

Comprehensive Plan

TOWN OF SPRING GREEN

February 3, 2005

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COMPREHENSIVE PLAN

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PREFACE

The foundation of any community or region is rooted in its people, its economic base, and its foresight for the future. The citizens of Spring Green, in their decision to update the existing Land Use Plan, have acknowledged that no region remains static over time. Concern over growing urban development pressure from Madison and internal growth of county municipalities has prompted reassessment of the planning process of Spring Green.

The Comprehensive Plan is a key element in formulating the approach that a community will take in addressing the issues of land use, public policies toward development, and infrastructure requirements. The purpose of the Comprehensive Plan is to provide a framework for the governing body to ensure that a course, focused on a common goal, is maintained.

To achieve this the plan should be:

1. *Comprehensive.* The plan must address all areas of the community as well as all activities associated with regulating development.
2. *Flexible.* The plan must be structured to summarize policies and proposals and allow for flexibility to facilitate the ever changing needs of the area.
3. *Provident.* The initial requirements of the plan are to achieve solutions to short term issues, whereas, the ultimate goal of the plan is to provide a perspective of future development and predict possible problems as far as 20 years into the future.

With these general guidelines as a basis, specific issues must be addressed by analyzing the growth patterns and physical features of the community. While a variety of factors influence where and when development takes place, several basic categories can be analyzed to assess the impact of past and future growth. The categories this plan addresses are:

Housing; Economic Development; Land Use; Public Facilities; Transportation; Agricultural, Natural, and Cultural Resources; Intergovernmental Cooperation, and Implementation.

Because growth pressures are being felt in Sauk County, much of the attention of this plan is in terms of impact rather than statistical forecast. The reason for this approach stems from the way in which forecasts or projections are made. Generally, projections are based on past trends or knowledge of certain specific factors which will influence growth.

In terms of Spring Green, past trends would not be able to predict increases in population and development associated with growth pressures from the area. In addition, there is no clear factor that shows how much growth will occur in the near future. The influence and degree of impact associated with growth in Sauk County will be a result of factors generated outside the immediate boundaries of the County and Spring Green. When costs associated with travel time to the metropolitan area offset the price of housing, Spring Green will be looked on as a base from which to commute. As the area increases in intensity as an employment center, Spring Green will be viewed as an area desirable for residential housing. Some of this scenario is beginning to be realized and will likely continue to be a component in Spring Green's future development. The exact time when growth occurs is not the key issue. The key issue is the acknowledgement that Spring Green is in a region where growth is occurring, foresight is provided to anticipate the issues associated with growth, and the appropriate policies and planning process are in place to address growth when it occurs. This Comprehensive Plan confronts these issues and provides a basis for the policies that will shape the community in the future.

STATEWIDE COMPREHENSIVE PLANNING

In furtherance of comprehensive planning, the State of Wisconsin leaped to the forefront of states with the enactment of so-called “Smart Growth” planning legislation.

Act 9 reflects the principles of Smart Growth, a topic high on the agenda of public concern and debate as the nation enters the 21st century. Although Smart Growth has been defined in somewhat different terms by various sources, the basic concept is:

That growth which conserves natural resources and open space, enhances economic vitality, coordinates development with infrastructure in a cost-effective manner, provides transportation options (including walking and bicycling), and enhances the livability of communities.

1999 Wisconsin Act 9

This Act, relating to comprehensive planning, was passed by the legislature in 1999 and signed into law on May 10, 2000. It defines the contents of a comprehensive plan, heretofore referred to in Wisconsin Statutes as the Master Plan. The new definition is much broader and definitive than the former. The Act goes on the state, “Beginning on January 1, 2010, any program or action of a local governmental unit that affects land use shall be consistent with that local governmental unit’s comprehensive plan, e.g.:

- Municipal incorporation procedures under s. 66.012, 66.013, or 66.014.
- Annexation procedures under s. 66.021, 66.024, or 66.025.
- Cooperative boundary agreements entered into under s. 66.023.
- Consolidation of territory under s. 66.02.
- Detachment of territory under s. 66.022.
- Municipal boundary agreements fixed by judgment under ss. 66.027.
- Official mapping established or amended under s. 62.23 (6)
- Local subdivision regulation under s. 236.45 or 236.46
- Extraterritorial plat review within a city’s or village’s extraterritorial plat approval jurisdiction, as is defined in s. 236.02 (5)
- County zoning ordinances enacted or amended under s. 59.69
- City or village ordinances enacted or amended under s. 62.23 (7)
- Town zoning ordinances enacted or amended under s. 60.61 or 60.62
- An improvement of a transportation facility that is undertaken under s. 84.185
- Agricultural preservation plans that are prepared or revised under subch IV of Chapter 91
- Impact fee ordinances that are enacted or amended under s. 66.55
- Land acquisition for recreational lands and parks under s. 23.09 (20)
- Zoning of shorelands or wetlands in shorelands under s. 59.692, 61.351, or 62.231
- Construction site erosion controls and stormwater management zoning under s. 69.693, 61.354, or 62.234
- Any other ordinance, plan, or regulation of a local governmental unit that relates to land use

Furthermore, the procedure required by Act 9 for adopting a comprehensive plan is more complex than that previously required for adopting a master plan.

INTRODUCTION

The Comprehensive Plan

The future course of development for Spring Green is contained in this Comprehensive Plan. This long-range guide brings together many planning elements, coordinating them to maintain an environment that is attractive, efficient, and pleasing to the area residents. Each element sets desired development direction consistent with the goals and policies that have been established to maintain and enhance quality of the community desired by citizens and officials.

The Comprehensive Plan is general in nature, allowing for flexibility. It is comprehensive because it considers many elements and their inherent relationship with each other. The plan is properly balanced and blended, giving emphasis to those characteristics desired.

The plan has evolved through a careful, deliberate process of data collection, analysis of potential alternatives, and goal formation—each stage being a step toward refining the Comprehensive Plan.

The plan will provide a service to the community if the goals, objectives, recommendations, and policies as guidelines promulgated by the plan are followed. The guidelines are important to the elected and appointed officials as they evaluate the developmental elements during the course of administering the plan. Understanding by private interest groups (such as developers) of these guidelines will assure conformance with plan objectives.

The Comprehensive Plan is a guide. It can accommodate the uses that have been selected to continue, and enhance the quality environment for which the area has come to be known. Each of the proposed uses has been measured to produce a well ordered, functioning community, attractive and satisfying to its citizens. The plan is not a zoning plan, yet it does show desired uses for certain sectors of the community that, in some instances, may be interpreted as zoning proposals. The plan is a guide to be used by officials in initiating changes in zoning to achieve desired land use and as a basis for evaluating requests from individuals.

Citizen Participation Plan: A Visioning Process

The Smart Growth law requires each plan to include a comprehensive citizen participation plan. A good participation process should offer citizens a range of participation options to have meaningful input into the process. Effective public input is critical for plan implementation; the more broad-based and enduring community support that is gained, the easier it will be to implement the plan.

The public participation approach used a visioning process to develop the comprehensive plan. Visioning is a process in which the community builds consensus on a description of their preferred future—the set of conditions they want to see in the future. Residents work together to define key issues and to develop shared goals, objectives, and strategies to realize these goals. The community developed a vision for the future and a series of goals, objectives, and recommendations to guide the future of the area. The visioning process began with issues identification that took place during a joint community meeting with the Village of Spring Green. This preliminary step of issue identification narrowed the range of discussion to those issues most important to the community, which created greater likelihood of consensus—especially since there was broad community participation.

Following is the vision statement for the Town of Spring Green. The vision statement represents the fundamental expression of purpose, and is the point of reference for all decision-making. It establishes the broad ideal from which the goals and objectives outline on the following pages derive.

Community Vision Statement

In the year 2025, the Town of Spring Green is envisioned as a largely rural community with residential areas carefully placed amid farmlands, riverside, woodlands, and hills. Planned business development districts are able to take advantage of state highway access.

Town government, local citizens and landowners have proactively collaborated to provide leadership and commitment to create a green community—grass, parks, conservancy, woods—that preserves its productive farmland and productive woodlands. Spring Green has kept that small town feel and rural quality of life.

For future reality to approximate this vision, Town officials will need to work with citizens, local farmers, developers, public sector partners, and others to share this vision, create visual tools that express it, and promote the projects that embody it.

ISSUES AND OPPORTUNITIES

INTRODUCTION

A community completes a comprehensive plan in order to develop a long-range policy guide for the physical development of the community that is broad in scope. When combined with implementation tools, such as zoning and subdivision ordinances, or open space preservation programs, the comprehensive plan can more effectively meet community needs for planning and action.

Spring Green's comprehensive planning process includes community planning meetings, analyses of population, Town resources, and land use, and recommendations for plan implementation. The community's 2024 vision, drawn from public meetings, will project an image of productive farmlands, woodlands, natural areas, and recreational areas surrounding homes and businesses.

Generally, based on population projections and various limits of development, this plan recommends that future commercial and retail development continues to build close to current concentrations of development taking advantage of the proximity of existing sewer extensions. To enhance the quality of growth that occurs, Spring Green needs to develop more effective regulatory tools and guidelines that preserve open space and minimize adverse natural resource impacts. Officials of the Town of Spring Green working with the Spring Green Extraterritorial Committee and Sauk County Planning and Zoning, are committed to creating effective zoning regulations to implement their plan.

What Are Goals and Objectives?

Goals are generally defined as the ultimate aim towards which an effort is directed. The goals outlined below are broad to provide a general framework for which Spring Green can strive to achieve. Objectives, on the other hand, are defined as an action directed to achieve the stated goal. Recommendations are policies or steps that could contribute to achieving or maintaining an objective or goal.

OVERALL GOAL—Town of Spring Green

There are several goals of the Comprehensive Plan and they serve as the primary basis for adopting the plan. Decisions made with regard to development should be based on achieving these goals.

The following long-term goals for land use and development were established by the Town of Spring Green Plan Commission. In order to implement the Town's vision for the future, officials and citizens of the Town of Spring Green will work to:

- Maintain and improve the community's quality of life.
- Promote the comfort, safety, health, prosperity, aesthetics and general welfare.
- Provide for orderly development.
- Protect the Town's natural resource base.

ISSUES AND OPPORTUNITIES—Town of Spring Green

As input was received from elected/appointed officials and citizens of the Town and Village of Spring Green, various issues came to the forefront. Through the citizen participation process, these points were distilled to four issues,

- *Sanitary Sewer Extension*—The Prairie Sanitary District that serves portions of the Town accommodates growth, while creating openings for additional development.
- *Residential and Commercial Growth*—Community quality of life can be enhanced and threatened by additional houses and businesses in Spring Green.
- *Threats to Environmentally Sensitive Areas, Drainage Patterns, and Corridors*—Spring Green's development increases the need for vigilance and guidance in these areas.
- *Rationale for Land Use Decisions*—The Town Board and Plan Commission need a plan and regulations to provide a meaningful framework for the land use decisions they face.

STRENGTHS AND WEAKNESSES—Town of Spring Green

Strengths

- Engaged Town government
- Natural beauty of area
- Diverse economy
- Diverse population
- Proximity to Madison, Dubuque, La Crosse
- School system
- Cultural amenities
- Tourism center
- Sound agricultural economy
- Low crime
- Good vehicular transportation system
- Newly consolidated fire district
- Town is represented by four (4) county board members

Weaknesses

- Concerns of impact of Chronic Wasting Disease's impact on area
- One dominant employer (Cardinal Glass)
- Limited public transportation
- Significant distance from County seat (Baraboo)
- Lack of high speed internet services
- Poor cellular telephone access
- Four (4) county board representatives at times make it difficult to have one voice or view expressed to support a Town issue before the county board.

- Overlapping governmental jurisdictions.

EXISTING CONDITIONS

1.1 Population Trends and Projections

Population Growth Trends 1980–2003

The Spring Green area has experienced steady population growth between 1980 and the 2003, according to the U.S. Census and the Wisconsin Department of Administration, Demographic Services annual estimates. The combined Village and Town populations grew approximately 19.93 percent during this 23-year period. The greatest rate of growth in the Spring Green area has occurred in Town of Spring Green, which increased 25.69 percent over the past 23 years, while the Village grew 13.8 percent.

Between 2000 and 2003, the Wisconsin Department of Administration estimates that the Town population increased by nearly 100 persons while the Village population remained virtually unchanged. Although clearly indicative of trends, the short terms rates of growth can be misleading, since a new plat or the availability of buildable lots within the market area can result in a shift of growth from one jurisdiction to another.

Table 1.1.A
Population Growth 1980–2003

Sources: U.S. Census and Wisconsin Department of Administration, 2003

| | 1980 Census | 1990 Census | 2000 Census | 2003 Est. | Percent Change 1980 - 2003 |
|-------------------------|----------------|----------------|----------------|--------------|-------------------------------|
| Village of Spring Green | 1,265 | 1,283 | 1,444 | 1,440 | 13.83% |
| Town of Spring Green | 1,339 | 1,329 | 1,585 | 1,683 | 25.69% |
| Spring Green Area | 2,604 | 2,612 | 3,029 | 3,123 | 19.93% |
| Sauk County | 43,469 | 55,225 | 58,121 | 57,555 | 32.40% |
| Wisconsin | 4,705,642 | 4,891,769 | 5,363,704 | 5,490,718 | 16.68% |

Population Projections

The Wisconsin Department of Administration publishes projections of municipal population growth in 5-year increments through the year 2020. Table 1.1.B extends the projections through year 2025, based on the average annual rates of growth projected by WDOA.

Table 1.2 indicates that recent growth trends are likely to continue with the population of the Spring Green area increasing approximately 23.5 percent by the year 2025. This rate of growth is slightly less than the overall growth rate for Sauk County, but significantly more than the rate of growth for the State of Wisconsin.

Town of Spring Green population growth is projected to continue outpacing the rate of growth in the Village. It should be noted that these projections can vary significantly and that housing availability and market conditions can alter the distribution of housing in the area. The recent approval of several large subdivision plats in the Village suggest that there may be more Village growth in the near future than has been projected by WDOA.

Table 1.2.B
Population Projections 2000–
2025

Sources: U.S. Census and Wisconsin Department of Administration, 2003

| | 2000 Census | 2005 Proj. | 2010 Proj | 2015 Proj | 2020 Proj. | 2025 Proj | % Change 2000 to 2025 |
|-------------------------|----------------|---------------|--------------|--------------|---------------|--------------|--------------------------|
| Village of Spring Green | 1,444 | 1,461 | 1,478 | 1,491 | 1,500 | 1,515 | 4.89% |
| Town of Spring Green | 1,585 | 1,718 | 1,847 | 1,909 | 2,080 | 2,242 | 41.48% |
| Spring Green Area | 3,029 | 3,179 | 3,325 | 3,400 | 3,580 | 3,743 | 23.57% |
| | | | | | | | |
| Sauk County | 55,252 | 58,121 | 60,930 | 63,520 | 65,821 | 68,969 | 24.83% |
| Wisconsin | 5,363,704 | 5,563,896 | 5,751,470 | 5,931,386 | 6,110,878 | 6,323,692 | 17.90% |

1.2 Household Characteristics

Tables 1.2.A through 1.2.D identify some of key household demographic characteristics of the Village and Town in comparison to Sauk County and State of Wisconsin characteristics.

Household by Type

There are 585 households in the Village and 602 households in the Town.

Approximately 32.1 percent of the households in the Village are families with children under 18 years of age. By comparison 36.4 percent of the households in Town are families with children under 18. Conversely, the Village has a significantly higher percentage of households with one or more household members 65 years of age or older.

While not atypical of many smaller communities, the aging population of the Village is a significant issue which impacts the type of housing and services needed in the community.

Table 1.2.A
Household Type

Source: U.S. Census, 2000

| | Total Households | % Family Households with Children Under 18 | % Households 65 Years and Older | % Persons Living in Group Quarters |
|-------------------------|------------------|--|---------------------------------|------------------------------------|
| Village of Spring Green | 585 | 32.1% | 27.5% | 3.6% |
| Town of Spring Green | 602 | 36.4% | 6.5% | 1.4% |
| Sauk County | 21,644 | 32.6% | 10.6% | 1.6% |
| State Wisconsin | 2,084,544 | 31.9% | 23.0% | 2.9% |

Household Size

The average household in size in the Village is significantly lower than the average household size in the Town, which is reflective of the higher percent of older persons without children residing in the Village.

Table 1.2.B
Household Size

Source: U.S. Census, 2000

| | Average Household Size | Average Family Size |
|-------------------------|------------------------|---------------------|
| Village of Spring Green | 2.38 | 2.99 |
| Town of Spring Green | 2.60 | 3.02 |
| Sauk County | 2.51 | 3.03 |
| State Wisconsin | 2.50 | 3.05 |

Household Tenure

Approximately 74.2 percent of the housing units in Village are owner-occupied and 25.8 percent rental. In the Town 84.9 percent of the housing units are owner-occupied.

Table 1.2.C
Housing Tenure
Source: U.S. Census, 2000

| | Occupied Housing Units | % Owner-Occupied Households | % Renter-Occupied Households |
|-------------------------|------------------------|-----------------------------|------------------------------|
| Village of Spring Green | 585 | 74.2% | 25.8% |
| Town of Spring Green | 602 | 84.9% | 15.1% |
| Sauk County | 21644 | 73.3% | 26.7% |
| State Wisconsin | 2,084,544 | 68.4% | 31.6% |

Vacant and Seasonal Housing

There are 11 units of seasonal housing in the Village and 41 units in the Town. At the time of the U.S. Census there were 28 vacant housing units in the Village and 18 in the Town.

Table 1.2.D
Vacant and Seasonal Housing
Source: U.S. Census, 2000

| | Vacant Housing Units | Seasonal Housing Units |
|-------------------------|----------------------|------------------------|
| Village of Spring Green | 28 | 11 |
| Town of Spring Green | 18 | 41 |

1.3 Age and Gender Distribution

The Village of Spring Green has a relatively older population with the number of persons 62 and older and the median age of 38.8 is significantly higher than Sauk County or the State of Wisconsin, as a whole.

While the Town of Spring Green has tended to attract more families and persons in the 18 to 62 age range, the median age of 38.2 in the Town is higher than the median ages in Sauk County and the State of Wisconsin as a whole.

Both the Town and Village have relatively low numbers of young adults in the 18 to 30 age ranges.

Table 1.3.A
Age Distribution 2000
Source: U.S. Census, 2000

| | % of Population Under 18 | % of Population 18 through 61 | % of Population 62 and Over | Median Age |
|-------------------------|-----------------------------|----------------------------------|--------------------------------|------------|
| Village of Spring Green | 25.5% | 54.0% | 20.5% | 38.8 |
| Town of Spring Green | 27.1% | 58.1% | 14.8% | 38.2 |
| Sauk County | 26.0% | 57.2% | 16.8% | 37.3 |
| State Wisconsin | 25.5% | 59.2% | 15.3% | 36.0 |

Table 1.3.B
Gender Distribution 2000
Source: U.S. Census, 2000

| | % of Population Male | % of Population Female |
|-------------------------|-------------------------|---------------------------|
| Village of Spring Green | 49.4% | 50.6% |
| Town of Spring Green | 49.9% | 50.1% |
| Sauk County | 49.4% | 50.6% |
| State Wisconsin | 49.4% | 50.6% |

1.4 Race and Ethnicity

Both the Village and Town are overwhelmingly white or Caucasian with very few persons of other races. The dominant ancestry in the both the Village and Town is German with significant numbers of persons with Norwegian, Irish, and English ancestry.

The Spring Green area has very few native Spanish-speakers.

Table 1.4.A

Race

Source: U.S. Census, 2000

| | % of Population White or Caucasian | % of Population African American | % of Population Native American | % of Population Two Races of Other |
|-------------------------|---------------------------------------|-------------------------------------|------------------------------------|---------------------------------------|
| Village of Spring Green | 99.2% | 0.1% | 0.1% | 0.6% |
| Town of Spring Green | 98.7% | 0.1% | 0.2% | 1.0% |
| | | | | |
| Sauk County | 97.4% | 0.3% | 0.9% | 1.4% |
| State Wisconsin | 88.9% | 5.7% | 0.9% | 4.5% |

Table 1.4.B

Hispanic or Latino

Source: U.S. Census, 2000

| | % of Population Hispanic or Latino | % of Population Non-Hispanic or Latino |
|-------------------------|---------------------------------------|---|
| Village of Spring Green | 0.1% | 99.9% |
| Town of Spring Green | 1.1% | 98.9% |
| | | |
| Sauk County | 1.7% | 98.3% |
| State Wisconsin | 3.6% | 96.4% |

1.5 Educational Attainment

The Spring Green area has a higher average level of educational attainment than either Sauk County or Wisconsin as a whole. Approximately 86.5 percent of the Spring Green area residents are high school graduates or higher. The Village has a particularly high level of persons with 4-year degrees and graduate or professional level education.

Table 1.5.A
Highest Level of Educational Attainment

Source: U.S. Census, 2000

| | Non-High School Graduate | High School Graduate | Some College or 2-Year Graduate | 4-Year College Graduate | Graduate or Prof. Degree |
|-------------------------|--------------------------|----------------------|---------------------------------|-------------------------|--------------------------|
| Village of Spring Green | 13.4% | 29.4% | 28.8% | 18.7% | 9.9% |
| Town of Spring Green | 13.5% | 38.2% | 30.9% | 13.4% | 4.0% |
| Sauk County | 16.5% | 37.8% | 28.2% | 12.4% | 5.2% |
| State Wisconsin | 15.0% | 34.6% | 28.1% | 15.3% | 7.2% |

1.6 Income Levels and Poverty Status

Average Per Capita and Median Household Incomes

The median household income reported in the 2000 census in the Village and Town respectively were \$49,028 and \$45,000, which is slightly higher median household income than either Sauk County or the State of Wisconsin as a whole. Claritas Inc., a national demographic data service, estimates that the 2003 median household incomes in the Spring Green market area (10-mile radius) have risen to \$51,487 for the year 2003.

Year 2000 per capita income reported in the 2000 Census for the Village and Town was \$21,462 and \$20,619, respectively. Claritas estimates that the 2003 per capita income in the Spring Green market area is \$25,314.

Table 1.6.A
Income Levels

Source: U.S. Census, 2000

| | Average Per Capita Income (2000) | Median Household Income (2000) |
|-------------------------|-------------------------------------|--------------------------------|
| Village of Spring Green | \$21,462 | \$45,000 |
| Town of Spring Green | \$20,619 | \$49,028 |
| Sauk County | \$19,695 | \$41,941 |
| State Wisconsin | \$21,271 | \$43,791 |

Poverty Levels

Poverty levels in the Spring Green area are relatively low. Between 5 and 6 percent of the individuals in the area have incomes at poverty levels and slightly over 3 percent of the families have poverty status. The poverty levels for both individuals and families in both the Village and Town are significantly lower than both Sauk County and State levels.

Table 1.6.B
Poverty Status

Source: U.S. Census, 2000

| | % of Individuals with Poverty Status | % of Families w. Children with Poverty Status | % of Individuals 65 Years and Over with Poverty Status |
|-------------------------|---|--|---|
| Village of Spring Green | 6.1% | 3.2% | 15.2% |
| Town of Spring Green | 5.2% | 3.1% | 12.8% |
| Sauk County | 7.2% | 4.8% | 8.9% |
| State Wisconsin | 8.7% | 5.6% | 7.4% |
| State Wisconsin | 15.0% | 34.6% | 28.1% |

1.7 Employment Status

The Spring Green area has a potential total labor force of approximately 1,984 persons. Unemployment in the area has typically ranged from 3 to 6 percent. Unemployment rates in the Spring Green area have tended to be closely mirror statewide averages.

Approximately 77.2 percent of the labor force is salaried employees in the private sector; 12.2 percent are public sector employees and 10.1 percent are self-employed.

Approximately 1.5 percent of the population is employed in primarily agricultural or forestry, although it is likely that a considerably higher percent are occupied part-time in agricultural occupations.

The largest occupational classification of workers in the Spring Green area is management, professional and related occupations followed by sales and office occupations and service. Workers in traditional “blue collar” occupations such as production and construction represent approximately 19.5 percent of the labor force in the Village and 31.9 percent of the labor force in the Town.

The dominant sector of the economy in terms of employment in the Spring Green area are education, health care and social services followed by manufacturing and retail sales.

Table 1.7.A
Employment Status

Source: U.S. Census, 2000

| | Village of Spring Green | Town of Spring Green | Spring Green Area |
|------------------------------------|-------------------------|----------------------|-------------------|
| Total Labor Force | 778 | 932 | 1,710 |
| Employed | 752 | 864 | 1,616 |
| Unemployed | 26 | 68 | 94 |
| Percent Unemployment | 3.3% | 5.6% | 5.5% |
| Persons Over 16 Not in Labor Force | 333 | 275 | 608 |

Table 1.7.B
Classification of Worker

Source: U.S. Census, 2000

| | Village of Spring Green | Town of Spring Green | Spring Green Area |
|--|-------------------------|----------------------|-------------------|
| Total Employed Civilian Population | 752 | 864 | 1,616 |
| Wage or Salary Workers | 559 | 689 | 1,248 |
| Government Workers | 119 | 78 | 197 |
| Self-employed in Unincorporated Businesses | 72 | 91 | 163 |
| Unpaid Family Workers | 2 | 6 | 8 |

Table 1.7.C**Occupation of Workers***Source: U.S. Census, 2000*

| | Village of Spring Green | Town of Spring Green |
|--|-------------------------|----------------------|
| Management, Professional, and Related Occupations | 39.2% | 28.9% |
| Service Occupations | 17.3% | 12.4% |
| Sales and Office Occupations | 22.6% | 25.2% |
| Construction, Extraction and Maintenance Occupations | 5.5% | 11.5% |
| Production, Transportation and Material Moving Occupations | 14.0% | 20.4% |
| Farming, Fishing and Forestry | 1.5% | 1.6% |

Table 1.7.D**Industry of Workers***Source: U.S. Census, 2000*

| | Village of Spring Green | Town of Spring Green |
|--|-------------------------|----------------------|
| Agriculture, Forestry, Fishing and Hunting | 3.1% | 6.0% |
| Construction | 4.9% | 11.7% |
| Manufacturing | 16.5% | 18.1% |
| Wholesale Trade | 1.5% | 4.1% |
| Retail Trade | 13.0% | 14.4% |
| Transportation and Warehousing | 3.2% | 5.1% |
| Information | 3.1% | 1.3% |
| Finance, Insurance, real Estate | 6.0% | 5.2% |
| Professional, Management, Administrative | 6.9% | 6.6% |
| Education, Health, and Social Services | 26.9% | 15.4% |
| Arts, Entertainment, Recreation, Accommodation and Food Services | 9.2% | 7.1% |
| Other Services | 2.5% | 2.7% |
| Public Administration | 3.3% | 2.5% |

Element 2: HOUSING

INTRODUCTION

Americans began the 20th century bound to choosing their homes around the source of a square meal. They ended the century free to choose homes like breakfast cereal.

With ever-thinning ties to factories and farms, Americans have an unprecedented freedom of choice on where to live, work, and play. They have exercised those freedoms nationwide in ways broadly reflected by the 2000 Census.

When discussing the rate at which an area is growing, it is not only important to consider the speed at which growth is occurring but also the location within a given geographic region where growth is taking place. The location of growth provides insight as to future development, as well as indicating the factors which precipitated the initial growth.

The impact of many “local” development activities are felt beyond the local borders, sooner or later. For example, cars from a new subdivision or shopping area do not stop at any one jurisdictional border; school districts have a hard time planning for the influx of students coming from the new residential developments approved by the multiple towns, cities, and villages that make up the district.

Impacts add up. One house or one shop or one convenience store might have slight impacts, but each undeniably demands services, generates travel, creates economic activity, and adds to the tax base. The impacts of these small decisions persist through time and, over time, combine with one another to change a community.

Probably no single area of concern in community development will receive greater attention in the near future than the ramification of housing.

Two primary considerations will affect housing:

- Design of new residential areas to foster the quality growth and development of the community. New residential development should be encouraged in areas which can be served conveniently and economically by municipal facilities and utilities.
- Ability to provide services (police, fire, school, etc.) without burdening current systems.

Future residents of Spring Green will require a mixture of housing types to meet individual requirements of preference, age, family size, and income. This will be necessary in order that each family and individual may find suitable housing at a location convenient to jobs, recreation, and commercial facilities.

It is important for a community to provide adequate and safe housing for all its residents. As stages of life, health, family, marital status, and financial circumstances change, so do housing needs. A person should be able to live and work in the same community and not be forced to look outside the community for housing.

Local government has the power to regulate individual parcels of land and to levy taxes on those parcels. In return for these revenues, local government provides services for the users of the land. Local governments are constantly faced with determining what services are in demand, and given local budget constraints, what services are preferred. Both the provision of services and the regulation of land come under the general heading of public welfare and safety.

Different land uses generate demands for different services. The issue here is housing. While population and density may determine the aggregate level of demand, the configuration and location of dwelling units may determine how, where, and at what cost services may be delivered. Sewer, water, schools, streets, traffic and noise regulation, and police and fire protection are among the services that typically must be provided to residential areas. Because local governments can also regulate land-use, they have a means by which they may intervene,

and to some extent, pattern the effective demand and costs for these services. Housing is a major land use category in most communities and typically, in most small villages. It is a major source of revenues. This is why housing is an important element in comprehensive plans.

EXISTING CONDITIONS

2.1 Housing Type and Condition

The housing stock in both the Village and Town is predominantly single-family detached housing. Approximately 75.8 percent of the housing units in the Village are single-family detached homes and 84.0 percent of the housing units in the Town are single-family detached units. According to the 2000 Census, there were 93 motor and trailer homes in the Town, located primarily in Oak Ridge Estates. The number of motor or trailer homes in the Town has increased slightly with the recent approval of additional units.

The housing stock in both the Village and Town is in generally good condition.

The housing in the Village tends to be of diverse age, reflecting the steady growth pattern over many decades. Approximately 213 housing structures were built prior to 1940. Many of these older homes have been maintained in good condition and some of them have been historically restored.

In the Town the housing stock tends to be newer, reflecting the increase in growth and development over the past three decades. The majority of homes in the Town have been built since 1970.

Since the 2000 census, 16 new housing units have been permitted in the Village and 38 new units have been permitted in the Town. The average rates of new housing unit construction in the Village and Town have been 4.0 and 9.5 units per year, respectively.

Table 2.1.A
Housing Type and Units in Structure

Source: U.S. Census, 2000

| | Village of Spring Green | Town of Spring Green |
|------------------------|-------------------------|----------------------|
| Total Housing Units | 620 | 626 |
| Single Family Detached | 470 | 526 |
| Single-Family Attached | 16 | 9 |
| 2-Unit | 59 | 28 |
| 3 to 4 Unit | 35 | 0 |
| More than 4 Units | 38 | 0 |
| Motor Home, RV or Van | 2 | 93 |

Table 2.1.B
Year of Construction

Source: U.S. Census, 2000

| | Village of Spring Green | Town of Spring Green |
|-----------------|-------------------------|----------------------|
| 1995 to 2000 | 53 | 101 |
| 1990 to 1994 | 58 | 62 |
| 1980 to 1989 | 65 | 98 |
| 1970 to 1979 | 85 | 201 |
| 1960 to 1969 | 43 | 66 |
| 1940 to 1958 | 103 | 37 |
| 1939 or Earlier | 213 | 91 |

Table 2.1.C
Building Permits Since January 2000

Source: Village Building Inspectors and Sauk County Planning & Zoning

| | Village of Spring Green | Town of Spring Green |
|-------------------------------|-------------------------|----------------------|
| Detached Single Family | 12 | 38 |
| Duplex (units) | 4 | 0 |
| Multifamily (units) | 0 | |
| Total Units Permitted | 16 | 38 |
| Average Annual Permits Issued | 4.0 | 9.5 |

2.2 Housing Costs

The price of housing in the Spring Green area has increased significantly over the past several years, although the average price is still significantly lower than housing in Dane County.

In the 3rd Quarter 2003 the South Central Wisconsin Multiple Listing Service reported that the average sales prices for existing single family homes in the Sauk County market was \$157,788 and the median price was \$144,000. By comparison, the average sales prices for existing homes in the Dane County market was \$228,054 and the median price was \$193,446.

Claritas, Inc.'s analysis of the Spring Green Market area, which includes a 10-mile radius around Spring Green, indicates the median value of owner-occupied housing in 2003 was \$135,426.

In the 2000 Census, the median monthly rent for rental housing was \$542 in the Village and \$554 in the Town. While current median rent data is not available, if rents increased proportionally with median ownership values the 2003 median monthly rental rates in the Spring Green area would range from \$600 to \$700 per month.

Table 2.2.A
MLS 3rd Quarter 2003 Single Family House Sales
Source: South Central Wisconsin Multiple Listing Service, 2003

| | Sauk County | Dane County |
|---------------------|-------------|-------------|
| Average Sales Price | \$157,788 | \$228,054 |
| Median Sales | \$144,000 | \$193,446 |

Table 2.2.B
Value of Owner-Occupied Housing
Source: U.S. Census, 2000

| | Village of Spring Green | Town of Spring Green |
|------------------------|-------------------------|----------------------|
| Less than \$50,000 | 8 | 10 |
| \$50,000 to \$99,999 | 175 | 110 |
| \$100,000 to \$149,000 | 160 | 124 |
| \$149,000 to \$199,999 | 42 | 66 |
| \$200,000 to \$299,999 | 25 | 23 |
| Over \$300,000 | 0 | 13 |
| Median Value | \$106,000 | \$124,500 |

Table 2.2.C
Gross Monthly Rents
Source: U.S. Census, 2000

| | Village of Spring Green | Town of Spring Green |
|-----------------|-------------------------|----------------------|
| Less than \$300 | 14 | 8 |
| \$300 to \$499 | 42 | 17 |
| \$500 to \$749 | 61 | 42 |
| \$750 to \$999 | 25 | 6 |
| Over \$1,000 | 0 | 0 |
| Median Rent | \$542 | \$554 |

2.3 Assisted Housing

Sauk County Housing Authority

Sauk County Housing Authority owes 18 units of senior housing in River Valley Terrace (formerly Riverland Apartments and Coventry Apartments) and 4 units of low-income family housing. The assisted low-income family housing units are in two single-family homes and one duplex. The 18 units of senior housing are financed by Rural Development funding and the four units of family housing are HUD financed.

According to staff of the Sauk County Housing Authority, there is a demand for more assisted housing in the Spring Green area. However, the primary drawback to further Sauk County Housing Authority projects is the cost of land.

Tax Credit Housing

Over the past decade, Federal tax credit housing has been one of the most successful programs for providing assisted housing. Although there are over 330 units of low-income housing financed through the Federal tax-credit program in Sauk County, there are no units in the Spring Green area.

2.4 PROGRAMS

WHEDA Home Ownership Mortgage Homes (HOME)

The Wisconsin Housing and Economic Development Authority (WHEDA) provides Home Ownership Mortgage Loans (HOME). The objective is to provide low interest, fixed rate mortgage loans to help low and moderate income individuals and families buy a home with below market rate interest. Eligible applicants include first-time homebuyer, a purchaser of property in a targeted area, or renovation of older home. The homebuyer must meet current income requirements and have stable income and credit history.

WHEDA Home Improvement Loans

WHEDA provides Home Improvement Loans. The objective is to provide affordable home improvement loans to low and moderate income homeowners. Eligible applicants include homeowners with good employment credit histories whose income is within current guidelines. The loans range from about \$1,000 to \$15,000 for 1-15 years.

WHEDA Paint & Fix-Up Grant

WHEDA provide a Paint and Fix-Up Grant. The objective of this grant is to provide financial assistance to communities for painting and fixing up homes in specific neighborhoods. All communities are eligible to receive the grant. Two grants up to \$300 each for painting and repair, respectively, are available.

GOALS AND OBJECTIVES—Town of Spring Green

Housing Goals

- Limit future residential development to those areas best suited for development, where infrastructure is presently located, or can be economically provided.
- Encourage a variety of housing alternatives for all ages, family sizes, life styles, and income distinctions.

Housing Objectives

- Direct residential development to current residentially zoned areas.
- Encourage future residential development in areas of public services.
- Direct multi-family development to the Village or extraterritorial area where conflict with agricultural uses are less likely and where a full-range of urban services can be provided.
- Encourage creative development in residential subdivisions so as to provide more cost efficient public services and energy efficiency.

RECOMMENDATIONS/POLICIES—Town of Spring Green

Housing Recommendations

- *Recommend that the County create a new zoning district, or development standards to allow cluster residential developments to occur in the Town. The smaller lot sizes will minimize the amount of acreage necessary for new subdivisions. Also consider a similar district for the E.T.Z.*
- *Create review standards for the Town to evaluate a new housing development's proximity to existing residential areas. The result should be housing clusters rather than scattered development throughout the Town. Also consider a similar standard for the E.T.Z.*
- *Create development review standards to determine how housing developments impact traffic generation and congestion, and travel patterns. Also consider a similar standard for the E.T.Z.*
- *Create development review standards to allow only developments that are adequately designed with respect to the topographical and drainage conditions of the proposed area. Also consider a similar standard for the E.T.Z.*
- *Recommend that the County create a new zoning district for the Pinelands, called the Rural Residential District.*

Element 3:

ECONOMIC DEVELOPMENT

INTRODUCTION

The economic viability of a community is essential to quality of life and to the ability of government to finance services needed by residents and businesses. Spring Green is not different from other communities. Residential, commercial, and industrial uses return different levels of revenue and require different levels of services.

The area's economy has changed considerably in the last fifty years. Two-income families, the automobile, and accepted commute times have changed who conducts business in the communities and when. At the same time among the strengths of the area is its major highway access, and an educational system that contributes to a quality workforce. The community's future economic vitality and stability will depend on capitalizing on these positives and creatively working in cooperation with the business community to have a well-balanced and diversified economic strategy.

Technology has brought changes to industrial businesses. Through improved waste treatment and best management practices, manufacturing facilities are capable of being as clean as any office complex. In today's world, industries often are evaluated on their use of local skills and talents, their effect on the environment and quality of life, and how they affect municipal services. Properly designed industrial parks can be good neighbors, if attention is paid to proper zoning, density, utilities, and access.

Any economic development strategy should be fiscally sound. Spring Green must determine its assets and market its strengths.

The objectives in this chapter encourage a fiscally sound economic development strategy which capitalizes on existing land availability and promotes growth in those areas set aside for commercial and industrial development.

There will be increasing competition for economic development dollars from other communities and it will be necessary to market aggressively in seeking firms to locate here.

Economic growth means that new businesses will start to pay a share of local property taxes, making the share for residential property owners a little less. Economic development also means jobs for residents.

EXISTING CONDITIONS

3.1 Economic Profile

The economic base of the Spring Green area is relatively diverse and sound. While Cardinal IG and CG are dominant in terms of employment and sales, there is an increasing diversity of other private sector employers and strong retail and tourism sectors.

Downtown Spring Green has a core of both general retail and service businesses, such as a full-service grocery, pharmacy, hardware store, and financial institutions; plus numerous specialty businesses oriented towards tourism. There are seven motels and lodging establishments in the Spring Green area and 14 restaurants. There are a number of highway-oriented business and services located along U.S. Highway 14.

The area has a well-educated and strong labor force. Businesses in Spring Green attract workers from southern Sauk County and neighboring areas in Iowa and Richland Counties.

In addition to local industries and businesses, many workers in the Spring Green area commute to jobs in western Dane County and the Madison area. The Spring Green area is less than 45 minutes commuting distance from major employment centers on the west side of Madison.

Industry and Manufacturing

The Village has a 106-acre industrial park which is fully developed. There are undeveloped sites adjacent to the Village Industrial Park suitable for future industrial growth. The largest industries in the Industrial Park and Cardinal IG and Cardinal CG which have a combined employment of over 800 workers.

Table 3.1.A
Major Manufacturing and Distribution Employers

Source: Sauk County Development Corporation

| Company | Employees |
|-------------------------|-----------|
| Cardinal IG | 450 |
| Cardinal CG | 350 |
| MCW Spring Green | 100 |
| Omni Softgoods | 52 |
| Pig Improvement Company | 20 |
| Richland Limited | 15 |

Service and Government

The largest non-manufacturing employer in the Spring Green area is the River Valley School District which has over 237 employees. Other major service employers in the Spring Green area are the various health care and nursing facilities, professional engineering firms, and the many retail establishments in the area.

Table 3.1.B

Major Service Employers

Source: Sauk County Development Corporation

| Organization / Company | Employees |
|------------------------------|-----------|
| River Valley School District | 237 |
| Jewell & Associates | 35 |
| Westbrook Assoc. Engineering | 31 |
| Village of Spring Green | 10 |

Table 3.1.C
Business Profile—Spring Green Area
(3 Mile Radius)
Source: Claritas, 2003

| SIC Code | Business Description | Total Establishments | Total Employees | Sales (in Millions) | Establishments 20+ Employees |
|----------|--|----------------------|-----------------|---------------------|------------------------------|
| TOT | All Industries | 205 | 3,000 | 242.8 | 29 |
| MAN | All Manufacturing (SIC 20-39) | 14 | 1,012 | 68.1 | 6 |
| RET | All Retailing (SIC 52-59) | 52 | 420 | 34 | 6 |
| 1 | Agricultural Production - Crops | 2 | 8 | 0.6 | |
| 2 | Agricultural Production - Livestock | 1 | 4 | 0.2 | |
| 7 | Agricultural Services | 4 | 109 | 3.4 | 1 |
| 14 | Mining NonMetalics, Except Fuels | 1 | 9 | 0.9 | |
| 15 | Building Construction and General Contractors | 6 | 18 | 5 | |
| 16 | Heavy Construction, Except SIC 15 | 1 | 20 | 2.5 | 1 |
| 17 | Construction-Special Trade Contractors | 7 | 43 | 6.8 | 1 |
| 20 | Food and Kindred Products | 1 | 3 | 0.2 | |
| 25 | Furniture and Fixtures | 1 | 45 | 3.1 | 1 |
| 27 | Printing, Publishing and Allied Industries | 2 | 11 | 0.5 | |
| 32 | Stone, Clay, Glass and Concrete Products | 3 | 733 | 49.6 | 2 |
| 35 | Industry and Commercial Machinery and Computers | 1 | 1 | 0.1 | |
| 36 | Electrical and Electronic Equipment(Ex. Computers) | 3 | 187 | 12.4 | 2 |
| 37 | Transportation Equipment | 1 | 20 | 1.2 | 1 |
| 39 | Miscellaneous Manufacturing Industries | 2 | 12 | 1 | |
| 41 | Local, Suburban and Interurban Transportation | 2 | 37 | 2.1 | 1 |
| 42 | Motor Freight Transportation and Warehouse | 2 | 11 | 1.2 | |
| 43 | U.S. Postal Service | 1 | 9 | 0.1 | |
| 47 | Transportation Services | 1 | 3 | 1 | |
| 48 | Communication | 2 | 13 | 1.3 | |
| 49 | Electric, Gas and Sanitary Services | 1 | 3 | 0.2 | |
| 50 | Wholesale Trade-Durable Goods | 1 | 3 | 0.5 | |
| 51 | Wholesale Trade-NonDurable Goods | 2 | 24 | 4.2 | |
| 52 | Building Materials, Garden Supply and Mobile Homes | 2 | 7 | 1.2 | |
| 53 | General Merchandise Stores | 1 | 6 | 0.7 | |
| 54 | Food Stores | 5 | 47 | 7.6 | 1 |
| 55 | Automobile Dealers and Gas Service Stations | 5 | 19 | 3.7 | |
| 57 | Home Furniture, Furnishings and Equipment | 4 | 11 | 1.9 | |
| 58 | Eating and Drinking Places | 14 | 267 | 13.4 | 5 |
| 59 | Miscellaneous Retail | 21 | 63 | 5.5 | |
| 60 | Depository Institutions | 3 | 44 | 12.6 | 1 |

| SIC Code | Business Description | Total Establishments | Total Employees | Sales (in Millions) | Establishments 20+ Employees |
|----------|---|----------------------|-----------------|---------------------|------------------------------|
| | | | | | |
| 61 | NonDepository Credit Institutions | 1 | 1 | 0.3 | |
| 62 | Security and Commodity Brokers and Service | 1 | 4 | 0.7 | |
| 64 | Insurance Agents, Brokers and Service | 6 | 15 | 3.5 | |
| 65 | Real Estate | 3 | 20 | 2.6 | |
| 67 | Holding and Other Investment Offices | 1 | 1 | 0.3 | |
| 70 | Hotels and Other Lodging Places | 7 | 92 | 4 | 1 |
| 72 | Personal Services | 9 | 20 | 1.1 | |
| 73 | Business Services | 5 | 44 | 3.2 | 1 |
| 75 | Automobile Repair, Services and Parking | 5 | 14 | 0.8 | |
| 76 | Miscellaneous Repair Services | 3 | 4 | 0.7 | |
| 78 | Motion Pictures | 1 | 16 | 0.4 | |
| 79 | Amusement and Recreational Service (Ex. Movies) | 8 | 330 | 36.1 | 2 |
| 80 | Health Services | 10 | 131 | 7.3 | 2 |
| 81 | Legal Services | 4 | 8 | 1.5 | |
| 82 | Educational Services | 6 | 195 | 20.6 | 3 |
| 83 | Social Services | 3 | 18 | 0.9 | |
| 86 | Membership Organizations | 9 | 33 | 1.9 | |
| 87 | Eng, Acct, Research and Mgmt Related Services | 8 | 113 | 12.2 | 2 |
| 89 | Miscellaneous Services | | | 0 | |
| 90 | Public Administration (SIC 90-97) | 6 | 31 | 0 | |
| 99 | NonClassifiable Establishments | 6 | 120 | 0 | 1 |

3.2 Spring Green Market Area

The Spring Green market area includes the area within a radius of 10 miles of the Village of Spring Green. The market area includes all of the Town of Spring Green, plus the portions of the adjoining towns in Iowa and Richland Counties. The estimated population of the market area is 9,152 persons. Claritas Inc. projects the population of the market area will increase to 9,516 by the year 2008, which is generally consistent with Wisconsin Department of Administration projections.

Businesses in the Spring Green area compete primarily with regional centers in Dane County. There are discount stores and grocery stores in Dodgeville, Sauk Prairie, and Richland Center which draw some local customers from the outer portions of the market area.

Table 3.2.A
Spring Green Market Area
Demographic Profile
Source: Claritas, 2003

| | 3.00 Mile Radius | Pct. | 5.00 Mile Radius | Pct. | 10.00 Mile Radius | Pct. |
|---|------------------|--------|------------------|--------|-------------------|--------|
| Population | | | | | | |
| 2008 Projection | 2,344 | | 3,472 | | 9,516 | |
| 2003 Estimate | 2,316 | | 3,391 | | 9,152 | |
| 2000 Census | 2,309 | | 3,355 | | 8,947 | |
| 1990 Census | 2,044 | | 2,958 | | 7,934 | |
| Growth 1990 - 2000 | 12.96% | | 13.42% | | 12.77% | |
| Households | | | | | | |
| 2008 Projection | 984 | | 1,441 | | 3,910 | |
| 2003 Estimate | 938 | | 1,358 | | 3,629 | |
| 2000 Census | 914 | | 1,315 | | 3,475 | |
| 1990 Census | 777 | | 1,105 | | 2,887 | |
| Growth 1990 - 2000 | 17.63% | | 19.00% | | 20.37% | |
| 2003 Est. Household Income | | | | | | |
| Income Less than \$15,000 | 74 | 7.89% | 105 | 7.73% | 321 | 8.85% |
| Income \$15,000 - \$24,999 | 98 | 10.45% | 140 | 10.31% | 396 | 10.91% |
| Income \$25,000 - \$34,999 | 101 | 10.77% | 144 | 10.60% | 416 | 11.46% |
| Income \$35,000 - \$49,999 | 161 | 17.16% | 231 | 17.01% | 626 | 17.25% |
| Income \$50,000 - \$74,999 | 257 | 27.40% | 376 | 27.69% | 957 | 26.37% |
| Income \$75,000 - \$99,999 | 119 | 12.69% | 178 | 13.11% | 460 | 12.68% |
| Income \$100,000 - \$149,999 | 82 | 8.74% | 122 | 8.98% | 325 | 8.96% |
| Income \$150,000 - \$249,999 | 37 | 3.94% | 48 | 3.53% | 96 | 2.65% |
| Income \$250,000 - \$499,999 | 7 | 0.75% | 10 | 0.74% | 27 | 0.74% |
| Income \$500,000 and over | 2 | 0.21% | 3 | 0.22% | 7 | 0.19% |
| 2003 Est. Average Household Income | | | | | | |
| 2003 Est. Average Household Income | \$63,104 | | \$62,883 | | \$60,443 | |
| 2003 Est. Median Household Income | | | | | | |
| 2003 Est. Median Household Income | \$53,440 | | \$53,912 | | \$51,487 | |
| 2003 Est. Per Capita Income | | | | | | |
| 2003 Est. Per Capita Income | \$25,730 | | \$25,314 | | \$24,020 | |

Table 3.2.B
Spring Green Market Area Retail Trade Potential

Source: Claritas, 2003

| | 3.00 Mile Radius | 5.00 Mile Radius | 10.00 Mile Radius |
|--|------------------|------------------|-------------------|
| Total Retail Sales | \$37,437,948 | \$81,897,746 | \$282,917,731 |
| Apparel and Accessory Stores | \$793,821 | \$1,022,806 | \$2,370,583 |
| Automotive Dealers | \$6,490,695 | \$9,404,571 | \$25,073,407 |
| Automotive and Home Supply Stores | \$233,877 | \$339,106 | \$908,952 |
| Drug and Proprietary Stores | \$1,149,833 | \$1,540,998 | \$3,652,705 |
| Eating and Drinking Places | \$4,365,611 | \$5,789,917 | \$12,527,222 |
| Food Stores | \$5,169,220 | \$7,047,311 | \$16,899,701 |
| Furniture and Home Furnishings Stores | \$423,838 | \$614,854 | \$1,636,294 |
| Home Appliance, Radio, and TV. Stores | \$212,938 | \$309,272 | \$822,221 |
| Gasoline Service Stations | \$2,409,109 | \$3,627,035 | \$9,592,687 |
| General Merchandise | \$3,386,326 | \$4,828,988 | \$12,388,539 |
| Department Stores (Including Leased Depts.) | \$2,995,083 | \$4,288,403 | \$11,101,499 |
| Hardware, Lumber and Garden Stores | \$2,270,503 | \$3,054,117 | \$6,799,545 |

Table 3.2.C
Spring Green Market Area—Effective Buying Income
Source: Claritas, 2003

| | 3.00 Mile Radius | Pct. | 5.00 Mile Radius | Pct. | 10.00 Mile Radius | Pct. |
|---|------------------|--------|------------------|--------|-------------------|--------|
| 2003 Demographic Totals | | | | | | |
| Population | 2,316 | | 3,391 | | 9,152 | |
| Households | 938 | | 1,358 | | 3,629 | |
| Families | 623 | | 929 | | 2,547 | |
| Group Quarters Population | 75 | | 76 | | 78 | |
| Housing Units | 1,015 | | 1,489 | | 4,004 | |
| | | | | | | |
| 2003 Average Household Size | 2.39 | | 2.44 | | 2.5 | |
| 2003 Median Age | 40.34 | | 39.77 | | 38.9 | |
| 2003 Median Household Income | \$53,440 | | \$53,912 | | \$51,487 | |
| 2003 Median All Owner-Occupied Housing Value | \$132,558 | | \$136,175 | | \$135,426 | |
| | | | | | | |
| 2003 Est. Households by Effective Buying Income | 938 | | 1,358 | | 3,629 | |
| EBI less than \$15,000 | 89 | 9.49% | 126 | 9.28% | 380 | 10.47% |
| EBI \$15,000 - \$24,999 | 132 | 14.07% | 193 | 14.21% | 554 | 15.27% |
| EBI \$25,000 - \$34,999 | 156 | 16.63% | 222 | 16.35% | 620 | 17.08% |
| EBI \$35,000 - \$49,999 | 251 | 26.76% | 360 | 26.51% | 908 | 25.02% |
| EBI \$50,000 - \$74,999 | 204 | 21.75% | 308 | 22.68% | 801 | 22.07% |
| EBI \$75,000 - \$99,999 | 57 | 6.08% | 86 | 6.33% | 229 | 6.31% |
| EBI \$100,000 - \$149,999 | 39 | 4.16% | 51 | 3.76% | 103 | 2.84% |
| EBI \$150,000 - \$249,999 | 4 | 0.43% | 6 | 0.44% | 18 | 0.50% |
| EBI \$250,000 - \$499,999 | 3 | 0.32% | 4 | 0.29% | 11 | 0.30% |
| EBI \$500,000 or more | 1 | 0.11% | 1 | 0.07% | 4 | 0.11% |
| | | | | | | |
| 2003 Est. Average Effective Buying Income | \$46,267 | | \$46,103 | | \$44,687 | |
| 2003 Est. Median Effective Buying Income | \$40,446 | | \$40,734 | | \$39,299 | |

3.3 Tourism Market

Tourism plays an increasingly important role in the economy of the Spring Green area. The many local attractions including Taliesin and the Frank Lloyd Wright Visitor Center, American Players Theatre, Springs Golf Resort, State and regional parks, and unique shopping draw large numbers of tourists from Madison and from the Chicago and Milwaukee markets.

The River Valley Arts Coalition Task Force, which represents many of the cultural tourism attractions in the Spring Green area, has estimated that in 2002 over 167,000 visitors came to the Spring Green specifically for four of the key arts and cultural events.

Table 3.3.A
Cultural Tourism Visitors—2002
Source: River Valley Arts Coalition Task Force, 2003

| | Attendance | Expenditures |
|---|------------|--------------|
| American Players Theatre | 105,000 | \$2,415,000 |
| Taliesin | 32,000 | \$1,500,000 |
| Spring Green Arts and Crafts Fair | 20,000 | \$350,000 |
| Crafts in the Country (Pecks) and Fall Art Tour | 10,000 | \$120,000 |
| Total | 167,000 | \$4,385,000 |

3.4 Programs

Tax Incremental Financing (TIF)

This program assists towns in attracting tourists, forestry, and agricultural development. A town can designate a specific area within its boundaries as a TIF district and develop a plan to improve its property values. Taxes generated by the increased property values pay for land acquisition or needed public works.

The Early Planning Grant Program (EPG)

This program helps individual entrepreneurs and small businesses throughout Wisconsin obtain the professional services necessary to evaluate the feasibility of a proposed start up or expansion.

WHEDA-Linked Deposit Loan Subsidy (LiDL)

This program helps women and minority-owned businesses by offering low interest loans through local lenders. The LiDL Program can be used for expenses including land, buildings and equipment.

WHEDA-Small Business Guarantee Program

This program offers a pledge of support on a bank loan. Loan proceeds can be used to expand or acquire a small business. It can also be used to start a day care business.

3.5 Environmentally Contaminated Sites

The Comprehensive planning law requires communities to evaluate and promote the use of environmentally contaminated sites for commercial or industrial uses. The Wisconsin Department of Natural Resources (DNR) Environmental Remediation and Redevelopment Program maintains a list of contaminated sites.

Site 03-57-001097 is the only Open site in the Town of Spring Green listed currently. The use at this location is commercial and future use is planned as commercial. Remediation of this site is on going and the status could change.

All other Sites in the Town are Closed, Historic or NAR and are listed on WDNR BRRTS database. Those sites continue as agricultural or commercial use.

DNR Definitions:

- **Brownfields,** The DNR identifies brownfields as abandoned or underutilized commercial or industrial properties where expansion or redevelopment is hindered by real or perceived contamination
- **Open:** Spills, LUST, ERP, VPLE and abandoned container activities in need of clean up or where cleanup is still underway. Not applicable to activity types of “General Property” and “No Action Required by RR Program.
- **Closed:** Activities where investigation and cleanup of the contamination has been completed and the state has approved all cleanup actions. Not applicable to activity types of “General Property” and “No Action Required by RR Program.
- **Historic:** Spills where cleanups may have been completed prior to 1996 and no end date is shown. Spill activities in this category show Historic status. Please contact regional spills coordinator (WDNR) if you need more information.
- **NAR:** No action required by RR Program, There was or may have been a discharge to the environment and based on known information, DNR has determined that the responsible party does not need to undertake an investigation or cleanup in response to that discharge. NAR activities in BRRTS have an activity number prefix of 09.
- **Leaking Underground Storage Tank (LUST)** A LUST site has contaminated soil and/or groundwater with petroleum, which includes toxic and cancer causing substances. However, given time, petroleum contamination naturally breaks down in the environment (biodegradation) Some LUST sites may emit potentially explosive vapors. LUST activities in BRRTS have an activity number prefix of 03’

Open Sites - Town of Spring Green

| Site Number, Name and Address | Activity Type |
|--|---------------|
| 03-57-001097 Newtons Citgo Service E4910 HWY 14& HWY 60 Spring Green | LUST |
| | |
| | |

Source: WDNR BRRTS Database 2006

GOALS AND OBJECTIVES—Town of Spring Green

Economic Development Goal

- Generally, the Town of Spring Green supports business development in areas designated for commercial, retail, and service growth. Commercial development should be encouraged to locate in areas where urban services can be provided economically without creating land use conflicts. A system of quality commercial development that provides local residents with needed goods and services should be encouraged. Commercial improvements should complement existing and future residential development.

Economic Development Objectives

- Direct commercial development to locate in commercially zoned districts in the Village of Spring green, the Extraterritorial District, and/or the Village of Lone Rock.
- Direct industrial development to locate in the industrially zoned districts in the Villages of Spring Green and/or Lone Rock, and the Extraterritorial District of the Town of Spring Green and promote the reuse of environmentally contaminated sites.
- Discourage strip commercial development.
- Require that commercial or industrial development be service by public utilities, including sanitary and storm sewers.
- Support cottage industries as defined in RDC-5 and 35.

RECOMMENDATIONS/POLICIES—Town of Spring Green

Economic Development Recommendations

- Emphasize agricultural, recreational, and small business as the basic economic development focus of the Town.
- Protect viable agricultural operations from land use conflict arising from non-farm residential encroachments into actively farmed areas. This can be facilitated by sound land use planning and by protecting productive agricultural areas from premature conversions to non-agricultural uses.
- Promote the use of various county, regional, state, and federal economic development financial programs.
- Promote the use of the Wisconsin Housing and Economic Development Authority's (WHEDA) financial incentives for businesses that develop, process, or market locally grown or "Wisconsin Made" products.
- Develop guidelines for the types of industrial and business uses that would be appropriate for an industrial development area in the Town's Extraterritorial District.

Element 4: UTILITIES AND COMMUNITY FACILITIES

INTRODUCTION

The term “community facilities” is quite broad and consequently is often subdivided into the various component elements which typically compose the local public services provided by a community. Using this format, consideration of aspects dealing with the protective services of police and fire departments, refuse disposal, and education will be analyzed.

The discussion dealing with community services is an area which is often viewed by residents with notable interest since it is traditionally dealing with the local services and facilities most visibly provided by local government. These aspects are often a measure of quality of lifestyle provided within a community. Thus the manner in which they are provided typically reflects on the community as a place to live and work.

In addition, by the nature of the category, these are the aspects that may at times be most susceptible to the so called “growing pains” in developing areas. Elements such as parks, schools, and protective services must closely be examined in relation to the development they are intending to support. Care to not over extend or fail to foresee needed expansion of such services is an important consideration in the future plan development.

EXISTING CONDITIONS

4.1 Village and Town Administration

Village Administration

The Village Hall is located at 154 N. Lexington Street houses the Administrative Offices, Department of Public Works, and Police Station.

The Village is governed by a five-member Village Board and Village President. Administration is handled by the Village Administrator who also functions as the Village Clerk and Village Treasurer. Other departments of the Village include:

- Spring Green Fire Department
- Department of Public Works
- Spring Green Community Library
- Village Attorney
- Village Engineer

There are 23 standing committees of the Village.

Town Administration

The Town Hall is located at E4411 Kennedy Road approximately one mile west of the Village.

The Town elected and appointed officials include 3 member Town Board and Plan Commission. The Town has a Town Clerk, Treasurer, Building Inspector, and Patrolman.

4.2 Sanitary Sewer Service and Treatment

Village Sewage Collection System

All of the developed portion of the Village of Spring Green is served by the public sanitary sewers.

Prairie Sanitary District

This district provides sanitary sewage collection services to parts of the Town and Village. Treatment is provided by the Village of Spring Green treatment plant.

Wastewater Treatment System

All of the sewage collected by the Village and PSD is treated at the Village's secondary wastewater treatment facility located in the southwest corner of the Village. The plant provides treatment for a combination of domestic, commercial and some industrial wastewater. Treatment includes mechanical screening and grit removal, oxidation ditch secondary treatment, chemical phosphorus removal, final clarification and effluent chlorine contact disinfection with dechlorination. Sludge is aerobically digested prior to onsite liquid storage and seasonal land application.

Treatment plant was upgraded in 1996. The facility is designed to treat an average daily flow of 0.260 mgd and presently receives an average of 0.214 mgd for treatment. The plant is near its hydraulic capacity due primarily to clear water put in by Cardinal.

4.3 Public Water Supply

All of the developed portions of the Village are served by public water supply. There are some private wells in Village which are not used for potable water.

The public water supply system consists of an elevated tower with a capacity of 250,000 located in the Industrial Park and two deep wells that draw water from depths of 125 feet and 424 feet, respectively. The total system capacity is 1,152,000 gallons per day. Present use is approximately 200,000 gallons per day.

The current water distribution system is adequate for needs of the community although as growth extends westward and northward the system may need to be looped to maintain adequate fire pressures.

The water quality is tested regularly and is within acceptable quality limits set by WDNR and EPA; however there has been an on-going concern regarding potential contamination from a large MTBE plume from former service station on Highway 14 and from groundwater contamination from atrazine and other agricultural chemicals used in the area.

Test wells are located throughout the township but recent monitoring results from these wells have not been included.

4.4 Stormwater Management

The Village stormwater management system consists of a combination of storm sewers within street rights-of-way and overland drainage via ditches and drainageways. The existing storm sewer system has three primary trunk lines, several smaller drainage systems, and culvert pipes, as well a number of French drains. The Village encompasses 751 acres and the storm sewer system drains runoff from about 30 percent of the Village area (290 acres). The existing storm sewers discharge through an over land drainageways which extend across farm fields and open space to the Wisconsin River.

There are several areas in the Village where flooding is an issue. The flooding problems have three primary causes: a.) inadequate storm sewer capacity along some lines during the spring, summer and autumn, when sewers fill up from a downpour, b.) surface water runoff during winter or early spring, which can plug inlets with ice and snow and c.) storm sewer lines with reduced capacity due to root penetrations or accumulation of sediments or other debris.

Jewel Associates recently conducted hydrologic and hydraulic modeling of the primary trunk lines using Natural Resource Conservation Service (NRCS) TR-55 methodology. The modeling indicated that Wood Street trunk system has additional capacity available for runoff, whereas the West Central and Winsted Street storm sewer systems are already deficient at conveying runoff.

The Village and Wisconsin Department of Transportation will reconstruct the Winsted Street storm sewer system as part of the STH 23 reconstruction project, which is scheduled for construction in 2005 and 2006. The new storm sewer system will have available capacity to handle the runoff from the areas that currently drain into it as well as possible future improvements on Lexington Street, Worcester Street and Hoxie Street, all south of the railroad corridor.

The Village Engineers have recently prepared a draft Stormwater Management Plan and Stormwater Management Ordinance. The draft Stormwater Management Plan recommends modifications to the existing storm water system to improve the capacity and reduce the frequency of flooding. There are a number of existing locations where there is inadequate inlet capacity to handle surface runoff. A program could be adopted through the Street Improvements Program to add inlets at key locations to improve the surface runoff conditions.

The Stormwater Management Plan also recommends creating a detention area on Village Golf Course property in the southwest quadrant of the Village and/or acquiring additional drainage easements through natural drainage swales and ditches located in the Town of Spring Green.

Presently, the drainage system primarily used within the town is the rural type open V-ditching employed along roadways. It is recommended that it be maintained as long as possible in the future. To accomplish this, various measures require consideration.

As more acreage is covered with buildings and pavement, the ability for water to naturally be absorbed is reduced and the runoff to the natural drainage system is increased. Consequently, the more an area develops, the more

water per given area can be expected to runoff. Since the drainage system evolved based on runoff under natural conditions, increased runoff due to development may at some point exceed what the drainageways can handle, causing flooding. This would not be something that might happen in the span of one or two years. Rather it would be a gradual condition. Areas experiencing some flooding in the past may have the intensity of flooding continually aggravated by development. Or perhaps new areas that never before flooded, might begin to experience flooding.

This gradual condition of increased runoff is inherent of urban growth. The loss of natural ground cover to absorb water means more must remain as surface water. This brings to point the second potential problem. As development continues the potential for encroachment of the defined drainage system will increase. Private structures as well as streets and roads may reduce the water handling capacity of natural drainage courses to a point where flooding may result.

This points to a further need to protect, where possible, these natural drainageways. Maintaining the natural water carrying capacity of these streams is very important in keeping flooding problems to a minimum. Permitting road crossings, or buildings that restrict flow during periods of peak runoff, are aspects which must be avoided to control flooding.

By establishing the greenways, an aesthetic value can result while serving a functional purpose by facilitating natural surface drainage. Also since many of the natural drainage courses are often wooded, having evolved into ravines in some areas, such areas offer some of the most aesthetic landscape in Spring Green.

Finally, it is of course noted that natural drainage is relatively cost free, while a manmade system may be relatively costly. To this end, utilizing the natural system where practical should be attempted and in that regard it is very important to protect and enhance the natural system.

When considering a storm water drainage system to control flooding and non-point pollution, the use of retention/detention ponds should be evaluated and encouraged by the town. The town needs to play an active role in looking at this possibility for each subdivision development. The town should also take the lead to ensure that an engineering evaluation is done. This may require the town to do a storm water management plan for the basin that includes the proposed development.

Also, rights-of-way need to be provided for open ditch storm water. Development should be required to provide drainage easements that would be maintained by the town.

Thus, if appropriate actions such as the provision of detention ponds are taken to preserve the natural drainage system, it is felt that such a system can generally provide adequate drainage within the central and southern portion of the town during the planning period.

The county's Land Conservation Department and the Planning and Zoning Department can assist the Town with stormwater management activities, studies, and construction site erosion control.

4.5 Solid Waste Disposal and Recycling Services

Village Solid Waste Disposal and Recycling

Municipal waste collection is handled by contract.

The Village recycling facility is located in the southwest quadrant of the Village adjacent to the wastewater treatment plant on Carpenter Lane.

Town Solid Waste Disposal and Recycling

Waste disposal is contracted between individual homeowners and private contractors. Recycling is done at the recycling facility located on Carpenter Lane in the Village under a shared-use agreement with the Village.

4.6 Public Parks

Village Park System

The Village park system consists of two major parks serving the north and south portions of the Village, respectively, and the Municipal Golf Course.

a. North Park

North Park is a community park located north of Daley Street. It is the oldest and most fully developed of the Village parks. Facilities at North Park include a ball diamond, swimming pool, tennis courts, playground equipment, and two picnic shelters.

b. South Park

South Park is a large neighborhood park located in the southwest corner of the Village off of Carpenter Lane. Facilities at South Park include ball diamonds, tennis courts, ice skating, playground equipment, and picnic shelter.

c. Municipal Golf Course

Spring Green Golf Club, Inc. operates the Village of Spring Green Municipal Golf Course on Highway 23 on the south side of the Village. The facility is a 9-hole short course.

In addition to the municipal park and recreation facilities there is a broad range of athletic and playground facilities available at the River Valley Schools, which are located on the west side of the Village.

Town Park System

The Town owns and manages Lauden Park on Long Lake. Facilities at the park include a shelter, picnic tables, and boat launch.

4.7 Libraries

The Spring Green Library, in conjunction with the Friends of the Library, offers adults a variety of recreational and education programs each year. Story times for toddlers and preschoolers encourage young children and their families to read together. After school and summer programs encouraged school-age children to read, explore, and learn.

Library staff are available to help patrons find information, whether it is found in print or online (from a magazine or newspaper database, or through the Internet). Users are given one-on-one instruction for using any of these library resources as well as the Link online catalog. The Link catalog offers materials available for loan from member libraries in the South Central Library System. Staff also helps users find items not available at South Central through Interlibrary loan.

The Spring Green Community Library has one large meeting room which can be reserved by the public for meetings or programs sponsored by: government units; nonprofit educational and cultural agencies; community services agencies; or other responsible organizations. This room is used by groups through the year.

The library has four public access computer stations. Two stations have access to the Internet and library databases. The other two stations are limited to the library's online catalog and online library databases.

The library has an Archives Room with local history and cemetery inscription information. The Home News newspaper is also available on microfilm from its beginnings in 1877 to the present. Persons may use these resources in the library during regular library hours.

4.8 Senior Citizens Center

The senior center is located at 117 S. Washington Street. The center is owned and managed as a non-profit entity and is operated and staffed by volunteers.

4.9 Schools

River Valley School District

The Spring Green area is served by the River Valley School District which is comprised of 13 townships and four villages (Arena, Lone Rock, Plain, and Spring Green). The District, which covers 254 square miles, is one of the largest geographically in the State. Effective October 2003, the River Valley School District has a total enrollment of 1,477 students in grades K through 12. The staff includes 130 teaching staff, 8 administrative staff, 6 specialists, and 91 support staff. The annual budget of the District is approximately \$13,000,000.

The public schools located in Spring Green include:

| | |
|--------------------------------------|--------------|
| Spring Green Elementary School (K-5) | 220 Students |
| Middle School (6-8) | 347 Students |
| High School (9-12) | 558 Students |

The Spring Green public schools are all located in a unified campus area on the west side of the Village.

St. John's School

St. John's School is a parochial elementary school serving grades K to 5. Effective October 2003, St. John's has an enrollment of approximately 75 students.

Post-Secondary Technical Schools

Spring Green is located within the Madison Area Technical School District and is served by MATC campuses in Madison (40 Miles) and Reedsburg (26). Some MATC evening and adult are conducted locally and in other nearby communities.

Universities and College

Spring Green is located within commuting distance of several two and four-year colleges and universities including:

- University of Wisconsin – Madison (40 Miles)
- Edgewood College, Madison (40 Miles)
- University of Wisconsin – Richland Center Campus (28 Miles)
- University of Wisconsin – Baraboo Campus (35 Miles)

4.10 Police Protection

Village of Spring Green

The Village employs a full-time Police Chief, two full-time officers, and a full-time clerical position in the Police Department.

Town of Spring Green

The Town area is served by the Sauk County Sheriff.

4.11 Fire Protection and Emergency Services

Spring Green Area Fire Protection District

Both the Village and Town are served by the Spring Green Area Fire Protection District, which is a volunteer paid / on call department. The fire station is located at NE corner of Madison & Wood Street. The District serves the Village of Spring Green, most of the Town of Spring Green, and portions of the Towns of Troy and Wyoming. Services provided by the Spring Green Area Fire Protection District include fire fighting, emergency medical service, vehicle rescue (extraction), and search and rescue. In addition to serving its primary response area, the District provides secondary response and mutual aid to several adjoining districts.

The volunteer fire department has 33 on-call volunteers and 4 other volunteers

Equipment includes:

- Engine 1 Pumper
- Engine 2 Pumper
- Medium Duty Rescue Truck
- Brush Units (300 gallon) – 2
- Tanker (3,000 gallon)
- Tanker (1,500 gallon)
- Tanker (1,700 gallon)
- Ambulance
- Parade Truck

4.12 Telecommunication Facilities

The Spring Green area is served by Verizon. High-speed fiber optic service and digital switching is available in portions of the service area.

4.13 Power Utilities

Alliant Energy provides natural gas and electrical power service to the Spring Green area.

4.14 Health Care/Child Care Facilities

The Spring Green area is served by Spring Green Medical Center and River Valley Medical Clinic. It also is served by three chiropractic providers, one acupuncturist, one dental clinic, one pharmacy, and one optometrist. The nearest hospitals are in Sauk Prairie, Richland Center, and Dodgeville. Major regional medical facilities are available in Madison. Mental health services are provided by Pathway Clinic.

There are several child/day care facilities located in adjacent and nearby communities.

4.15 Programs

CDBG Public Health Facilities Program

This program helps eligible local governments upgrade community facilities, infrastructure, and utilities for the benefit of low to moderate-income residents.

The Health Care Provider Loan Assistance Program

This program provides repayment of educational loans up to \$25,000 over a five-year period to physician assistants, nurse practitioners, and nurse midwives who agree to practice in Wisconsin. The program is designed to help communities that have shortages of primary care providers and have difficulty recruiting providers to their area.

The Physician Loan Assistance Program

This program provides repayment of medical school loans up to \$50,000 over a five-year period to physicians who are willing to practice in medical-shortage areas of Wisconsin.

Recycling Demonstration Grant Program

This program helps businesses and local governing units fund waste reduction, reuse, and recycling pilot projects.

The Wisconsin Fund

This program provides grants to help small businesses rehabilitate or replace their privately owned sewage systems.

Wisconsin Department of Natural Resources

The DNR provides local units of governments and private organizations numerous financial programs for promoting, creating, and maintaining recreational facilities. These programs include Land and Recreational Financial Assistance Grants (LR) such as the Stewardship Fund, Recreational Boating Facilities Funds, Recreational Trails Programs, Snowmobile Trail Aids, Lake Planning Grants, and the Non-point Source Pollution Abatement Program in addition to many other programs.

Wisconsin's Priority Watershed Program

Wisconsin's Priority Watershed Program was created in 1978 by the State Legislature. The goal of the program is to improve and protect the water quality of streams, lakes, wetlands, and groundwater by reducing pollutants from urban and rural non-point sources. Non-point sources of pollution include: erosion from agricultural lands, streambanks, shorelines, and developing urban areas; runoff from livestock wastes; and runoff from established urban areas. Pollutants from non-point sources are carried to surface or groundwater through the action of rainfall runoff, snowmelt, and seepage.

GOALS AND OBJECTIVES—Town of Spring Green

Utilities and Community Facilities Goal

- Provide for the coordinated development of community facilities to match the changing needs of the Town population (e.g., cemeteries, recreation, senior, child care facilities).

Utilities and Community Facilities Objectives

- Plan for the development of new facilities in advance of anticipated growth.
- Plan for the orderly extension of Prairie Sanitary District services.
- Expand Town services only as development warrants such expansions and as Town residents and taxpayers request higher levels of service.

RECOMMENDATIONS/POLICIES—Town of Spring Green

Utilities and Community Facilities Recommendations

- Consistent with the desires of Town residents, the Town of Spring Green should continue to provide a limited number of basic facilities and services to its residents and businesses. The planning process did not identify the need nor the desire to significantly increase the level of services or facilities provided to Town residents and businesses by the Town.
- The Town should coordinate its land use planning and community facilities and utilities planning with the Prairie Sanitary District to ensure that new development in the district will be accommodated by existing and planned public wastewater treatment facilities.
- The Town should carefully monitor its growth rate to ensure that new development in the township does not overburden the ability of the Town and other service providers to provide a basic level of services to Town residents and businesses.
- The Town should consider the land use planning implications of the new COMM 83 rules. Specifically, the Town should understand that the new COMM 83 regulations will probably allow development to occur in areas where private, on-site waste disposal systems were previously not feasible due to poor soil conditions.
- The Town should consider developing and adopting a land division ordinance that regulates the division of land and establishes the basic improvements (e.g. roads, stormwater management facilities, driveways, parks and open space, adequate public facilities, etc.) that are required to serve new development.
- The Town should consider developing and adopting a Town ordinance that requires new utilities (such as power lines) to be located underground.

Element 5: TRANSPORTATION

INTRODUCTION

A transportation system represents a key element in the functional operation of a community. Of particular importance, especially for smaller communities, is the local road system since it often has the greatest direct input by local government.

A wisely conceived road system can result in many benefits and long term cost savings for a community. Being an integral aspect of the community, it plays a major role in the efficiency, safety, and overall desirability of the community as a place to live and work.

In analyzing the road system, several aspects and factors can be examined in an effort to discern possible shortcomings as well as plan for future needs. Analysis of traffic patterns through examination of the road system, review of traffic counts, study of accident reports, discussion with individuals at the local, county, and state levels and finally, a field survey of the roads can all aid in providing input into possible recommendations pertaining to the system.

To begin the analysis relative to Spring Green, an examination of the existing configuration or pattern of the road system is in order.

The road system is composed of three levels of government jurisdiction. These include the Town/Village system composed of local roads, the County system of trunk highways and the State and Federal highway systems. It can be seen that the County trunk highways and local roads comprise the greatest mileage. However, in terms of the functional role and the amount of traffic carried by each type, STH 14 and 23 are most significant.

The Town currently maintains 61.68 miles of roads under its jurisdiction.

EXISTING CONDITIONS

5.1 Functional Street Classification

The two principal regional highways serving the Spring Green area are U.S. Highway 14 and State Trunk Highway 23. Other arterial highways in the Spring Green area include State Trunk Highways, 60, 130, and 133. The County Trunk Highways in the Spring Green area include CTH G, CTH JJ, CTH C, and CTH WC. The remaining roadways are local Town and Village streets.

The Wisconsin Department of Transportation (WisDOT) classifies the following streets and highways as arterial and collectors:

| | |
|-------------------------------------|--------------------|
| U.S.H. 14 | Principal Arterial |
| STH 60 | Minor Arterial |
| STH 23 (Winsted Street) | Minor Arterial |
| CTH G (Wood Street) south of USH 14 | Major Collector |
| Kennedy Road / Madison Street | Major Collector |
| Jefferson Street | Major Collector |
| Rainbow Road | Major Collector |
| CTH G north of USH 14 | Minor Collector |
| Daley Street | Minor Collector |

Table 5.1.A
Functional Street Classification
Source: Wisconsin D.O.T.

| Classification | Description |
|---------------------|--|
| Principal arterials | Serve longer intra-urban trips and traffic traveling through urban areas. They carry high traffic volumes and provide links to major activity centers. <i>Principal arterials in Spring Green: USH 14, STH 23</i> |
| Minor arterials | Provide intra-community continuity and service to trips of moderate length, with more emphasis on land access than principal arterials. The minor arterial system interconnects with the urban arterial system and provides system connections to the rural collectors: <i>Minor arterials in Spring Green: STH 60, 130, 133</i> |
| Collectors | Provide both land access service and traffic circulation within residential neighborhoods, commercial areas, and industrial areas. These facilities collect traffic from the local streets in residential neighborhoods and channel it onto the arterial system in the central business district, and in other areas of the development and traffic density, the collector system may include the street grid which forms the basic unit for traffic circulation. <i>Collectors in Spring Green: CTH G, JJ, C, WC</i> |
| Local streets | Comprise all facilities not on one of the higher systems. They primarily provide direct access to land and access to order systems. Local streets offer the lowest level of mobility and through traffic movements on this system is usually discouraged. All streets and roads not otherwise classified above. |

5.2 State Highway Improvements

U.S. Highway 14 Resurfacing Project

In 2003, U.S. Highway 14 underwent a \$3,000,000 to 3,999,999 improvement program for 8.17 miles from the west county line to the Wisconsin River. The project involved pulverizing the existing asphalt and overlaying with a new asphalt surface. The project included intersection improvements at U.S. Highway 23 (Winsted Street) and at CTH G (Wood Street).

Highway 23 (Winsted Street) Reconstruction Project

In 2005 through 2007, Highway 23 will be reconstructed between Highway 14 and the Wisconsin River.

Within the Village 1.39 miles of Winsted Street will be reconstructed as an urban street with curbs, gutters, and sidewalks. Between the Village limits and the Wisconsin River the shoulder will be widened 5 feet and the existing blacktop will be resurfaced. North of U.S. Highway 14, the shoulder will be widened 3' and the existing blacktop will be resurfaced. The reconstruction of Highway 23 will provide an opportunity for the Village to improve signage and enhance the entrance into downtown Spring Green.

5.3 Transit Service

Transit service for the elderly is offered by Sauk City Transit.

Intercity bus service is available via Jefferson Lines.

5.4 Railroad Service

The Village and Town is served by the Wisconsin & Southern freight line that connects with Madison to the east and to Prairie du Chien and the Mississippi River on the west.

In the past there have been periodic tourist passengers train events on the line.

5.5 Air Transportation

Tri-County Airport, located in the northwestern portion of the Town, serves Iowa, Richland, and Sauk counties, providing an FBO (Fixed Based Operator) and fuel. The Tri-County Airport has a 4,000 asphalt runway, ILS (Instrument Landing System) approach, VOR (Very High Frequency Omnidirectional Range), and lighted runways. Tri-County Airport is an important general aviation facility that attracts pilots from throughout the region.

Dane County Regional Airport, located in Madison, provides numerous connecting flights for several commercial air carriers.

5.6 Trucking

WisDOT identifies USH 14, STH 23 and STH 60 as designated truck routes on the Wisconsin Truck Operators Map.

There are numerous local freight carriers, as well as overnight freight service via Airborne Express, Express Mail, Federal Express, and UPS.

5.7 Commute to Work Patterns

The data in Table 5.6.A shows that three-quarters of the employed persons in the Village and Town drive to work alone. On average, Village and Town residents commute about 19.7 and 29.5 minutes to work, respectively.

Table 5.7.A
Commuting Time to Work
Source: U.S. Bureau of the Census, 2000

| | Village of Spring Green | Town of Spring Green |
|------------------------------------|-------------------------|----------------------|
| Car, truck, or van—drove alone | 78.3% | 78.2% |
| Car, truck, or van—carpooled | 9.7% | 11.4% |
| Public transportation | — | — |
| Other means | — | 1.0% |
| Walked or worked at home | 12.1% | 9.4% |
| Mean travel time to work (minutes) | 19.7 minutes | 29.5 minutes |

5.8 Traffic Counts

Traffic counts for the major intersections in the Village and Town are shown below:

Table 5.8.A
Traffic Counts (2002)
Source: Sauk County Highway Department

| Location | Traffic Count |
|--------------|---------------|
| STH 23 North | ADT 4,400 |
| STH 23 South | ADT 3,300 |
| USH 14 West | ADT 7,000 |
| USH 14 East | ADT 8,400 |
| STH 60 East | ADT 1,200 |
| CTH G North | ADT 1,000 |
| CTH G South | ADT 1,800 |

5.9 State and Regional Transportation Plans

Wisconsin Statutes ss. 66.1001(2) (c) requires communities to compare the local governmental units objectives, policies, goals and programs to state and regional transportation plans. It also requires communities to incorporate applicable state, regional and other transportation plans into their Comprehensive Plan.

Wisconsin Bicycle Transportation Plan 2020

The Wisconsin Department of Transportation (WisDOT) completed the *Wisconsin Bicycle Transportation Plan 2020* in 1998. This Plan establishes WisDOT goals, objectives, and policies for both intercity and urban and suburban bicycling, and recommends strategies and actions for WisDOT, local governments, and others to take to implement the plan. The two primary goals of the plan are to double the number of trips made by bicycles and to reduce bicyclist-motorist crashes by at least 10 percent by the year 2010. More specifically, it seeks to improve bicycle access to major destinations along arterial and collector streets.

2002–2008 Transit Improvement Program

The TIP must be consistent with the region's long-range transportation plan, include all transportation projects in the metropolitan area that are proposed for federal funding, and include at least three years of programming.

The Wisconsin Pedestrian Policy Plan 2020

The *Wisconsin Pedestrian Policy Plan 2020*, created by the Wisconsin Department of Transportation (WisDOT), was established to make pedestrian travel a viable, convenient and safe transportation choice throughout Wisconsin. While the Policy Plan primarily aims to minimize the barrier to pedestrian traffic flow from State Trunk Highway expansions and improvements, it provides guidance to local communities on how to encourage pedestrian travel through the creation of pedestrian plans, increasing enforcement of pedestrian laws, adopting and implementing sidewalk ordinances, and addressing pedestrian issues through the public participation component of Comprehensive Smart Growth Planning.

GOALS AND OBJECTIVES—Town of Spring Green

Transportation Goal

- Establish and maintain a safe, orderly, and efficient transportation system. Balance traffic flow and safety issues with community quality of life, and the rural and/or residential character of much of the Town of Spring Green.

Transportation Objectives

- Develop a system of trails, pedestrian ways, and bicycle facilities to provide alternative modes of transportation.
- Explore a "park and ride" facility.
- Support and monitor airport improvements to allow facility to continue to provide amenity to Town's economic base.
- Consider "rustic road" designations for certain Town roads.
- Maintain and support the use of the existing railroad infrastructure.
- Encourage enhancement to existing senior services.
- Coordinate with WisDot access management on corridor issues.
- Support continued bus service.

RECOMMENDATIONS/POLICIES—Town of Spring Green

Transportation Recommendations

The following recommendations are designed to maintain the Town's existing transportation infrastructure and to minimize the need for any new transportation facilities or expansions.

- Limit the construction of new or extended Town roads as long as the existing agricultural and low density residential development zoning districts remain in place outside the sanitary district.
- Consider creating a Town Land Division Ordinance and include specific Town road design layout standards, and criteria for the amount of new development allowed along Town roads.
- Ensure that Sauk County includes Town projects in its Capital Improvements Program.
- Support plans to provide pedestrian walkways and bicycle trail improvements with highest priority on the Kennedy Road corridor, as part of a regional bike path system.
- Maintain Town roads and right-of-ways to limit visual obstacles and encourage the County to maintain roads under its jurisdiction in the same manner.
- Consider creating traffic and access circulation criteria that all new development must meet, such as:
 - *Each lot, structure, or other land use within the new development has adequate access to a public street.*
 - *The proposed development, vehicular access points, and parking arrangement do not create traffic congestion on the roads surrounding the proposed development. If such congestion seems likely to occur, surrounding roads should be improved to accommodate development.*
 - *Areas of historic pedestrian or recreational trail use, improvements of or connections to the bicycle and pedestrian trail system are provided through dedicated public trail easements and are proposed with appropriate improvements and maintenance.*

- Adequate access to significant public lands and waterways are provided through dedicated public trail easements and are proposed with appropriate improvements and maintenance.
- Prospective development along U.S. and state highways is regulated by District 1 DOT which shall be consulted.
- Develop plans to provide safe pedestrian walkways and bicycle travel in the Extraterritorial area of the Town.

Element 6: AGRICULTURAL, NATURAL, AND CULTURAL RESOURCES

INTRODUCTION

Natural resources and physical features in Spring Green's planning area determine, in large part, the present and future shape of the built environment. Because they are shared by and of benefit to the entire community, they provide the first criteria on which should planning decisions are made. Soils, topography, and ground and surface waters are both assets and constraints. For example, by identifying those soils which can support roads and structures as buildable, communities designate where residential, commercial, and industrial growth may occur. Soils identified as unsuitable for building often serve other functions, such as ensuring for groundwater quality, flood control, or conservation habitat. Land is deemed suitable for agriculture based on soils, parcel size, location with reference to urban services, and existing land use.

The term "open landscapes" is best used to describe the concept of open space. These landscapes may include open fields used for agriculture or conservation habitat, wetlands, woodlands, greenways, stream corridors, or roadways planted in native species. They can include usable, functional leisure, or recreation spaces in existing and new residential, commercial, and industrial areas. Parks are implicitly part of the open landscapes concept.

These landscapes can also serve a variety of functions, whether privately or publicly owned. They are a means of preserving and enhancing natural resources and physical features—and affect water and air quality.

The Town and Village location in a rural, open setting is consistently identified as one of the unique features which residents' value. This plan provides for open landscapes to maintain the community's quality of life, diversity, and community character.

The plan acknowledges the importance of evaluating environmental impacts and the potential effect one land use may have on adjacent properties or an area as a whole. It attempts to prevent potential conflicts arising from incompatible or inappropriate land uses in certain areas.

EXISTING CONDITIONS

6.1 Agricultural Resources Inventory

Farmers started to settle in the Spring Green area in the early 1850s. The Welsh, Norwegians, English, Germans, and Irish came for the rich farm land, familiar landscapes, and railroad which provided shipping for their commodities. Dairy and truck farming operate here today.

Traditional family farms continue to exist. These farm enterprises include dairy herds, grain crops (soybeans, oats and corn), and beef and hog operations. Vegetables grown for farm markets and under contract to commercial canners are grown on the broad sandy terraces in the Spring Green area. The growth of these vegetable crops has been made possible by the widespread use of irrigation.

While growth and economic development in the Spring Green area has many positive aspects, development pressures pose a serious threat to the agricultural resources, rural character, and small town lifestyle that most residents of the community value. As new non-farm residents move into the town, natural resources and traditional agricultural practices are threatened.

Historically, agriculture has been the largest and most important industry in the community. It is a very important "export" industry for the area. It brings in dollars from outside the community and has formed much of the basis for other sectors of the area's economy. Farming has supported many agricultural-related businesses and services. However, the size of the agricultural sector is not likely to increase and most of the new income and employment in the area has come from the expansion of the private non-farm wage and salary sector.

Statewide, the number of farms and the farm population has been decreasing. Yet the average farm operation is typically larger now than in the past and much more capital intensive. It appears that the cost-price squeeze is tighter now than in the recent past, making farming a more difficult venture.

Table 6.1.A
Trends in Farm Numbers, 1990–1997
Town of Spring Green

Source: Wisconsin Town Land Use Data Project, Program on Agricultural Technology Studies, University of Wisconsin-Madison

| | 1990 | 1997 | % Change |
|---------------------------------|------|------|----------|
| Estimated Farm Numbers | 78 | 83 | +6.4% |
| Estimated Farms per Square Mile | — | 1.9 | |
| Dairy Farm Numbers | 22 | 12 | -45.5% |
| Dairy Farms per Square Mile | — | 0.3 | |

Parcels of agricultural land sold in Wisconsin during 2002 averaged \$2,821 per acre, a 15 percent rise from the previous year. Included in this price were sales of land continuing in agriculture, land being diverted to uses other than agriculture, and agricultural land both with and without buildings and other improvements.

Agricultural land without buildings and continuing for agricultural use had an average sale price of \$1,982 per acre. This price rose 6 percent from 2001 and 21 percent from 2002.

Table 6.1.B
Agricultural Land Sales, 2002
Source: Wisconsin Agricultural Statistical Services

| Land without buildings and improvements | Sauk County | State of Wisconsin |
|---|-------------|--------------------|
| Agricultural land continuing in agricultural use: | | |
| Number of transactions | 23 | 1,199 |
| Acres sold | 1,309 | 67,550 |
| Dollars per acre | \$1,675 | \$1,982 |
| Agricultural land diverted to other uses: | | |
| Number of transactions | 14 | 609 |
| Acres sold | 586 | 26,110 |
| Dollars per acre | \$2,439 | \$4,324 |
| Total of all agricultural land: | | |
| Number of transactions | 37 | 1,808 |
| Acres sold | 1,895 | 93,660 |
| Dollars per acre | \$1,911 | \$2,635 |

| Land with buildings and improvements | Sauk County | State of Wisconsin |
|---|-------------|--------------------|
| Agricultural land continuing in agricultural use: | | |
| Number of transactions | 15 | 862 |
| Acres sold | 766 | 65,048 |
| Dollars per acre | \$2,675 | \$2,531 |
| Agricultural land diverted to other uses: | | |
| Number of transactions | 2 | 333 |
| Acres sold | 56 | 18,384 |
| Dollars per acre | \$2,288 | \$4,782 |
| Total of all agricultural land: | | |
| Number of transactions | 17 | 1,195 |
| Acres sold | 822 | 83,432 |
| Dollars per acre | \$2,288 | \$3,030 |

| Total agricultural land | Sauk County | State of Wisconsin |
|---|-------------|--------------------|
| Agricultural land continuing in agricultural use: | | |
| Number of transactions | 38 | 2,061 |
| Acres sold | 2,075 | 132,598 |
| Dollars per acre | \$2,044 | \$2,251 |
| Agricultural land diverted to other uses: | | |
| Number of transactions | 16 | 942 |
| Acres sold | 642 | 44,494 |
| Dollars per acre | \$2,426 | \$4,451 |
| Total of all agricultural land: | | |
| Number of transactions | 54 | 3,003 |
| Acres sold | 2,717 | 177,092 |
| Dollars per acre | \$2,134 | \$2,821 |

6.2 Natural Resources Inventory

Soils

The western four-fifths of Sauk County, encompassing the Spring Green area, is part of an area commonly described as the "driftless area." This area of the county has not been glaciated for at least 750,000 years. Because the western portions of Sauk County are unglaciated, the topography has been sculpted by flowing water for thousands of years, resulting in a dissected bedrock plateau with relatively narrow ridges and steep-sided valleys.

Due to their origin, the soils of the driftless area are quite distinct from those of the glaciated portions of the state of Wisconsin. Soils in the driftless area are characterized as moderately well drained to excessively drained soils that have a loamy to sandy surface and a loamy, sandy, or clayey subsoil, underlain by bedrock.

Soil types, and more specifically, soil parent materials affect water quality and quantity and the general physical condition of streams, lakebeds, and shorelands. Many of the soils in the area are susceptible to erosion and the resulting situation has reduced the quality of impoundments and many streams in the area.

The most important topographic features of the Spring Green area are the sandy outwash terraces and benches formed by the Wisconsin River Valley. The valley floor in the Spring Green area is nearly level and gently sloping except for the low rolling dune areas formed by deposition of wind and blown sands. The fertile soils of the valley floor are among the best soils in the State for vegetable production.

Groundwater

Groundwater is the major source of water supply in Sauk County and is found in varying depths throughout the county. General topography, the distance above the permanent stream level, and the character of the underlying rock formations are factors that influence its presence. Local differences in the quality of groundwater in Sauk County are the results of differences in the composition, the solubility, the surface area of particles of soil and rock through which the water moves, and in the length of time the water is in contact with these materials.

The most common type of aquifer in the Spring Green area is the sandstone and dolomite aquifer, which consists of layers of sandstone and dolomite bedrock units that vary greatly in their water yielding properties. Overall, this aquifer provides reliable supplies of water suitable for virtually all uses.

Another important source of groundwater is the subsurface sand and gravel deposits along the Wisconsin River. These deposits yield large quantities of water; however the permeable and porous conditions make the groundwater in the Spring Green area susceptible to contamination from pollutants.

Elevated levels of atrazine have been found in some tested private water wells in the Spring Green area. Typically the soils found in this area are permeable, which allows atrazine to reach groundwater in some locations. In an effort to address this problem, DATCP has designated portions of the watershed on the Wisconsin River floodplain as an atrazine management area. No test well data has been included in this report.

Wetlands and 100-Year Floodplains

A wetland is an area where water is at, near, or above the land surface long enough to be capable of supporting aquatic or hydrophytic vegetation and which has soils indicative of wet conditions. Wetlands are among the richest and biologically most productive habitats in Sauk County. Wetlands occur in many forms, including forested swamps, deep and shallow marshes, bogs, and potholes. Some wetlands remain wet, while others, such as bottomland swamps, dry out in certain seasons.

These different types of wetlands have important functions. They protect shorelines, shelter rare and endangered species of plants and animals, and remove nutrients and pesticides from surface water and groundwater. Some wetlands filter out sediment before it reaches surface waters. Many wetlands slow the overland flow of water and thus reduce flooding and soil erosion downstream.

Most of the wetlands delineated by Wisconsin Department of Natural Resources in the Spring Green area are in lowlands located adjacent to the Wisconsin River and along Wilson Creek. The majority of the wetlands are within 100-year floodplains.

Nearly all of the wetlands along the Wisconsin River lands are in protected conservancy status.

Prairies

Nineteenth century settler accounts and field studies indicate that at the time of European settlement, much of the now heavily wooded area of the county was more open. The typical cover then was prairie, or more commonly, oak savanna (oak opening), shrub, and briar thicket, or thinly timbered oak forest with brush understory. Oak savannas, mesic and dry prairies represented approximately 46 percent of Sauk County during the early settlement days (1840–1845).

One of the largest prairies was an especially dry region called the "Wisconsin Desert," approximately 13,000 acres near Spring Green, which formed on sand terraces of the Wisconsin River.

Watersheds

Most of the Spring Green area is within the Bear Creek Watershed which flows into the Lower Wisconsin River. The watershed includes the mainstream of Bear Creek and five major tributaries: McCarville, Marble, Little Bear, Kroal, and Biser Creeks. Many of smaller drainageways on the valley floor in the Spring Green area flow directly into the Wisconsin River. The headwaters of the Bear Creek Watershed lie in the southwest corner of Sauk County. Dominant land use in the watershed is agricultural, particularly dairy production. These are small wetland complexes, usually wet meadow, adjacent to streams in the watershed. The portion of the watershed on the Wisconsin River floodplain is in a DATCP atrazine management area due to groundwater contamination. The Bear Creek Watershed contains the mainstream of Bear Creek and five major tributaries: McCarville, Marble, Little Bear, Kroal, and Biser Creeks.

The Bear Creek Watershed is ranked as a high-priority for nonpoint project selection in the Lower Wisconsin River Basin Plan.

Mineral Resources

The Town of Spring Green has several active mineral extraction sites for sand mining. There are several areas in the Town capable of providing for mineral extraction operations. As a general reference, potential gravel deposits or areas that may support future mineral extraction operations are on the map Potential Gravel Deposits prepared by Sauk County 2006.

Wildlife Habitat and Threatened and Endangered Species

The Wisconsin Natural Heritage Inventory program's database was used to determine the status and distribution of endangered resources and to learn what species or natural communities are known to exist in the Spring Green environs. Below are those groups identified as containing rare plant or animal species.

Table 6.2.A
Endangered Species or Natural Communities
Town of Spring Green

Source: Wisconsin Natural Heritage Inventory

| Group | Scientific Name | Common Name |
|--------------|-----------------------|-----------------------|
| | | |
| Butterfly | Hesperia | Skipper |
| Community | Cedar Glade | Cedar Glade |
| Community | Emergent Aquatic | Emergent Aquatic |
| Fish | Etheostoma Microperca | Least Darter |
| Invertebrate | Cincindela Macra | Tiger Beetle |
| Leafhopper | Polyamia Dilata | Net-veined Leafhopper |

Natural Areas and Parks in the Spring Green Area

Tower Hill State Park—Restored shot tower and melting house providing exhibits on lead shot making from the 1800s.

Spring Green Preserve State Natural Area—Spring Green Preserved (known as the "Wisconsin Desert") features a rolling sand prairie on an old Wisconsin terrace and harbors unique flora and fauna that are adapted to the hot, droughty environment. The dry sandy soils contain many desert-like plants. Spring Green Reserve is owned by The Nature Conservancy and was designated a State Natural Area in 1972.

Bakens Pond Unit, Lower Wisconsin State Riverway—Size: 2,678 acres, state owned. Located four miles west of Spring Green on Kennedy Road. Principal wildlife includes waterfowl, rabbits, deer, grouse, woodcock, furbearers, and swans. Other recreation opportunities are bird watching, fishing, canoeing. Habitat: river, sloughs, marsh, floodplain, and forest.

Spring Green Unit, Lower Wisconsin State Riverway—Size: 600 acres, state owned. Located west and east of Spring Green off Hwy 23. Principal wildlife includes waterfowl, furbearers, rabbits, deer, and turkeys. Other recreation opportunities are canoeing, fishing, one boat launch. Habitat: floodplain forest and wet prairie.

White Mound County Park, Sauk County—Size: 1,092 acres, state owned and county managed. Location: take Hwy 23 north of Spring Green, turn west on Hwy GG, go about 1-1/2 miles. Principal wildlife includes ruffed grouse, deer, turkeys, and squirrels. Other recreation opportunities are camping, hiking, bird watching and fishing. Habitat: lake, forest, cropland, and brush.

Recreational Opportunities

Fishing—The Wisconsin River offers the county's greatest variety of fish species and greatest opportunity to fish.

Canoeing—The Wisconsin River is suitable as a canoe stream.

Bicycling—There are miles of hard surfaced state, county, and town roads available for bicycles in the Town and Village.

Camping—Bob's Riverside Inc. on Shifflet Rd. has 90 campsites (70 electric), 80 picnic tables, and one shelter.

Golf—Spring Green Municipal Golf Course (9-holes) and The Springs Golf Club Resort (27-holes)

6.3 Cultural and Historic Resources Inventory

The Village of Spring Green has an architecturally eclectic mix of historic and new buildings. The community originated as a railway village in 1856 with the building of the Milwaukee and Mississippi Rail Line. The log cabins of the construction workers soon became homes to the village's first settlers. Laying its foundation in hospitality at an early date, the first significant building in town was a hotel, The Rainbow House, built in 1857.

A stroll around the Village reveals shades of the past. Along the railroad tracks are two converted cheese warehouses, a railway station, bank, and a transformed lumber yard. Nearby, on the main street, a variety of new businesses have been converted from yesterday's harness shops, feed mills, filling stations, grocery stores, and funeral parlor.

Spring Green Area Attractions

Spring Green Arts & Crafts Fair — Annual art fair with special exhibits, musical entertainment, street performers, and children's activities

Frank Lloyd Wright Visitor Center and Taliesin — Home and school of renowned architect Frank Lloyd Wright.

House on the Rock — Museum and attraction located 9 miles south of the Village of Spring Green on Highway 23.

The Springs Golf Club Resort — 27-hole championship course. The original 18-hole course features multiple doglegs, a signature double green, and challenging hazards that come into play on every hole. The North Nine features some of the most spectacular views of any course in the state.

Summer Concerts — Year long calendar of performing and visual arts.

American Players Theatre — Classical theatre under the stars.

Historically and Architecturally Significant Sites

The Wisconsin State Historical Society maintains an inventory of Architectural and Historical Sites. It has identified 42 historically and/or architecturally significant sites within the Village and Town. Included are historic residential, commercial, retail, and institutional sites. It is important to note that inclusion in the Architecture and History Inventory conveys no special status or advantage. This inventory is merely a record of the property. The inventory is the result of site reconnaissance conducted by the staff of the Wisconsin State Historical Society.

1. Location: 248 E. Jefferson Street.
Current Name: The Gingerbread House
Historic Name: Garwood Greene House
Wall Material: Clapboard
Construction Date: 1858
Style or Form: Gabled Ell
Resource Type: house
2. Location: 353 W. Hill Street
Current Name: Hill Street Bread & Breakfast
Historic Name: Kanouse House
Wall Material: Aluminum/Vinyl Siding
Construction Date: 1900
Style or Form: Queen Anne
Resource Type: house

3. Location: 159 N. Lexington
 Current Name: The Village Press
 Historic Name: Blue Store
 Wall Material: Clapboard
 Construction Date: 1857
 Style or Form: Front Gabled
 Resource Type: general store
4. Location: 124-128 W. Jefferson Street
 Wall Material: Brick
 Style or Form: Commercial Vernacular
 Resource Type: retail building
5. Location: E5116 STH 14
 Current Name: Usonian Inn
 Historic Name: Rest Haven Motel
 Wall Material: Aluminum/Vinyl Siding
 Construction Date: 1950
 Designer Name: J.C. Carroway
 Style or Form: Contemporary
 Resource Type: hotel/motel
6. Location: Northwest corner of Cincinnati and Jefferson Sts.
 Wall Material: Clapboard
 Style or Form: Stick Style
 Resource Type: house
7. Location: 341 N. Cincinnati Street
 Current Name: Lins Realty
 Wall Material: Clapboard
 Style or Form: Stick Style
 Resource Type: house
8. Location: 417 N. Cincinnati Street
 Wall Material: Clapboard
 Style or Form: Queen Anne
 Resource Type: house
9. Location: 401 W. Daley
 Wall Material: Clapboard
 Style or Form: Queen Anne
 Resource Type: house
10. Location: Northwest corner of Jefferson and Worcester Sts.
 Wall Material: Concrete Block
 Construction Date: 1961
 Designer Name: F.L. Wright Foundation
 Style or Form: Contemporary
 Resource Type: hospital
11. Location: 201 E. Jefferson Street, NE corner with Worcester Street
 Current Name: Bank of Spring Green
 Wall Material: Sandstone
 Designer Name: Taliesin Assoc.
 Style or Form: Contemporary
 Resource Type: bank/financial institution

12. Location: 241 E. Jefferson Street
Wall Material: Stucco
Style or Form: Bungalow
Resource Type: house
13. Location: 307 E. Jefferson Street
Wall Material: Clapboard
Style or Form: Queen Anne
Resource Type: house
14. Location: 116 E. Jefferson Street
Current Name: Doerre Hardware
Wall Material: Cream Brick
Style or Form: Commercial Vernacular
Resource Type: retail building
15. Location: c. 130 W. Jefferson
Name: State Bank of Spring Green
Wall Material: Cream Brick
Style or Form: Neoclassical
Resource Type: bank/financial institution
16. Location: 239 W. Jefferson
Wall Material: Clapboard
Style or Form: Side Gabled
Resource Type: house
17. Location: 112 N. Lexington, Spring Green Station
Current Name: Spring Green Station, Office #363
Resource Type: small office building
18. Location: 124, 126 N. Lexington
Current Name: Singer's
Wall Material: Brick
Style or Form: Italianate Cultural Affiliation:
Resource Type: retail building
19. Location: 137, 139 N. Lexington Street
Current Name: Elnora's Beauty Shop
Wall Material: Brick
Style or Form: Italianate
Resource Type: retail building
20. Location: 149 N. Lexington Street
Style or Form: Italianate Cultural
Resource Type: retail building
21. Location: 200 N. Lexington, between Monroe and Daley Sts.
Historic Name: First Congregational Church
Wall Material: Clapboard
Construction Date: 1868, 1904, 1922, 1944
Style or Form: Greek Revival
Resource Type: church
22. Location: 200 N. Lexington Street, between Monroe and Daley Sts.
Historic Name: First Congregational Church School
Wall Material: Clapboard
Style or Form: Italianate
Resource Type: one to six room school

23. Location: 348 S. Lexington Street
Wall Material: Brick
Style or Form: American Foursquare
Resource Type: house
24. Location: 124 E. Madison Street
Wall Material: Log
Style or Form: Astylistic Utilitarian Building
Resource Type: garage
25. Location: 152 W. Madison
Wall Material: Clapboard
Style or Form: Second Empire
Resource Type: house
26. Location: c. 401 W. Madison
Wall Material: Brick
Style or Form: Gabled Ell
Resource Type: house
27. Location: 153 E. Monroe
Wall Material: Clapboard
Style or Form: Stick Style
Resource Type: house
28. Location: 211 E. Monroe
Style or Form: Gothic Revival
Resource Type: house
29. Location: 152 N. Washington Street
Wall Material: Clapboard
Style or Form: Gabled Ell
Resource Type: house
30. Location: N. Washington, E. side, between Monroe and Daley
Historic Name: Street John Evangelist's Catholic Church
Wall Material: Brick
Style or Form: Romanesque Revival
Resource Type: church
Demolished Date: 1988
31. Location: 253 N. Washington
Historic Name: Street John Evangelist's Catholic Church Rectory
Wall Material: Brick
Style or Form: American Foursquare
Resource Type: rectory/parsonage
32. Location: 137 S. Winsted Street
Current Name: Cabochon Gems and Designs
Historic Name: Davis and Barnard Service Station
Wall Material: Stone Veneer
Construction Date: 1925
Style or Form: Tudor Revival
Resource Type: gas station/service station

Town of Spring Green Historically or Architecturally Significant Sites

1. Location: Horseshoe Road.
Current Name: Joseph Feiner Barn
Historic Name: Andrew Frederickson Barn
Wall Material: Board
Construction Date: 1892
Resource Type: centric barn
2. Location: State Highway 14/60
Current Name: Round Barn Restaurant and Hayloft Motel
Wall Material: Wood
Style or Form: Astylistic Utilitarian Building
Resource Type: centric barn
3. Location: CTH G, west side, .7 miles north of Horseshoe Road
Wall Material: Brick
Style or Form: Prairie School
Resource Type: house
4. Location: Peck Road, east side, .4 miles north of CTH JJ
Wall Material: Sandstone
Style or Form: Other Vernacular
Resource Type: house
5. Location: CTH G, west side, .4 mile north of CTH JJ
Wall Material: Clapboard
Style or Form: Gabled Ell
Resource Type: house
6. Location: CTH WC, north side, .2 miles east of Neuheisel Road
Wall Material: Clapboard
Style or Form: Front Gabled
Resource Type: one to six room school
7. Location: E4867 US HIGHWAY 14
Current Name: Germania Country Inn
Historic Name: Crestview Motel
Wall Material: Aluminum/Vinyl Siding
Style or Form: Contemporary
Resource Type: hotel/motel
8. Location: E5296B USH 14
Current Name: Spring Green Motel
Historic Name: Alpine Motel
Wall Material: Aluminum/Vinyl Siding
Style or Form: Contemporary
Resource Type: hotel/motel

6.4 Programs

Historic Home Owner's Tax Credits

The Wisconsin Historical Society's Division of Historic Preservation (DHP) administers a program of 25 percent state income tax credits for repair and rehabilitation of historic homes in Wisconsin.

To qualify, the residence must be one of the following:

- Listed in the *state or national register*;
- Contributing to a state or national register historic district; or
- Be determined through the tax credit application process to be eligible for individual listing in the state register.

And, the property owner must spend at least \$10,000 on the following types of eligible work within a 2-year period:

- *Work on the exterior of the house*, such as roof replacement and painting, but not including site work such as driveways and landscaping;
- *Electrical wiring*, not including electrical fixtures;
- *Plumbing*, not including plumbing fixtures;
- *Mechanical systems*, such as furnaces, air conditioning, and water heaters; and
- *Structural work*, such as jacking up floors.

If the \$10,000 minimum investment requirement within the 2 year period cannot be met, an applicant may request a 5-year expenditure period.

Historic Preservation Tax Credits for Income-Producing Historic Buildings

Owners of historic income-producing properties in Wisconsin may be eligible for two income tax credits that can help pay for their building's rehabilitation. The Wisconsin Historical Society's Division of Historic Preservation (DHP) administers both programs in conjunction with the National Park Service (NPS). The programs are:

a. *Federal Historic Preservation Credit*

This program returns 20 percent of the cost of rehabilitating historic buildings to owners as a direct reduction of their federal income taxes.

b. *Wisconsin Supplemental Historic Preservation Credit*

This program returns an additional 5 percent of the cost of rehabilitation to owners as a discount on their Wisconsin state income taxes. Owners that qualify for the Federal Historic Preservation Credit automatically qualify for the Wisconsin supplement if they get NPS approval before they begin any work.

To qualify for the Federal Historic Preservation Credit, a property owner must:

- *Own a historic building*. A building is considered "historic" if it is listed on the National Register of Historic Places or if the NPS determines that it contributes to the character of a National Register historic district. A building can also receive a preliminary determination of eligibility for the Register from the NPS through the tax credit application process. The owner must later formally list the property on the National Register.
- *Use the building for income-producing purposes*. Income-producing buildings are those used in a trade or business or for the production of rental income.
- *Formally apply to the Division of Historic Preservation*. Application materials can be obtained through the DHP or through the NPS Web site. Completed applications are submitted to the DHP, which forwards them on to the NPS with their recommendations. The NPS charges a fee for their review. Owners should allow 60 days, from the date they submit their complete applications, for complete project review.
- *Rehabilitate the building in accordance with program standards*. Program standards are the Secretary of Interior's "Standards for Rehabilitation". The NPS, in conjunction with the Division of Historic Preservation, determines if a project meets the "Standards".

- *Spend a minimum amount of money on the rehabilitation.* An owner must spend at least an amount equal to the building's depreciated value or \$5,000—whichever is greater. This amount of money must be spent in a two year period. Phased projects are allowed a 5 year period.
- *Claim the credit for only eligible expenses.* The cost of all work on the historic buildings, inside and out, is eligible for the credit. The cost of site work, such as landscaping or paving, and the cost of work on non-historic additions are not eligible expenses.
- *Maintain ownership of the building and maintain the building's historic character for five years.* The tax credit must be repaid to the IRS and to the Wisconsin Department of Revenue (DOR) if the building is sold or altered in a way that diminishes its historic character. Repayment is pro-rated over the five year period after the building is placed in service.

Conservation Programs

The following is a list of the active conservation programs available in Sauk County. These programs are administered through the cooperative effort of various federal, state, and local agencies. Interested individuals can contact the listed agencies or the Land Conservation Department for additional eligibility criteria. Further details on each program can be found in the *Sauk County Land and Water Resource Management Plan*.

Wisconsin Nonpoint Source Priority Watershed Program (NPS)—Purpose: to improve and protect water quality.

Environmental Quality Incentives Program (EQIP)—Purpose: to provide technical and financial help to landowners for conservation practices to protect soil and water quality.

Wisconsin Farmland Preservation Program (FPP)—Purpose: to preserve farmland through local planning and zoning or agreements and to provide tax relief to participating farmers.

Sauk County Conservation Credit Program (CCP)—Purpose: to protect the forestland, cropland, groundwater, and surface water resources in Sauk County.

Wetland Reserve Program (WRP)—Purpose: to restore drained wetland and protect them with a 30-year or perpetual easement.

Conservation Reserve Program (CRP)—Purpose: to reduce erosion, increase wildlife habitat, improve water quality, and increase forestland.

Wildlife Habitat Incentives Program (WHIP)—Purpose: to develop or improve wildlife habitat on privately owned land.

Managed Forest Law (MFL)—Purpose: to reduce property tax and promote good forest management.

Water Well Decommissioning (WWD)—Purpose: to provide cost sharing to protect the groundwater resources in Sauk County.

Nutrient Management Plan (NMP)—Purpose to obtain the maximum return from on-farm and off-farm fertilizer resources in a manner that protects the quality of nearby water resources.

Backyard Conservation Program (BCP)—Purpose: to increase the awareness of county residents regarding the beneficial impacts of applying good wildlife habitat management practices to smaller acreages.

Animal Waste Ordinance (AWO)—Purpose: to provide a permitting process that will reduce the groundwater and surface water pollution from animal waste.

Streambank Buffers (SB)—Purpose: to protect surface water resources by reducing nutrient and sediment loading into area streams.

Animal Waste Advisory Committee (AWAC) Prohibitions—Purpose: to limit activities impacting water quality including direct runoff, animal access to streams, manure stacking and over-topping of manure storage facilities.

Wisconsin Forest Landowner Grant Program (WFLGP)—Purpose: to assist private landowners in protecting and enhancing their forested lands, prairies, and waters.

Sauk County Transect Survey (SCTS)—A county-wide soil loss evaluation using statistical sampling of numerous cropland and stream sites.

GOALS AND OBJECTIVES—Town of Spring Green

Agricultural Goal

- Protect and preserve the Town's productive agricultural resources. Encourage conservation farming practices that minimize pollution of our surface water and contamination of our soil.
- Protect and preserve the Town's productive forest resources. Encourage woodland practices that stimulate quality woodlands sustainable for the future.

Natural Resources Goal

- Preserve Spring Green's natural resources of woodlands, prime agricultural lands and surface waters with the environmental and economic impacts of land use to provide for a long-lasting, high quality natural setting. Preserve and protect the quality of the Town's lakes, rivers, and streams, and provide for adequate green space near water resources. Work with local landowners, Sauk County Land & Water Conservation Department, Wisconsin Department of Natural Resources, and other partners to minimize run-off, erosion and contamination in Spring Green, and to minimize the impact of development on shore land.

Open Space Goal

- Preserve the distinctive rural character of Spring Green as embodied in open space uses, such as farmland, forests, lakes, river, natural resource areas, and scenic, historic, and cultural resources.

Agricultural Resources Objectives

- Encourage the maintenance and growth of the family farm.
- Continue the Resource Conservancy District—35 on lands with the greatest long-term commitment to agricultural, based on soils, ownership patterns, investment, and other appropriate criteria.
- Discourage residential subdivision and other commercial or industrial use within the Resource Conservancy District—35.
- Discourage other land uses and activities with the Resource Conservancy District—35 which conflict with agricultural use or adversely affect long-term agricultural investment.
- Encourage continued agricultural land use by allowing opportunities for appropriate cottage industries.
- Promote involvement in programs that require sound resource management practices and provide economic or tax incentives to farmers and landowners (Farmland Preservation, Managed Forest, CRP, etc.).
- Encourage improved treatment of animal wastes from high-density animal confinement operations and maintain contact with the agencies that regulate them to insure safe management practices.

Natural Resources Objectives

- Encourage the management and protection of woodlands and wildlife for their economic, ecological, and environmental importance in the present and future.
- Encourage environmentally appropriate land uses that protect all the resources of the Town.
- Encourage the acquisition and maintenance of public land which result in protection of green space, wildlife habitat, and increased outdoor recreational activities.
- Encourage environmentally appropriate land uses in the flood plain, shoreland, wetland, and steep slope areas of the Town.
- Cooperate with the Lower Wisconsin Riverway Commission.
- Protect and upgrade the quality of surface and ground water.

- Continue the Resource Conservancy District-35 on lands with the greatest long-term commitment to woodland and wildlife corridors based on location, ownership patterns, and other appropriate criteria.
- Consider additional quarry activities in the Town based on the regulations of the County and State, including the preparation of reclamation plans.

Cultural Resources Objectives

- Encourage preservation of historic and scenic sites.

RECOMMENDATIONS/POLICIES—Town of Spring Green

Agricultural, Natural and Cultural Resources Recommendations

In order to affect future positive outcomes for conservation and protection of the community's natural resource base, this critical resource issue must be linked to the planning goals, objectives, and programs identified in this element of the Comprehensive Plan. The plan proposes that the Town consider the following actions for developing this element of the Comprehensive Plan and for addressing Smart Growth planning goals related to conserving and promoting the effective management of natural resources and the protection of natural areas, including wetlands, wildlife habitats, woodlands, open spaces, and groundwater resources.

- Require implementation of Best Management Practices in agricultural, urban, and commercial land use activities, particularly the use of well-designed buffers on highly erodible soils. Best Management Practices (BMPs) are measures used to control the adverse stormwater-related effects of development. BMPs include structural devices which temporarily store or treat urban stormwater runoff to remove pollutants, reduce flooding, and protect aquatic habitats. BMPs also include non-structural approaches, such as public education efforts to prevent the dumping of household chemicals into storm drains.
- Consider creating ordinances and other incentives to ensure that conservation development planning and design can be implemented, which includes alternative stormwater management practices, preservation and restoration of native landscape, and inclusion of open space components in developments.
- Educate and inform private landowners and developers of these alternative development strategies and how they can protect the area's valuable land and water resources.
- Provide support and incentives for private landowners who wish to protect their land, using conservation easements and other land protection tools.
- Identify and protect critical resources in the Town.
- Consider mapping archeological, historic, and scenic sites and easements in the Town.
- Evaluate any request for a mineral extraction site in terms of impacts on the scenic natural beauty, natural resources, road conditions and proximity to planned or existing residences. This policy would work in conjunction with the requirements set by Sauk County and the State of Wisconsin.
- Develop a legal document that allows the Town to establish financial reimbursement for damages to the Town infrastructure due to activities that exceed normal use.

Natural Resources Policies

The Town of Spring Green differentiates between non-metallic mining that levels the land from extraction activities. Land leveling extracts a portion of material to level the land to the elevation of the surrounding land. Extraction activities remove significant portions of material, dramatically altering the landscape and possibly resulting in an open water body.

The following list of conditions shall be considered for any non-metallic mining in the Town. These conditions shall be part of any Special Exception Permit presented to the Sauk County Board of Adjustment.

- Hours of operation – 7:00am to 7:00pm, Monday through Friday and 7:00am to noon Saturday.

- No open water may be created within 10,000 feet of the Tri-County Airport property. (FAA Advisory Circular AC No: 150/5200-33B)
- Improvement and/or repair to a town road used as to primary exit route to accommodate heavy traffic and debris removal.
- Stockpiles shall be located and limited to prevent excessive dust blowing.
- Any application that creates a pond greater than 3 acres in size, either as part of the site operation or the final reclamation plan, shall submit a hydro-geologic study prior to approval. The purpose of this evaluation is to reduce the potential for surface runoff into the open pit to negatively affect pond water quality and, in turn, to negatively affect groundwater quality (for example, if the surface runoff has elevated levels of nitrate or other nutrients). This study shall:
 - be performed and certified by a Professional Hydrologist licensed in the State of Wisconsin.
 - assess the potential for surface runoff to enter the pond.
 - assess the potential for the pond to recharge groundwater with water of worse quality than ambient groundwater.
 - identify the proposed location of monitoring wells.
 - identify potential contaminants that may affect the groundwater.
- Applications shall specify if the operation will include dewatering of the excavation. If so, the applicant shall submit a hydrologic study prior to approval. The study shall:
 - be performed and certified by a Professional Hydrologist licensed in the State of Wisconsin.
 - determine the depth to groundwater and groundwater flow direction.
 - provide a survey of existing wells within one half mile of the site and evaluate potential effects of dewatering on these near-by wells.
 - identify the route and location of discharge to a navigable water body.
- If surface runoff to a proposed pond is a concern, the operation and reclamation plans shall include site grading such that surface runoff to the proposed pond is significantly reduced or eliminated.
- Mineral extraction that is not land leveling and is greater than 10 acres per land ownership parcel shall have a buffer distance of 1,320 feet from any residential structure. The buffer distance may be waived upon release of adjacent property owner(s).

Element 7:

LAND USE

INTRODUCTION

The land use element is a cornerstone of any Comprehensive Plan. For Spring Green, this element should serve as a useful guide for future development-related issues. This guide was created recognizing that there are very few easy land use decisions. Care has been taken in researching public input, land use trends, and policy options to guide development in Spring Green.

Land and how it is used or not used, developed or not developed at this point in time has affects that reach beyond the life of this plan. A guiding proverb for how the Town might consider land use decisions could be “Treat the earth well. It was not given to you by your parents. It was loaned to you by your children.”

EXISTING CONDITIONS

7.1 Existing Land Uses

The largest single land use in the Town is agricultural (46.8%), followed by productive forest (21.3%). In total there are 1,004 acres of residentially developed land, 12,881 acres of agriculturally developed land, and 143 acres of commercially developed land. The mix is indicative of a substantially rural community supported by some urban amenities.

Table 7.1.A
Existing Land Use Inventory
Source: Based on 2002 tax records.

Village of Spring Green

| Existing Land Use: | Acres | Percent of Total |
|--|------------|------------------|
| Residential | 184 | 24.5% |
| Commercial | 40 | 5.3% |
| Manufacturing | 72 | 9.5% |
| Agricultural | 177 | 23.6% |
| Swamp and Wasteland | 8 | 1.0% |
| Productive Forest | 0 | 0 |
| Other (residences and buildings on ag lands) | 4 | 0.5% |
| Exempt Lands: | | |
| Federal | 0 | 0 |
| State | 9 | 1.3% |
| County | 0 | 0% |
| Other (non-profits) | 254 | 33.8% |
| MFL-Forest Crop | 0 | 0% |
| TOTAL | 751 | |

Town of Spring Green

| Existing Land Use: | Acres | Percent of Total |
|--|---------------|------------------|
| Residential | 1,004 | 3.6% |
| Commercial | 143 | 0.5% |
| Manufacturing | 0 | 0 |
| Agricultural | 12,881 | 46.8% |
| Swamp and Wasteland | 2,615 | 9.5% |
| Productive Forest | 5,863 | 21.3% |
| Other (residences and buildings on ag lands) | 192 | 0.6% |
| Exempt Lands: | | |
| Federal | 0 | 0 |
| State | 2,774 | 10.1% |
| County | 866 | 3.1% |
| Other (non-profits) | 116 | 0.4 |
| MFL-Forest Crop | 1,008 | 3.6% |
| TOTAL | 27,465 | |

7.2 Net Residential Density

Table 7.2.A shows the Town's net residential density.

Table 7.2.A
Residential Density • 2000

Source: U.S. Census 2000

Town of Spring Green

| | |
|--|-------|
| Population | 1,585 |
| Housing Units | 620 |
| Total Area in Square Miles | 43 |
| Population Density (people per square mile) | 37 |
| Housing Unit Density (units per square mile) | 14 |

7.3 Nonresidential Intensity

Nonresidential intensity is governed by the Sauk County Zoning Ordinance and the Town/Village Extraterritorial Zoning Ordinance.

Table 7.3.A
Nonresidential Intensity

Source: Sauk County Zoning Ordinance and Town/Village of Spring Green Extraterritorial Zoning Ordinance

Town of Spring Green

| | |
|---|---|
| <i>Sauk County Zoning Classification:</i> | <i>Typical Uses:</i> |
| Commercial | Highway oriented uses; service and retail |
| Industrial | Manufacturing |
| <i>Extraterritorial Classifications:</i> | <i>Typical Uses:</i> |
| B-3, B-8 | Highway commercial |
| B-6 | Wholesale and service |
| AT | Transition district |

LAND USE ANALYSIS

7.4 Land Supply

There are currently 12,000 acres of agricultural, developable land in the Town of Spring Green. This does not imply, however, that owners of this land would be willing to develop the land at this time or in the near future.

7.5 Land Demand

Between 1990 and 2000, the Town grew by 109 dwelling units. This plan assumes a similar rate of residential growth (and demand for developable acreage) as in the nineties. It is further assumed that the need for commercial and industrial land will increase as housing increases.

7.6 Land Prices

Prices for the sale of agricultural land within Sauk County and the State of Wisconsin are assumed to be roughly consistent with sales of agricultural lands in the Town.

Table 7.6.A
State and Regional Agricultural Land Sales • 2000
Source: Wisconsin Agricultural Statistical Services

| | <i>Sauk County</i> | <i>State of Wisconsin</i> |
|--|--------------------|---------------------------|
| Agricultural land continuing in agricultural use | \$2,175/acre | \$2,256/acre |
| Agricultural land diverted to other uses | \$2,363/acre | \$4,553/acre |
| Total of all agricultural land | \$2,134/acre | \$2,821/acre |

7.7 Opportunities for Redevelopment

Being a rural town, there are few opportunities for redevelopment

7.8 Existing/Potential Land Use Conflicts

There is the potential for land use conflicts between the Town and the Village regarding growth and annexation. Currently the Village is surrounded by the Town. The Village and Town have entered into extraterritorial zoning. Other potential land use issues would be controlling unplanned development along the major thoroughfares in the Town (STH 14 and 23).

7.9 Land Use Projections

Table 7.9.A shows projected additional land use needs for the Town over the next 20 years.

**Table 7.9.A
Estimated Future Growth (acreage)**

Town of Spring Green

| | 2005 | 2010 | 2015 | 2020 | 2025 | Total |
|-------------------------|------|------|------|------|------|-------|
| Residential* | | 80 | 80 | 80 | 80 | 320 |
| Commercial/Industrial** | 11 | 11 | 11 | 11 | 11 | 55 |

* Future Residential Growth Acreage was estimated by multiplying the estimated number of residential units (10/year) X current average residential parcel size (1,004 residential acres ÷ 620 residential units = 1.6 acres/residential unit)

** Future commercial growth acreage was estimated by applying the current ratio of Residential/Commercial acreage in the Town to future growth years.

7.10 Residential Dwelling Unit Growth Projections

Table 7.10.A shows residential dwelling unit growth projections for the Town over the next 20 years.

**Table 7.10.A
Residential Dwelling Unit Projections**

Town of Spring Green

| | 2005 | 2010 | 2015 | 2020 | 2025 | Total |
|------------------|------|------|------|------|------|-------|
| Total units | 660 | 710 | 734 | 800 | 862 | 862 |
| Additional units | | +50 | +24 | +66 | +62 | +202 |

7.11 Planned Unit Development (PUD)

The intent of the Planned Unit Development (PUD) program is to provide landowners more flexibility when siting future housing while protecting agricultural and environmentally sensitive areas. This program allows property owners to create lots smaller than that currently allowed by the Resource Conservancy-35 zoning based on the minimum requirements for a PUD specified in the Sauk County Zoning ordinance, Planned Unit Development (PUD) and that the following provisions set by the Town of Spring Green.

Density:

The Town of Spring Green's Density Policy is based on the County's minimum density of 1 residential building lot per 35 acres of ownership under the Resource Conservancy - 35 Zoning District. The Town's Density Policy is used to calculate of how many credits a landowner has. To do this, the landowner must take the total net acres owned and divide this value by 35. For example, a 290 acre farm would have 8.28 credits rounded down to the nearest whole number equals 8 credits (290/35=8.28 or 8 credits).

Buildable lots created using the PUD program shall be no smaller than 2 net acres or no greater than 5 net acres in size. It is intended that the buildable lots created using a PUD be placed on a portion of the property that would minimize the conversion of agricultural lands regardless of soil type, to nonagricultural land uses and would protect environmentally significant and sensitive portions of the property from development per criteria in the Town of Spring Green Comprehensive Plan. In return a conservation easement shall be placed on the remaining balance of the acres to total 35. The easement shall be held in joint by the Town of Spring Green and Sauk County for a minimum of 20 years. The easement shall automatically renew every 10 years if the Town's density policy, as set forth in its Comprehensive Plan, remains the same or becomes increasingly restrictive.

Clustering:

Clustering is allowed, but shall not exceed 3 lots in any one single cluster. It is also intended that this cluster of lots and future homes be placed on a portion of the property that would minimize the conversion of agricultural lands and protect environmentally significant and sensitive portions of the property from development per criteria in the Town of Spring Green Comprehensive Plan. The Town of Spring Green follows the Smart Development standards for “clustering” stated in the Sauk County Comprehensive Plan. The clustering program is a voluntary program, meant to compliment the Town’s existing Resource Conservancy - 35 Zoning designation.

GOALS AND OBJECTIVES—Town of Spring Green

Land Use Vision

In the year 2024, the Town of Spring Green is envisioned as a largely rural community with residential areas carefully placed amid farmlands, riverside, woodlands, and hills. Planned business development districts are able to take advantage of state highway access.

Town government, local citizens and landowners have proactively collaborated to provide leadership and commitment to create a green community—grass, parks, conservancy, woods—that preserves its productive farmland and productive woodlands. Spring Green has kept that small town feel and rural quality of life.

For future reality to approximate this vision, Town officials will need to work with citizens, local farmers, developers, public sector partners, and others to share this vision, create visual tools that express it, and promote the projects that embody it.

Land Use & Development Goals

The following long-term goals for land use and development were established by the Town of Spring Green Plan Commission. In order to implement the Town's vision for the future, officials and citizens of the Town of Spring Green will work to:

- Maintain and improve the community's quality of life.
- Promote the comfort, safety, health, prosperity, aesthetics and general welfare.
- Provide for orderly development.
- Protect the Town's natural resource base.

Overall Land Use Goals

- The Town of Spring Green will promote an overall pattern of development that reflects the vision of the community by maintaining its rural character and agricultural base as well as being visually appealing, safe, and an enjoyable atmosphere.

Land Use Objectives

- Promote an organized development pattern which will minimize conflicting land uses and provide for a controlled rate of development.
- Direct land uses in an orderly and sustainable pattern to allow for efficient and economical public services. This will assure that the full range of services usually associated with a village will not be required of the Town.
- The Town Board shall appoint a standing Plan Commission to review any rezoning petitions or special exemptions to the Comprehensive Plan. The purpose of this review is to check for conformance to the stated objectives and policies of the Comprehensive Plan and report the findings to the Town Board.
- Maintain the continuity of the Resource Conservancy Districts, throughout the Town, in accordance with the stated policies of this plan. Rezoning out of the Resource Conservancy Districts shall not be permitted unless identified as furthering the plan goal and objectives. This plan acknowledges Chapter 22 of the Sauk County Ordinance regarding land division.
- Encourage the development of an effective zoning district appropriate for the Town of Spring Green's platted areas known as the "Pinelands."
- Discourage all unsewered development where it is possible to connect to a public sewerage systems.
- Encourage future residential areas to locate adjacent to areas that may eventually be connected to public sewerage systems and where residences are already located.
- Plan to provide limited public services as required in a rural area.

- Minimize potential conflict between agriculture and residential areas by separating their placement.
- Minimize potential conflict between the airport and residential areas.
- Establishment of a residence on parcels which are lots of record prior to 12/19/95 (the date the Town's first Land Use plan was adopted by the County Board) shall be permitted. Height, side yard, rear yard, and highway setback requirements will apply as in Section 7.09(3) Resource Conservancy District–35. Lots of record which are too small to comply with the setback requirements of the Resource Conservancy Districts shall have the same minimum lot area, width, side yard, and rear yard as required in Section 7.02 Single Family Residence District and would be permitted with a variance from the county.

Planned Unit Development Objectives

- The Town of Spring Green encourages new develop follow Smart Development practices outlined in the Sauk County Comprehensive Plan.
- To provide landowners more flexibility when siting future housing while protecting agricultural and environmentally sensitive areas through the use of the Planned Unit Development program.
- To encourage, but not require that newly formulated lots from the application of the Planned Unit Development be clustered on one area of the original farm, not to exceed 3 lots in any one single cluster.

RECOMMENDATIONS/POLICIES—Town of Spring Green

Land Use Recommendations

- The Town should work with the Prairie Sanitary District, the Village of spring Green to address the following sanitary district issues:
 - To redefine the goals and purposes of the Sanitary District
 - To determine when, why, and how to initiate and pay for sanitary sewer system facility upgrades
 - To determine how properties are selected to receive sanitary sewer service in the future. This action may include establishing standards or criteria to determine the location, type, timing, and cost of sanitary sewer service.
 - To create a consistent approach for all governmental units and related entities to coordinate their land use decision making.
 - To determine if, where, and when lands should be added or removed from the Sanitary District.
- Annually review this plan to evaluate the progress of implementation and consider appropriate amendments based on changes in the Town's conditions.
- Make site specific land use decisions based on the Land Use Plan Map. If a proposed land use does not comply with the Land Use Plan Map or the Comprehensive Plan text, either deny the request or require an application to the Town to amend the Land Use Plan Map or Comprehensive Plan text to reflect the proposed change.
- Educate property owners about land protection methods (e.g. conservation easements, cluster development, best management practices).
- Develop guidelines to minimize night sky illumination by installing shielded downward-angled and proper wattage lighting.
- Require new developments to maintain natural features such as creeks, wetlands, woodlands, and shorelands as visual amenities.

Element 8: INTERGOVERNMENTAL COOPERATION

INTRODUCTION

Successful implementation of the recommendations of a comprehensive plan involves a complex set of intergovernmental factors. The Town cannot achieve a common vision on its own. First, the vision extends beyond its existing boundaries into areas for which other units of government also have visions, and usually more authority. Second, even within its boundaries, other units of government have substantial influence (e.g., county, schools, state highways, etc.). Often coordination with other units of government is the only way, or the most effective way, to solve a problem or achieve an objective.

This is a good point at which to mention one overall recommendation which is central to the successful implementation of the plan: to promote good communication between all governments covered by the plan. A great deal can be accomplished if the leaders can communicate openly and negotiate issues in good faith.

Genuine effective planning must enable local officials and citizens to estimate and measure the cumulative impacts of large and small developments and the effect of the community's development on its neighbors and region.

EXISTING CONDITIONS

This element contains an overview of the Town's intergovernmental relationships. It also identifies known existing or potential conflicts between the Town and this comprehensive plan and the plans of adjacent villages, Sauk County, the school district, and the state of Wisconsin.

Town of Spring Green's Intergovernmental Relationships

The Town of Spring Green is located in Sauk County. The Town surrounds the Village of Spring Green.

Sauk County

The Town of Spring Green is located on the western edge of Sauk County, and is included in many county plans. The county has also received a comprehensive planning grant from the State of Wisconsin's Department of Administration to commence work on a Sauk County Comprehensive Plan in conjunction with several communities. This plan is partially funded by that grant. The Town generally enjoys a cooperative relationship with the county.

The Town will submit this plan to the county for review and inclusion into its Comprehensive Plan when it is completed, and provide feedback on the County's Comprehensive Plan when it is circulated for review.

Surrounding Municipalities

The Town of Spring Green shares borders with the Towns of: Franklin, Bear Creek, and Plain (Sauk County); Wyoming (Iowa County); Buena Vista (Richland County); and the Village of Lone Rock.

The Town and Village of Spring Green have entered into an extraterritorial zoning agreement for an area less than the maximum 1.5 miles allowed by statute.

Spring Green School District

School enrollment is generally steady or slowly declining. No future expansion plans are considered at this time and each school has capacity to accommodate additional students.

Existing or Potential Conflicts

The largest potential conflict between the Town and the Village is over growth and annexation issues. There are no formal boundary agreements between or among the jurisdictions

GOALS AND OBJECTIVES—Town of Spring Green

Intergovernmental Cooperation Goals

- Encourage the coordination and cooperation among the Town, Village, Sauk County, the school district, and the state to ensure continuity and consistency in current and future planning efforts.
- Communicate with the Town's neighbors to explore and establish shared interests and goals for land use, conservation, and development. Collaborate with partners to develop and adopt effective land use controls and tools to control and direct future developments.

Intergovernmental Cooperation Objectives

- Continue to keep communication open with these governments.
- Explore the potential for intergovernmental boundary agreements with the Village.
- Maintain contact with public agencies and private groups, owning large parcels of recreational land, to ensure that the use of their land conforms to the goals, objectives, and policies of this plan.

RECOMMENDATIONS/POLICIES—Town of Spring Green

Intergovernmental Cooperation Policies

- Coordinate “trans-jurisdictional” issues such as land use, zoning, transportation, open space, sanitary sewer service, and stormwater.
- Attempt to coordinate the comprehensive plan with the county’s development plan to ensure an organized approach to the development of lands in the planning area.

Intergovernmental Cooperation Recommendations

- Continue to work with Sauk County, Village of Spring Green and other municipalities to identify joint services and facilities where consolidating, coordinating, or sharing services or facilities will result in better services and/or cost savings.
- Work with Sauk County and the Village of Spring Green on implementation of land use plans that will improve the quality of life for Town of Spring Green residents.
- When possible, enter into intergovernmental agreements with neighboring municipalities and Sauk County to foster implementation of this Comprehensive Plan.
- Work with Sauk County and the Village of Spring Green to ensure that their Smart Growth Comprehensive Plans are compatible with this Comprehensive Plan.
- Maintain open relationships with neighboring jurisdictions to build trust among staff and elected and appointed officials, to share information, to cooperate on issues of mutual interest or concern, and to identify and resolve potential conflicts at an early stage.
- Continue to work with neighboring jurisdictions to ensure consistency of policies and actions; to provide increased predictability in governmental actions; and most importantly, to provide high quality, cost effective service to citizens.

IMPLEMENTATION

INTRODUCTION

The effort expressed in the previous elements is the preparation of the comprehensive plan. The plan is the instrument which the Town will utilize to plan for and guide the growth and development of the Town over the next twenty years.

The comprehensive plan is considered to be a flexible guide to decision making rather than an inflexible blueprint for development. Amendments should be made only after a realistic evaluation of existing conditions and the potential impact of such a change is made. Amendments should not be made merely to accommodate the daily pressures of planning and/or government. It is important to recognize that planning is a process that should occur on a continuing basis if the community is to take advantage of new opportunities as conditions change.

This comprehensive plan presents many proposals for community which are considered reasonable, feasible, and extremely important to the welfare of the entire community. However, the value of the comprehensive plan will be measured in terms of the degree of success which the community achieves in accomplishing these proposals. The effectiveness of the comprehensive plan will be directly related to the ongoing recognition of the plan proposals by the Town Board and by appointed boards and commissions. Their future decisions in taking administrative action, particularly those involving applications of provisions in the County Zoning Ordinance, extraterritorial zoning, and the Prairie Sanitary District, will determine the degree of success the community achieves in accomplishing the goals set forth in the plan.

The Plan Commission plays a very critical role in the planning process and must be ever alert to the opportunities and needs of the community; bringing such needs to the attention of the elected bodies or other entities within the community having direct responsibility for public improvements. The appraisal of local needs and the continuing application of the planning principals set forth herein will assure maximum benefits from the plan and will result in orderly and economical achievement of the goals which have been established in preparation of this plan.

Implementation depends upon both private and public action. Public action includes administration of the zoning ordinance and subdivision regulations, long range financial programming, and the review by the Plan Commission of proposals affecting the physical development of the community. The Plan Commission has a continuing responsibility to see that the plan is kept alive, as well as adjusted to conform with changing conditions. It must be realized that a change in one phase of the plan will, in most probability, affect all parts of the plan; and therefore, thoughtful consideration should be given to all implications before making a decision.

Elected and appointive boards and commissions will have the plan to guide them in decision making. Close cooperation between the Town and Village is essential to proper administration and effectuation of the plan. Coordination with other governmental jurisdictions (i.e., County) and agencies is equally important to realization of planning goals.

The greatest number of decisions affecting development are made by citizens through private actions. Thus, it is essential that the public understand and support the plan. Through involvement of citizens in the development of the plan's goals and objectives, as well as additional input at various other stages of the planning process, it is the express intent of the plan to reflect the views of the community.

THE PLANNING PROCESS

Wisconsin's Comprehensive Planning Law (Wisconsin Statutes Sec. 66.0295) requires comprehensive plans to address plan implementation. This element includes a compilation of programs and specific actions to be completed in a stated sequence, including proposed changes to Town ordinances, maps, regulations and codes. It also describes how each of the elements of the plan will be integrated and made consistent with the other elements of the plan, and will include a mechanism to measure the Town's progress toward achieving all aspects of the plan. Finally, this element provides a process for updating the plan no less than once every 10 years.

Development Control Ordinances

One of the most important tools of plan implementation is the authority to control development of private land. The Town has County zoning and subdivision ordinances, and extraterritorial zoning.

Consistency Among Plan Elements

Section 66.1001(2)(i) of the Wisconsin Statutes requires that this element include a discussion of how the elements will be made consistent with the other elements of the Comprehensive Plan.

All elements of this comprehensive plan were prepared simultaneously by Town Board and Plan Commission, residents, and consultants. All elements are designed to collectively achieve the Town's vision, which is to continue to maintain the Town's identity as a small, attractive, rural community. Over the next 20 years, the Town will enhance its character and sense of place, which is defined by its unique natural areas and corridors. There are no known inconsistencies between the different elements of chapters in this Plan.

Plan Adoption, Monitoring, Amendments and Update

Plan Adoption

The first official action toward plan implementation is adoption of the plan document by the Town Plan Commission. After the Plan Commission adopts the Plan by resolution, the Town Board must adopt the plan by ordinance. This action formalizes the plan document as the current basic frame of reference for general development decisions over the next 20 years. The plan, thereby, becomes a tool for communicating the community's land use policy and for coordinating various individual decisions into a consistent set of actions to harmoniously shape the area's continued growth in the desired manner.

Plan Use and Evaluation

The Town of Spring Green will base all of its land use decisions against this Plan's goals, objectives, policies, and recommendations, including decisions on private development proposals, public investments, regulations, incentives, and other actions.

Although Spring Green is a stable community with relatively moderate growth and development expected over the life of this Plan, future conditions cannot always be accurately predicted. Accordingly, such variables as community character and transportation safety and mobility should be periodically compared against the Plan's assumptions and recommendations.

This Plan should be evaluated every two to three years to determine the Town's progress toward implementing the Plan and identifying areas that need to be updated. A joint meeting of the Town Board and Plan Commission should be conducted every two to three years to perform the evaluation. The evaluation should consist of reviewing actions taken to implement the plan, including their successes, failures, and costs. It should also include an updated timetable of actions not yet taken and their projected costs.

Plan Amendments

This Comprehensive Plan may be amended at any time by the Town Board following the procedures set forth in Wisconsin Statutes § 66.0295(4). Amendments are generally defined as minor changes to the plan maps or text. Amendments may be needed for a variety of reasons including:

- Changes in Town goals, objectives, policies and recommendations
- Unique opportunities presented by private development proposals
- Changes in Town programs and services
- Changes in state or federal laws

Any proposed amendments should be submitted to the Plan Commission for their review and recommendations prior to being considered by the Town Board for final action.

Plan Update

Wisconsin's Comprehensive Planning Law requires that the comprehensive plan be updated at least once every 10 years. An update is different than an amendment because the update is often a substantial rewrite of the plan document and maps. In addition, on January 1, 2010, "any program or action that affects land use" must be consistent with locally-adopted comprehensive plans, including zoning and land division ordinances. The Town should continue to monitor any changes to the language or interpretations of the State Law over the next several years.

Town of Spring Green Action Plan • 2005-2009

| WHAT | WHO | WHEN |
|--|--|-------------|
| Implement Comprehensive Plan | Town Board/Plan Commission | ongoing |
| Continue active involvement in extraterritorial zoning committee | Town Board | ongoing |
| Work through the extraterritorial zoning committee to discuss design review guidelines for the Rt. 14 corridor | Town Board/Plan Commission | 2005-2006 |
| Work with Sauk County Planning and Development to draft conservation/ cluster subdivision regulations and rural residential district | Town Board/Plan Commission | 2005 |
| Review opportunities offered by the Prairie Sanitary District to further implement sound land use planning | Town Board/Plan Commission/ Prairie Sanitary District | 2005-2007 |
| Consider the creation of a Town Land Division Ordinance | Town Board/Plan Commission | 2006-2008 |