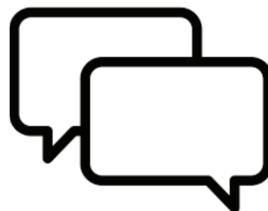


Public Input Summary

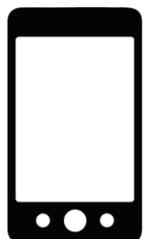
CITY RESIDENTS AND STAKEHOLDERS PARTICIPATED IN



3 Neighborhood Forums in 2018



6 Meetings with Neighboring Communities



5 Polco Questions



1 Community Survey
(2,046 responses)



17 Focus Group Meetings



24 Steering Committee & City Meetings

WHAT WE HEARD

Residents are generally quite satisfied with their neighborhoods, though only half of homeowners are confident they will stay in Sun Prairie if they move in the next five years.

Tax rates are a common concern.

Renters are more concerned about affordability than owners.

The recent increase in construction of large multi-unit buildings in the City has caused concern, mostly among homeowners.

Public transit, upkeep of public roads, and Main Street redevelopment are three important areas people would like to see improved.

Sun Prairie has good schools and nice community assets (e.g. library, aquatic center, parks).

Support for investment in sidewalks and bike paths is strong, especially with filling in the gaps.

Ten years from now the majority of residents would like Sun Prairie to be identified as providing small town comfort with urban amenities.

The City should focus on quality of jobs vs. total jobs.

Urban design preferences tend toward “small town” character.

The City needs a wider selection of activities for all age groups and income levels.

Sun Prairie should embrace diversity.

Sun Prairie needs an identity.

The City should be proactive vs. reactive to growth.

Intensive development is preferred adjacent to USH 151.

Downtown needs to be revitalized.



Agricultural, Natural and Cultural Resources

AGRICULTURAL RESOURCE GOALS



High Priority Policies & Actions

1. Encourage agriculture and the preservation of productive agricultural lands, in balance with the growth of the City.
2. Increase opportunities for access to healthy and sustainable food choices within the City.

» Amend the City's Ordinances as needed to allow agricultural uses, such as community gardens, roof top gardens, small-scale organic orchards and vineyards that are compatible with surrounding uses.

NATURAL RESOURCE GOALS

1. Protect and preserve the natural resource features in the City and its environs.



CULTURAL RESOURCE GOALS

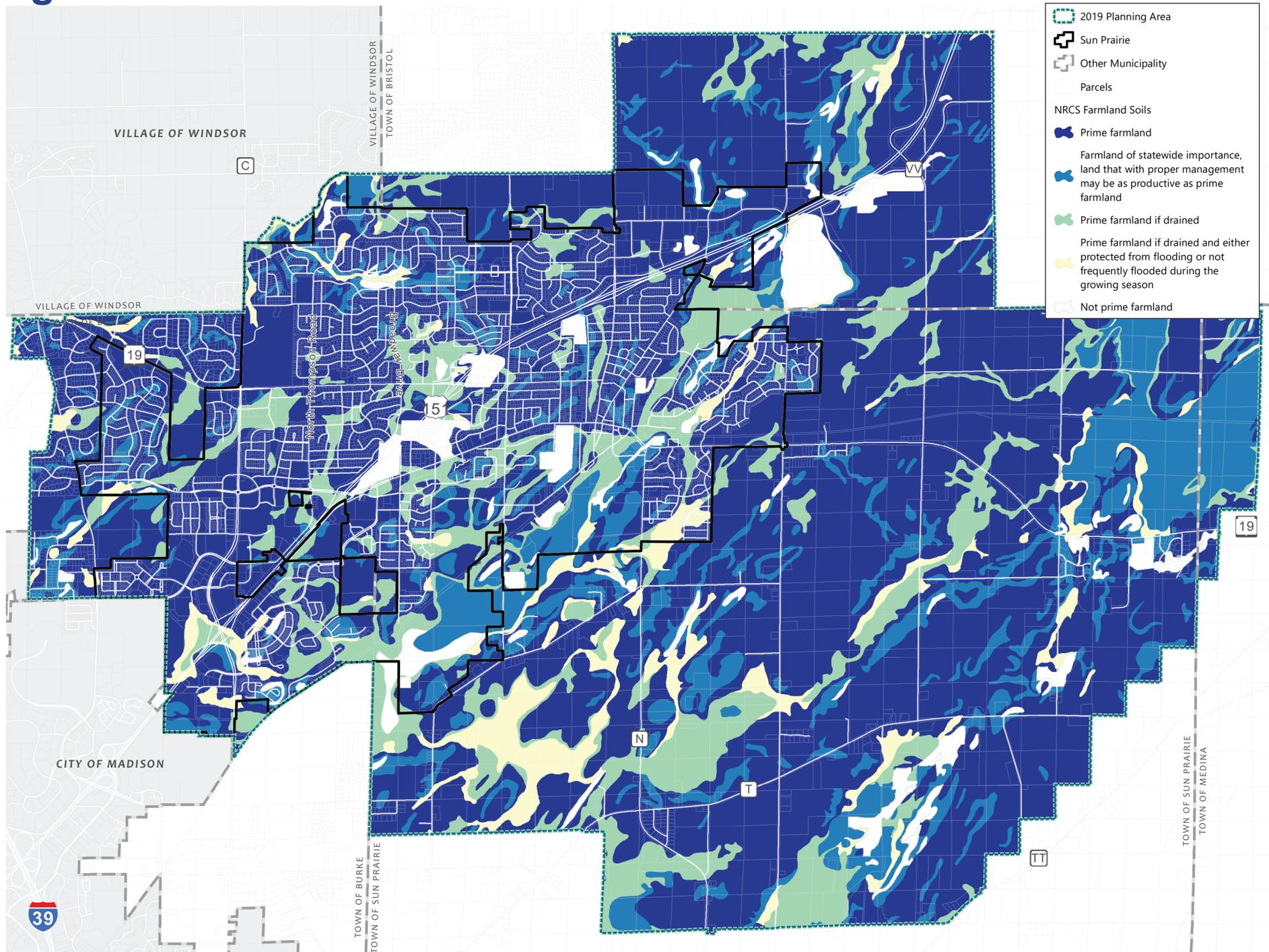


High Priority Policies & Actions

1. Preserve and create new places and events that contribute to the history and identity of Sun Prairie.

» Create more unique places of interest for which Sun Prairie is known and loved. Whenever there is investment in new or existing neighborhoods, the City will collaborate with developers to create unique features and great public spaces. Encourage the incorporation of art and artistic expression in public and quasi-public places.

Agricultural Soils Classification



Utilities & Community Facilities

UTILITY GOALS

1. The City of Sun Prairie will have a high quality, cost-effective, well-planned and efficient system of public utilities.
2. Utility system planning and implementation will occur in coordination with land use and transportation plans and projects.

High Priority Policies & Actions

- » Maximize the use of existing utility systems by encouraging infill development that uses existing infrastructure investments.
- » Work with telecommunication utilities to ensure co-located facilities are aesthetically acceptable to the City, including light pole design standards (including incorporation of 5G equipment).
- » Convene a meeting with all locally active telecommunication utilities to discuss their future needs and interests for new equipment in the City.
- » Initiate a formal review of City stormwater management requirements for new development, to evaluate their adequacy to prevent flooding based on the increase in large storm events.

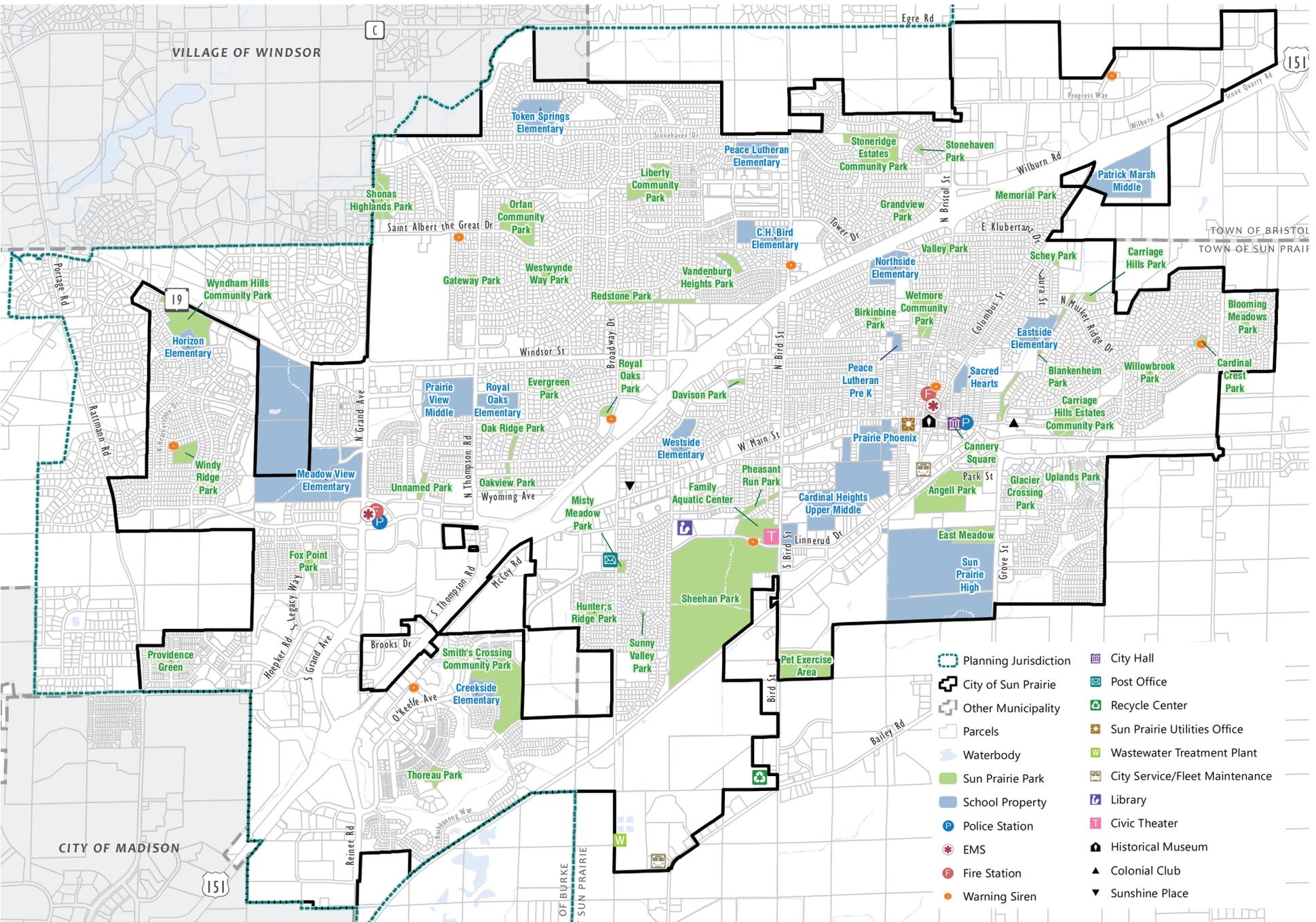
COMMUNITY FACILITY GOALS

1. The City of Sun Prairie will have high quality community facilities for residents, businesses, and visitors alike.

High Priority Policies & Actions

- » Support the development of a large, multi-cultural center that can be a shared space used for religious events and celebrations (e.g. Hmong funerals, Diwali, etc.), and provides programming that showcases the growing cultural diversity within the City. This could be a public or a private facility (or a joint venture) and might be located in a new community park.

Parks, Schools, and Community Facilities



Intergovernmental Cooperation

INTERGOVERNMENTAL COOPERATION GOALS

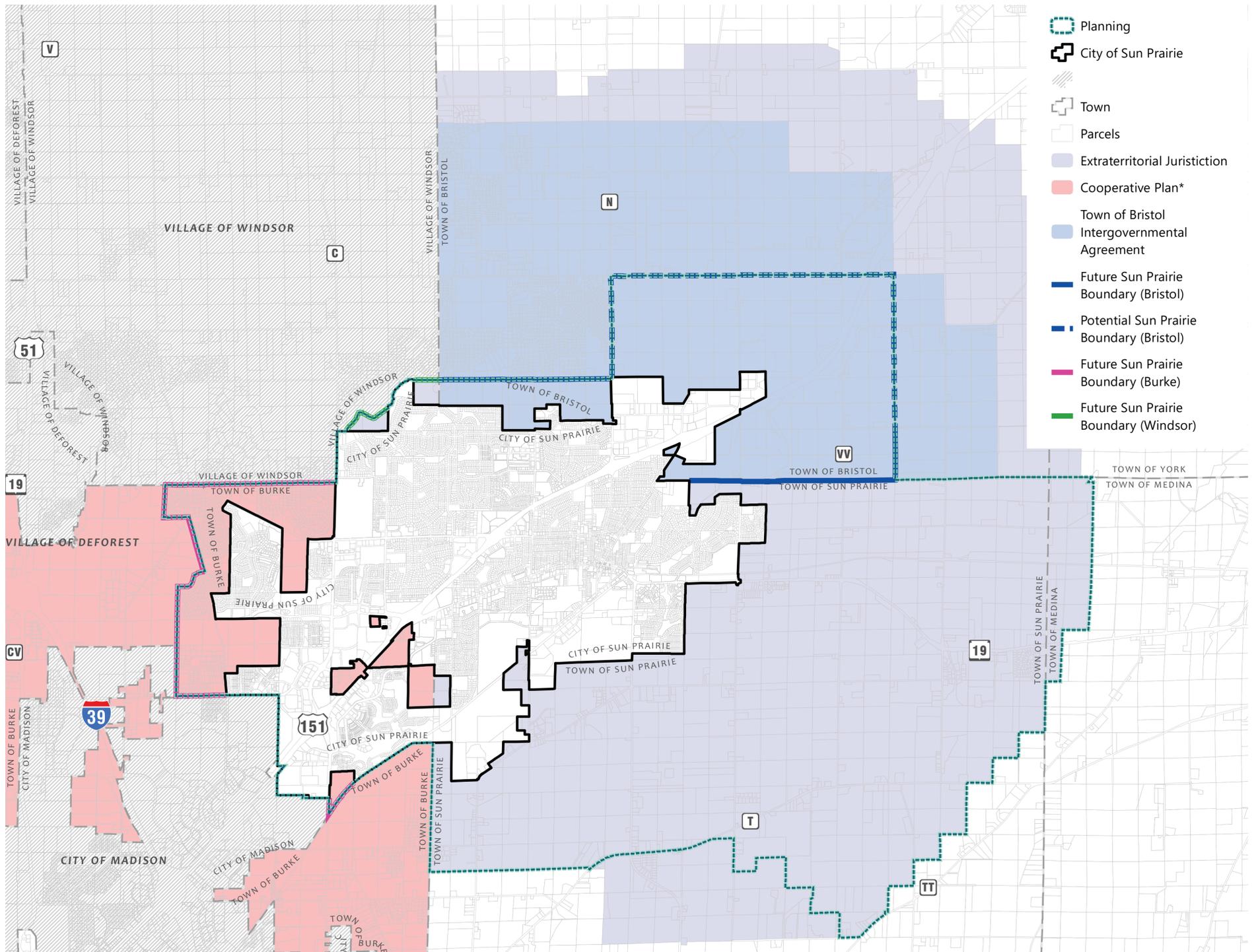
1. Work closely with neighboring communities and other governmental entities to achieve sustainable development patterns in the Sun Prairie area.
2. Enhance the efficiency and quality of public services by collaborating with other governmental entities in the region.



High Priority Policies & Actions

- » Enforce and maintain existing intergovernmental agreements with neighboring jurisdictions to provide predictability for property owners and to avoid municipal boundary disputes. These agreements include:
 - Agreement with the Village of Windsor (and Village of DeForest) as adopted August 2012, effective until 2037.
 - Agreement with the Town of Burke, City of Madison and Village of DeForest, as adopted January 2007, effective until 2036 when the Town of Burke is dissolved.
 - Agreement with the Town of Bristol as adopted July 2005, effective until 2025.
- » Work closely with the Sun Prairie Area School District (SPASD) to foster communication, relationships, and knowledge about planning and growth activities. Schedule a working session involving elected officials and key staff for both jurisdictions no less than annually to discuss issues of concern and opportunities for collaboration.

Boundary Agreements and Extraterritorial Jurisdiction



Economic Development

ECONOMIC DEVELOPMENT GOALS

1. Sun Prairie residents will have the skills to achieve personal success in our economy and Sun Prairie employers will have the staff to enable their success.
2. Existing employers will thrive here and new employers will choose to locate here.
3. Business investment in the City and initiatives to attract that investment will support the health and vitality of the Sun Prairie community.

High Priority Policies & Actions

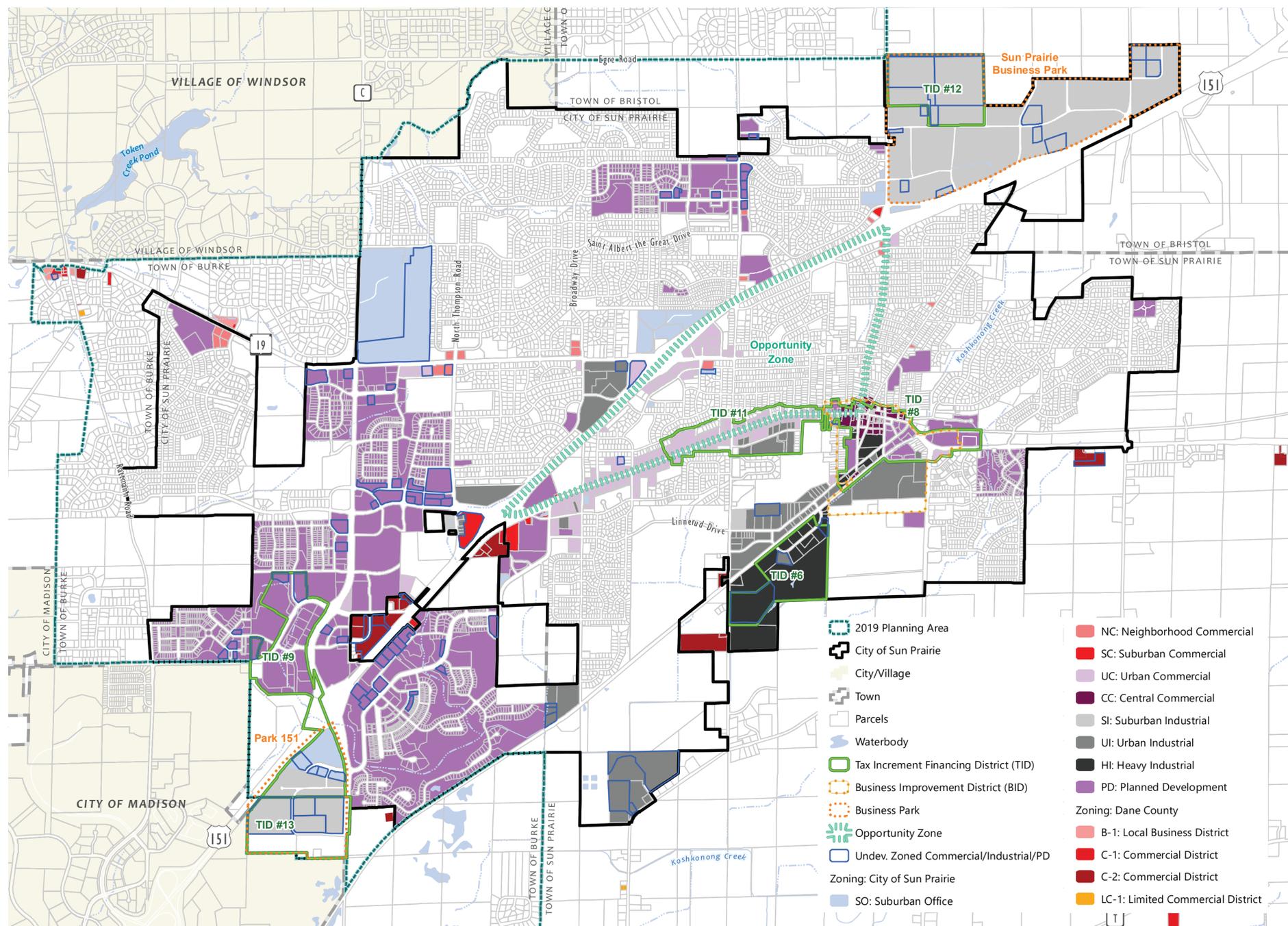
» Information sharing and development of connections among businesses and between businesses and support agencies is a core purpose of the City's Economic Development Department. Staff will sustain a high level of outreach efforts to local employers and prospective employers to show support, understand their needs and connect them with resources that support their success. This includes:

- Maintain and promote a directory of economic development partners and resources.
- Maintain active relationships and communication with executives of major area employers.
- Respond promptly to inquiries from current and prospective employers.

» Maintain a comprehensive list of available job training programs, resources, and designated contacts on the City's economic development website, in coordination with Madison College (MATC), Sun Prairie Area School District (SPASD), Small Business Development Center (SBDC), SBA and local employers. Actively promote to local employers any programs that offer support for employer-led job training.



Economic Development Sites and Districts



Housing

HOUSING GOALS

1. Focus on housing

- *The City will actively evaluate and support the health of neighborhoods.*

2. Provide suitable housing for everyone

- *Every Sun Prairie resident will have affordable, accessible, desirable housing options in the City, at all income levels.*

3. Achieve balanced neighborhoods

- *Every Sun Prairie neighborhood will be healthy and balanced, including a mix of housing types and price points and convenient access to daily needs, goods and services.*

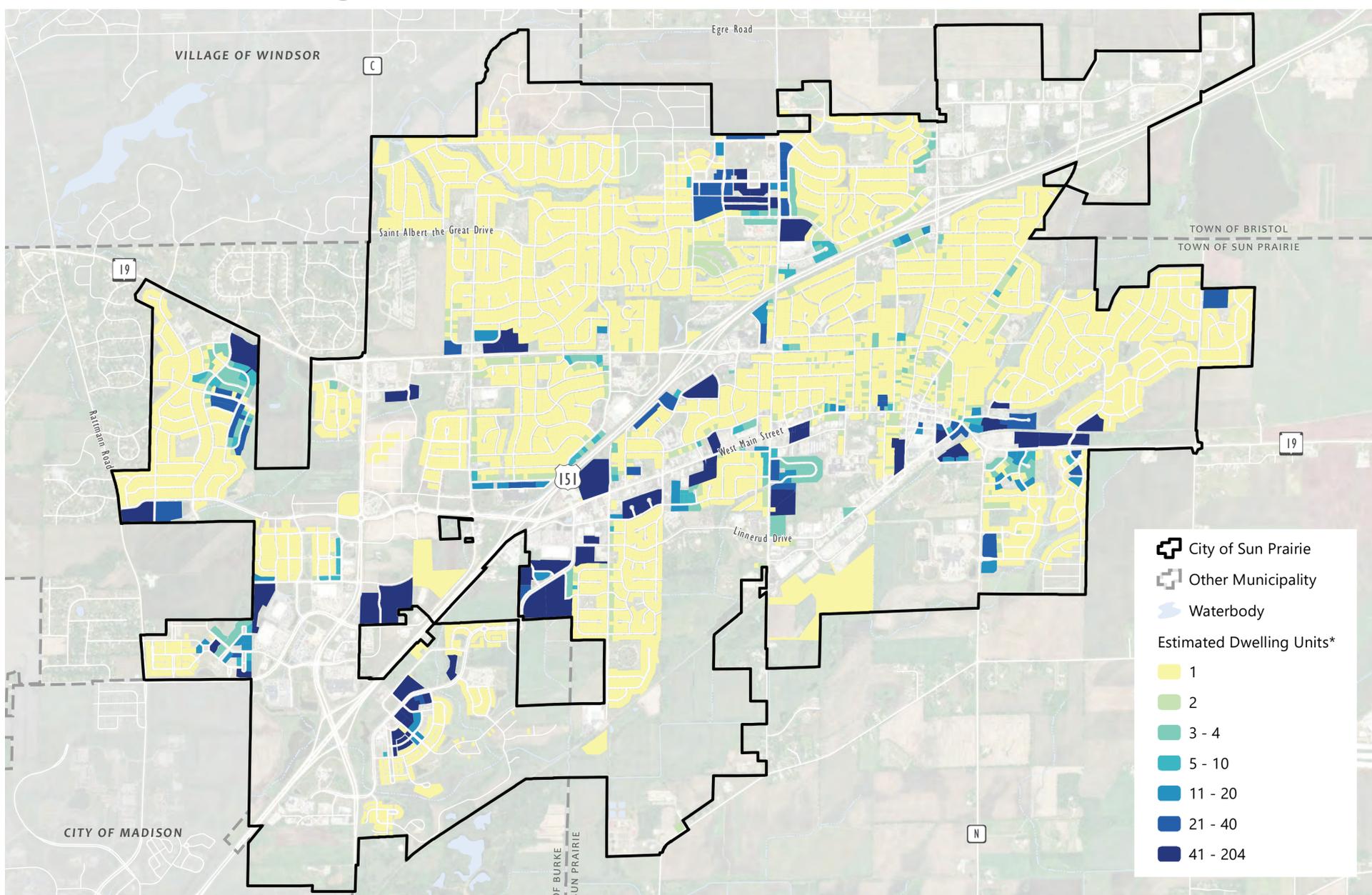
4. Maintain housing and neighborhood quality

- *All Sun Prairie housing and neighborhoods will be designed and maintained as desirable places to live.*

High Priority Policies & Actions

- » The Community Development Authority (CDA) has primary responsibility as the City entity to lead local housing policy and programs. The CDA may form a Housing Advisory Committee or similar appointed body to help evaluate and advise on housing issues.
- » As existing neighborhoods change over time the City will seek a healthy mix of housing units including single family, duplex, townhomes, apartments and other formats, using neighborhood design principles and policies in this plan to achieve compatibility with existing housing.
- » Develop and adopt a housing plan with a detailed action plan.
- » Create an Affordable Housing Fund that can be used to support a variety of affordability initiatives. Sources of money include but are not limited to the City’s general fund, private donations, and TIF districts ready for closure.
- » Encourage the development of housing formats that limit cost, including smaller lots, smaller homes, attached units and “cottage court” clusters of detached homes.
- » Specifically address the significant housing gap for households earning less than 30% of the Dane County Median Household Income by partnering with entities such as the Dane County Housing Authority to build or renovate units targeted to these residents.
- » Promote neighborhood identity and social connections by encouraging the creation of neighborhood associations. Assign a staff planner to support neighborhood associations and create a modest grant program to incentivize things like neighborhood entry signs, public art, and block parties.

Estimated Dwelling Unit Counts



Mobility & Transportation Systems

MOBILITY & TRANSPORTATION SYSTEM GOALS

1. Provide a multi-modal transportation system that serves all residents in every neighborhood.
2. Link City residents to jobs, services, and other regional amenities through a multi-modal transportation system.
3. Design, build, and maintain a transportation system that enables people to get where they need to go safely and encourages active lifestyles.
4. Provide facilities and services that enable daily mobility for all residents of any age, ability, race, ethnicity or income.

High Priority Policies & Actions

- » Continually move toward the implementation of Complete Streets that are safe, convenient and attractive for everyone regardless of age, ability or mode of transportation.
- » Seek to minimize conflicts between motorized and non-motorized traffic through improved street crossings, use of off-street paths or protected bike lanes on arterial streets, and other means.
- » Create and adopt an active transportation plan.
- » Adopt the proposed sidewalks and multi-use paths (in lieu of sidewalks) policy into ordinance, and enforce consistently (policy highlights shown below).

REQUIRED LOCATIONS

1. On both sides of all new and reconstructed public streets, including cul-de-sac streets and eyebrows.
2. On one or both sides of rehabilitated streets (pavement replacement only), when it is determined to be in the public interest by the City Engineer and City Planner.
3. Along private streets, when it is determined to be in the public interest by the City Engineer (or designee).

TRIGGERING EVENTS

1. The following events will result in the construction of sidewalks or multi-use paths:
 - a. Construction of a new roadway.
 - b. Reconstruction of an existing roadway when it involves installation/replacement of curb and gutter.
 - c. Development or redevelopment of a property along a roadway that does not currently have sidewalks, except redevelopment involving low density residential uses, even when this will result in a temporary dead-end sidewalk that does not connect to another sidewalk or bike path.
 - d. When determined by the City Engineer and City Planner that a sidewalk or multi-use path installation along a roadway proposed for pavement rehabilitation will provide a key link in the City's active transportation network.
 - e. When the City Council approves construction of a sidewalk or multi-use path to fill a gap in the City's network of bike and pedestrian routes.
2. Rehabilitation (pavement replacement) of an existing roadway will trigger a review by the City Engineer and City Planner to determine if there is a compelling public interest to install a sidewalk or multi-use path.

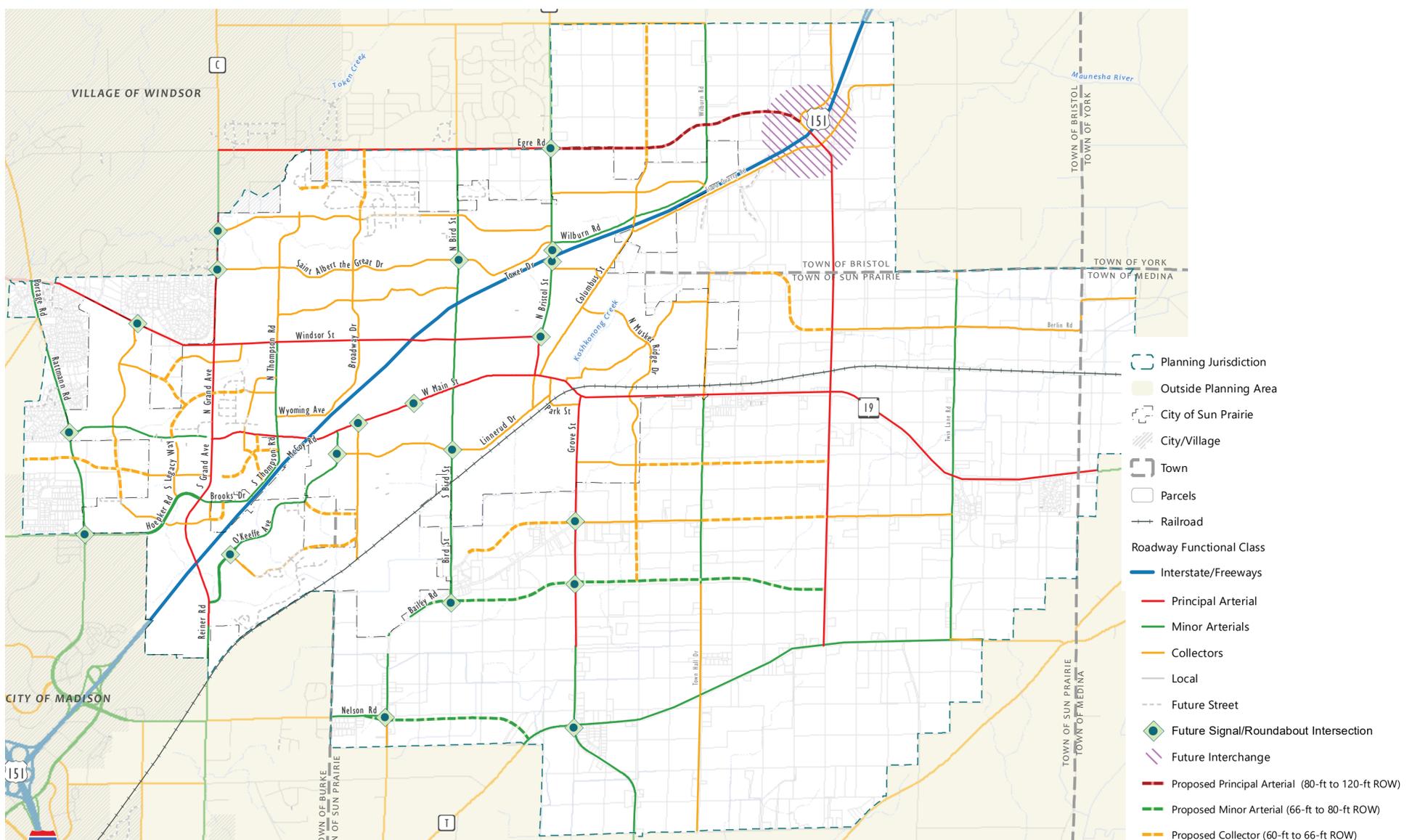
EXCEPTIONS

1. For street reconstruction projects, the City Engineer may recommend that neither a sidewalk nor multi-use path is constructed if one or more of the following conditions exists:
 - a. The street abuts a limited access highway and has a sidewalk or path on the other side of the street.
 - b. The street is not a collector or arterial street and installation of a sidewalk or multi-use path would require retaining walls of excessive heights and/or driveways with unreasonably steep grades due to existing topography.
 - c. The street abuts an environmental corridor where a sidewalk or path may result in significant permitting requirements.

PROPOSED SIDEWALK POLICY LANGUAGE

- » Work with WisDOT to identify and a preferred alignment for State Highway 19.
- » Build a park-and-ride facility at Cremer and O'Keeffe.
- » Implement a successful launch of express transit service, then build on that service with the creation of local routes.
- » Improve employment mobility for residents with less access to personal vehicles. Prioritize transit service to areas with higher-density housing and support the creation of transit-oriented development with an affordable housing component.
- » Evaluate the potential impacts of new technologies in street and development projects. For instance, consider the likelihood that ride-hailing services and autonomous vehicles will increase the need for pickup and drop-off space near building entrances.
- » Provide enhanced bicycle facilities in key urban arterial corridors, where feasible.

Future Transportation Network and Infrastructure



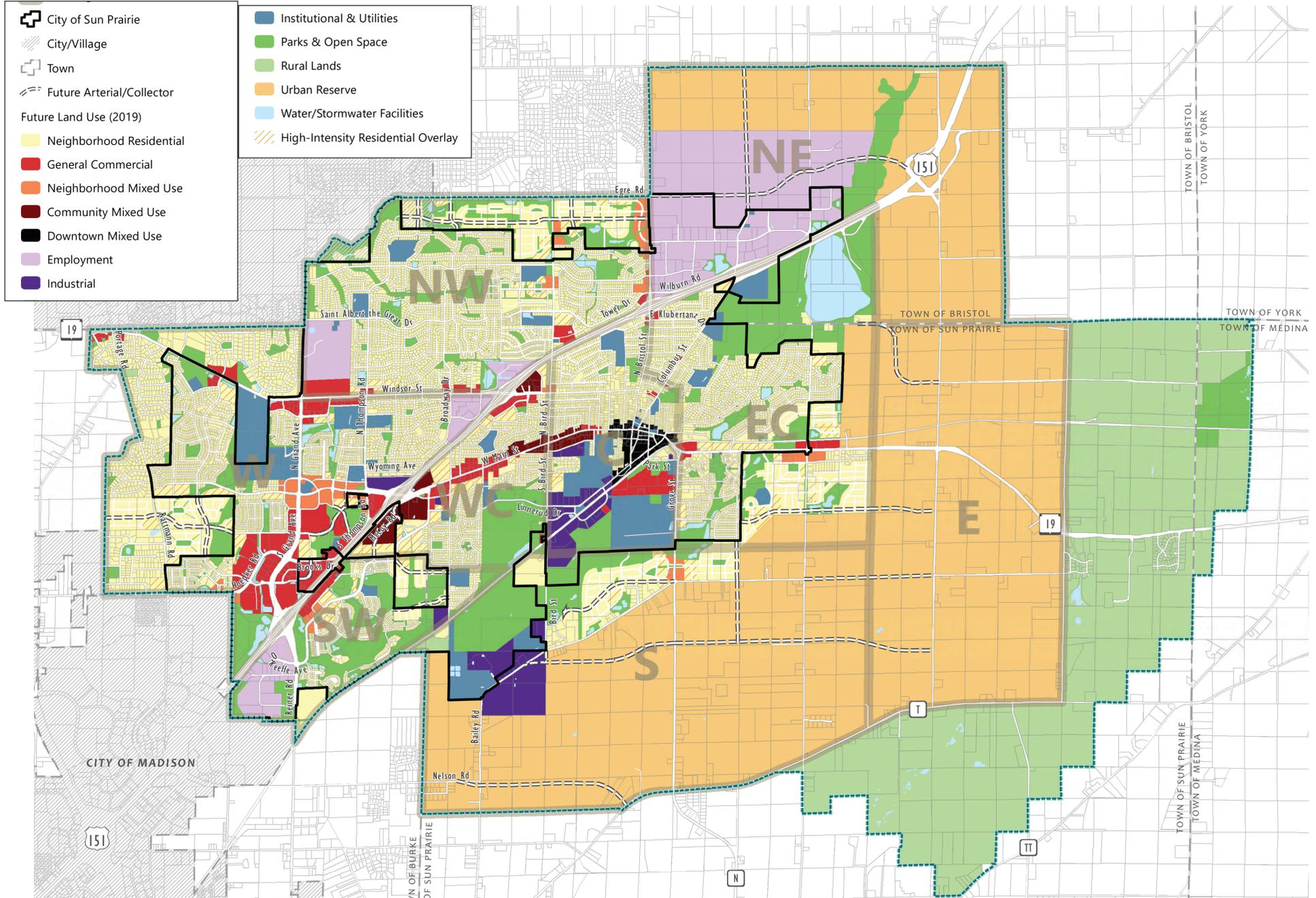
Land Use

LAND USE GOALS -----> High Priority Policies & Actions

1. Create an economically and environmentally sustainable development pattern.
2. Support personal mobility for all residents in all development and redevelopment projects.
3. Establish balanced neighborhoods throughout the City.
4. Support the land use needs for employment growth.
5. Support well-designed and sustainable retail and mixed-use development.
6. Create places that are attractive and unique.
7. Protect and respect natural resources and systems in all development decisions.

- » New development within the City’s jurisdiction should support the efficient use of public services and infrastructure.
- » Encourage development that uses land efficiently.
- » All new development will be designed for safe walking and biking.
- » Provide a mix of housing types to accommodate every stage of life in every neighborhood.
- » Use site plan, landscaping plan, and building design review processes to encourage design for land use compatibility considering guidelines identified in this Plan.
- » Encourage the development of compact, carefully planned, mixed-use activity centers that include shopping, employment, housing, and recreation opportunities. Mixed-use buildings and developments that include residential units with commercial uses are desirable and often necessary to achieve redevelopment.
- » Continue City efforts toward strengthening and enhancing the central business district.
- » Limit development on lands with poor soils and high groundwater to help minimize damage to property and groundwater recharge areas.
- » Protect and enhance Patrick Marsh and the lands surrounding this natural resource by acquiring the land and/or development rights and improving it for recreation access.
- » Complete a comprehensive update and unification of the Zoning and Subdivision Ordinances.
- » Update the Downtown Revitalization Plan.

Future Land Use



Future Land Use

Neighborhood Residential

NR areas provide a mix of housing types, civic uses (e.g., place of worship, social service clubs, etc.), and daycare facilities. Most of the area designated as **NR** is or will be used for single family homes, but a variety of other housing types are appropriate within this designation, including duplex, town home, and small multi-unit formats (up to 8 units in a building). More intensive multi-unit housing, i.e. buildings with more than 8 units, may also be compatible within **NR** areas. Specific locations for such housing are designated and policies are provided to guide their occasional use elsewhere in **NR** areas.

The purpose of the NR designation is to achieve neighborhoods with a mix of housing types while also ensuring compatibility between differing housing types and forms. The following policies include design guidelines to ensure compatibility.

High-Intensity Residential Overlay

HIR overlay identifies properties or areas in the **Neighborhood Residential (NR)** future land use areas that are suitable for high-intensity residential development. The objective is to provide a mix of housing types to provide for balanced neighborhoods, while mitigating negative impacts to existing or planned low-intensity residential areas. In general, high-intensity residential development is identified close to major streets, mixed-use areas, or commercial/employment areas to provide convenient, walkable access to transit, shopping, restaurants, and other amenities.

Accessory Dwelling Units should be permitted in any single family housing district.



Duplex units are appropriate just about anywhere within a neighborhood, as follows:



» On any corner lot, if each unit faces and is addressed to a separate street and meets the standard setback requirements and pattern typical along the street.

» In the middle of a block between single family detached homes, if substantially similar to other homes along the street in massing, architectural character, total garage stalls, and driveway width.

» As a transitional use when facing or next to a more intensive institutional, residential or commercial use. In this case there should be some general consistency of form and style with other homes in the neighborhood, but also more flexibility in design as compared to sites surrounded by single family homes.

Townhomes or rowhouses (3-6 units) are appropriate in any neighborhood, as follows:

- » When facing or adjacent to a commercial use, large institutional use, or residential use of equal or greater intensity.
- » When facing a public park or permanent green space.



Small multi-unit buildings (3-8 units) may be appropriate in any neighborhood, evaluated on a case-by-case basis, if **ALL** of the following apply:



» As a transitional use, if any of the facing or adjacent uses are commercial, large institutional, or residential of equal or greater intensity.

» Where facing or adjacent to single-family homes along the same street, the setbacks will be no less than the minimum allowed in the facing or adjacent single-family zoning district and the buildings will employ architectural techniques to reduce the apparent size of the building (see the Residential Compatibility Standards).

- » There must be off-street parking consistent with City ordinance and also on-street parking adjacent to the lot to accommodate visitors.
- » If approved through the Planned Development (PD) zoning process.

Larger multi-unit buildings (9+ units or < 20 units/acre)



have a place in balanced neighborhoods. These more intensive forms are generally most appropriate close to major streets, mixed-use areas, or commercial/employment areas to provide convenient, walkable access to transit, shopping, restaurants, and other amenities.

This plan identifies specific sites for such housing. Properties that are either already intensely developed, or are suitable for more intensive development, have been identified as **High-Intensity Residential (HIR) Overlay**. Development exceeding 20 units per acre may sometimes be acceptable in **NR** areas not designated with the **HIR** overlay if **ALL** of the following apply:

- i. The development is not facing or adjacent to single family homes.
- ii. There is adequate parking off-street and on-street adjacent to the development to meet the needs of the development without reducing on-street parking availability in front of other uses.
- iii. If approved through the Planned Development zoning process.
- iv. If consistent with the Residential Compatibility Standards.

BEST PRACTICE DESIGN STRATEGIES

SINGLE-FAMILY & DUPLEX UNITS

A. Building setbacks will vary according to building type and lot size but should generally be consistent within a given block.

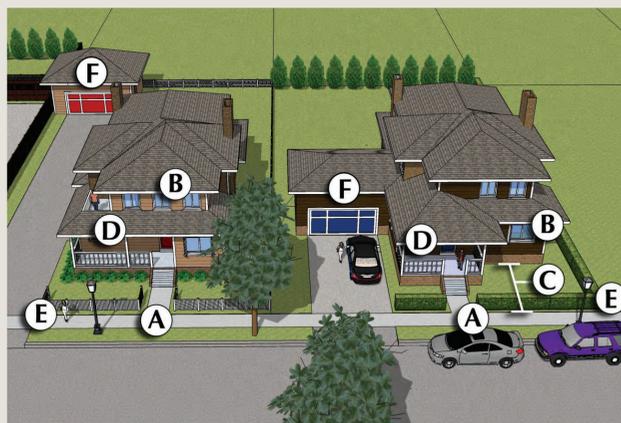
B. Homes should be designed with architectural details that provide visual interest and human scale for the street and the neighborhood. The mix of architectural themes or styles should generally be consistent within a neighborhood or development, but there should be variation in floor plan, facade design, and color choice to avoid monotony. Overly complicated rooflines with multiple pitches and hips and/or excessive gables can negatively impact a street and should be discouraged (see bad and better design examples on the previous page).

C. Utilize low fences, hedges or other landscaping to establish a layer of privacy behind a sidewalk and residence, if a sidewalk is present.

D. Incorporate covered front porch or at least a raised stoop, preferably covered and constructed with materials that relate to the overall design of the home.

E. Decorative fencing and/or landscaping that visually defines the single family lot at the street edge are encouraged.

F. Consider garage location and scale to avoid a “garage-scape” street appearance. Garages should extend no further than the front facade of the residence. If this is not feasible, garages should be turned 90 degrees with windows provided on the side of the garage facing the street.



MULTI-UNIT BUILDINGS

A. The front door should face the street and there should be a clear route to the door from the street or sidewalk.

B. The mix of architectural themes or styles should generally be consistent within a neighborhood or development, but there should be variation in floor plan, facade design, and color choice to avoid monotony. When adjacent to lower density residential buildings, larger buildings should incorporate strategies to minimize the apparent size of the building, including flat roofs instead of pitched roofs, deeper setbacks for upper stories, and/ or variation in the depth of the setback along the building facade. Large, undifferentiated building walls and rooflines are strongly discouraged. Desired architectural details include projecting bays/porches and upper-level set-backs and offsets to the primary facade(s).

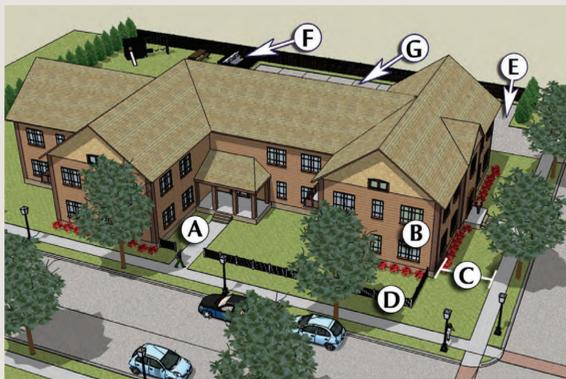
C. Building setbacks will vary according to building type and lot size but should generally not exceed 40 feet.

D. Utilize low fences, hedges or other landscaping to establish a layer of privacy behind the sidewalk.

E. Off-street parking is located in the side and rear yard.

F. Services areas and refuse containers should be located at the rear end of the site and screened from public view. Also ground mounted or wall mounted mechanical equipment shall be screened.

G. Garage doors facing the primary street is discouraged. If unavoidable, recess it from the front facade(s) to minimize their visual impact on the design.



LOW-INTENSITY HOUSING

BAD DESIGN



GOOD DESIGN



HIGH-INTENSITY HOUSING

BAD DESIGN



GOOD DESIGN



Future Land Use

Neighborhood Mixed Use

NMU category includes relatively small existing and planned activity centers with retail, restaurant, service, institutional and civic uses primarily serving nearby residents. Residential is also a component of the **NMU** district - both in mixed use developments and as stand-alone multi-unit residential developments.

Development and design within **NMU** areas should be compact and walkable. **NMU** areas should be well-connected and integrated into neighborhoods.

Community Mixed Use

CMU category includes existing and planned areas supporting an intensive mix of residential, commercial and civic uses serving residents and visitors from the surrounding area and the community as a whole. **CMU** areas are generally located at major intersections and along relatively high-capacity transit corridors, providing more residential units and commercial space compared with development in **NMU** areas. **CMU** areas can generally accommodate significant development with a variety of housing options designed to support nearby employment areas by providing residential units close enough to make walking and biking a convenient method of commuting.

Downtown Mixed Use

DMU category represents the entirety of downtown Sun Prairie and accommodates a wide variety of employment, service, retail, government, entertainment and residential uses in multi-story buildings. The general intent of the **DMU** area is to preserve the architectural character of the historic commercial district, while providing significant density and intensity of uses befitting the growing City of Sun Prairie.

BEST PRACTICE DESIGN STRATEGIES



1.5- to 2-story neighborhood commercial with side-yard parking. Two-story facade with gabled roof to blend with residential development.



Home-to-office conversions are a good transition between single family residential and non-residential uses



Mixed use developments provides two or more uses either on a single tract of land (i.e., horizontal mixed use - see McHenry Development below), or within a single building (i.e., vertical mixed use). Typically the first floor is retail, but office or a public use may also occupy the first floor.

As shown in the images above, mixed use developments can come in variety of sizes and styles that can complement the surrounding commercial and residential character.

Elements to consider: building height, roofline (pitched vs. flat), building materials, building setback from the street, parking location, etc.



McHenry Development (Horizontal Mixed Use)

BEST PRACTICE DESIGN STRATEGIES

This two-story building (on the left) represents the lowest intensity mixed use development in **CMU** areas. This development type provides a good transition between lower-density neighborhood residential districts and high-density developments (see example below).



The mixed use building on the left represents the greatest intensity and massing plausible in Sun Prairie with its likely placement near USH 151. A neighborhood plan shall provide design features and uses that buffer intensive development such as this from lower-density neighborhoods.



Outdoor social gathering spaces should be an integral part of **CMU** areas to support residential populations in the near vicinity, as well as provide for gathering of residents from the surrounding areas as a community destination and activity center.



Good Design Elements: Vertically-proportioned facade, articulation between street-level commercial and residential units above, significant glass on street-level, varying roofline, high quality building materials, and ample landscaping.



Design for a parking structure along a public street should provide visual interest compatible with adjacent developments and is encouraged to provide occupiable spaces along the street level.

BEST PRACTICE DESIGN STRATEGIES

Guidelines for New Storefronts:

- The architectural character of buildings on Main Street should reflect traditional architectural themes.
- Provide an architectural separation (e.g., cornice) between the storefront and upper stories.
- Differentiate the primary retail entrance from the secondary entrance to upper floors.
- The storefront generally should be as transparent as possible.
- The façade design of new buildings should complement adjoining buildings in proportion, material selection and color.

- Fabric awnings are desired. Plastic/metal canopies should be avoided.
- Simple color schemes with up to three colors are appropriate. Avoid bright colors or highly contrasting colors.
- Avoid large projecting signs. The scale of signage should be proportional to buildings and be consistent with the pedestrian environment.
- Parking shall not be in the front yard setback, and rear lot parking is preferred over side yard parking.



Tall buildings should step back the upper floors (above the third floor) to reduce the impact on the surrounding properties, and to maintain the historical scale of Main Street.

Two stories (or the appearance of two stories) should be the minimum building height in the **DMU** area. Development should hold street corners by extending the building facade (and roofline) higher at least one bay deep from the corner.



Design for a parking structure along a public street should provide visual interest compatible with adjacent developments and is encouraged to provide occupiable spaces along the street level.



Guidelines for the Rehab of Historic Storefronts:

- Avoid altering, concealing, or removing historic details when renovating upper façades.
- If the building has an intact and original storefront, preserve the storefront's character.
- Original window openings should not be concealed and the size and proportion of the original windows and doors should not be altered.
- Avoid the use of materials that were unavailable when the building was constructed, including vinyl and aluminum siding, mirrored or tinted glass, artificial stone, etc.
- Canopies that are not part of the original building design should be avoided.
- Choose paint colors based on the building's historic appearance.
- Paint should only be applied to trim features of masonry and stone buildings. Masonry and stone should be cleaned rather than painted.

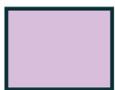
Future Land Use



General Commercial

GC areas provide the city's population with a wide range of retail goods and services, including professional offices and daycare facilities. Commercial areas include automobile-oriented uses and "heavy" commercial uses with the appearance or operational characteristics not generally compatible with residential or small-scale commercial activities.

The type and size of use will be determined by location and business characteristics (e.g. size, hours of operation, traffic impacts, etc.) For example, areas located along local streets or adjacent to residential neighborhoods are better suited for smaller commercial uses that serve neighborhood needs. Such uses typically require smaller building footprints and parking lots and are less likely to have intensive truck and delivery needs.



Employment

E areas include predominantly corporate and business offices, research facilities, laboratories, medical clinics/hospitals, and other similar uses. They generally do not include retail and consumer service uses for the wider community, but may include limited retail and service establishments that primarily serve employees and users of the area. Employment areas are not generally recommended for residential uses, though such uses may be considered as part of a conditional use under relevant zoning districts.

BEST PRACTICE DESIGN STRATEGIES

The images and text below describe design strategies for general commercial and employment.



The images on the left illustrate techniques used to vary the facade heights along a long facade.



The example above shows a raised parapet wall and cornice that extends back to give the perception of three-dimensional facade (desirable). The example on the right shows a "fake" parapet wall and cornice that is not three-dimensional (as it lacks depth).

GOOD DESIGN



Industrial

I areas accommodate manufacturing, wholesale, storage, distribution, transportation, and repair/maintenance uses. The designation may also be used for landfills and gravel or mineral extraction activities. Industrial areas can include "nuisance" uses that should not be located in proximity to residential, mixed-use, or some other types of non-residential uses due to noise, odor, appearance, traffic, or other impacts. The Industrial designation is not intended for retail or office uses not related to an industrial use, except for limited retail goods and services provided primarily to employees and users of businesses within the area.

BEST PRACTICE DESIGN STRATEGIES

Weak Design



Left, a metal-faced (or concrete panel) building devoid of any architectural merit or character. Right, an industrial building using stone as a base material and metal siding making up to 75% of the remaining facade.



Variations in facade depth and heights for industrial buildings to break up long monotonous walls.



Using generous amounts of landscaping to screen large industrial buildings from street view.



Monument signs are encouraged in all settings instead of pole signs



Parks & Open Space

POS category includes public parks, conservation areas, recreation areas, private recreation uses (e.g., golf courses), cemeteries, stormwater management facilities, greenways, major public trails, and other natural features and lands with a park-like character that are recommended for preservation. As the Future Land Use Map is general in nature, smaller parks (generally less than an acre) may be shown as an adjoining land use. Parks and open space uses are allowed uses in all other land use categories, regardless of whether or not the area is mapped as Parks and Open Space. Note that areas mapped as POS in newly developing parts of the city are preliminary and may be refined as plats are submitted.



Rural Lands

RL are recommended for continued agricultural and open space uses. Urban development is not anticipated before 2040. Even if urban development eventually reaches these areas, some of the land in the **RL** area may be appropriate for consideration as permanent agricultural-related uses.



Urban Reserve

UR category are lands suitable for eventual urban development within the City of Sun Prairie (likely beyond 2040), but development is restricted due to a lack of utility infrastructure.



Natural Resource Protection Overlay

NRP overlay classification identifies sensitive lands that may be subject to development restrictions enforced by City, County, State, or Federal agencies. Mapped NRP areas include lands that meet one or more of the following conditions: water bodies and wetlands mapped as part of the WDNR Wetland Inventory, 100-Year Floodplains based on FEMA maps and areas with slopes averaging 12% or more based on USDA-NRCS Soils data.

This classification is intended to function as an overlay district, such that the underlying future land use classification (e.g., General Commercial) remains in place, but the overlay classification indicates the possibility of additional restrictions on development.

THESE FUTURE LAND USE CATEGORIES ARE DEPICTED IN THE CITY'S FUTURE LAND USE MAP.

SEE TABLES FOR FUTURE LAND USE BY PLANNING AREAS.