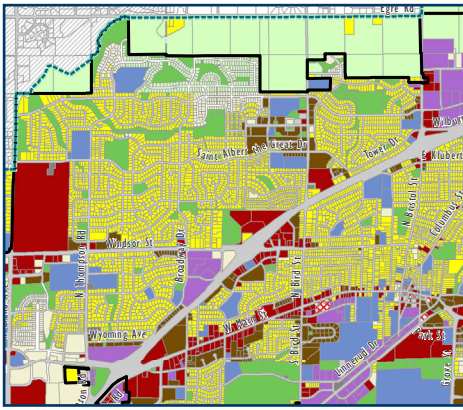
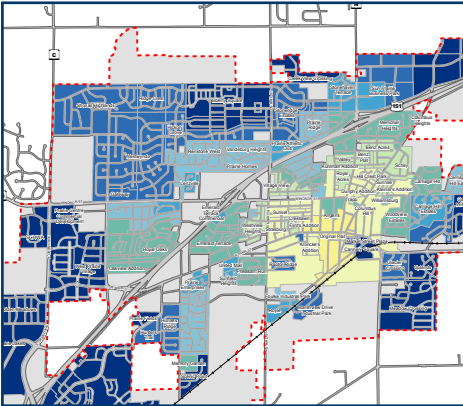


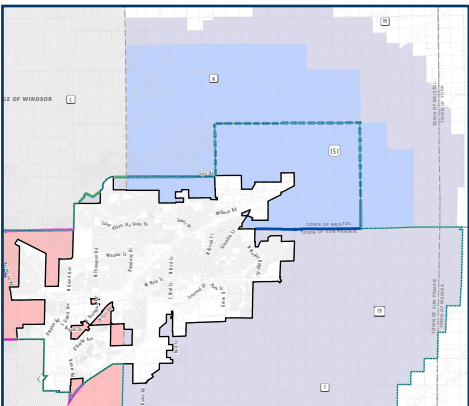
# Volume 1: Community Indicators Report



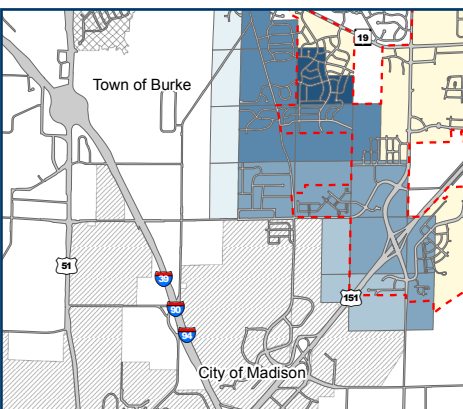
**P.9-4** - Existing Land Use



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# Land Use



# EXISTING LAND USE



*Cannery Square - Downtown Mixed Use Development*

*This chapter provides information about existing land uses within the City of Sun Prairie. This includes a discussion on historical patterns of City growth, land supply and demand, limitations for future development and potential land use conflicts.*

*Volume 2 of this plan element contains the goals, policies and actions that are intended to guide the future development and redevelopment of public and private property.*



*Single-Family Homes (Wyndham Hills)*

## LAND USE INVENTORY

An inventory of existing land uses by acre and percentage of land area is provided in Table 9-1 on the following page. This inventory is based on land uses as of January 2019. Further discussion of each land use type follows.

### Single & Two-Family Residential

Low-density residential land uses make up the largest land use by area within Sun Prairie with almost 2,200 acres (27% of the City) in single-family residential or two-family residential use.

There is an older residential district located near downtown that was initially developed in the late 1800's. This area is made up of historic residential buildings that complement the historic downtown commercial district.

Residential subdivision plats developed between 1940 and 2000 typically featured lower-density concentrations of single-family homes. Beginning around 2000, more and more plats included a mix of housing densities and types, and also some commercial and institutional uses.

Residential neighborhoods approved over the past two decades are located throughout the City with most occurring on the north and west sides. In 2008, during the early years of the national housing collapse that brought on the Great Recession, there were hundreds of single family lots approved and platted but still without homes. Ten years later this supply of available lots has shrunk significantly.

## Multi-Family Residential

Multi-family housing is distributed throughout the City, covering 5.3% of the City, though that distribution is not uniform. In some cases, especially in older areas of the City, multi-family development was approved independent of other development. In other areas, mostly those developed after 2000, multi-family housing was incorporated into planned neighborhoods, such as Smith's Crossing and Liberty Square. From 2014 to 2018 the City approved building permits for over 1,000 new multi-family units within the City (56% of the total new units approved during this period).



*Multi-Family Residential (Apartment Building)*      *Multi-Family Residential (Rowhousing)*

## DID YOU KNOW?

Condominiums are often referred to as a type of housing, but they are really a form of ownership. Condominium ownership can apply to many types of uses including single-family or multi-family residential, commercial, industrial, or other uses where common elements within a building or on a development site are shared by separate owners. In this Comprehensive Plan, land uses are classified according to use - not ownership. Therefore, multiple residential units within a single building, for example, will be referred to as multi-family residential uses, whether owner-occupied (i.e., condominium) or renter-occupied.

## LAND USE CLASSIFICATIONS

- » **Single-Family and Two-Family Residential** Properties with a single-family home or two-family residential building (i.e., duplexes, twinhomes, two-flats). Ownership can be rental or owner-occupied.
- » **Multi-Family Residential** Properties with one or more buildings, totaling more than two residential units. Ownership can be rental or owner-occupied.
- » **Commercial** Properties with indoor retail, office and service uses, and controlled outdoor display uses.
- » **Mixed Use** Properties with two or more uses within the same building (vertical mixed use) or within the same lot (horizontal mixed use).
- » **Industrial** Properties with manufacturing, assembly operations, and indoor/outdoor storage uses.
- » **Parks and Open Space** Public and private parks and open spaces, including facilities devoted to storm-water management, playgrounds, play fields/courts, trails, picnic areas, and related recreational activities.
- » **Institutional/Civic** Properties with public facilities, hospitals, schools, daycares, churches, and special-care facilities.
- » **Agriculture** Properties with agricultural uses, farmsteads, and crop land (excluding vacant lots).
- » **Transportation** Publicly-owned land for transportation uses (e.g., roads, highways, alleys and parking lots), privately owned streets, alleys and railroads, and transportation related businesses.
- » **Communication and Utilities** Properties with utility substations, water towers, communication towers, waste water treatment plants, and similar public service and utility uses.
- » **Vacant Lot** Lots platted for development but not yet built upon.

Figure 9-1: Existing Land Use Map - Planning Area (See Map 9-1 in Appendix D)

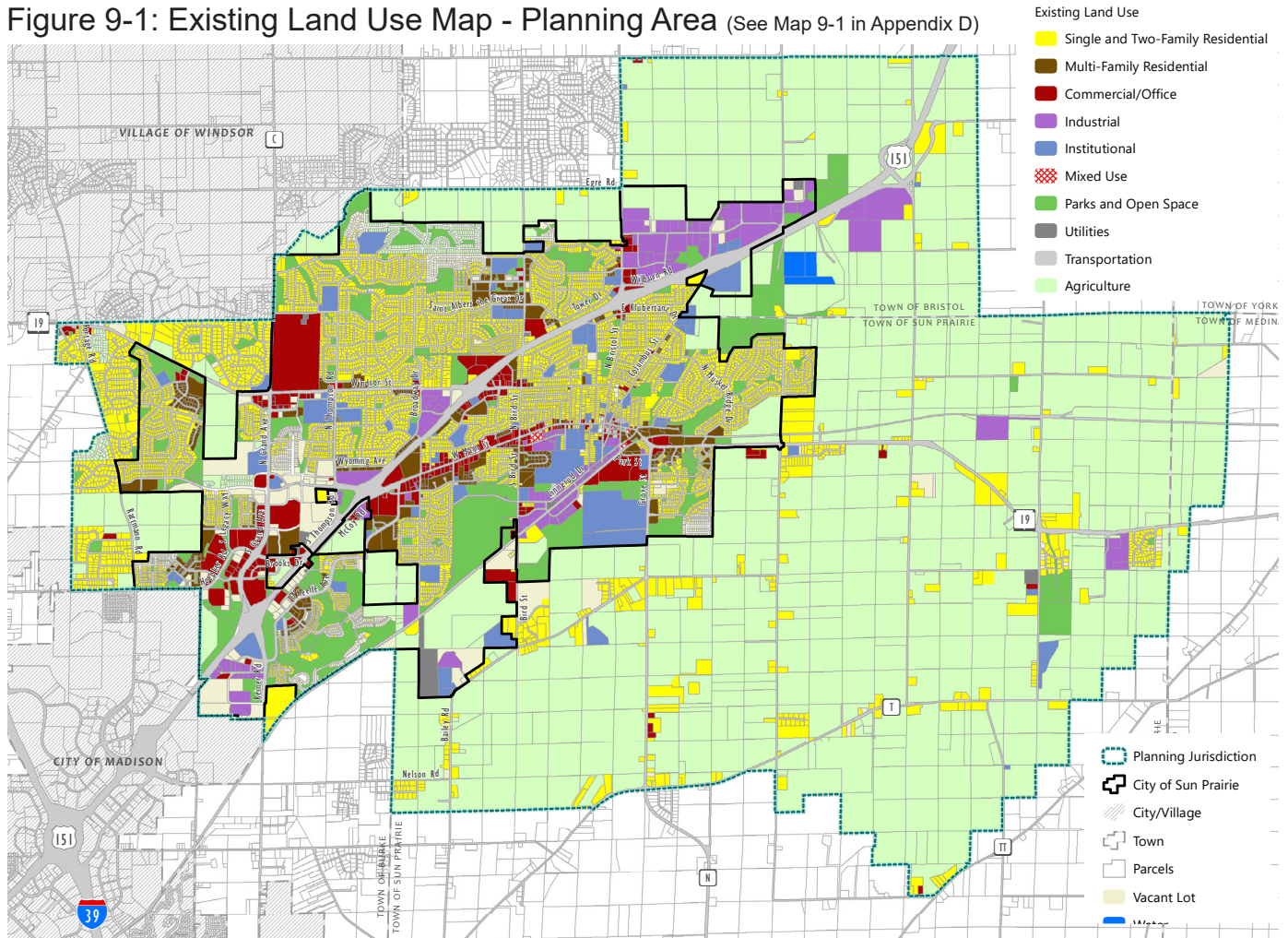
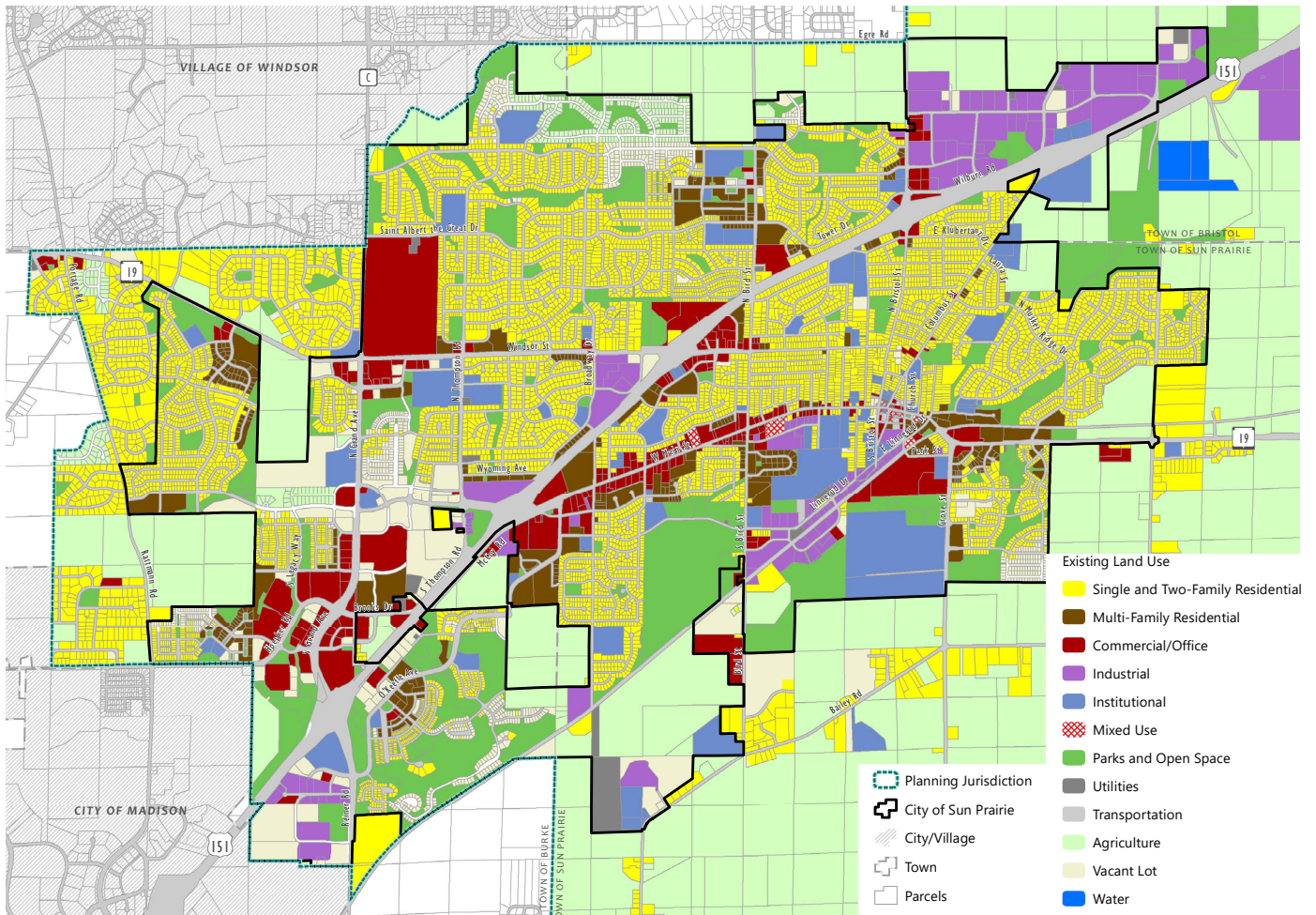


Table 9-1: Existing Land Use

	City-Wide		Planning Area	
	Acres	%	Acres	%
Industrial	453.9	5.7%	625.2	2.5%
Commercial	578.4	7.2%	648.4	2.6%
Mixed Use	11.1	0.1%	11.1	0.0%
Institutional	556.8	6.9%	614.4	2.5%
Single and Two-Family Residential	2,166.1	27.0%	3,667.1	14.9%
Multi-Family Residential	424.7	5.3%	424.8	1.7%
Agriculture	560.6	7.0%	14,222.7	57.6%
Parks and Open Space	1,102.6	13.8%	1,395.2	5.7%
Transportation	1,563.8	19.5%	2,256.5	9.1%
Utilities	65.1	0.8%	75.5	0.3%
Vacant Lot	528.7	6.6%	701.7	2.8%
Water	-	0.0%	45.3	0.2%
<b>Total</b>	<b>8,011.8</b>		<b>24,687.9</b>	

Figure 9-2: Existing Land Use Map - City Limits (See Map 9-2 in Appendix D)



## Commercial

Commercial uses, including retail, personal services and smaller office uses, were historically located in the downtown district and along Main Street (formerly USH 151). While these locations still feature commercial uses today, most of the new commercial construction has occurred along Grand Avenue (especially the Prairie Lakes development). There are also concentrations of commercial uses around the USH 151 interchanges (i.e., at WIS 19 and at Bristol Street), at the Grand Avenue and WIS 19 intersection, and there are pockets of neighborhood-oriented service and retail commercial uses scattered throughout the City, often in more-recently developed neighborhoods.

The City's largest private sector office property is QBE Regional Insurance (General Casualty), whose corporate campus is located on approximately 137 acres along CTH C north of Windsor Street. The Nature's Preserve Office Park, located northwest of the Windsor Street and USH 151 interchange, offers a series of small office buildings. Most of the leasable office space in the City is in smaller-scale buildings of various format, ranging from commercial strip malls to historic downtown buildings.



Commercial (Target)



Commercial (QBE Office Campus)



*Parks and Open Space (Cannery Square)*



*Institutional (Meadow View Elem. School)*



*Industrial (i3 Product Development)*



*Agricultural (cropland)*



*Utilities (SPU Substation)*

## Mixed Use

Mixed use development exists primarily in the downtown core, plus a few newer projects along Main Street.

## Parks and Open Space

Numerous and varied parks and protected open space are distributed throughout the City and are explained in the Community Facilities and Utilities chapter of this plan (see [Volume I: Chapter 4](#)). Some environmental corridors in the City also provide open space but are not included in this category since they do not follow property lines. These resources are described in [Volume I: Chapter 3](#) of this plan.

## Institutional

Institutional uses are located in various areas throughout the City. These uses are discussed in the Community Facilities and Utilities chapter of this plan (see [Volume I: Chapter 4](#)).

## Industrial

Light industrial uses in Sun Prairie are located predominantly in the Sun Prairie Business Park, just off of USH 151 at N. Bristol Street. Businesses there employ over 3,000 people and offer an array of service, manufacturing, distribution, and public service industries.

In 2019, a 95-acre private business park (Park 151) was constructed with two industrial flex (IFS) buildings already built with several lots still available, providing opportunities for warehousing, office, light industrial (or mix of all three).

The majority of heavy industrial land uses in Sun Prairie are concentrated along Linnerud Drive and the Canadian Pacific Railroad corridor. Formerly, there were more heavy industrial uses in the downtown, south of Main Street. However, many of these sites have been redeveloped as part of downtown revitalization efforts.

## Agricultural

There is roughly 560 acres of agricultural land in the City, making up 7.0% of the City. Most of these agricultural lands are planned to be used for nonagricultural uses in the future.

## Transportation

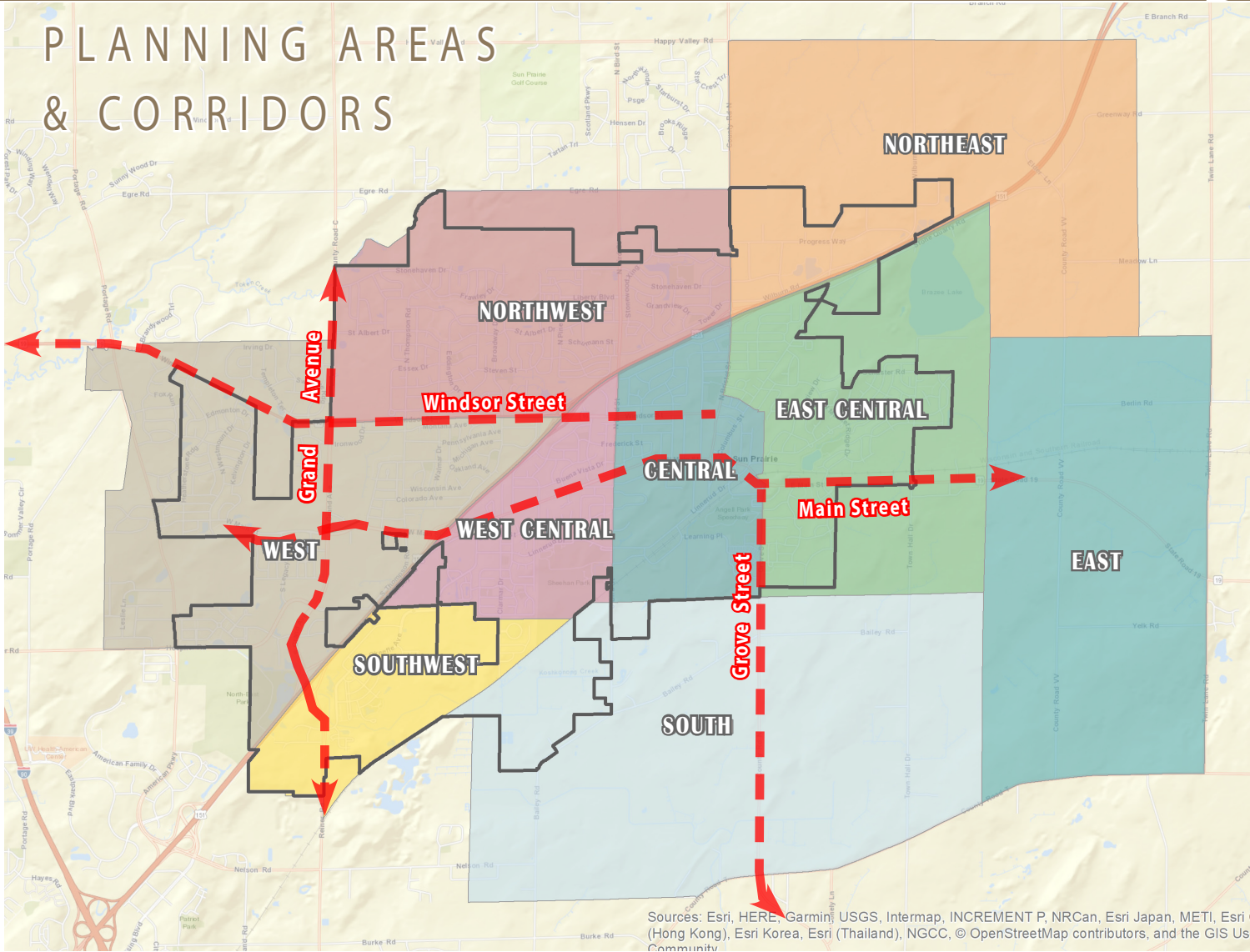
There is roughly 1,600 acres of transportation-related land in the City, making up 19.5% of the city.

## Utilities

There is roughly 65 acres being used for utility-related uses in the City (covering 0.8% of the City).

## Vacant Lots

Currently vacant lots make up 8.6% of the total land area within the City. These lots include residential commercial and industrial zoning.



2019 Comprehensive Plan - Planning Areas & Corridors

## Planning Areas & Corridors

The City is made up of many neighborhoods/districts and corridors. The uses and development along, or within, these divisions can establish identifiable character that resonates with City residents.

Looking at the land uses at a more granular level, focusing on just one corridor or neighborhood area at a time, enables more careful consideration of the interplay between different uses throughout the City.

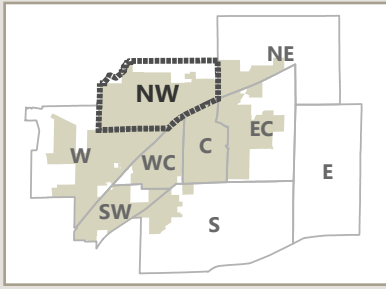
### Planning Areas

Vibrant neighborhoods are vital to the social and economic health of the City. Sun Prairie's numerous neighborhoods have the potential to be its strongest assets. This plan examines land use within nine planning areas, which can include one to several neighborhoods based on geographic location and size of the neighborhood. The map above illustrates the nine planning areas described in the following pages.

### Corridors

A focus on geographic divisions of a community such as the planning areas identified in this plan can overlook the importance of corridors, especially where those corridors define a boundary between two planning areas. The corridors identified in this plan serve as entrances to the community and connectors between neighborhoods. Four primary corridors are identified in this section.

# Northwest Planning Area



**Planning Area Boundary:** Egge Road to the north, CTH N to the east, USH 151 and WIS 19 to the south, and CTH C to the west.

**Primary Land Use(s):** Mixed residential, commercial, vacant platted lands, and agriculture.



QBE Office Campus

This planning area includes several neighborhoods that generally provide low-density single-family homes. There are a few areas providing higher-density residential, mostly located near Bird Street (in Liberty Square and Stoneridge Estates) and Windsor Street. There are several public facilities and parks throughout the district.

There is also a 28-acre Nature's Preserve Office Park at the intersection of Windsor Street and USH 151. This Office Park includes a number of office and personal and professional service uses. Another significant commercial property is Prairie Athletic Club located at Athletic Way and Bird Street.



Commercial Node (Liberty Blvd)

There are a few commercial properties in this district with the largest covering over 137 acres along CTH C north of Windsor Street. QBE, one of Sun Prairie's largest employers, owns and operates out of about half the site with the remainder sitting undeveloped.

A good portion of this district is developed; however, there are several areas of vacant platted lands, specifically in the Liberty Square and The Reserve subdivisions, and future growth to the north in the Town of Bristol and a bit in the Village of Windsor. The City has intergovernmental agreements with both the Town and the Village.



Stoneridge Estates Park

Figure 9-3: Existing Land Use - Northwest Planning Area

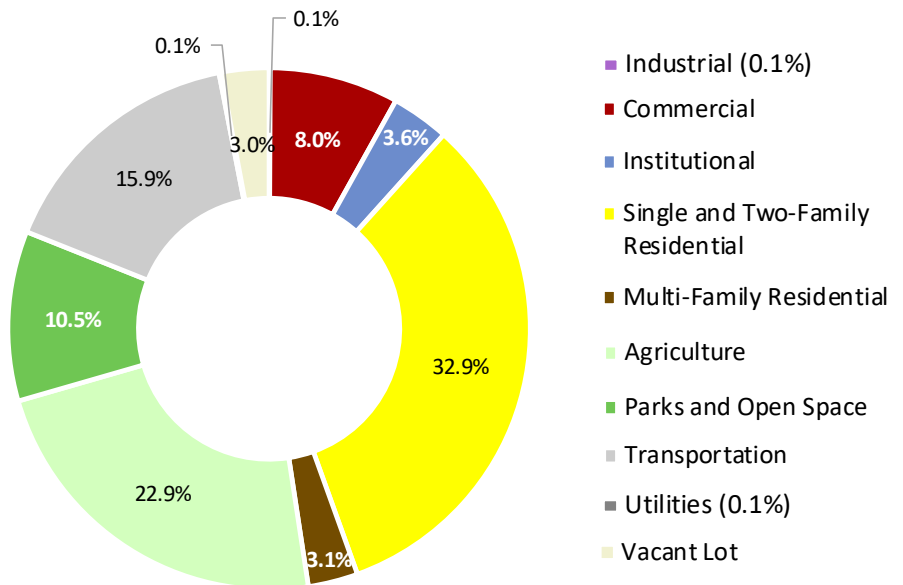
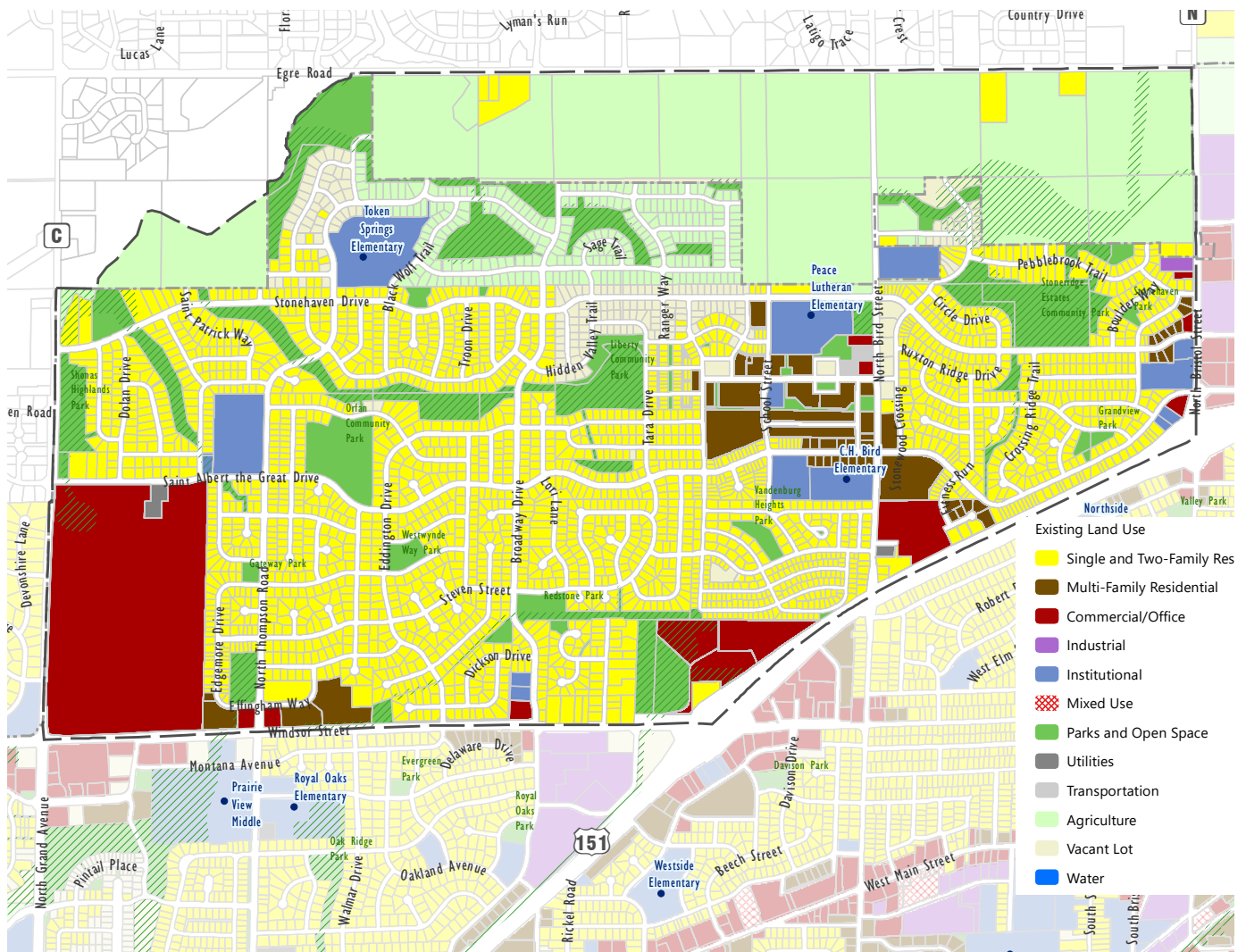


Figure 9-4: Existing Land Use - Northwest Planning Area (See Map 9-1 in Appendix D)

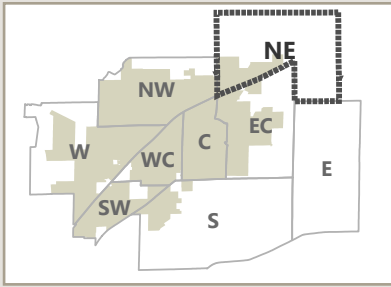


## VOICES FROM THE COMMUNITY

(Public Meeting, Focus Group, and Steering Committee)

- Interest in development north of Pebblebrook Trail to be single-family neighborhood.
- Former Sunny Day Daycare (SW corner of Stonehaven and Bristol) should be redeveloped - possible restaurant?
- What are the neighborhood gathering places in this area for neighborhood meetings? Bird Elementary and Buck n' Honey's?
- What does QBE intend for its undeveloped lands?

# Northeast Planning Area



**Planning Area Boundary:** Happy Valley Road to the north, USH 151 to the east and south, and Bristol Street to the west.

**Primary Land Use(s):** Light-Industrial within the City limits (i.e., Sun Prairie Business Park) and Agriculture use outside of the current municipal boundary.



Colony Brands



InForm



Four Lakes Labels



Village Hearth

The Sun Prairie Business Park covers nearly 430 acres with over 40 businesses and 3,000 employees. It is occupied by many nationally-known businesses such as Trachte Building, Village Hearth and Hallman-Lindsey Paint Company. The Business Park currently has about 40 acres available among eight lots and the city is planning an 80-acre expansion to the north of the existing park.

The majority of the land in this area is in the Town of Bristol and currently being used as agriculture. The City and Town have an inter-governmental agreement in place

to jointly plan for this area that will eventually become part of the City of Sun Prairie. At the time of this agreement, this area was identified as future industrial in its entirety.

There are two transportation projects that may impact urbanization of this planning area. Those projects include a proposed USH 151 interchange at Elder Lane/CTH VV, and extension of Egge Road to the proposed interchange (providing an arterial east/west connection through Sun Prairie, Windsor and Bristol).

Figure 9-5: Existing Land Use - Northeast Planning Area

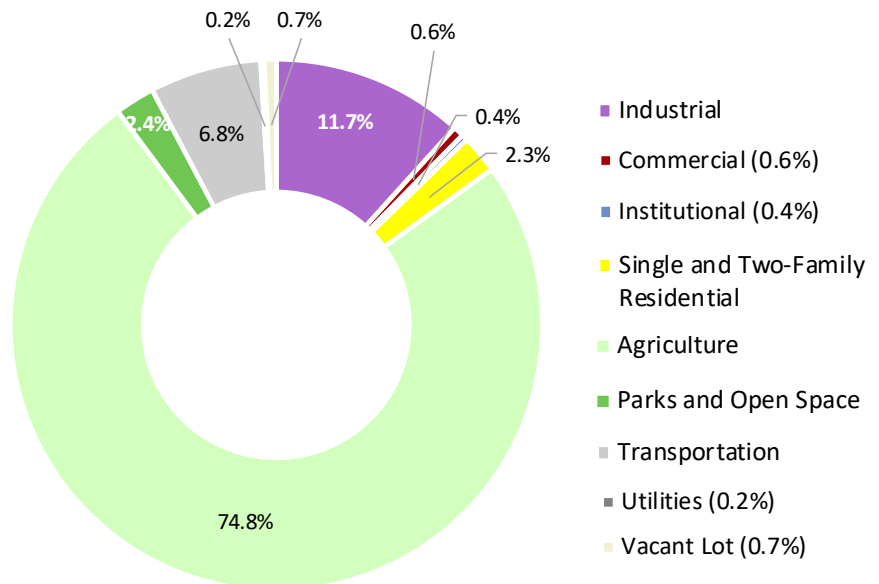
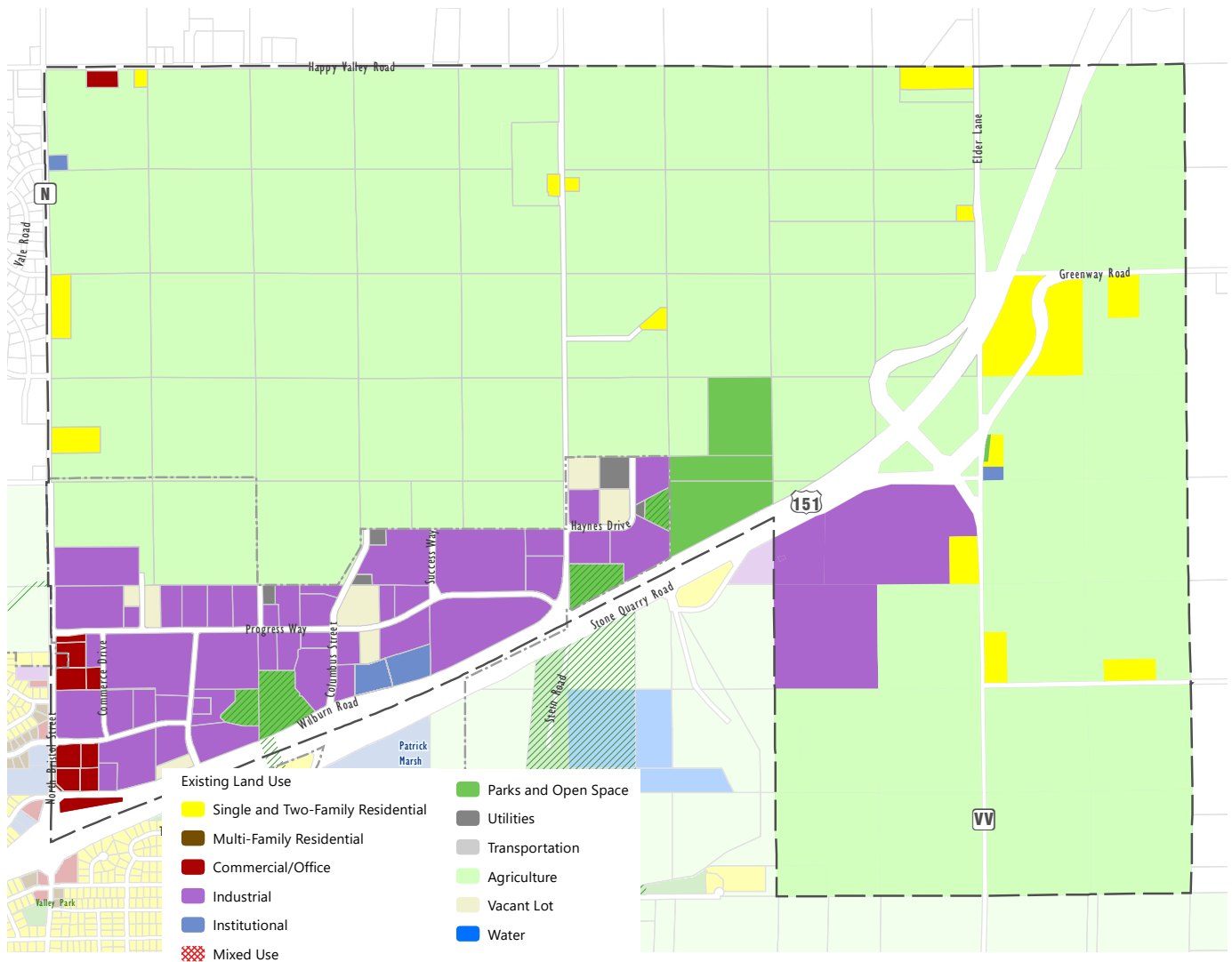


Figure 9-6: Existing Land Use - Northeast Planning Area (See Map 9-1 in Appendix D)

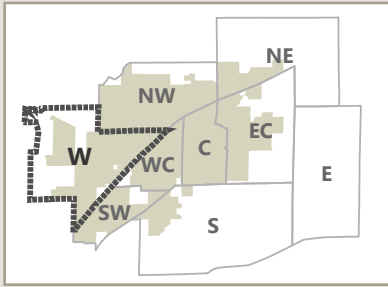


## VOICES FROM THE COMMUNITY

(Public Meeting, Focus Group, and Steering Committee)

- The area north of the business park should be reserved as expansion for the park.
- There is a drainageway running to the north and east from Patrick Marsh - this should be preserved as a greenway.
- The area around 151 and VV will eventually become a full interchange. When it does it could have higher density mixed development served by regional transit service.

# West Planning Area



**Planning Area Boundary:** Irving Drive and WIS 19 (Windsor Street) to the north, USH 151 to the east, Hoepker Road and USH 151 to the south, and halfway between Rattman Road and Portage Road to the west.

**Primary Land Use(s):** Mixed residential, commercial, vacant platted lands, and agriculture.



West Side Community Services Building



Prairie Lakes Shopping Center



Providence Residential Neighborhood



Industrial Area (Windsor / USH 151)

The West Planning Area includes lands in the City, as well as lands currently in the Town of Burke that will be annexed over time (through an existing intergovernmental boundary agreement). Lands to be annexed into the City are either already developed (north of Windsor St), or currently agriculture (south of Main St).

Over the last decade, this district has seen substantial growth with new residential neighborhoods and regional commercial along Grand Avenue. The roughly 140-acre Prairie Lakes development includes both large format “anchor” retailers (e.g. Costco, Target, Marcus Theaters, Cabela’s) and smaller auxiliary liner shops with retailers, food/beverage establishments, etc.

There are also two smaller commercial nodes along Grand Avenue. First is at Windsor Street anchored by Pick ‘N Save, plus auxiliary liner shops. The second is a developing commercial node around Main Street (and City Station) anchored by Menards.

There are several public facilities in this district including four schools, several parks, and the West Side Community Services Building. Sun Prairie Area School District also owns land from Meadow View Elementary School to WIS 19 will serve as a second high school and athletic fields.

There are many vacant platted lands for residential, commercial mixed-use, and industrial in this area, as well as growth potential in remnants from the Town of Burke.

Figure 9-7: Existing Land Use - West Planning Area

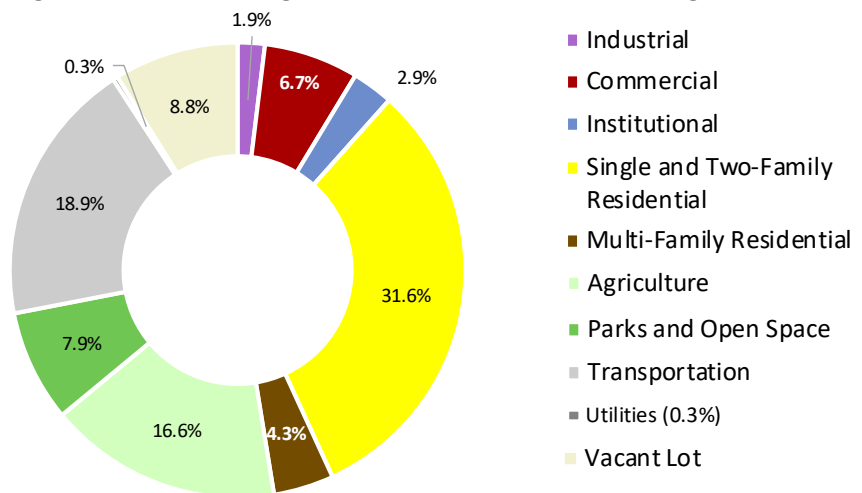
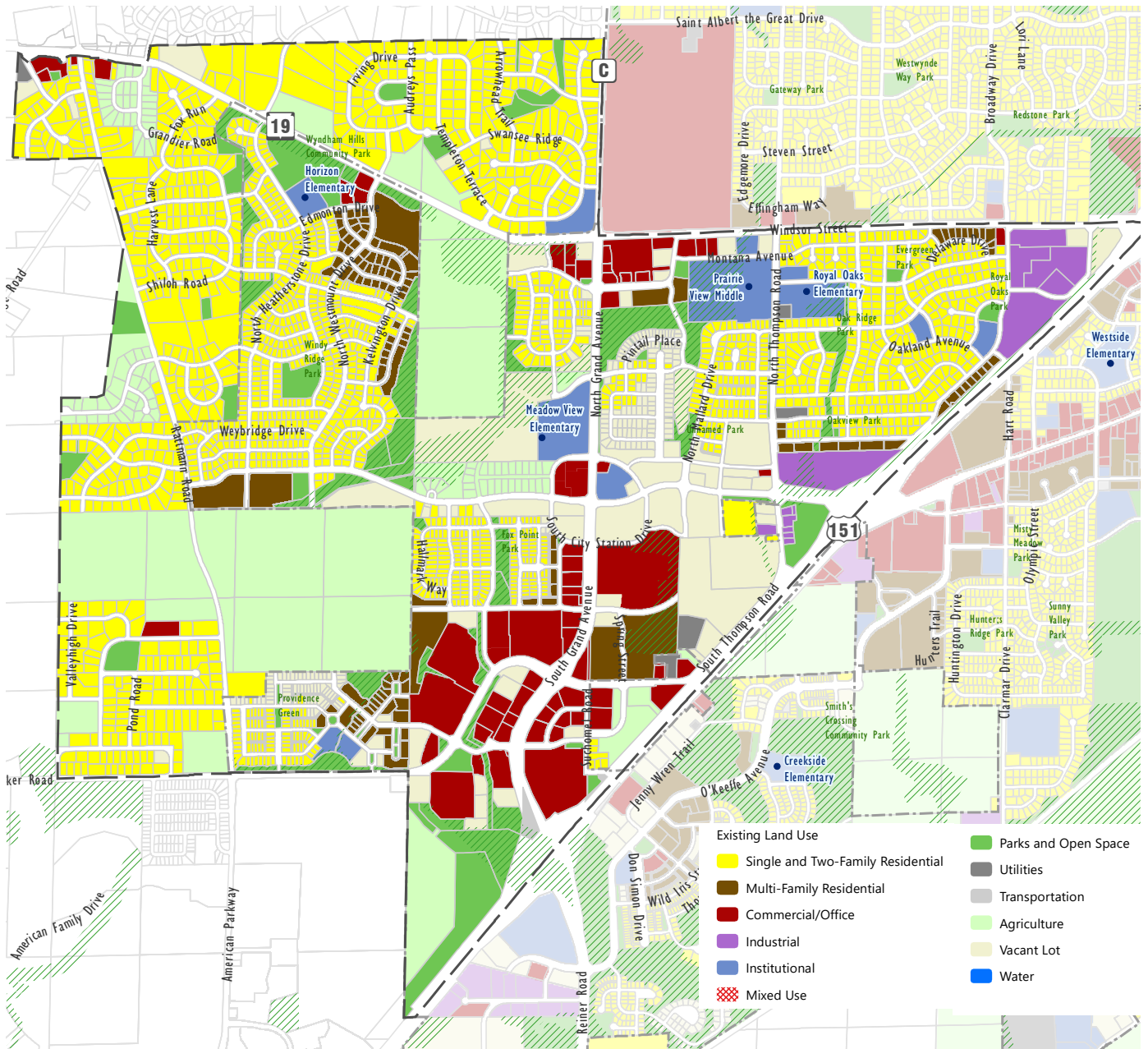


Figure 9-8: Existing Land Use - West Planning Area (See Map 9-1 in Appendix D)

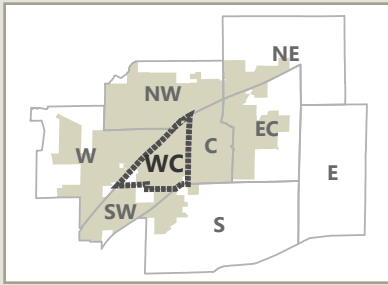


## VOICES FROM THE COMMUNITY

(Public Meeting, Focus Group, and Steering Committee)

- Need more land dedicated to parks, conservancy and open space in this planning area.
- Need for redevelopment along S. Thompson Road (south of Main Street) and on Communications Drive.
- Park needed in West Prairie Village.
- Preserve land east of Rattman Road and south of existing shared-use path (conservancy/open space).
- Incorporate more bicycle parking at Westside Community Center and encourage more retailers to do the same. This is a very auto-dependent area right now.

# West Central Planning Area



**Planning Area Boundary:** USH 151 to the west and to the north, Bird Street to the east, and Sapphire Way and O’Keeffe Avenue to the south.

**Primary Land Use(s):** Mix of residential types, commercial and park and open space.



Sun Prairie Public Library



Sheehan Park



Walmart



True Value

This planning area includes several residential neighborhoods with commercial and multi-family development along Main Street and Windsor Street. There are many public facilities and parks in this district with a concentration of facilities along Linnerud Drive (i.e., Sheehan Park, Public Library, Community Garden, Family Aquatic Center).

There are two major commercial nodes in this planning area. Both nodes are auto-centric developments with limited pedestrian accommodations. The first commercial node is around O’Keeffe Avenue and Main Street anchored by Walmart. In this area there is a shopping center, a car dealership,

several free-standing single-story commercial buildings, and a couple small liner stores along McCoy Road. The second node is around the USH 151 interchange at Windsor Street. This node is anchored by Dorn True Value Hardware within a shopping center that includes several auxiliary liner buildings along Windsor Street.

This planning area is fully urbanized, except for a roughly 42-acre farm between McCoy Road and O’Keeffe Avenue. There are also opportunities for redevelopment along Main Street and Windsor Street due to vacancies, age of the structure and/or non-desirable auto-centric design.

Figure 9-9: Existing Land Use - West Central Planning Area

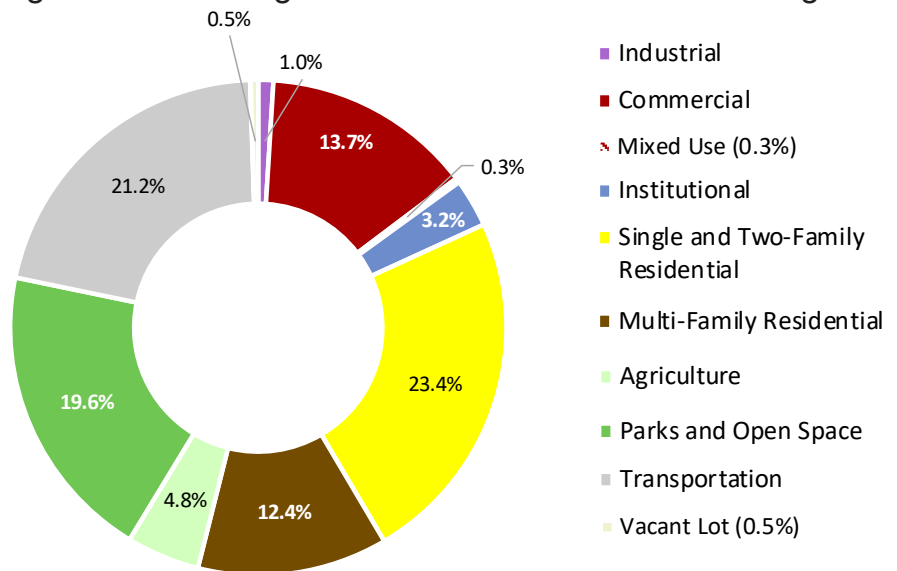
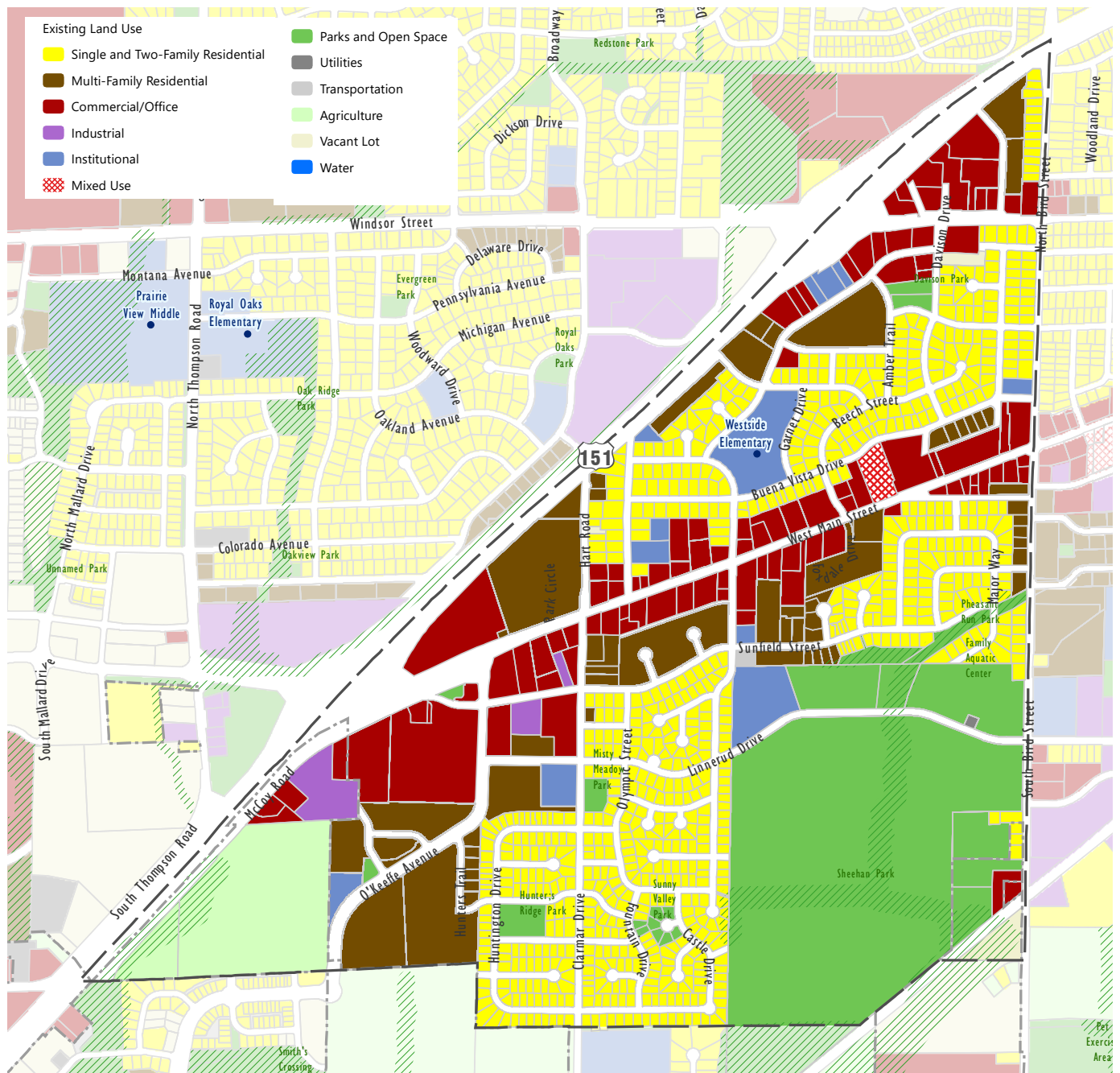


Figure 9-10: Existing Land Use - West Central Planning Area (See Map 9-1 in Appendix D)

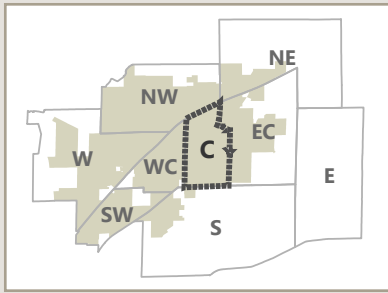


### VOICES FROM THE COMMUNITY

(Public Meeting, Focus Group, and Steering Committee)

- Remodel/Expand Aquatic Center to a year-round indoor 8-lane pool with spectator seating.
- Redevelopment opportunities along Main Street (not unified and unattractive), in particular the four corners of Bird / Main and the Sun Prairie Market Square.
- Potential need to expand the library, with interest in preserving some of the natural areas on the site.

# Central Planning Area



**Planning Area Boundary:** USH 151 to the north, N Bristol and Grove Streets to the east, Sun Prairie High School to the south, and Bird Street to the west. *This planning area includes the Downtown.*

**Primary Land Use(s):** Single-family and two-family residential to the north, mix of uses in the Downtown, and industrial along Linnerud Drive.



*Downtown District (Main Street)*



*Angell Park Speedway*



*Single-Family Home (Original Plat)*



*Multi-Family Developments (S. Bird St)*

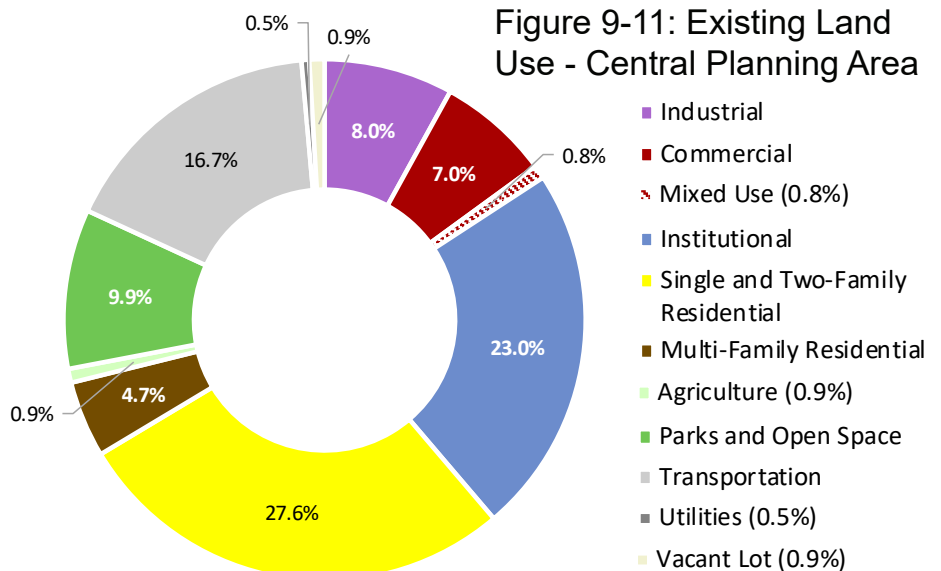
This Planning area can be divided into two distinct areas. The northern half consists of several low-density residential neighborhoods, while the southern half encompasses higher density uses from mixed use in the downtown to commercial along Main Street, and industrial along Linnerud Drive. There are also a variety of public and civic facilities throughout the planning area (e.g., public schools, churches, parks, City Hall, Public Works campus, Police/Fire/EMS Station, Sun Prairie Utilities, etc.).

The downtown district provides a high concentration of commercial (office/retail/eateries) and multi-family residential development. Many of the developments range in size from 1- to 3-story buildings with some built prior to the 20th century. There are several

city-wide and regional draws in the downtown district, including Cannery Square, breweries, restaurants, local shops, and Angell Park Speedway.

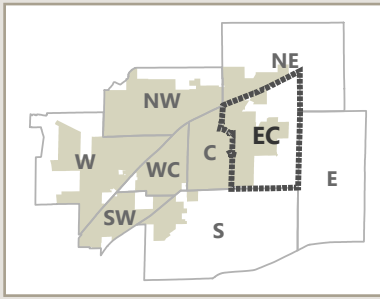
In July 2018, an explosion at the intersection of Main and Bristol Streets destroyed six buildings and damaged several others. In 2019 the City initiated a redevelopment plan to identify a vision for this important section of the City.

Linnerud Drive, on the “backside” of the downtown, is primarily industrial with a variety of light to heavy uses (e.g., porcelain materials manufacturing, machine manufacturing, food processing, HVAC repair, trucking/bussing companies, auto repair, and self-storage).





# East Central Planning Area



**Planning Area Boundary:** USH 151 to the north, halfway between Town Hall Drive and CTH VV to the east, the Meadow Crossing subdivision to the south, and Grove and Bristol Streets to the west.

**Primary Land Use(s):** Housing, agriculture, and open space.



Home (Carriage Hills Estates)



Home (Meadow Crossing)



Colonial Club Senior Center



Commercial Node (Main & Grove)

The East Central Planning Area primarily consists of low-density residential subdivisions with a pocket of higher-density residential around Main Street (WIS 19). The housing stock in this district spans the 1950's through present day with most of the development east of Grove Street built in the last two decades.

This planning area also includes a number of public/civic facilities, including the East Side Elementary School, Patrick Marsh Middle School, The Colonial Club Senior Center, and numerous parks. There is a small node of com-

mercial surrounding the Grove and Main intersection, including a fast-food establishment, a grocery store and gas station.

This planning area includes lands outside the current municipal limits, offering the likely next phase of growth for Sun Prairie. This growth area is in the Town of Sun Prairie. Limiting factors on development include difficulty extending sewer to low areas near Patrick Marsh, the environmental corridors and Patrick Marsh itself.

Figure 9-13: Existing Land Use - East Central Planning Area

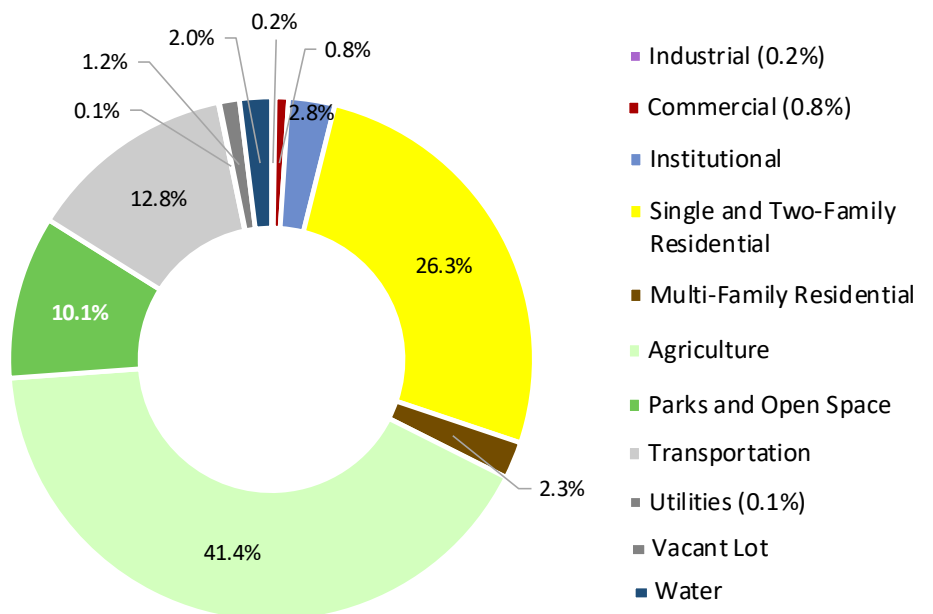
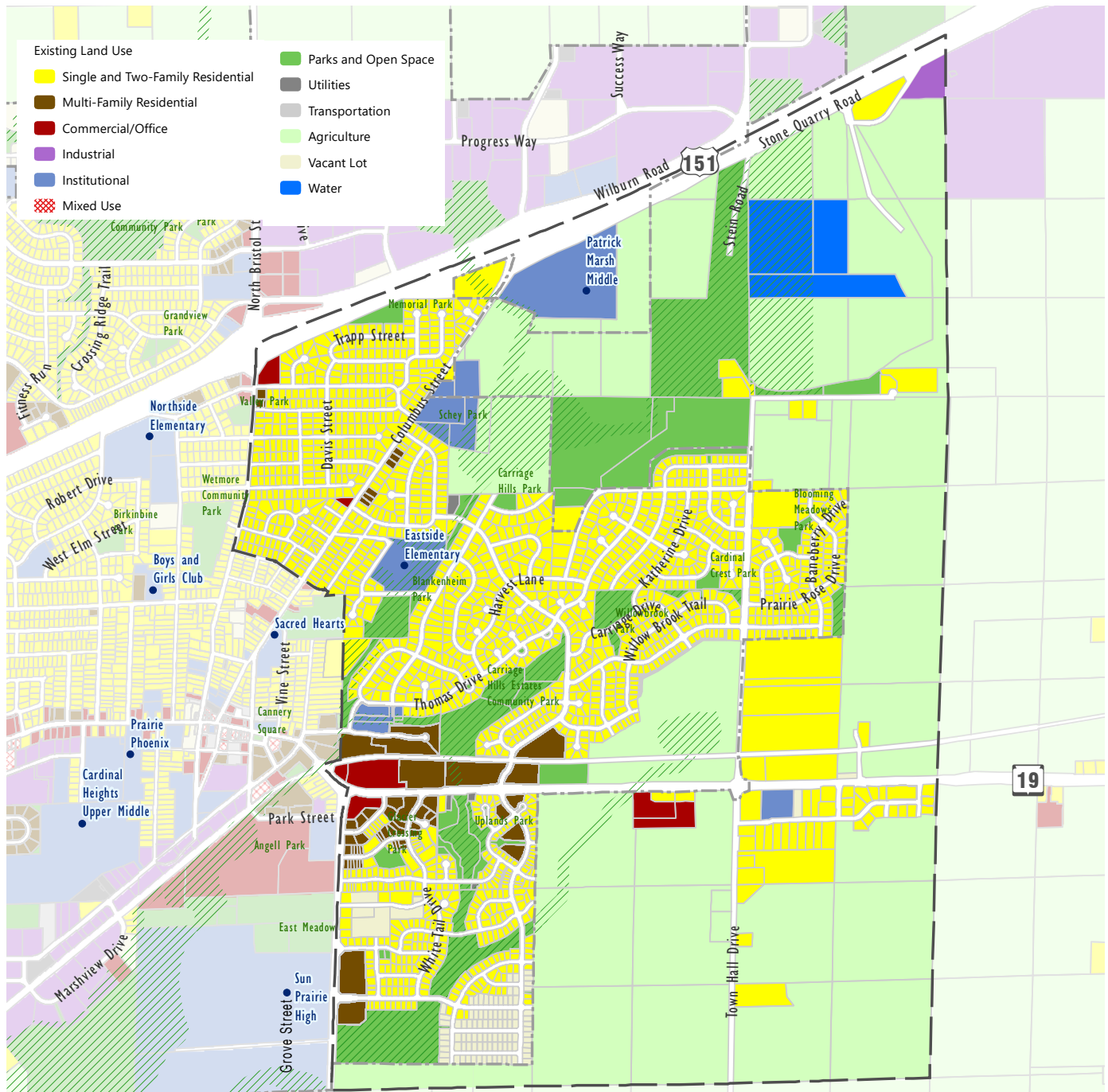


Figure 9-14: Existing Land Use - East Central Planning Area (See Map 9-1 in Appendix D)

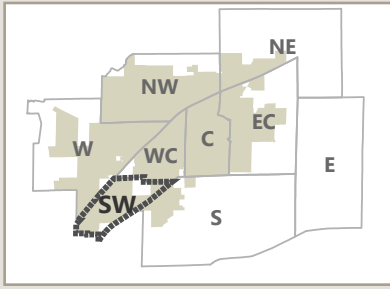


## VOICES FROM THE COMMUNITY

(Public Meeting, Focus Group, and Steering Committee)

- Patrick Marsh is a great natural area to preserve and expand (limit development).
- East of S. Musket Ridge Drive (before Town Hall Drive) and south of Main Street ideal for family-restaurants and/or potential location for a multi-purpose youth sports facility (no big box on the Eastside!).
- North side of Main Street before Town Hall Drive potential for light industrial or commercial.
- There will be need to consider fire and rescue service expansions to support growth in this area.

# Southwest Planning Area



**Planning Area Boundary:** O’Keeffe Avenue and Sapphire Way to the north, the railroad on the east side, Waste Management - Madison Prairie Landfill to the south and HWY 151 to the west.

**Primary Land Use(s):** Mixed residential housing, park and open space, and industrial.



Homes (Heritage Ln)



Northeast YMCA



Apartments (Leopold Way)



Industrial (Sani-Matic)

This planning area is primarily made up of the Smith’s Crossing Neighborhood with a business park in the southwest quadrant and Scenic Point subdivision in the northeast.

Smith’s Crossing is a traditional neighborhood design (TND) subdivision, offering single and multi-family residential, commercial, public/quasi-public facilities (i.e., Creekside Elementary School, YMCA), and a number of public parks and private open spaces. This subdivision also includes the historic Adam and Mary Smith house.

West of Reiner Road (CTH C) there is a business park that includes a variety of industrial and commercial uses with a few remaining lots.

In 2019, a 95-acre private business park (Park 151 - concept on the next page) was constructed with two industrial flex (IFS) building already built with several lots still available, providing opportunities for warehousing, office, and light industrial.

There are a several vacant platted lots along USH 151 with industrial opportunities west of Reiner Road and commercial development opportunities in Smith’s Crossing. New residential lots continue to be available in Smith Crossing as the developer completes the overall Neighborhood Master Plan in phases, including a 2019 approved (McCoy) addition that will bring 339 single-family lots and one 140-unit multi-family lot (see Master Plan on the next page).

Figure 9-15: Existing Land Use - Southwest Planning Area

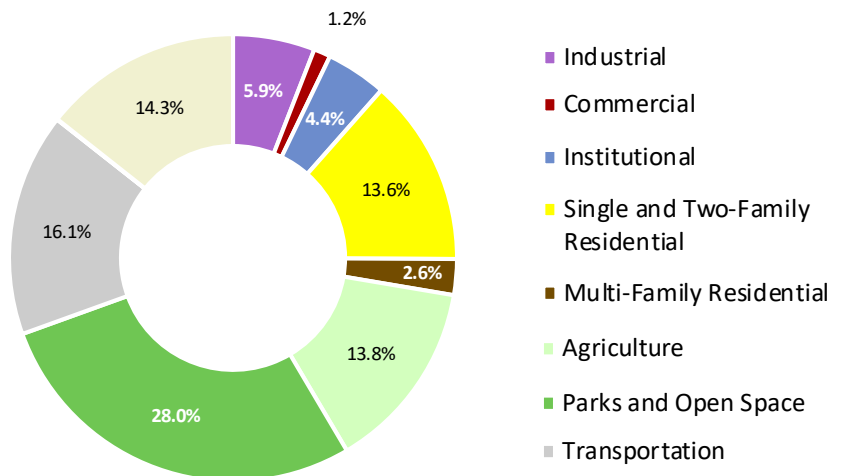
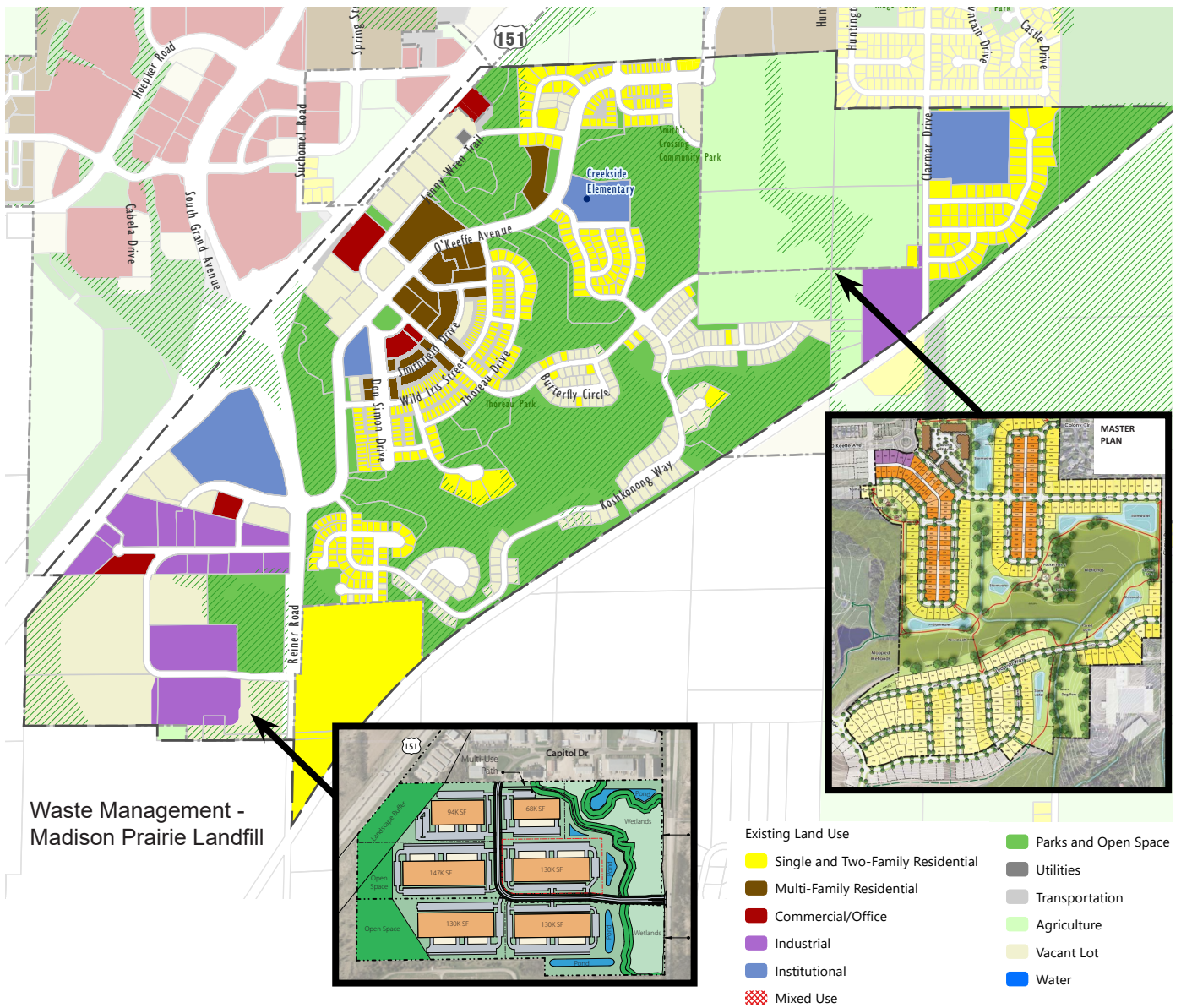


Figure 9-16: Existing Land Use - Southwest Planning Area (See Map 9-1 in Appendix D)



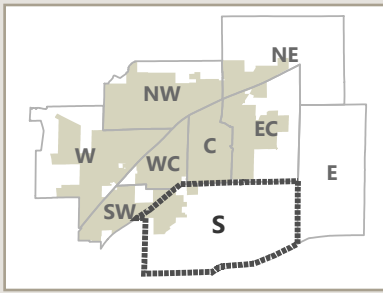
Waste Management -  
Madison Prairie Landfill

## VOICES FROM THE COMMUNITY

(Public Meeting, Focus Group, and Steering Committee)

- Restaurants and convenience store would be appropriate in the commercial area along O'Keeffe Avenue and Leopold Way.

# South Planning Area



**Planning Area Boundary:** Pet exercise area to the north, halfway between Town Hall Drive and CTH VV to the east, CTH T on the South, and Koshkonong Creek and the railroad tracks to the west.

**Primary Land Use(s):** Agriculture and single-family homes.



City Wastewater Treatment Plant



Koshkonong Creek



Pet Exercise Area



CTH N (south of the City)

The South Planning Area is another growth area with the majority of the land outside of the current municipal limits. The portion within the municipal limits contains the Sun Prairie Wastewater Treatment Plant, Sun Prairie Recycling Center, Pet Exercise Area, and undeveloped lands (i.e., croplands, wetlands and woodlands).

The lands outside of the City are currently within the Town of Sun Prairie, and include farmland, environmental corridor, and rural single-family housing.

Figure 9-17: Existing Land Use - South Planning Area

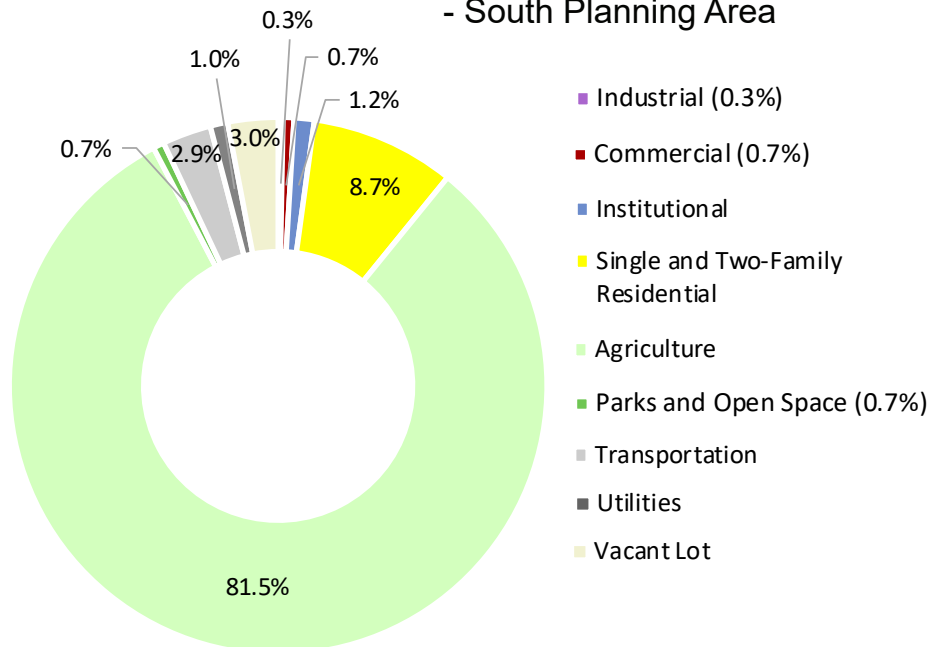
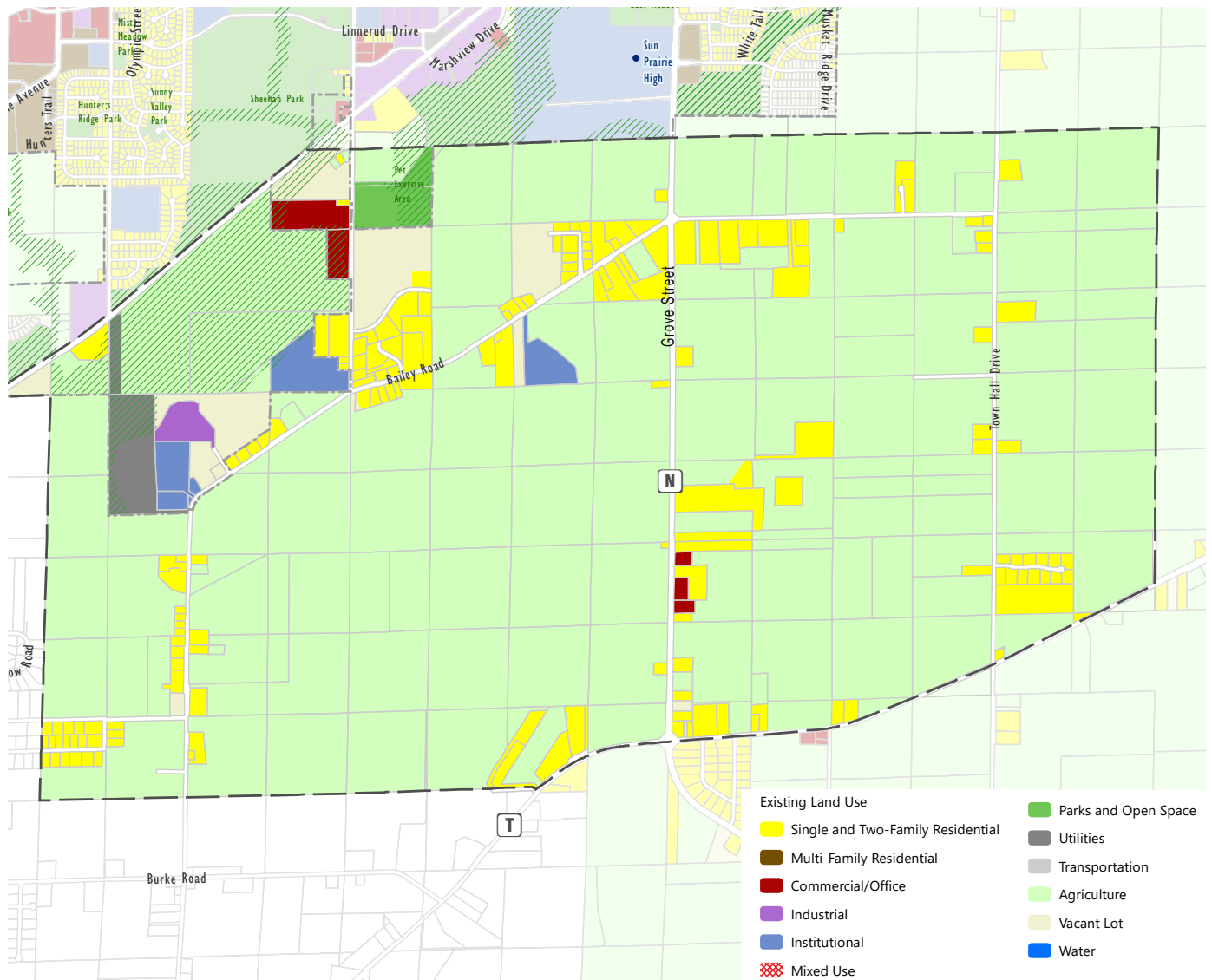


Figure 9-18: Existing Land Use - South Planning Area (See Map 9-1 in Appendix D)

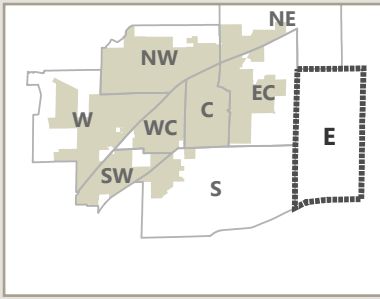


## VOICES FROM THE COMMUNITY

(Public Meeting, Focus Group, and Steering Committee)

- A trail connection from Sun Prairie to the Glacial Drumlin Trail in Cottage Grove is desirable.

## East Planning Area



**Planning Area Boundary:** USH 151 to the north, Twin Lane Road to the east, CTH T to the south, and between Town Hall Drive and CTH VV to the west.

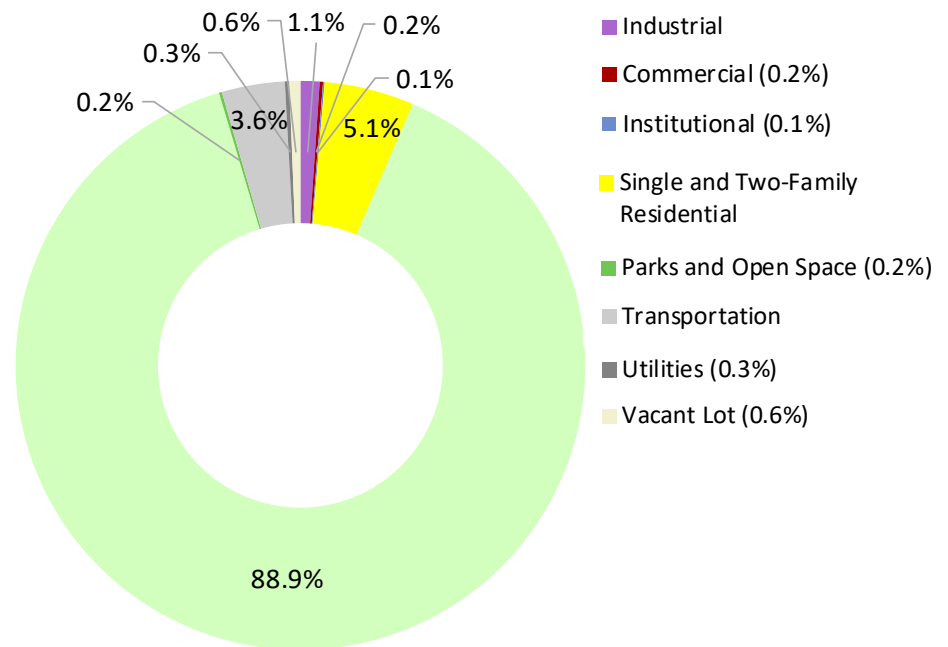
**Primary Land Use(s):** Agriculture and rural housing uses.

The East Planning Area is considered a long-term growth area (beyond 2030). This planning area is currently located within the Towns of Bristol and Sun Prairie. The City currently has an intergovernmental boundary agreement with the Town of Bristol, but none exists with the Town of Sun Prairie.

Most of the existing land use within this area is agricultural with some single-family residential, open space, and industrial (mining) uses.

The long-term proposal for a USH 151 interchange at CTH VV will provide easier access to the east side of Sun Prairie - bypassing the need to use Main Street through the City. This will also require upgrading CTH VV to handle increased traffic. These transportation improvements likely will increase development pressure in this planning area.

Figure 9-19: Existing Land Use - East Planning Area



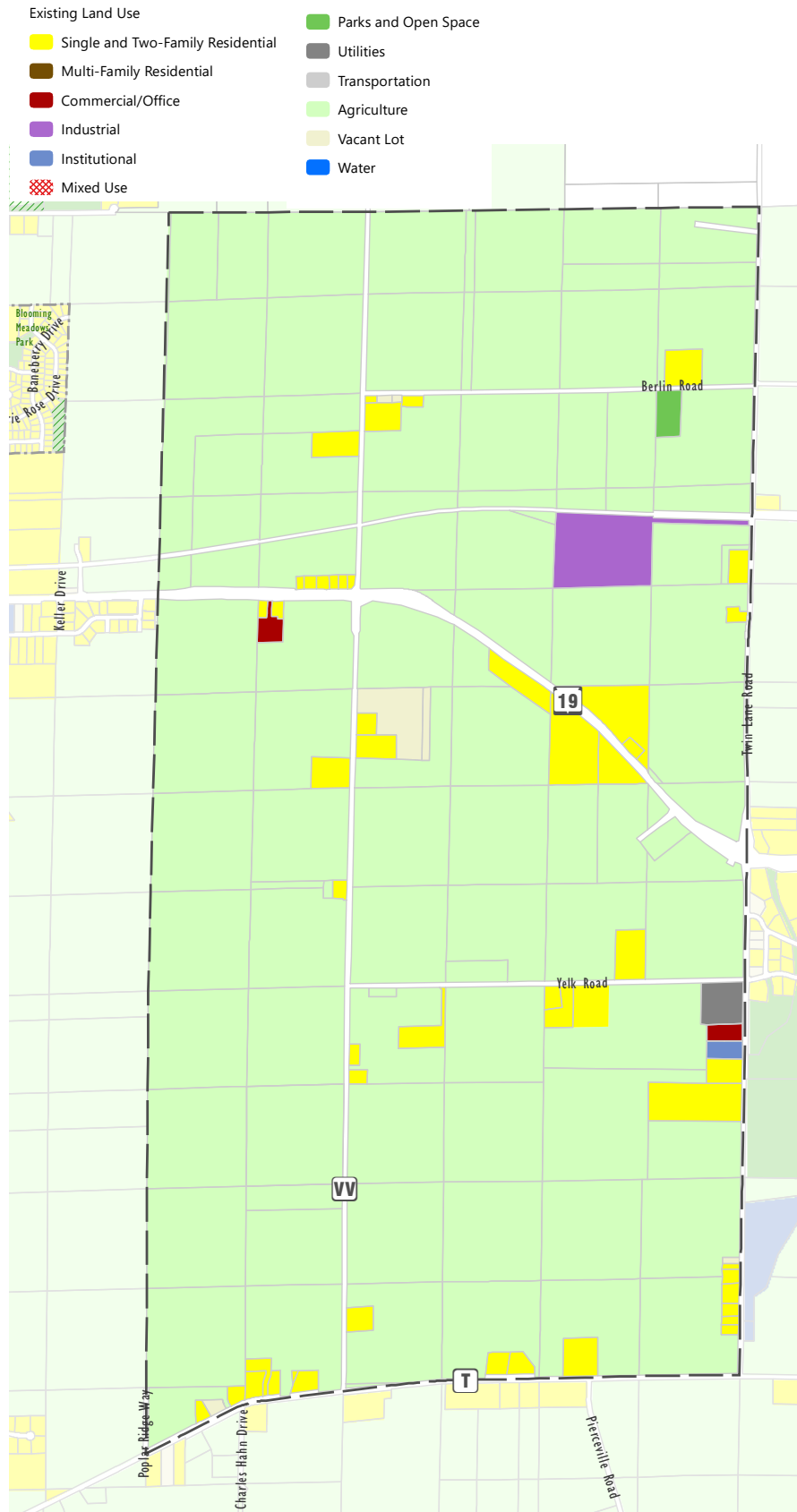
## VOICES FROM THE COMMUNITY

(Public Meeting, Focus Group, and Steering Committee)

- Need to work with the State, County, and Town of Sun Prairie on road connectivity and upgrades in this area.

### Figure 9-20: Existing Land Use - East Planning Area

(See Map 9-1 in Appendix D)



Ag Land Along CTH VV



Stone Quarry Rd along USH 151



Farm along CTH VV

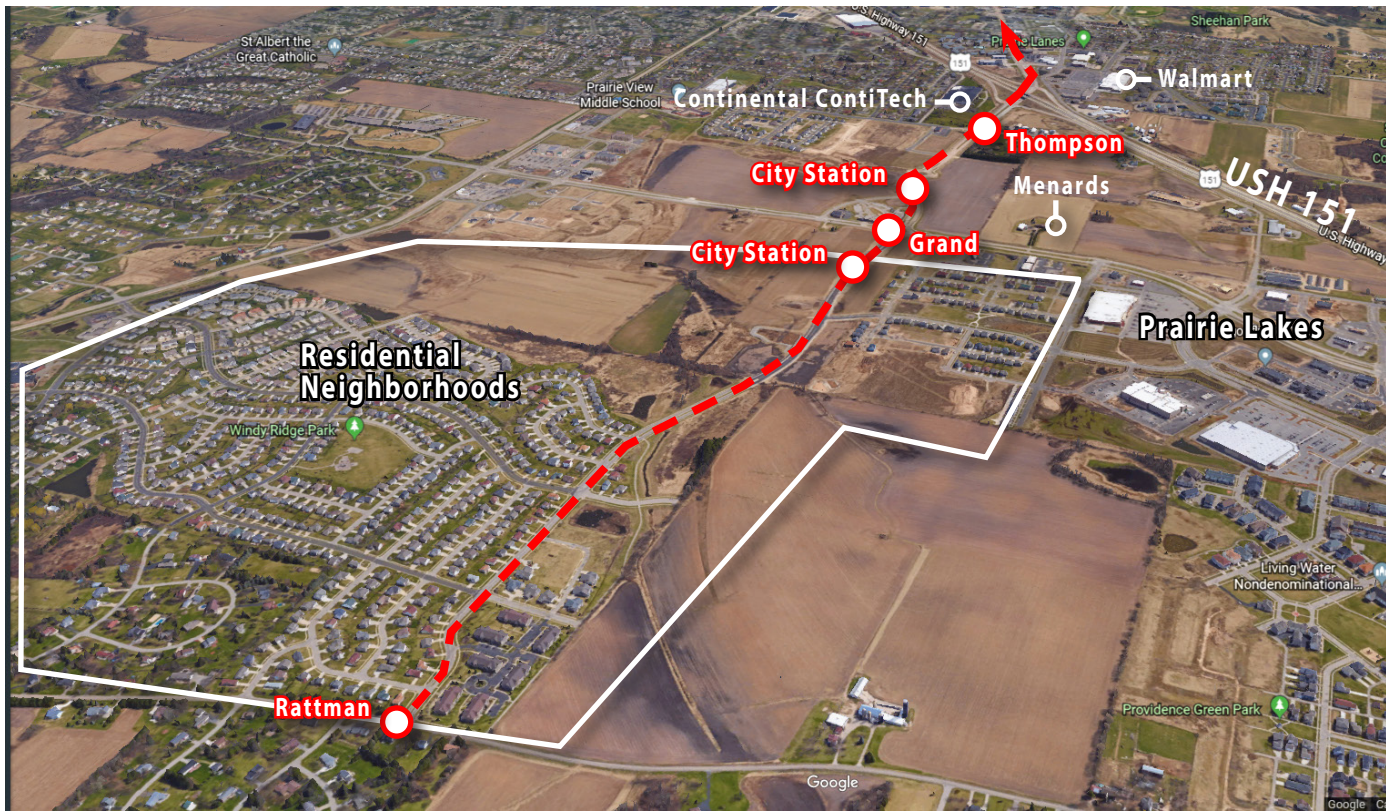


Ag Land Along CTH VV



Farm along CTH VV

## Main Street Corridor (West of USH 151)



**Corridor Description:** The Main Street Corridor is a major arterial running through the entire City of Sun Prairie, starting at Rattman Road to the west and continues east as WIS 19 towards the Village of Marshall and beyond. The corridor west of USH 151 includes post-2000 development and areas largely undeveloped.

**City Overlays/TIDs:** N.A.

### Character Areas:

- » Residential Neighborhood (*Rattman Rd to City Station Dr*)
- » Grand / Main Mixed Commercial Node
- » Planned Mixed Use District (*City Station Dr to Thompson Rd*)
- » USH 151 Commercial/Industrial Node

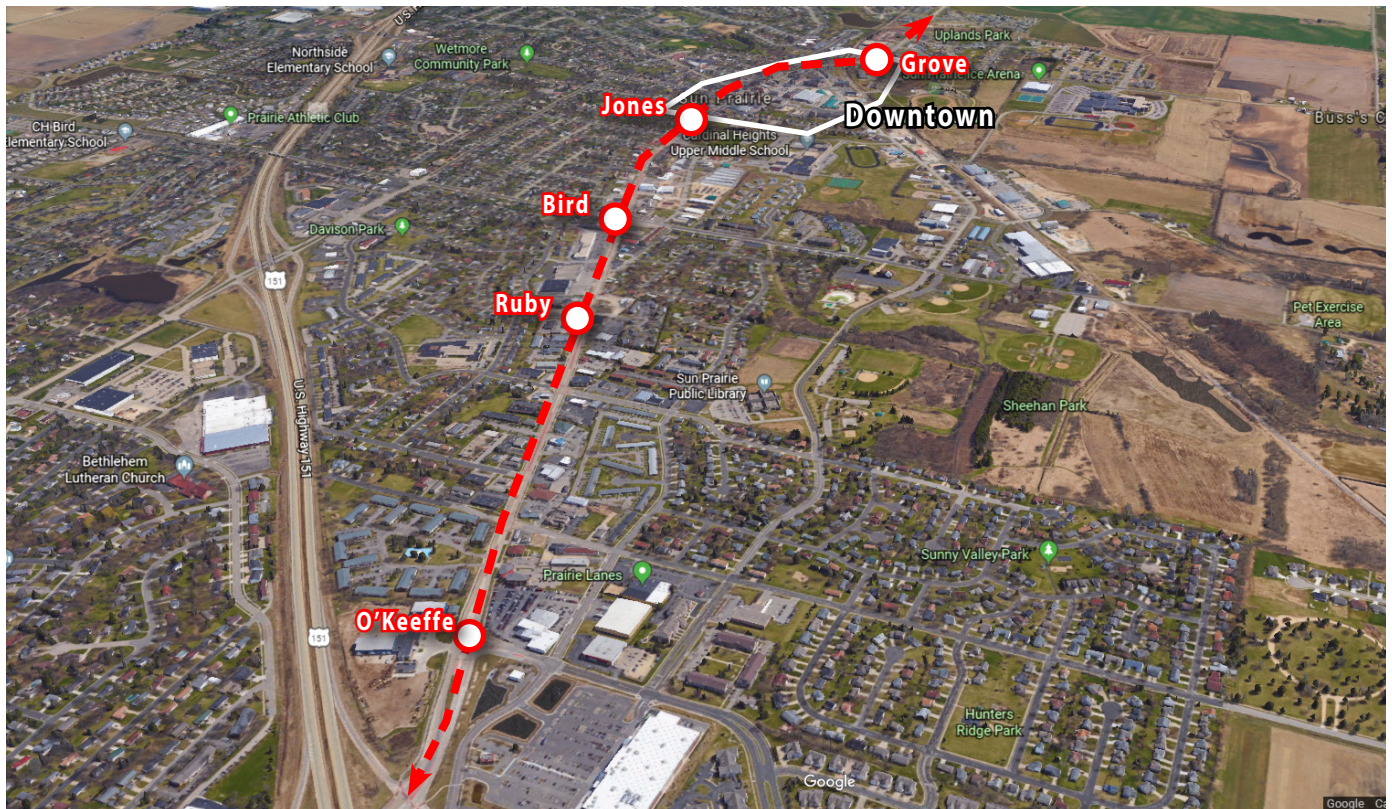
### Recent (Re)Development Projects:

- » **Residential Subdivision** - 40-lot single-family subdivision between Legacy Way and City Station Drive.
- » **Grand on Main** - 20-acre Mixed Commercial Development with nearly 80,000 SF of retail, commercial and office space planned.

### Potential (Re)Development Opportunities:

- » **Mixed Use District** (City Station Dr to Thompson Rd) - mostly undeveloped, as of January 2019
- » **Thompson Rd to USH 151** - Redevelopment opportunities

## Main Street Corridor (East of USH 151)



**Corridor Description:** The Main Street Corridor is a major arterial running through the entire City of Sun Prairie, starting at Rattman Road to the west and continues east as WIS 19 towards the Village of Marshall and beyond. The corridor east of USH 151 includes mostly pre-2000 development, plus more recent redevelopment projects and future growth to the east.

**City Overlays/TIDs:** Main Street Overlay District, Live-Work Overlay District, TID #8, TID #11

### Character Areas:

- » USH 151 / O'Keeffe Ave Highway Commercial Node
- » W. Main Street Commercial District (O'Keeffe Ave to Ruby Ln)
- » Central Main Street Commercial District (Ruby Ln to Jones St)
- » Downtown District (Jones St to Grove St)
- » Grove / Main Commercial Node
- » Residential Neighborhoods (Wood Violet Ln to Town Hall Dr)

### Recent (Re)Development Projects:

- » **McHenry** - Mixed use development with a 74-unit apartment building and a 5,000 sf commercial building.
- » **The Catalyst on Main** - Mixed use building with a 148 apartment units and a 5,000 sf of commercial.
- » **Main Street Apartments** - 64-unit apartment building targeting moderate- to low-income residents.

### Potential (Re)Development Opportunities:

- » Central Main Street - see 2018 Central Main Street Redevelopment Plan
- » West End of Downtown District - see Bristol / Main Redevelopment Plan (to be completed in late 2019)

## CTH C (Reiner/Grand) Corridor - South End



**Corridor Description:** The CTH C (Reiner/Grand) Corridor is a regional north-south arterial servicing the eastern Dane County, as well as serving as the primary arterial on the westside of Sun Prairie. This four-lane boulevard caters to regional shoppers with national chain big box retailers, small-box retail/service businesses, fast food establishments, grocery stores, and other commercial uses (including some office space). Residential neighborhoods exist and growing between the commercial nodes and districts. The south end of the CTH C (Reiner/Grand) Corridor extends from the City limits to the south to Main Street.

**City Overlays/TIDs:** TID #9, TID #13

### Character Areas:

- » Business Park District | Smith Crossing TND Neighborhood (access from O'Keeffe Ave)
- » Prairie Lakes Commercial District (Prairie Lakes Dr to Hoepker Rd)
- » Grand / Main Commercial Node

### Recent (Re)Development Projects:

- » **Springs at Sun Prairie** - Apartment complex with 228 units, detached garages, and clubhouse.
- » **Hilton Garden Inn** - 124-room hotel, and 7,500-sf restaurant (Johnny's Italian Steakhouse)
- » **Prairie Lakes Retail** - 50,500-sf one-story multi-tenant retail building (HomeGoods, TJMaxx, Five Below) and 13,400-sf two-story multi-tenant building (Topsy Cow, I'm Board, Symmetry).
- » **Menards** - Over 200,000-sf home improvement store.
- » **Grand on Main** - 20-acre Mixed Commercial Development with nearly 80,000 SF of retail, commercial and office space planned.

**Potential (Re)Development Opportunities:** N.A.

## CTH C (Grand Ave) Corridor - North End



**Corridor Description:** The CTH C (Reiner/Grand) Corridor is a regional north-south arterial servicing the eastern Dane County, as well as serving as the primary arterial on the westside of Sun Prairie. This four-lane boulevard caters to regional shoppers with national chain big box retailers, small-box retail/service businesses, fast food establishments, grocery stores, and other commercial uses (including some office space). Residential neighborhoods exist and growing between the commercial nodes and districts. The north end of the CTH C (Reiner/Grand) Corridor extends from Main Street to the City limits to the north.

**City Overlays/TIDs:** N.A.

### Character Areas:

- » Grand / Main Commercial Node
- » Residential Neighborhoods (*City Station Dr to Ironwood Dr*)
- » Grand / Windsor Commercial Node
- » Town of Burke Neighborhood | QBE Office Campus (*Windsor St to St Albert the Great Dr*)
- » Residential Neighborhoods (*St Albert the Great Dr to City limits*)

### Recent (Re)Development Projects:

- » **Grand on Main** - 20-acre Mixed Commercial Development with nearly 80,000 SF of retail, commercial and office space planned.

### Potential (Re)Development Opportunities:

- » **Grand / Windsor Commercial Node** - Several commercial lots available.
- » **QBE Campus** (*Windsor St to St Albert the Great Dr*) - 65 acres undeveloped, as of January 2019

# Windsor Street (WIS19) Corridor



**Corridor Description:** The Windsor Street corridor is a major arterial entering the municipal boundaries from the west and ends at Bristol Street. This corridor is also designated as WIS 19, connecting Sun Prairie to USH 12 (near Springfield Corners) to the west and the City of Watertown to the east. The corridor's is primarily residential with activity centers near Grand Avenue and USH 151.

**City Overlays/TIDs:** Opportunity Zone

## Character Areas:

- » Residential Neighborhoods (*City limits to Ironwood Dr*)
- » Grand / Windsor Commercial Node
- » Residential Neighborhoods (*Thompson Dr to Broadway Dr*)
- » Industrial District (*Thompson Dr to USH 151*)
- » Windsor/Davison Commercial Node
- » Residential Neighborhoods (*Schiller St to Bristol St*)

## Recent (Re)Development Projects:

- » **Christian Brothers Automotive** - Auto repair shop.

## Potential (Re)Development Opportunities:

- » **QBE Campus** (Windsor St to St Albert the Great Dr) - 65 acres *undeveloped, as of January 2019*
- » **Industrial District** (Thompson Dr to Broadway Dr) - Two vacant properties for sale
- » **Windsor/Davison Commercial Node** - Redevelopment opportunities

## Grove Street (CTH N) Corridor



**Corridor Description:** The Grove Street corridor begins at Main Street and runs south to the Village of Cottage Grove and Interstate 94. Present day this corridor is in its infancy, as the urban corridor is limited to roughly a 0.7-mile stretch in the current corporate limits. As development pressures build within the City over the next decade, there will be future growth along this corridor extending south, supporting future residential neighborhoods to the south and east. The current urban corridor includes a commercial node at Main Street, Angell Park Speedway, Sun Prairie High School, and Sun Prairie Ice Area. Residential is the primary use along the east side of the corridor with housing units fronting side streets adjacent to the corridor. The proximity of the downtown district will, and should, play into the uses proposed along this corridor to not compete or adversely affect the sustainability of the downtown.

**City Overlays/TIDs:** N.A.

### Character Areas:

- » Grove / Main Commercial Node
- » Public/Entertainment District | Residential Neighborhood (*Wood Violet Ln to Hawthorn Dr*)
- » Rural Residential (*Hawthorn Dr to CTH T*)

**Recent (Re)Development Projects:** N.A.

### Potential (Re)Development Opportunities:

- » Angell Park - Grass Parking Area along Grove Street
- » Grove/Bailey Potential Commercial Node

# LAND USE TRENDS



*The Reserve*

## Growth Patterns

### Land Area

In January 2006, the City of Sun Prairie was 7,730 acres. The 2019 land area within the Sun Prairie corporate limits is approximately 8,000 acres, a land area increase of just 3.5% since 2006.

### Subdivision

#### Development Over Time

Figure 9-12 (on the next page) shows a map of subdivisions within Sun Prairie, color-coded by decade of approval. Two notable observations can be made from this map. First, there is a strong influence that USH 151 has had on the growth and development of Sun Prairie, as evidenced by the City's outward expansion to the west and northwest from the original village plat. Second is the remarkable amount of expansion that has occurred in recent decades, particularly since 1990. Between 2010 and 2018, based on US Census Bureau and

Wisconsin Department of Administration data, the City of Sun Prairie had the County's second largest numeric population gain at 4,602 net new people (16% increase), behind only the City of Madison's 19,337 people (8.3%). It is projected that Sun Prairie will continue to keep pace as the County's second-largest municipality, with a projected 12,647 additional residents by 2040.

## Land Supply and Demand

The City currently has about 1,090 acres of undeveloped land within the city limits, including 530 acres classified as "vacant" (zoned and platted for development but not yet improved with buildings), and 560 acres currently in agricultural use. Approximately 20% of this land has development limitations, mainly wetlands. This leaves about 870 acres available within the City limits to accommodate growth.

The city still has opportunity to grow in every direction, including some islands of undeveloped land that are still in the Town of Burke but surrounded by Sun Prairie. Table 9-2 (on the next page) provides the projected land use needs of the City in five year increments through 2040. It suggests the need for about 1,350 acres of new development over the next 20 years, including 500 acres not currently in the City. This projection is based on the following methodology.

- » Residential land use projections were calculated by projecting forward the current average densities for single family and duplex housing (about 4 units per acre) and for multifamily housing (about 10 units per acre) and an assumption of 60% single-family/duplex and 40% multifamily in new growth areas (the approximate current mix). A factor of 25% was added to account for transportation and stormwater

Figure 9-21: Subdivision Development by Decade

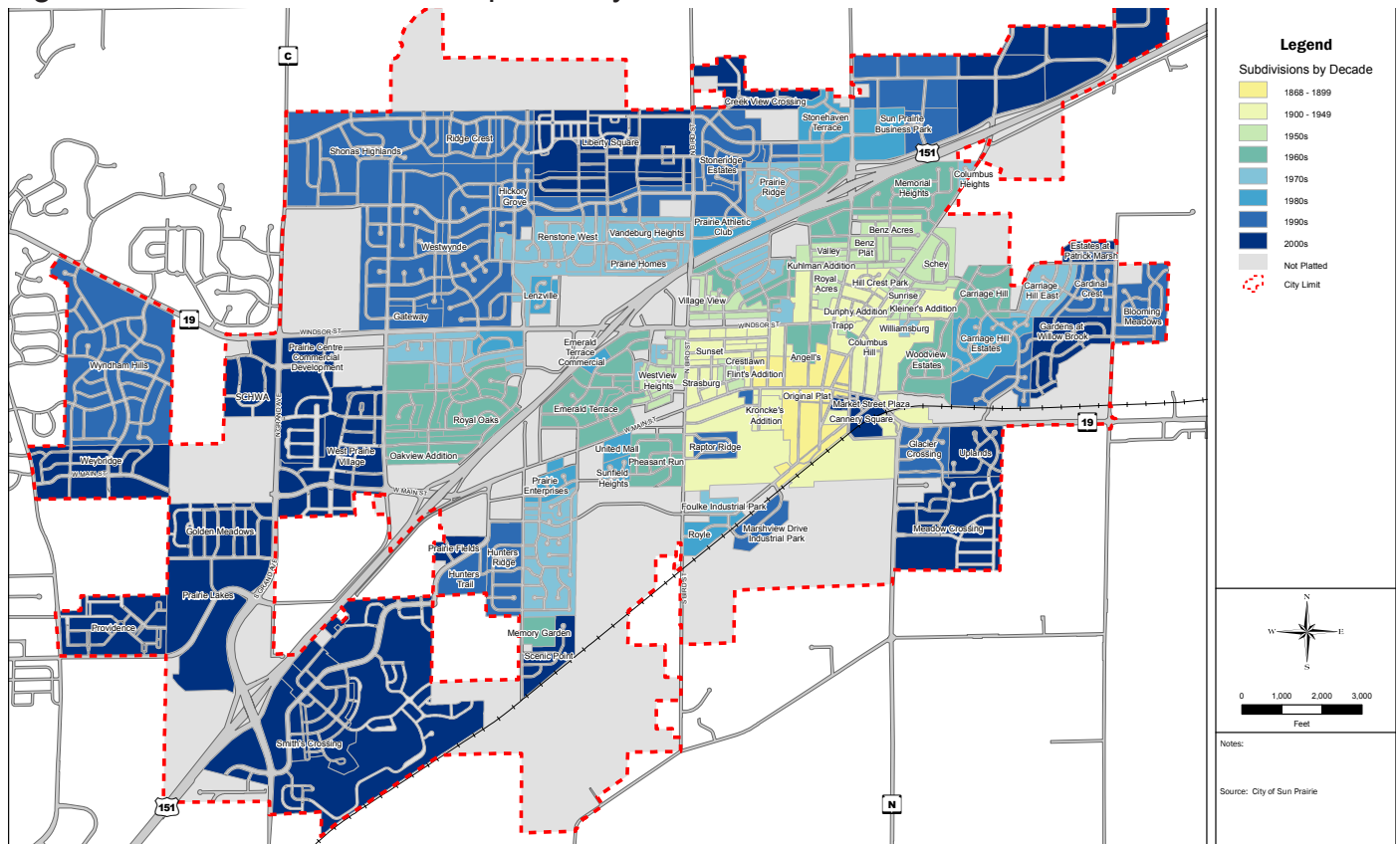


Table 9-2: Land Use Projections

Projected Land Demand *	2018	2025	2030	2035	2040	20 Yr Change
Population	33,966	37,880	40,830	43,330	45,580	11,614
Household Size	2.51	2.49	2.47	2.46	2.45	(0.06)
Housing Units	13,500	13,889	15,207	16,474	17,571	4,071
Residential (acres)	2,591	2,683	2,996	3,297	3,558	967
Commercial (acres)	584	605	675	743	802	218
Industrial (acres)	454	470	525	578	623	169
Undeveloped Land (acres)	870	741	302	(119)	(484)	(1,354)

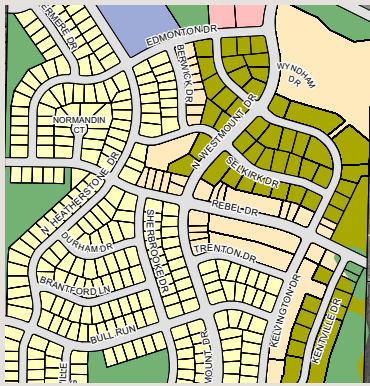
\*These projections use current land use percentages and projected new housing demand to estimate land needed for other uses

infrastructure. Note that this likely overestimates land consumption for multi-family housing, which has been occurring at more than 10-units per acre in recent years, and which sometimes occurs as redevelopment rather than outward growth.

- » Projections for commercial and manufacturing acreage assume that these land uses will grow at a similar rate and keep pace with land for residential use.
- » Actual needs and development outcomes may differ based on market conditions and local policy decisions.

These projections suggest the need to expand the City limits by about 500 acres by 2040. To put that into context, consider that the 2009 plan included specific concepts for neighborhood growth that would expand the City boundaries. Of those areas planned for growth in 2009, more than 1,500 acres are not yet developed or annexed in 2019.

## NEIGHBORHOOD TYPES



Wyndham Hills

### Conventional Neighborhood (1940's-2000's):

This type of neighborhood is auto-oriented and was heavily influenced by the rise in popularity of the automobile after World War II. Conventional neighborhoods have larger lot sizes, greater building setbacks from the street, more spacious rear and side yards, and a curvilinear street pattern with numerous cul-de-sacs. Single-family neighborhoods, multi-family neighborhoods,

and commercial districts are separated from each other with this type of development.



Smith's Crossing

### Traditional Neighborhood Development (TND) (1990's-2000's):

Also referred to as New Urbanism, this type of development centers on the creation of aesthetically pleasing, pedestrian-oriented neighborhoods based on many of the principles that were being employed by neighborhood planners in the early part of the 20th Century. TNDs are preferably mixed-use neighborhoods that contain a variety of housing

types and opportunities for neighborhood-scale commercial businesses to help meet the day-to-day needs of neighborhood residents and reduce vehicle travel distances.



West Prairie Village

### Hybrid Neighborhood (2000's):

A combination of characteristics of the traditional neighborhood with those of a conventional neighborhood. TND characteristics include a mix of uses, interconnected streets, pedestrian orientation, and mid-to-small lot sizes. Conventional neighborhood characteristics include only limited use of alleys and limited architectural controls.

It is standard practice in land use planning to show growth area that is 200%-300% of projected demand, to account for the uncertainty of land owner interest in development. The projected demand for 1,350 acres of new development would suggest a planning need for at least 2,700 acres of land planned for development. After deducting from this total the 870 acres of undeveloped already in the City, and the 1,500 acres of other land previously planned for development since 2009, there is arguably a need to show at least 350 acres of additional land for development in the 2019 plan. However, revised assumptions about land use efficiency (i.e. more units per acre) would reduce or eliminate a need to show more land as ready for neighborhood development.

## Existing / Potential Land Use Conflicts

As redevelopment occurs in various parts of the City there is always a risk of conflict with existing residents and property owners that feel the new development is intrusive. This conflict can generally be mitigated through a combination of good communication and good design. In some cases the objection of existing residents is at least partly about the type of development, not just the design of that development. The City has heard many negative comments from existing residents, usually homeowners, about new multifamily housing. These comments cite concerns about traffic, parking, appearance and sometimes even crime to make the case that new multi-family housing should be smaller or in a different location or should not occur at all. In locations

where multifamily housing is constructed before single family housing, this conflict is not an issue.

Residential development downtown and near north Grove St. risks conflict with Angell Park Speedway due to the noise of events there. The race track holds races on Sunday nights in the summer and is considered, by some residents, to be disruptive, especially after dark. The racetrack has been active for over 100 years. A recent residential subdivision close to the race track included a noise easement in the lot deeds to protect the race track from complaints. Future residential developments in this area (within one-half mile of the track) may benefit from the same sort of deed restriction, both to inform future residents and to protect the race track as a cultural resource. There are potential land use conflicts in and around the City. Some relate to future city plans that differ from adjacent community plans and others relate to incompatible land uses within the City.

Transportation is both a use of land and an activity necessary to the use of other land. In some cases the transportation use conflicts with other uses. For example, the USH 151 highway generates a lot of noise due to the amount and speed of traffic. This noise can be an impediment to the use and enjoyment of nearby land, especially for residential use - there were several complaints about the noise from newer residential development during this planning process. Because the highway existing there before most of the nearby urban uses there is not funding available to erect sound walls along the highway.

## DEVELOPMENT TYPES

### Mixed Use Development:



McHenryDevelopment (horizontal mixed use)



Cannery Square Development (vertical mixed use)

Mixed use development includes different uses - civic, commercial, office and residential - either within a single building (vertical mixed use), or within the same parcel/development (horizontal mixed use). Typically, vertical mixed use includes ground floor commercial or a public use with upper story residential or office. Mixed Use can also be a planning designation or zoning district that allows

for a blend of uses among various , providing a pedestrian-oriented environment that uses land, public infrastructure and transit more efficiently. Downtown Sun Prairie is an example of a mixed use district.

### Transit-Oriented Development (TOD):



Fitzsimons Development (Aurora, Colorado)

Transit-oriented development, or TOD, is a high-density neighborhood most often comprised of mixed-uses that is designed to maximize access to public transport. This type of neighborhood is typically built around a commuter train or bus station. Land

uses within TODs often have lower automobile parking requirements since pedestrian and public transit are the most common modes of transportation. They often include park-and-ride facilities also, to accommodate commuters that reside elsewhere. Transit Oriented Development can occur in response to transit availability or in preparation for future transit service.

## Limitations for Future Development

Natural features are one of the main factors limiting where and how future development may occur. For example, new development adjacent to wetlands, floodplains, creeks, wooded areas, steep slopes, and so on, need to be designed with consideration for these features. A particularly large environmental corridor area affecting the City's growth pattern is located along the City's southern boundary (see Map 3-2 Development Limitation Areas).

While surface waters and wetlands are usually obvious to the casual observer, a less obvious development limitation is high groundwater. As indicated here in Figure 9-13 and also in Map 3-6 Depth to

Groundwater, there are areas with-in existing neighborhoods and also in potential growth areas where it is hard to build basements and keep them dry.

Existing development and boundary agreements with adjacent communities limit future development toward the City of Madison, the Village of Windsor and within the Towns of Burke and Bristol (see Volume 1: Chapter 5).

Soil contamination from prior commercial or industrial use can also impede development by adding cleanup cost to any new investment. Sites with such challenges are generally in the older part of the City where chemicals and petroleum products were in use decades ago before modern en-

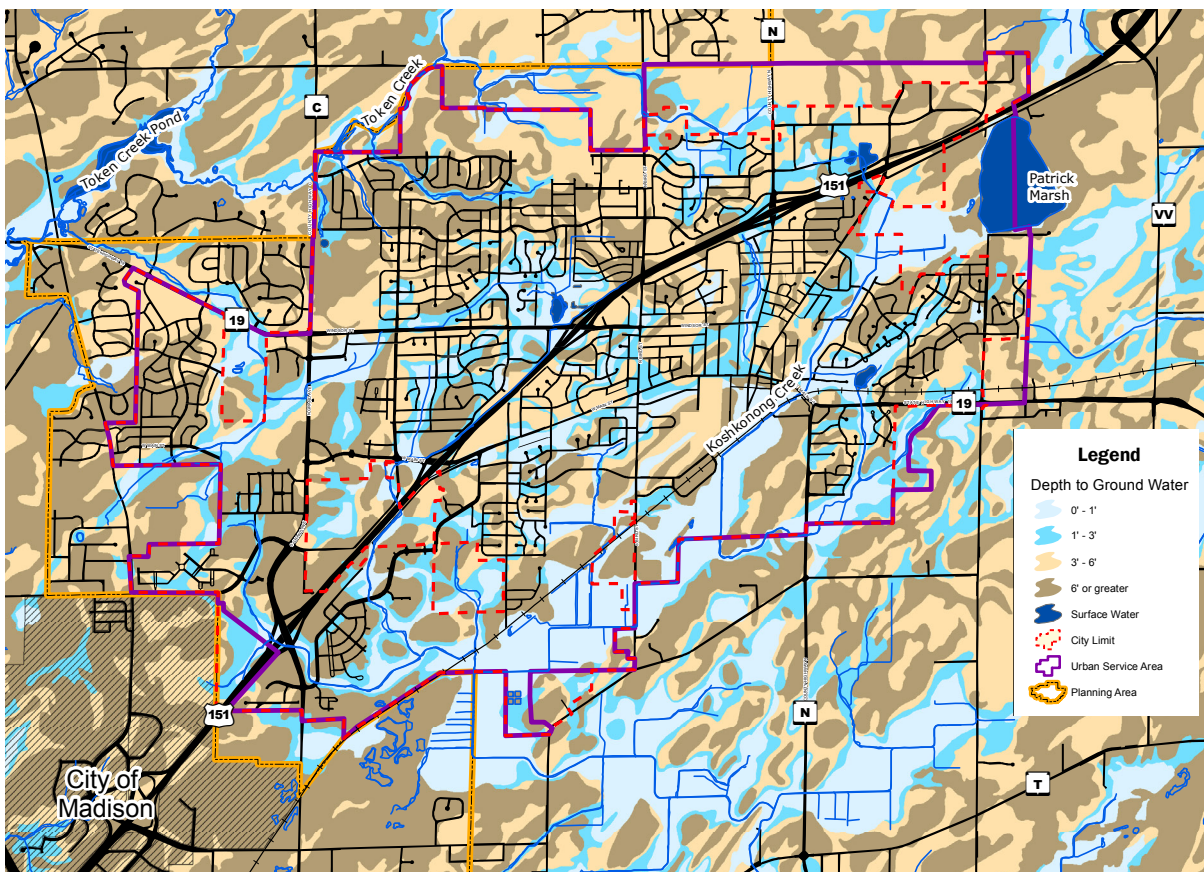
vironmental regulation. There are scattered sites with this challenge along the West Main Street corridor, between Downtown and the highway.

## Urban Service Area

Availability of public utilities such as sewer and water, and services such as police, EMS and fire protection, parks, and schools can limit future development. The Sun Prairie Urban Service Area (USA) is the area designated as most suitable for urban development and capable of being provided with a full range of urban services.

Communities work with the Wisconsin Department of Natural Resources (DNR) and the Capital Area Regional Planning Commission (CARPC) to delineate and

Figure 9-13: Depth to Ground Water



revise USA boundaries. The City of Sun Prairie's USA was most recently revised in 2017 to include nearly 100 acres that are currently located in the Town of Burke.

## **Boundary Agreements**

The City has active boundary agreements with most of its neighbors (except the Town of Sun Prairie) that define future boundaries and offer guidance on land use, roadway responsibility, and other issues. Each of the agreements is described in [Volume 1: Chapter 5](#).

# LAND USE REGULATION



*Sun Prairie Comprehensive Plan Neighborhood Forum - Land Use Activity*

Local land use regulations help define the character of cities to achieve compatibility of land uses within each district. The City of Sun Prairie employs zoning and subdivision ordinances, an official map, architectural and site design guidelines and standards, as well as other environmental and water resource related ordinances as required by law, to regulate the use of land within its corporate and extraterritorial jurisdiction boundaries. Zoning and subdivision ordinances are designed to implement the City of Sun Prairie Comprehensive Plan.

## **Zoning**

The City of Sun Prairie adopted the Zoning Ordinance under authority granted in the Wisconsin Statutes Section 62.23(7), which allows for the establishment and enforcement of land use regulations based on zones created by the adoption of the Official Zoning Map, as well as for the overall purpose of implementing the City's Comprehensive Plan. Generally, the Zoning Ordinance is adopted for the purpose of protecting the public health, safety, morals, comfort, convenience and general welfare by implementing certain goals and objectives of the Comprehensive Plan.

The Zoning Ordinance consists of two main components:

- » Ordinance text - which lists allowed uses within each zoning district and provides standards for development; and
- » Official Zoning Map - which divides the City into 15 zoning districts with four overlay zones (Interchange Sign, Live Work, W. Main Street, and Business District).

A current version of the zoning map can be found at: <http://www.cityofsunprairie.com/423/Zoning-Development>.

## Extraterritorial Zoning Ordinance

Under Wisconsin Statute 62.23(7a), cities and villages may enact an extraterritorial zoning ordinance and map for adjoining unincorporated areas lying within their extraterritorial area (3 miles). Before the Village of Windsor incorporated, the City of Sun Prairie had an extraterritorial zoning agreement with the Town of Windsor that was nullified by the incorporation. The City does not have any other extraterritorial zoning agreements.

## Land Division

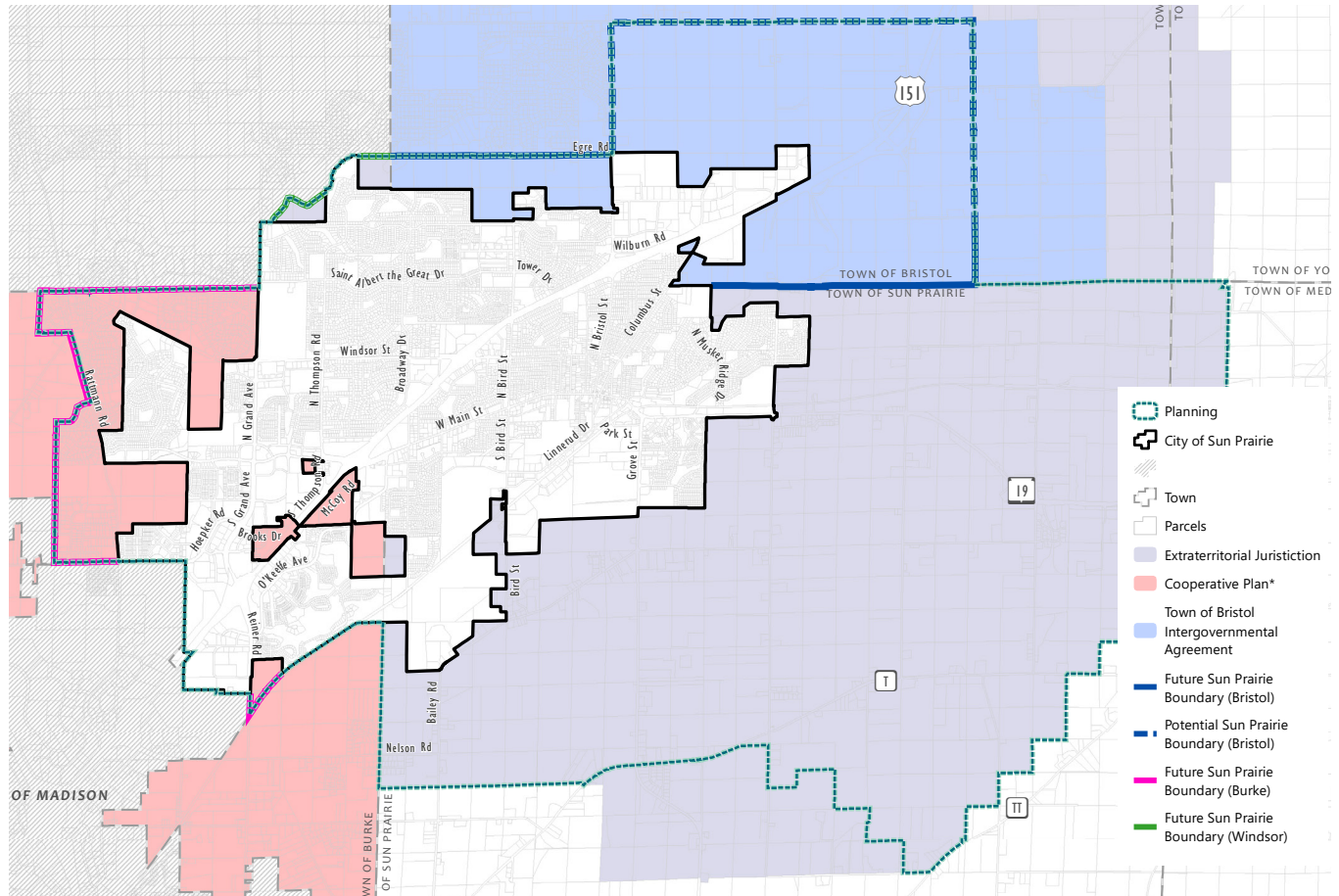
### Subdivision Ordinance

The Sun Prairie Subdivision Ordinance was adopted in accordance with the authority granted by Sections 236.13(l)(b) and 236.45 of the Wisconsin Statutes. The purpose of these regulations is to regulate and control the subdivision of land within the corporate limits and extraterritorial plat approval jurisdiction of the City in order to promote the public health, safety and general welfare of the community. These regulations are formulated to facilitate enforcement of development standards as outlined in the Building Code (Chapter 15.04), Zoning Ordinance (Title 17), Comprehensive Plan and Official Map of the City of Sun Prairie.

## Extraterritorial Plat Review Jurisdiction

In addition to review of subdivision plats and land divisions within the City, the City also has approval authority over some subdivision plats and land divisions for areas located outside of the City limits, but within the Sun Prairie extraterritorial jurisdiction as allowed under Wisconsin State Statute Chapter 236. The extraterritorial jurisdiction (ETJ) includes those areas outside of the City within three-miles of the current municipal boundaries, including parts of the Towns of Bristol, Burke, Sun Prairie, York, and Medina. See Figure 9-14 below. Note that lands south of CTH T are also (or instead) within the plat review jurisdiction of the Village of Cottage Grove.

Figure 9-22: Boundary Agreements and Extraterritorial Jurisdictions (See Map 5-1 in Appendix D)



## Official Map

The Official Map for Sun Prairie includes lands within the City limits and lands outside of the City within the extraterritorial jurisdiction area. The map was adopted under authority granted by Wisconsin Statute 62.23(6), and includes or may include the location of streets, highways, historic districts, parkways, parks, playgrounds, railroad rights-of-way, waterways and public transit facilities. The Official Map, located in Appendix D, may be amended following adoption of this plan and periodically thereafter.

## Architectural / Site Design Guidelines and Standards

The zoning ordinance includes some design guidelines for site development and building design. These include standards for site layout related to landscaping on all non-residential and non-agricultural sites and parking lots, however do they not provide specific standards for building placement and site treatment along the street front. Building design standards are provided for buildings within the Main Street Corridor Overlay, Main Street Live-Work Overlay, suburban industrial (SI) zoning

district, and large developments in the suburban commercial (SC) and urban commercial (UC) zoning districts.

The adopted downtown plan, corridor plan and neighborhood plans do provide more detailed site and architectural guidelines. However, these are written as guidelines only and are not applied as ordinance.

## Other Development Ordinances

The City of Sun Prairie is required to adopt zoning ordinances for areas designated by the Department of Natural Resources as flood-

## EXTRATERRITORIAL AUTHORITIES

### Extraterritorial Planning

Cities/Villages can make and adopt master plans for the physical development of the city/village, including areas outside of its boundaries that bear relation to the development of the city/village.

### Extraterritorial Platting

Cities/Villages can review, and approve or reject, subdivision plats located within three miles of the corporate limits of a first, second or third class city, or within 1.5 miles of a fourth class city or village.

### Extraterritorial Zoning

Cities/Villages can enact an extraterritorial zoning ordinance and map for adjoining unincorporated areas within the extraterritorial area (same area as plat review).

### Official Mapping

Cities'/Villages' official maps can also include area within their extraterritorial plat approval jurisdiction.

### Other Extraterritorial Authorities:

- » **Smoke:** Cities/Villages can regulate or prohibit dense smoke up to a mile from their municipal boundary.
- » **Offensive Industries:** Cities/Villages can prohibit the location of any offensive industry up to four miles beyond their municipal boundary.
- » **Water Navigation Aids:** Cities/Villages/Towns can regulate water navigation aids (moorings, markers, and buoys) within one-half mile of their municipal boundary.
- » **Aerial Approaches to Airports:** Cities/Villages/Towns/Counties that are the owner of an airport can protect aerial approaches to the airport through an ordinance regulating use, location, height and size of structures surrounding the airport.

Source: Southeastern Wisconsin Regional Planning Commission

plains, per Section 87.30; and certain wetlands within shorelands, as defined under Section 62.231, of the Wisconsin Statutes.

Chapter 17.28 of the City of Sun Prairie Municipal Code defines Environmental Corridor and Natural Resource Protection Regulations including shorelands, wetlands, and floodplain zoning.

Other development ordinances related to land use that the City is responsible for enforcement and administration in cooperation with Dane County include:

- » Stormwater Management and Erosion Control - Chapters 15.28 and 15.30 Sun Prairie Municipal Code
- » Non-Metallic Mining Ordinance - Title 14, Chapter 74 Dane County Code of Ordinances, NR 135 of the Wisconsin Administrative Code and Chapter 295 Wisconsin Statutes
- » Airport Height Regulations - Chapter 78, Dane County Code. This ordinance requires permits and limits heights of structures in the flight path of the Dane County Regional Airport to

ensure safe take off and landing areas.

- » Floodplain, Wetland, and Shoreland ordinances are incorporated into the Zoning Ordinance, Chapter 17.28, Sun Prairie Municipal Code

Figure 9-23: Airport Building Height Limitations Map

