupancy rates, inventory of vacant lots, number of active development projects in the City, etc., at the time annexation or attachment is being contemplated, and does there appear to be a need for the incorporation of additional lands to accommodate the land uses being contemplated at the time of annexation or attachment?
  - Are there public benefits associated with the proposed annexation or attachment (fiscal, economic development, land use, infrastructure connectivity, control of land in key growth areas, etc.) to sufficiently offset any negative aspects that may be associated with the proposal?
- 9 In situations where 1) detailed City plans do not exist, 2) proposed development does not meet the Residential Development Staging Plan timeline, or 3) significant changes to a City plan are proposed, the petitioner(s) for annexation shall be required to provide the City with a detailed fiscal impact analysis using standards defined by the City that specifies the expected impacts of existing and proposed development on the property proposed for annexation on the City's tax rate and its ability to provide efficient, sustainable levels of service for all essential City services, facilities and utilities, before an annexation ordinance will be considered for adoption by the City

## LAND USE POLICIES AND RECOMMENDATIONS

### URBAN AND RURAL DEVELOPMENT POLICIES

- 1 All non-agricultural development on lands located within the Sun Prairie Urban Service Area (USA) shall be served with the complete array of City services including sanitary sewer, storm sewer, municipal water, City police protection, fire protection, etc. The City will not approve proposals that would result in the creation of unsewered urban development within the Sun Prairie Urban Service Area.
- 2 The City of Sun Prairie strongly recommends that its neighboring townships adopt and implement land use plans which protect existing agricultural lands from unsewered urban development.
- 3 The City of Sun Prairie discourages the creation of subdivision plats and certified survey maps that create building sites for unsewered, non-farm residential uses at densities greater than one dwelling unit per 35 acres within the City of Sun Prairie's three-mile extraterritorial plat approval jurisdiction, unless allowed through an adopted intergovernmental agreement.
- 4 Unincorporated lands designated "Rural Area" and "Future Neighborhood Planning Area (Beyond 2030)" on the City of Sun Prairie's Future Land Use Plan Map shall only be used for or developed with agriculture, agribusiness and farm-based residential uses.
- 5 The maximum density (i.e. the number of dwelling units per acre) of unsewered, non-farm residential uses and unsewered, farm-based residential uses within the City of Sun Prairie's three-mile extraterritorial plat approval jurisdiction shall not exceed one dwelling unit per 35 acres of farmland, unless allowed through an adopted intergovernmental agreement.

## URBAN SERVICE AREA POLICIES

- 1 The City of Sun Prairie shall guide urban development to areas within the Sun Prairie Urban Service Area (USA).
- 2 The City of Sun Prairie shall not extend its sanitary sewer and municipal water lines to development that is not located within the City's corporate limits.
- 3 The City of Sun Prairie shall work closely with the Capital Area Regional Planning Commission to monitor the Wisconsin Department of Natural Resources approved Sun Prairie USA to make sure the USA includes enough developable and serviceable lands to accommodate projected City growth through the year 2030.
- 4 The City of Sun Prairie desires and anticipates that all lands located within the Sun Prairie USA will eventually be located within the City's corporate limits.
- 5 The City of Sun Prairie will strongly oppose any proposal to create a public sewer or water utility system in the neighboring townships that is intended to compete with the City's municipal systems, to support urban development densities in unincorporated areas, or to infringe in any way on the City's ability to expand its utility systems and municipal boundaries in a logical and efficient manner.
- 6 Development within the USA or areas planned for future inclusion within this area shall be consistent with the Comprehensive Plan.

## URBAN DESIGN/DEVELOPMENT CHARACTER POLICIES

- 1 Require higher quality building, landscaping, and signage design especially along key entry points into the City.
- 2 The City shall strive for compatibility of adjacent land uses by requiring site plan and subdivision plat review for all multi-family residential, commercial, industrial, and institutional development projects.
- 3 Incompatible land uses shall be buffered from each other through the strategic use of plant materials, decorative fences and walls or berms.
- 4 New development and redevelopment projects shall include high-quality site plan designs, landscape designs and building designs.
- 5 Major activity areas such as building entrances, service and loading areas, parking lots and trash receptacle storage areas shall be oriented away from less intensive land uses to the greatest degree possible.
- 6 Outdoor lighting of parking, storage and service areas shall be designed to minimize spill over of light onto adjacent properties and public rights-of-way.
- 7 The City encourages site plans and building designs that locate garage doors, parking lots and loading areas in areas that will not dominate the visual environment from public rights-of-ways and neighboring properties.
- 8 Signage shall be of high quality design and shall not be excessive in total area and height.
- 9 Outdoor storage and loading areas shall be screened from the view of public rights-of-way and adjacent properties.
- 10 Site plan review, and high-quality building design, signage and landscaping shall be required for all multi-family residential, commercial, industrial, and institutional uses.
- 11 Commercial sites shall be designed to separate pedestrians and bicycles from motor vehicles, sidewalk connections shall be made to street sidewalks, and bike parking shall be provided.
- 12 The City shall develop design guidelines for commercial, multi-family residential, institutional, and industrial buildings. Design guidelines should apply to new construction, infill development, and redevelopment sites and address the following items.
  - Relationship of the building and other site features to the street
  - Standards for building placement on corner lots
  - Location and screening of parking, loading areas, dumpsters, and utility equipment (roof top and site)
  - Location and canopy design for drive-through facilities, gas pumps, service bays, and car washes
  - Treatment of outdoor display and sales areas
  - Building architecture and materials
  - Landscaping, signage, and lighting
  - Pedestrian and vehicle access and circulation, both on-site and between the site and adjacent sites and the street
  - Parking lot location, design and layout

## GENERAL LAND USE POLICIES

- 1 The City encourages the provision of a full range of quality housing opportunities in the City of Sun Prairie.
- 2 High-density residential development shall be located within a convenient and safe walking distance of schools, parks, transit stops, commercial areas, and other neighborhood destinations to the greatest degree possible.
- 3 Work with property owners along W. Main Street to rezone properties and bring them into conformance with the Future Land Use Plan.
- 4 Speculative commercial rezonings on the fringes of the City should be avoided in order to prevent the creation of unplanned strip commercial development.
- 5 Whenever possible, industrial developments shall be designed so vehicles servicing the site shall be able to move from one location on the site to another without re-entering a public street.
- 6 Truck loading and staging activities should not be allowed within public streets.
- 7 Create an industrial park on lands adjacent to the water pollution control facility designated as an area for industrial development that is not a good fit for the Sun Prairie Business Park.
- 8 Institutional land uses such as schools, churches, libraries, community centers, etc. should be located in areas where they will not have a negative impact on traffic flows and volumes in surrounding residential areas.
- 9 Existing residential areas shall be adequately buffered from new institutional uses through the use of zoning setbacks, vegetative screening, berms, fences, and/or walls.
- 10 The City should initiate discussion between existing institutional uses and surrounding neighbors to discuss potential long-term expansion plans and how those plans may affect the area. Pre-identified institutional expansion areas should be identified in detailed small area plans whenever possible to help minimize potential future land use conflicts.
- 11 The City encourages highly planned mixed-use developments and strongly discourages poorly planned, strip commercial development.
- 12 The City encourages the preservation of architecturally, historically, and culturally significant sites, buildings and structures in the City and its environs.
- 13 Complete gaps in key pieces of infrastructure to connect outlying neighborhoods with the rest of the City, particularly on the Westside such as:
  - Connecting W. Main Street from CTH C to the Weybridge/Wyndham Hills neighborhood
  - Connecting existing trail gaps along STH 19 and south of Hoepker Road
  - Providing looped water service to the Providence subdivision
- 14 Continue to work toward encouraging diversity in the City's economy and job base – balance with housing.
- 15 Ensure contiguity of new development to avoid “leapfrog” development and associated costs.

- 16 Continue existing policies that encourage the efficient use of land and allow the following:
  - Mixed-use developments
  - TND/New Urbanism design principles
  - Grow with a moderate density to help ease the pressure to expand outward
  - Decreased lot sizes
  - Pedestrian-oriented neighborhoods
    - Design to help encourage non-motorized travel/less reliance on cars
    - Sidewalks/paths – new and infill of gaps in older areas
  - Provide mixed housing types including:
    - Housing for all/variety of families and life situations
    - Life-cycle housing
    - Market rate
- 17 Encourage solar friendly neighborhood design and identify and eliminate potential barriers to this type of development within City ordinances and policies.
- 18 The City shall amend the subdivision and other development ordinances to address high ground-water issues associated with development, particularly with respect to buildings with basements.
- 19 The City will not prematurely zone property for development prior to approval of a plat or development proposal.
- 20 Noise easements for future development in downtown and surrounding areas should be incorporated into the development approvals to protect the Angell Park Speedway as a cultural resource.

