

Comprehensive Plan

TOWN OF SPRING GREEN

November 3, 2022

COMPREHENSIVE PLAN

Town of Spring Green

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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 area, 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 the Spring Green area.

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 the Spring Green area, 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 area. When costs associated with travel time to the metropolitan area offset the price of housing, the Spring Green area 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 the Spring Green areas future development. The exact time when growth occurs is not the key issue. The key issue is the acknowledgement that 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 the Town of 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 Town of Spring Green's Comprehensive Plan was first approved by the Town Board in 2005. This plan was initially developed by the citizens of the town with assistance from Rudd & Associates / Stockham Consulting.

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 2045, 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.

Plan Update

A comprehensive plan is a living document that needs to adapt with changes and needs of the community. Since the Town of Spring Green's Comprehensive Plan was adopted in 2005 several additions and updates were made to the plan. These updates allowed the town to take advantage of new programs and provide greater clarification on issues significant to the town. With these updates the town worked closely with Sauk County.

Starting in 2018, the Town of Spring Green Plan Commission undertook a detailed review of the Goals and Objectives of the plan. This review was done in public meetings that continued until early 2021. The review evaluated the relevance of the goals and objectives after some 15 years. It revised and added others that reflected the changing needs of the Town of Spring Green. This led to a comprehensive update of the plan in late 2021 and 2022 that was mandated by state statute. The town worked closely with Sauk County that provided significant assistance in updating Census statistics and review.

Element 1: CONCERNS 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.

The Town of 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 2041 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, the Town of Spring Green will continue to evaluate regulatory tools and guidelines that preserve open space, minimize adverse natural resource impacts, while allowing for orderly growth. 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 the Town of 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.

CONCERNS 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 and abundant natural resources
- Proximity to Madison, Dubuque, La Crosse
- Good vehicular transportation system
- Rail access for future light industry
- School system with very high post-secondary readiness
- Affordable real estate
- Local full-service family medical clinics
- Cultural amenities
- Tourism center and active community event organizers
- Sound agricultural economy
- Low crime
- Consolidated fire district with fire house (03/3Y ISO classification) with EMT services
- Town is represented by two (2) county board members

Weaknesses

- One dominant employer (Cardinal Glass Industries, Inc.)
- Limited public transportation
- Stagnant population growth and diminishing school enrollment
- Significant proportion of economically disadvantaged students
- Significant distance from County seat (Baraboo)

- Some cellular telephone access issues
- Two (2) 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.
- Ground water quality in some areas of the Town

EXISTING CONDITIONS

1.1 Population Trends and Projections

Population Growth Trends 1980–2020

The Spring Green area has experienced steady population growth between 1980 and the 2020, according to the U.S. Census and the Wisconsin Department of Administration, Demographic Services annual estimates. The combined Village and Town populations grew approximately 30 percent during this 40-year period. The greatest rate of growth in the Spring Green area has occurred in Town of Spring Green, which increased 36.5 percent over the past 40 years, while the Village grew 23.8 percent.

Between 2000 and 2020, the Wisconsin Department of Administration showed that the Town population increased by approximately 489 persons while the Village population grew by 301 persons. 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. Overall, both communities show steady growth over time but at a slower rate than the County.

Table 1.1A
Population Growth 1980-2020

Sources: U.S. Census American Community Survey, 2019

	1980	1990	2000	2010	2020	Percent Change	Average Decennial
	Census	Census	Census	Census	Census	1980-2020	Percent Change
Town of Spring Green	1,339	1,329	1,585	1,683	1,828	36.5%	8%
Village of Spring Green	1,265	1,283	1,444	1,628	1,566	23.8%	6%
Spring Green Area	2,604	2,612	3,029	3,311	3,394	30.3%	7%
Sauk County	43,469	55,225	58,121	61,976	65,763	51.3%	11%
Wisconsin	4,705,642	4,891,769	5,363,704	5,686,986	5,893,718	25.2%	6%

Population Projections

The Wisconsin Department of Administration publishes projections of municipal population growth in 10-year increments through the year 2020. Table 1.1.B extends the projections through year 2040, based on the average annual rates of growth projected by WDOA.

Table 1.1B indicates that recent growth trends are likely to continue with the population of the Spring Green area increasing approximately 7 percent by the year 2040. 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 suggests that there may be more Village growth in the near future than has been projected by WDOA.

**Table 1.1B
Population Projections 2020-2040**

Sources: U.S. Census, 2020 and Wisconsin Department of Administration Population Projections, 2013

	2010	2020		2030	2040	Percent Change
	Census	Census	Projection	Projection	Projection	2010-2040
Town of Spring Green	1,697	1,828	1,855	2,035	2,075	22.3%
Village of Spring Green	1,628	1,566	1,790	1,990	2,045	25.6%
Spring Green Area	3,325	3,394	3,645	4,025	4,120	23.9%
Sauk County	61,976	65,763	68,075	75,660	77,815	25.6%
Wisconsin	5,686,986	5,893,718	6,005,080	6,375,910	6,491,635	14.1%

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 779 households in the Town and 685 households in the Village. Approximately 26.6 percent of the households in the Village are families with children under 18 years of age. By comparison 21.2 percent of the households in Town are families with children under 18. Comparatively, the Town and Village have a similar percentage of household members 65 years of age or older.

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

Table 1.2A
Household Type

Source: U.S. Census, 2020

	Total Households	% Family Households with Children Under 18	% Households 65 Years and Older	% Households Living Alone
Town of Spring Green	779	21.2%	47.0%	27.9%
Village of Spring Green	685	26.6%	46.0%	31.5%
Sauk County	26,222	29.3%	41.2%	28.4%
State of Wisconsin	2,386,623	26.9%	40.7%	30.5%

Household Size

The average household in size in the Village is slightly lower than the average household size in the Town.

Table 1.2B
Household Size

Source: U.S. Census, 2020

	Average Household Size	Average Family Size
Town of Spring Green	2.23	2.68
Village of Spring Green	2.33	2.97
Sauk County	2.41	2.95
State of Wisconsin	2.38	2.99

Household Tenure

Approximately 87 percent of the housing units in the Town are owner-occupied. In the Village, approximately 72.7 percent of the housing units are owner-occupied and 25.8 percent rental.

Table 1.2C
Housing Tenure

Source: U.S. Census, 2020

	Occupied Housing Units	% Owner-Occupied Households	% Renter-Occupied Households
Town of Spring Green	775	87.0%	13.0%
Village of Spring Green	655	72.7%	27.3%
Sauk County	27,094	68.9%	31.1%
State of Wisconsin	2,428,361	67.2%	32.8%

Vacant and Seasonal Housing

There are 33 units of seasonal housing in the Town and 28 units in the Village. At the time of the U.S. Census there were 83 vacant housing units in the Town and 58 in the Village.

Table 1.2D
Vacant and Seasonal Housing

Source: U.S. Census American Community Survey, 2020

	Total Housing Units	Vacant Housing Units	Seasonal Housing Units
Village of Spring Green	713	58	28
Town of Spring Green	858	83	33
Sauk County	30,784	3,690	2,364
State of Wisconsin	2,727,726	299,365	191,920

1.3 Age and Gender Distribution

The Town of Spring Green has a relatively older population with the number of persons 62 and older and the median age of 49.4 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 49.4 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 1.3A
Age Distribution 2020

Source: U.S. Census, 2020

	% Population Under 18	% Population 18 through 61	% Population 62 and Over	Median Age
Town of Spring Green	17.8%	56.5%	25.7%	49.4
Village of Spring Green	21.9%	48.3%	29.8%	45
Sauk County	22.9%	54.7%	22.4%	41.1
State of Wisconsin	21.7%	56.6%	21.7%	39.9

Table 1.3B
Gender Distribution 2020

Source: U.S. Census, 2020

	% Population Male	% Population Female
Town of Spring Green	52.1%	47.9%
Village of Spring Green	49.5%	50.5%
Sauk County	49.9%	50.1%
State of Wisconsin	49.7%	50.3%

1.4 Race and Ethnicity

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

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

Table 1.4A
Race

Source: U.S. Census, 2020

	% Population White or Caucasian	% Population African American	% Population Native American	% Population Two Races of Other
Town of Spring Green	94.7%	0.3%	0.5%	3.0%
Village of Spring Green	94.3%	0.6%	0.0%	4%
Sauk County	89.1%	0.9%	1.3%	5%
State of Wisconsin	80.4%	6.4%	1.0%	6%

Table 1.4B
Hispanic or Latino

Source: U.S. Census, 2020

	% Population Hispanic or Latino	% Population Non-Hispanic or Latino
Town of Spring Green	3.0%	97.0%
Village of Spring Green	1.5%	98.5%
Sauk County	6.2%	93.8%
State of Wisconsin	7.6%	92.4%

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 95.8 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 1.5A
Highest Level of Educational Attainment

Source: U.S. Census, 2020

	Non-High School Graduate	High School Graduate	Some College or 2-Year Graduate	4-Year College Graduate	Graduate or Professional Degree
Town of Spring Green	5.1%	32.2%	35.3%	18.3%	9.1%
Village of Spring Green	5.3%	25.7%	33.1%	23.4%	12.5%
Sauk County	9.0%	33.9%	33.0%	16.7%	7.4%
State of Wisconsin	7.2%	30.5%	30.9%	20.7%	10.7%

1.6 Income Levels and Poverty Status

Average Per Capita and Median Household Incomes

The median household income reported in the 2020 census in the Town and Village respectively were \$60,875 and \$67,426, which is slightly higher median household income than either Sauk County or the State of Wisconsin as a whole.

Year 2020 per capita income reported in the 2000 Census for the Town and Village was \$73,520 and \$82,627.

Table 1.6A
Income Levels

Source: U.S. Census American Community Survey, 2020

	Average Per Capita Income (2019)	Median Household Income (2019)
Town of Spring Green	\$ 73,520	\$ 60,875
Village of Spring Green	\$ 82,627	\$ 67,426
Sauk County	\$ 74,615	\$ 59,943
State of Wisconsin	\$ 82,899	\$ 64,168

Poverty Levels

Poverty levels in the Spring Green area are relatively low. Between 6 and 9 percent of the individuals in the area have incomes at poverty levels and slightly over 6 and 8 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 1.6B
Poverty Status

Source: U.S. Census American Community Survey, 2019

	% Individuals with Poverty Status	% Families with Children with Poverty Status	% Individuals 65 Years and Over with Poverty Status
Town of Spring Green	8.8%	8.3%	5.4%
Village of Spring Green	6.4%	6.6%	4.4%
Sauk County	9.9%	14.9%	6.1%
State of Wisconsin	10.4%	13.1%	7.4%

1.7 Employment Status

The Spring Green area has a potential total labor force of approximately 1,881 persons. Unemployment in the area has typically ranged from 0.7 – 2.0 percent. Unemployment rates in the Spring Green area have tended to be closely mirror statewide averages.

Approximately 78.5 percent of the labor force are salaried employees in the private sector; 13.1 percent are public sector employees and 7.6 percent are self-employed.

Approximately 5.5 percent of the Town 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 30.5 percent of the labor force in the Village and 26.8 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, arts and entertainment.

Table 1.7A
Employment Status

Source: U.S. Census American Community Survey, 2019

	Town of Spring Green	Village of Spring Green	Spring Green Area	Sauk County	Wisconsin
Total Labor Force	1011	870	1881	35,026	3,096,518
Employed	982	861	1843	34,197	2,983,277
Unemployed	29	9	38	809	109,854
% Unemployment	2.0%	0.7%	2.0%	2.3%	3.5%
Persons Over 16 Not in Labor Force	472	510	982	16,316	1,586,015

Table 1.7B
Classification of Worker

Source: U.S. Census American Community Survey, 2019

	Town of Spring Green	Village of Spring Green	Spring Green Area
Total Employed Civilian Population	982	861	1843
Private wage and salary workers	81.5%	75.1%	78.5%
Private Non-profit	3.5%	11.6%	7.3%
Government Workers	10.5%	16.1%	13.1%
Self-Employed in own incorporated Businesses	6.9%	8.4%	7.6%
Unpaid Family Workers	1.1%	0.3%	1.0%

Table 1.7C
Occupation of Workers

Source: U.S. Census American Community Survey, 2019

	Town of Spring Green	Village of Spring Green
Management, Professional and Related Occupations	36.9%	42.0%
Service Occupations	17.7%	20.2%
Sales and Office Occupations	16.5%	18.8%
Construction, Extraction and Maintenance Occupations	8.5%	9.6%
Production, Transportation and Material Moving Occupations	18.3%	20.9%
Farming, Fishing and Forestry	2.1%	2.4%

Table 1.7D
Industry of Workers

Source: U.S. Census American Community Survey, 2019

	Town of Spring Green	Village of Spring Green
Agriculture, Forestry, Fishing and Hunting	5.5%	1.4%
Construction	9.4%	7.4%
Manufacturing	19.9%	13.1%
Wholesale Trade	2.6%	1.6%
Retail Trade	9.7%	12.3%
Transportation and Warehousing	4.5%	3.4%
Information	1.0%	3.9%
Finance, Insurance Real Estate	6.8%	1.7%
Professional, Management, Administration	8.4%	8.2%
Education, Health and Social Services	17.5%	27.3%
Arts, Entertainment, Recreation, Accommodation and Food Services	9.9%	13.2%
Other Services	3.6%	2.7%
Public Administration	1.3%	3.6%

Reference Maps:

- 1-1 Regional Context
- 1-2 Aerial Imagery
- 1-3 Parcel Boundaries

Element 2: HOUSING

INTRODUCTION

With ever-thinning ties to offices, 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 Census data. With the Covid-19 pandemic people's choices on where to live in comparison to their work has become even more pronounced. The pandemic has demonstrated that with a reliable Internet connection many can choose to live wherever they want and tele-commute to work.

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 the Town 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. With regards to housing the 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, electricity, natural gas, schools, streets, broadband Internet, 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 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 Town and Village is predominantly single-family detached housing. Approximately 73.9 percent of the housing units in the Village are single-family detached homes and 80.5 percent of the housing units in the Town are single-family detached units. According to the 2020 Census, there were 107 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 Town and Village is in generally good condition.

The housing in the Town 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 1980.

The housing stock in the Village tends to be of diverse age, reflecting the steady growth pattern over many decades. Approximately 208 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.

Since the 2000 census, 146 new housing units have been permitted in the Town and 83 new units have been permitted in the Village. The average rates of new housing unit construction in the Town and Village have been 7.3 and 4.2 and units per year, respectively.

Table 2.1A
Housing Type and Units in Structure

Source: U.S. Census American Community Survey, 2019

	Town of Spring Green	Village of Spring Green
Total Housing Units	779	685
Single-Family Detached	627	506
Single-Family Attached	2	3
2-Unit Multifamily	33	49
3 to 4-Unit Multi-family	6	23
More than 4 Units	4	93
Manufactured Home, RV or Van	107	11

Table 2.1B
Year of Construction

Source: U.S. Census American Community Survey, 2019

	Town of Spring Green	Village of Spring Green
2014 or later	7	14
2010 to 2013	14	3
2000 to 2009	125	66
1980 to 1999	324	182
1960 to 1979	243	120
1940 to 1959	22	92
1939 or Earlier	44	208

Table 2.1.C
Building Permits Since January 2000

Source: Village Building Inspectors and Sauk County Planning & Zoning

	Town of Spring Green	Village of Spring Green**	Sauk County
Detached Single Family	140	242	2667
Multifamily / Duplex (units)	0	4	20
Shed/Accessory Structure	121	107	868
Agricultural Structure*	10	0	130
Total Units Permitted	271	353	3685

*Agricultural structures were not differentiated from other accessory structures in record keeping systems until 2011.

** Village of Spring Green records go back to 2010.

2.2 Housing Costs

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

In the 2021 annual total the South Central Wisconsin Multiple Listing Service reported that the average sales prices for existing single family homes in the Sauk County market was \$270,058 and the median price was \$242,250. By comparison, the average sales prices for existing homes in the Dane County market was \$387,092 and the median price was \$350,000.

In the 2000 Census, the median monthly rent for rental housing was \$832 in the Village and \$850 in the Town.

Table 2.2A
MLS Annual Residential Listings 2020

Source: South Central Wisconsin Multiple Listing Service, 2021

	Sauk County	Dane County
Average Sales Price	\$ 270,058	\$ 387,092
Median Sales	\$ 242,250	\$ 350,000

Table 2.2B
Value of Owner-Occupied Housing

Source: U.S. Census American Community Survey, 2020

	Town of Spring Green	Village of Spring Green	Sauk County
Less than \$50,000	108	23	95
\$50,000 to \$99,999	46	36	55
\$100,000 to \$149,999	90	105	81
\$150,000 to \$199,999	80	140	98
\$200,000 to \$299,999	204	151	173
\$300,000 to \$499,000	120	40	137
\$500,000 to \$999,999	25	0	18
\$1,000,000	5	3	6
Median Value	\$ 207,200	\$ 171,700	\$ 201,400

Table 2.2C
Gross Monthly Rents

Source: U.S. Census American Community Survey, 2020

	Town of Spring Green	Village of Spring Green	Sauk County
No rent paid	29	16	25
Less than \$500	10	44	3
\$500 to \$999	39	102	53
\$1000 to \$1,499	21	22	15
\$1,500 to \$1,999	2	3	3
\$2,000 to \$2,499	0	0	0
\$2,500 to \$2,999	0	0	0
\$3,000 or more	0	0	0
Median Value	\$ 850	\$ 832	\$ 829

2.3 Assisted Housing

Sauk County Housing Authority – Check with Dept.

Sauk County Housing Authority owns 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.

River Valley

Program: Rural Development (Must be 62 yrs or older or disabled to qualify)

Rental Rate: 30% of income, not exceeding \$741

1-bedroom units: 8

2- bedroom units: 2

River Valley

Program: Rural Development (Must be 62 yrs or older or disabled to qualify)

Rental Rate: 30% of income, not exceeding \$741

1-bedroom units: 6

2- bedroom units: 2

Scattered Site Houses

Program: Public Housing

Rental Rate: 30% of income, not exceeding \$885

3-bedroom houses: 1

4- bedroom houses: 3

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.

Low-Income Housing Tax Credit (LIHTC)

Over the past decade, Low-Income Housing Tax Credit (LIHTC) has been one of the most successful programs for providing assisted housing. Although there are over 407 units of low-income housing financed through the LIHTC program in Sauk County, there are no units in the Spring Green area.

2.4 PROGRAMS

WHEDA First Mortgage and Down Payment Assistance Programs

“Wisconsin Housing and Economic Development Authority (WHEDA) has been the State of Wisconsin’s trusted partner for affordable homeownership for more than 50 years. WHEDA is mission-based and our mission is simple: to stimulate the state’s economy and improve the quality of life for Wisconsin residents by providing affordable housing and business financing products.

WHEDA has helped more than 137,600 Wisconsin renters, first-time home buyers, non-first-time home buyers, eligible veterans and more achieve their dream of homeownership and finance their principal residence with a WHEDA loan. Why did they choose WHEDA? Because WHEDA offers unique financing options that get buyers into a home sooner, with a mortgage they can afford long-term. Through our statewide network of approved lenders, we offer:

- Two first mortgage programs - Advantage Conventional and Advantage FHA
- Two Down Payment Assistance programs - Easy Close and Capital Access
- WHEDA Rehabilitation Mortgage Programs - This is meant to give you a cursory idea about WHEDA’s program to assist you with renovating your current home or making a new home “move-in ready””

WHEDA Refi Advantage Loan Program

The WHEDA Refi Advantage is an exclusive mortgage refinance product designed specifically to make home ownership more affordable for borrowers who currently have a WHEDA loan. The Refi Advantage will allow eligible homeowners to refinance their mortgage with as little as 3% equity in their home.

As with most refinance programs on the market, the Refi Advantage will only be accessible to homeowners who are current with mortgage payments, have a good standing mortgage payment history and have a strong overall credit profile.

Division of Energy, Housing, and Community Resources (DEHCR)

HOME Homebuyer and Rehabilitation Program (HHR)

The Division of Energy, Housing and Community Resources (DEHCR) has identified homeownership and the conservation of quality owner-occupied housing as top priorities for allocating federal and state housing resources. A program was established to provide essential home purchase assistance and necessary home rehabilitation, and other vital improvements for dwelling units occupied by low- and moderate-income households. The source of funds is the U.S. Department of Housing and Urban Development (HUD) HOME Investment Partnerships Program (HOME). The Wisconsin Department of Administration, DEHCR awards these funds to local units of government and local housing organizations through a biennial funding cycle.

Housing Cost Reduction Initiative Program (HCRI)

The Housing Cost Reduction Initiative (HCRI) was created in 1989, by the Governor and the Wisconsin Legislature. The State set aside these funds to provide housing assistance to low- and moderate-income

(LMI) households seeking to own decent, safe, affordable housing. The Wisconsin Department of Administration, Division of Energy, Housing and Community Resources (DEHCR) awards these funds to eligible applicants through a biennial funding cycle.

GOALS AND OBJECTIVES—Town of Spring Green

Housing Goals

- Guide future residential development to those areas best suited for development, where infrastructure is presently located, or can be economically provided.
- Mitigate incompatible zoning with appropriate buffers and transitional zoning.
- Plan for aesthetically attractive, low nuisance neighborhoods.
- Plan for orderly development, which preserves value and improves quality of life, while preserving rural character of the Town.

Housing Objectives

- Guide residential development to areas identified as residential or future residential.
- Direct multi-family development to the Village or extraterritorial area where conflict with agricultural uses are less likely and where transitional zoning is appropriate.
- Discourage incompatible zoning, especially with existing and future residential areas.

RECOMMENDATIONS/POLICIES—Town of Spring Green

Housing Recommendations

- Create review standards and implementation mechanisms for zoning compatibility of new development, including in the Extraterritorial area.
- Recommend that the Village create a new zoning district, or identical development standards, to allow cluster residential developments to occur in the Extraterritorial areas of the Town. The smaller lot sizes will minimize the amount of acreage necessary for new subdivisions.
- Recommend that the County review and update zoning for the Pinelands, to mitigate conflicting use of adjacent residential lots and preserve residential values.

ACCOMPLISHMENTS—Town of Spring Green

- The County approved and the Town adopted the Planned Rural Development (PRD) in the Comprehensive Plan. The PRD allows large land owners to create a small lot, for each 35 acres owned, that can be used for development and places a perpetual conservation easement on the remaining acreage.
- Adopted a Land Division & Sub-division ordinance that establishes design standards for subdivisions.
- Created development review standards to require developments to be adequately designed with respect to the topographical and drainage conditions of the proposed area.

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. The Town of Spring Green is not different from other communities. Residential, commercial, and industrial uses return different levels of revenue and require different levels of services. Not unlike other areas, the Town of Spring Green's economy fortunes are tied together with its neighboring villages and towns.

The area's economy has changed considerably in the last fifty years. Two-income families, the automobile, accepted commute times, and broadband Internet access 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 diversity of other private sector employers and strong retail and tourism sectors.

The Town of Spring Green’s economic center is focused along the US Highway 14 corridor, with a number of highway-oriented businesses and service. The Downtown of the Village of 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 three motels and lodging establishments in the Spring Green area and 8 restaurants.

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.

[Sauk County Development Corporation – Regional Labor Study, 2017](#)

Industry and Manufacturing

Major manufacturing is within the Village of Spring Green with a 144-acre industrial park which is mostly 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.

Top private sector employers in Sauk County:

- Cardinal Glass
- Grede
- Teel Plastics
- American Axle & Manufacturing
- Kalahari Development

Table 3.1.A
Major Manufacturing and Distribution Employers

Source: Sauk County Development Corporation

Company	Employees
Cardinal IG	500
Cardinal CG	300
Cardinal AG	80
Cardinal Rotar	20
Hanor	16

Service and Government

The largest non-manufacturing employer in the Spring Green area is the River Valley School District which has over 169 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: Town of Spring Green

Organization / Company	Employees
River Valley School District	169
Jewell & Associates	45
Westbrook Assoc. Engineering	29
Sauk Prairie Healthcare – River Valley Clinic	23
Upland Hill Health – Spring Green Clinic	5
Village Family Dental – Spring Green	13
Village of Spring Green	10

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.

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.

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. Events like the Fall Art Tour and Art Fair have a major impact for artists and galleries, and other businesses, that bring back tourist to the area throughout the year.

The Covid-19 pandemic has had a dramatic, negative impact to tourism in the Spring Green area. The area is recovering, but the impacts are expected to be felt for several years as the state and nation come out of the pandemic.

Table 3.3.A
Cultural Tourism Visitors—2019

Source: Town of Spring Green contacting businesses for data from 2019

	Attendance	Expenditures
American Players Theatre	107,500	\$4,210,400
Taliesin	27,000	\$2,300,000
Spring Green Arts and Crafts Fair	10,000	\$40,000
Total	144,500	\$6,550,400

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. Although the Town does not currently utilize this program, the Village does and therefore may be used to spur area development.

[USDA Rural Business Development Grants in Wisconsin](#)

This program is designed to provide technical assistance and training for small rural businesses. Small means that the business has fewer than 50 new workers and less than \$1 million in gross revenue.

[USDA Single Family Housing Direct Home Loans in Wisconsin](#)

Also known as the Section 502 Direct Loan Program, this program assists low- and very-low-income applicants obtain decent, safe and sanitary housing in eligible rural areas by providing payment assistance to increase an applicant's repayment ability. Payment assistance is a type of subsidy that reduces the mortgage payment for a short time. The amount of assistance is determined by the adjusted family income.

[USDA Single Family Housing Repair Loans & Grants in Wisconsin](#)

Also known as the Section 504 Home Repair program, this provides loans to very-low-income homeowners to repair, improve or modernize their homes or grants to elderly very-low-income homeowners to remove health and safety hazards.

[Value Added Producer Grants in Wisconsin](#)

The Value-Added Producer Grant (VAPG) program helps agricultural producers enter into value-added activities related to the processing and marketing of new products. The goals of this program are to generate new products, create and expand marketing opportunities and increase producer income.

[Community Facilities Direct Loan & Grant Program in Wisconsin](#)

This program provides affordable funding to develop essential community facilities in rural areas. An essential community facility is defined as a facility that provides an essential service to the local community for the orderly development of the community in a primarily rural area, and does not include private, commercial or business undertakings.

[USDA Water & Waste Disposal Loan & Grant Program in Wisconsin](#)

This program provides funding for clean and reliable drinking water systems, sanitary sewage disposal, sanitary solid waste disposal, and storm water drainage to households and businesses in eligible rural areas.

[USDA Business & Industry Loan Guarantees in Wisconsin](#)

This program offers loan guarantees to lenders for their loans to rural businesses.

[USDA Rural Energy for America Program Renewable Energy Systems & Energy Efficiency Improvement Loans & Grants in Wisconsin](#)

The program provides guaranteed loan financing and grant funding to agricultural producers and rural small businesses for renewable energy systems or to make energy efficiency improvements. Agricultural producers may also apply for new energy efficient equipment and new system loans for agricultural production and processing.

The USDS has [Additional Programs](#) for Rural Development.

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.

There are no active site in the Town of Spring Green and all other Sites 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’

3.6 Surface Water

The 2008 flood demonstrated that Climate Change can have a significant effect on the Town of Spring Green. A previous year of high precipitation created a situation of high ground water levels in the area. In addition, the geography and geology of the town resulted in no natural outlet for surface water to flow to the Wisconsin River. When a major rain event occurred in early June it created significant flooding across the town. Following this flood event, the town was able to secure funding and construct the Big Hollow Drainage Ditch, that provides some mitigation from further flooding. However, the ditch is designed to deal with surface water for a portion of the town. The towns ground water level monitoring sites have shown that high ground water levels across the town persist. There also appears to be correlation of the areas affected by the 2008 flood and high ground water levels.

Table 3.6.A
Groundwater Level Monitoring Wells:

Groundwater levels are reported at each monthly Town Board meeting.

Well #	Road Location	X	Y
SG1	Jones Road	43.1970006	-90.0664433
SG2	CTH JJ & CTH	43.2132576	-90.1136794
SG3	County Line Road & CTH JJ	43.2117321	-90.1923959
SG4	Kennedy Road	43.1802493	-90.1382867
SG5	Ruetten Road	43.1691854	-90.0936168
SG6	Shifflet Road	43.1679356	-90.0789565

Reference Maps:

- 3-1 High Groundwater Risk Areas

GOALS AND OBJECTIVES—Town of Spring Green

Economic Development Goals

- Generally, the Town of Spring Green supports business development in areas designated for commercial, retail, and service growth. Commercial development should locate in areas where urban services can be provided economically without creating land use conflicts. Development that provides needed goods and services and complements existing and future residential development is encouraged.
- Economic development to diversify area employers and to support a threshold population for schools and local business is desired. Commercial and industrial development is guided closer to the Village boundary, whereas agricultural, recreational, and small businesses are the basic economic development focus of the Town.

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.
- Encourage clustered commercial development in the Extra-territorial Zoning district that expands the local business base, while enhancing opportunities and draw to existing businesses.
- Expand the Prairie Sanitary District to accommodate and encourage additional commercial development.
- Support home occupations as defined in the Sauk County Zoning ordinance.
- Obtain reliable, high-speed Internet as a stimulus for new business and commercial enterprises, as well as enhancing the attractiveness of existing and new homes.

RECOMMENDATIONS/POLICIES—Town of Spring Green

Economic Development Recommendations

- 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.
- Protect existing extra-territorial residences from land use conflicts arising from non-residential activities such as expanding commercial and industrial activities.
- Utilize transitional zoning to mitigate land use conflicts of commercial and industrial activities with existing and future residential uses.

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 overextend 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

Town Administration

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

The Town is governed by an elected, three-member Town Board and appointed officials to the Plan Commission, Prairie Sanitary District, Cemetery Committee and Joint Extra-territorial Zoning Committee. The Town has a Town Clerk, Treasurer, Building Inspector, and Patrolman.

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. The Village has a Village Clerk and 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 26 standing boards and committees of the Village.

4.2 Sanitary Sewer Service and Treatment

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.

Village Sewage Collection System

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

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. Several projects have been completed in the last 2012 and 2017 have included the installation of UV Disinfection process, Clarifier Upgrades and a recent SCADA Upgrades were approved for the WWTP & Wells.

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 gallons 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 primary drainage system 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. This system has worked well to provide drainage and infiltration of water for the town. However, this system is quickly overwhelmed with heavy rain events. High ground water levels, the ditch system pools the water because water infiltration is not possible.

The Spring Green area is characterized by steep sandstone cliffs and deep river valleys, the Driftless Area encompasses much of southwest Wisconsin and parts of Illinois, Iowa and Minnesota. The river valley between the base of the bluffs and the Wisconsin River is poorly drained with much of the region without a path of discharge to the Wisconsin River or its tributaries. Under normal conditions most of the runoff from the bluffs comes to rest in the River Valley and evaporates or infiltrates into the soils at the base of the bluffs. Historically, silts have deposited at the base of the bluffs, further complicating the lack of natural drainage throughout the River Valley. The silts slow infiltration of rainwater at the base of Big Hollow, and during intense storms localized flooding can occur. Runoff problems in the Big Hollow region have been described by Exo and Gotkowitz as follows: "During smaller storms, this runoff can infiltrate the permeable sand and gravel terrace deposits at the base of Big Hollow, which raises the elevation of groundwater levels in localized areas. During the June [2008] storms events, this excess of "over-land flow" of storm water from Big Hollow raised the water table to such an extent that low spots in the landscape have been flooded." (Town of Spring Green Flood Study, Jewell Associates)

The Town of Spring Green has a history of floods that inundated the region. Significant flooding occurred in 1938, 1993 and 2008. Heavy rain fall combined with high ground water levels have had a dramatic impact on residential and commercial structures as well as agricultural production. In the central valley of the Town of Spring Green there is no natural stream that can take water from the hills to the Wisconsin River. The water from Big Hollow and other smaller hollows would empty on to the sandy prairie and be absorbed. This would create spring flooding that would generally be over by the time planting season started.

In the summer of 1993, significant rain events resulted in widespread flooding that impacted residences and agricultural production across the Spring Green valley and southern Wisconsin. At the time there was an attempt to look at a way to deal with the storm water run-off. However, a relative dry period in the following years took away attention and any possible resources to deal with the problem. Then in 2008

another flood event once again impacted southern Wisconsin. This event differed from previous events in that before and after saw a steady increased precipitation across the Mid-West. This resulted in the higher ground water levels that did not allow for the absorption of standing water. The impacts of this event were longer lasting and more devastating, provided greater attention and resources to try and deal with the issue. The Town funded a study and report, River Valley Flood Control Investigation Report, that analyzed the event and provided recommendation for managing such an event. The Federal Emergency Management Administration (FEMA), allow the town to enroll several flooded homes in the Flood Management Buy-out Program. Also, federal and state grant funding allowed the Town of Spring Green to construct a 2.5 mile drainage ditch that provided a path for run-off from Big Hollow to get to the Wisconsin River.

The Big Hollow Drainage Ditch lessened the impacts of heavy rain events and water spilling out and flooding the prairie that effects residents of the Town and Village of Spring Green. Even with the drainage ditch the Town of Spring Green is still experiencing stormwater issues in other areas of the town. Stormwater will continue to be an issue and require further study for the town.

When considering a storm water drainage system to control flooding and non-point pollution, the use of retention/detention infrastructure should be evaluated and encouraged when appropriate by the Town. The Town also needs to understand the interaction of ground water and its impacts structures, mostly the flooding of basements. The Town needs to play an active role in looking at this possibility for each subdivision development. The Town should 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 Resources and Environment Department can assist the Town with stormwater management activities, studies, and construction site erosion control.

4.5 Solid Waste Disposal and Recycling Services

Town Solid Waste Disposal and Recycling

The Town contracts for town-wide curbside garbage and recyclable pickup.

The Town and Village jointly operate a Waste Drop Off Site west of village on Kennedy Road. The site collects brush, clean lumber and yard waste.

Village Solid Waste Disposal and Recycling

The Village contracts for curbside garbage and recyclable pickup.

4.6 Public Parks

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.

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.

4.7 Libraries

The Spring Green Community 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 provides broadband wireless access.

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 Public Lands

In the Town of Spring Green there are several public lands that include Sauk County Forest, The Nature Conservancy lands and Wisconsin Department of Natural Resources property along the Wisconsin River. There are also a few properties that have been donated to the Town or have been acquired in preparation for a potential broad band project

Table 4.8.A
Town parcels

Parcel Number:	Acreage:
032-0604-00000	3.67
032-0607-00000	10.76
032-0537-00000	14.59
032-0411-00000	1.04
032-0992-00000	5.50

Flood Impacted Properties

In June 2008, the Town of Spring Green and the Village of Spring Green experienced wide scale and sustained flooding following a heavy rain event. The flooding resulted in a number of properties, in the town, to be acquired through the FEMA Buyout Program. These properties are spread throughout the town. As part of the program the properties are restricted in perpetuity from any new construction as specified by FEMA. The properties are identified as “Open Space” and allowed uses include, but not limited to, recreation, preservation, cultivation, grazing, camping and non-commercial uses.

Table 4.8.B
Parcels acquired through the FEMA Buyout Program:

Parcel Number:	Acreage:	Address:
032-0135-00000	2.02	E3548 US Highway 14
032-0031-00000	4.00	E4686 US. Hwy 14
032-0063-20000	0.50	S12415 Prairie View Road
032-0063-00000	0.99	S12442 Prairie View Road
032-0063-30000	0.51	S12409 Prairie View Road
032-0063-40000	0.46	S12410 Prairie View Road
032-0137-00000 merged with (032-0138-00000) (032-0139-00000)	4.06	E3516 US Highway 14
032-0060-00000	0.51	S12449 Prairie View Road
032-0063-90000	0.46	S12408 Prairie View Road
032-0185-00000	40.00	E2604 US Highway 14
032-0164-00000	1.50	E3076 US Highway 14
032-0063-10000	0.50	S12439 Prairie View Road
032-0051-00000	0.59	S 12421 State Highway 23
032-0057-00000	0.56	S12424 Prairie View Road
032-0050-00000	0.50	S12431 State Highway 23
032-0056-00000	0.46	S12412 Prairie View Road
032-0048-00000	1.00	S12455 State Highway 23
032-0059-00000	0.56	S12460 Prairie View Road
032-0901-00000	0.46	E4957 Jones Road
032-0034-10000	4.29	S12398 County Highway G
032-0063-50000	0.71	S12450 Prairie View Road
032-0486-00000	1.74	E3463 US Highway 14
032-0058-00000	0.56	S 12438 Prairie View Road
032-0047-00000	0.50	S12469 State Highway 23
032-0042-00000		S12427 Prairie View Road
032-0062-00000		S12432 E. Prairie View Road
032-0049-00000		S12441 State Highway 23
032-0063-80000		S12414 Prairie View Road

Big Hollow Drainage Ditch

Following the 2008 flood event, the Town started to discuss how to prevent such an event from happening again. Having experienced a similar event fifteen years earlier, Town officials and residents were determined to find a solution. The Town paid for a study to identify potential options to help reduce and alleviate the impact of this type of flood event. With the study the Town was able to secure federal and state grants to secure easements across private property and construct the two-mile long Big Hollow Ditch.

4.9 Schools

River Valley School District

The Spring Green area is served by the River Valley School District which is comprised of twelve towns (Arena, Bear Creek, Buena Vista, Clyde, Franklin, Honey Creek, Ithaca, Ridgeway, Spring Green, Troy, Wyoming) and four villages (Arena, Lone Rock, Plain, and Spring Green). The District, which covers 296 square miles, is thirty-eighth (38th) largest geographic district in the State. Effective October 2021, the

River Valley School District total enrollment, was 1,127 students in grades 4K through 12. The staff includes 103 teaching staff, 7 administrative staff, 8 specialists, and 50 support staff. The annual budget of the District, approved in October 2020 was \$17,854,366.

Table 4.9.A
River Valley Schools and Enrollment – September 2021

Source: River Valley School District

School Name	Students
River Valley Early Learning Center (4K-5K)	128
River Valley Elementary School (1-4)	264
Middle School (5-8)	340
High School (9-12)	395

The River Valley School District has the Elementary, Middle and High School on a unified campus area on the west side of the Village. The Early Learning Center is located in the Village of Plain, seven miles north of the Village of Spring Green.

Parochial Schools

The Town of Spring Green has two parochial schools in the area, St. John’s – Village of Spring Green and St. Luke’s – Village of Plain. St. John’s School is an elementary school serving grades K to 5 and has an enrollment of approximately 85 students. St. Luke’s is an elementary-middle school serving grades K to 8 and has an enrollment of approximately 52 students.

Post-Secondary Technical Schools

Spring Green is located within the Madison Area Technical College district and is served by Madison College campuses in Madison (40 Miles) and Reedsburg (26). Some Madison College evening and adult classes 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 – Platteville, Richland Center Campus (28 Miles)
- University of Wisconsin – Platteville, Baraboo Campus (35 Miles)

4.10 Police Protection

Town of Spring Green

The Town is served by the Sauk County Sheriff Office.

Village of Spring Green

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

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 327 S Winstead St in the Village of Spring Green. The District serves the Village of Spring Green, the Town of Spring Green, and portion of the Town of 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:

- 2000 Seagrave Engine 2000 gpm pump 1000 gal water
- 1991 Pierce Engine 1750 gpm pump 1000 gal water
- 1991 Pierce Aerial
- 2007 Marion Tanker 2500 gal
- 1993 Ford Tanker 1700 gal
- 1980 Chevrolet Tanker 1500 gal
- 2001 Marion Rescue
- 2000 Chevrolet Command Vehicle
- 1997 Brush Truck 300 gal
- 1999 Brush Truck 300 gal
- 2003 Ambulance
- 2013 Ambulance
- 2017 Sea-Ark Boat Parade Truck

4.12 Telecommunication Facilities

The Spring Green area has a number telecommunication services available. Charter Communications and Frontier Communications provide landline services. US Cellular, AT&T and Verizon provide cellular services. Broadband Internet access has been a challenge with many under-served areas in the Spring Green area. Reedsburg Utility, Charter Communications and Bug Tussel Wireless provide a variety of Internet connectivity. In recent years, the Town of Spring Green has been awarded Wisconsin Public Service Commission (PSC) Broadband grants. The Town has partnered with Reedsburg Utility to provide all homes in the Town and surrounding area with a fiber Internet connection.

4.13 Power Utilities

Alliant Energy provides natural gas and electrical power service to the Spring Green area. ATC has 69 kV and 138 kV transmission lines and substation in the town.

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 Cemetery

The Town of Spring Green owns and manages the Spring Green Cemetery. The Spring Green Cemetery Association historically managed the cemetery. In 2018, the Town of Spring Green took over management of the cemetery.

4.16 Programs

[Community Development Block Grant \(CDBG\) Public Facilities Program](#)

[Public Facilities](#) funds help support infrastructure and facility projects for communities. Examples of eligible projects include improvements, repairs, or expansions of streets, drainage systems, water and sewer systems, sidewalks, and community centers.

[CDBG – Planning Program](#)

[Planning](#) grant funds support community efforts to address improving community opportunities and vitality. Examples of eligible projects include the development of comprehensive plans, community development plans, and small area and neighborhood plans.

[CDBG Disaster Recovery](#)

On October 4, 2018, the State of Wisconsin requested a presidential declaration of a major disaster pursuant to Section 401 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act. The request for declaration followed the severe storms, flooding, landslides, straight-line winds, and tornadoes that occurred August 17 - September 14, 2018. Counties impacted included Adams, Crawford, Dane, Dodge, Fond du Lac, Green Lake, Juneau, La Crosse, Marquette, Monroe, Ozaukee, Richland, Sauk, and Vernon counties for both Public Assistance and Individual Assistance; Iron County for Public Assistance only; and Columbia, Jefferson and Washington counties for Individual Assistance only.

On January 27, 2020, HUD published notice in the Federal Register that the State of Wisconsin was to receive Federal CDBG-Disaster Recovery assistance. The funding amount announced in the January 27, 2020 Federal Register was later corrected to \$15,355,000 in federal assistance.

[CDBG – Emergency Assistance Program](#)

The Community Development Block Grant - [Emergency Assistance Program \(CDBG-EAP\)](#) is administered by the Wisconsin Department of Administration, Division of Energy, Housing, and Community Resources (DEHCR) under Title I of the Housing and Community Development Act of 1974, as amended. CDBG-EAP funds are used to assist local units of government in addressing emergency housing, public facility, infrastructure, and business assistance needs that occur as a result of natural or manmade disasters. Such assistance may include, but is not limited to: housing rehabilitation, acquisition/demolition, housing replacement, road repairs, storm water drainage and public facilities.

[National Health Service Corps \(NHSC\)](#)

The NHSC is a federal program that seeks to improve access to care in underserved areas of the country by offering scholarship assistance and loan repayment to eligible primary care, dental, and mental health clinicians. In order to receive the scholarship or loan repayment, providers must agree to provide a minimum of two years of service in a high-need [Health Professional Shortage Area \(HPSA\)](#).

Wisconsin Health Professions Loan Assistance Program (HPLAP)

The HPLAP is Wisconsin's state loan repayment program. It seeks to increase the number of primary care, dental, and psychiatrist providers working in underserved rural and urban areas of the state.

NURSE Corps Scholarship Program

The NURSE Corps Scholarship Program is a federal program targeted to nursing students enrolled in diploma, associate, baccalaureate or graduate nursing programs. The scholarship will cover tuition, required fees, and reasonable education costs and provides a monthly stipend. Upon completion of their nursing training scholarship, recipients will be expected to serve a minimum two-year service commitment at a Critical Shortage Facility in a high-need HPSA.

Nurse Corps Loan Repayment Program

The Nurse Corps Loan Repayment Program is a federal program targeted to bachelor's or master's degree trained nurses employed as registered nurses. In order to receive an award, nurses must work in a Critical Shortage Facility for nursing that's located in a HPSA.

Indian Health Service (IHS)

The IHS offers scholarship and loan repayment opportunities to qualified American Indian (AI) and Alaska Native (AN) citizens. The [scholarship program\(link is external\)](#) covers tuition, required fees and appropriate living expenses for eligible students in health professions programs. Students receiving the scholarship have to complete a service obligation at an Indian tribal health facility. The [IHS loan repayment program](#) offers loan repayment assistance to eligible applicants in qualified health professional disciplines. Eligibility for the loan repayment program is not restricted to AI/AN. Loan repayment recipients receive an award in exchange for at least a two-year service obligation.

Wisconsin Medical Society (WMS) Foundation

The foundation of the WMS offers a number of scholarship, student loan, and fellowship opportunities for students in medical school in Wisconsin.

The Wisconsin Fund

The Wisconsin Fund is a program that provides grants to homeowners and small commercial businesses to help offset a portion of the cost for the repair, rehabilitation, or replacement of existing failing Private Onsite Wastewater Treatment Systems (POWTS). Eligibility is based upon several criteria, including household income and age of the structure.

USDA Water & Waste Disposal Loan & Grant Program in Wisconsin

This program provides funding for clean and reliable drinking water systems, sanitary sewage disposal, sanitary solid waste disposal, and storm water drainage to households and businesses in eligible rural areas.

USDA Single Family Housing Repair Loans & Grants

Also known as the Section 504 Home Repair program, this provides loans to very-low-income homeowners to repair, improve or modernize their homes or grants to elderly very-low-income homeowners to remove health and safety hazards. Loans may be used to repair, improve or modernize homes or remove health and safety hazards. Grants must be used to remove health and safety hazards.

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 Nonpoint Source Pollution Prevention – Nine Key Element Watershed Plans

Watershed plans consistent with EPA's nine key elements provide a framework for improving water quality in a holistic manner within a geographic watershed. The nine elements help assess the contributing causes and sources of nonpoint source pollution, involve key stakeholders and prioritize restoration and protection strategies to address water quality problems. The first three elements characterize and set goals to address pollution sources. The remaining six elements determine specific resources and criteria to implement and evaluate the plan.

Reference Maps:

- 4-1 Public Open Space
- 4-2 Prairie Sanitary District
- 4-3 Cell Towers and Broadband Fiber

GOALS AND OBJECTIVES—Town of Spring Green

Utilities and Community Facilities Goals

- 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.
- Utilize Town properties for the highest and best use.
- Ensure the long-term maintenance and improvements to Town infrastructure (roads, Big Hollow Drainage Ditch, parks, boat/canoe launches and properties).

RECOMMENDATIONS/POLICIES—Town of Spring Green

Utilities and Community Facilities Recommendations

- The Town of Spring Green should continue to provide a limited number of basic facilities and services to its residents and businesses.
- Coordinate land use planning, 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.
- Expand Town facilities as development warrants and residents request.
- Support the creation and enhancement of infrastructure necessary for high-speed Internet.
- Develop guidelines for the use and maintenance of Town properties (for example: properties acquired after the 2008 flood event, tax delinquent forfeitures, etc.).
- Develop a plan for financing the long-term maintenance of the Big Hollow Drainage Ditch.

ACCOMPLISHMENTS—Town of Spring Green

Utilities and Community Facilities Accomplishments

- Adopted the Driveway & Private Roads ordinance – Chapter 5 that specified design standards for private driveways.
- Adopted the Land Division & Subdivision ordinance – Chapter 7 that includes specific Town road design layout standards, and criteria for the amount of new development allowed along Town Roads.
- Adopted the Big Hollow Drainage Facility ordinance – Chapter 14 for the management of the Big Hollow Drainage Ditch.
- Adopted the Wood Burning Facility ordinance – Chapter 18 for the operation and management of a wood burning facility.
- Adopted the Recycling ordinance – Chapter 20 for the management of recycling.
- Adopted a Cemetery ordinance – Chapter 17.
- Established a Cemetery Commission.

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 61.83 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 County and State Highway Improvements

County Highway G Project

Anticipated date of 2024, County Highway G reconstruction from County Highway B south to State Highway 23.

State Highway 23 Project

Anticipated date of 2024, State Highway 23 reconstruction between Highway 14 and the Wisconsin River.

Anticipated date of 2024, State Highway 23 resurfacing between Highway 14 north to County Highway GG.

State Highway 130 Lone Rock Bridge Project

Anticipated date of 2025, reconstruction of the bridge on State Highway 130 crossing the Wisconsin River from the Village of Lone Rock south to the south side to the Wisconsin River.

US Highway 14 Project

Anticipated date of 2026-2027, US Highway 14 reconstruction from the Village of Lone Rock east to the Wisconsin River.

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 foot 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 5.7A
Commuting Time to Work

Source: U.S. Census, 2020

	Town of Spring Green	Village of Spring Green	Sauk County
Car, truck, or van - drove alone	80.0%	77.8%	81.5
Car, truck, or van - carpoled	8.9%	5.6%	8.8
Public Transportation	0.0%	1.4%	0.1
Other means	2.9%	1.2%	1.7
Walked	1.6%	5.4%	3.4
Worked from home	6.5%	8.6%	4.3
Mean travel time to work (minutes)	28 minutes	25.1 minutes	22 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 (2018)

Source: State of Wisconsin Department of Transportation Traffic Counts

Location	Traffic Count
STH 23 North	AADT 3,300
STH 23 South	AADT 3,500
USH 14 West	AADT 6,500
USH 14 East	AADT 6,600
STH 60 East	AADT 1,500
CTH G North	AADT 1,100
CTH G South	AADT 600

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.

[League of American Bicyclists - Bicycle Friendly Community Program](#)

The Bicycle Friendly Community program provides a roadmap to improving conditions for bicycling and guidance to help make your community's vision for a better, bikeable community a reality.

[STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION PLANS](#)

[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.

[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. WisDOT is updating the Wisconsin Bicycle Transportation Plan and [Wisconsin Pedestrian Policy Plan](#), which were adopted in 1998 and 2002, and combining them into the [Wisconsin Active Transportation Plan 2050](#).

[Active Transportation Plan 2050](#)

The Wisconsin Department of Transportation (WisDOT) is updating its [Wisconsin Bicycle Transportation Plan](#) and [Wisconsin Pedestrian Policy Plan](#), which were adopted in 1998 and 2002, and combining them into the Wisconsin Active Transportation Plan 2050. The Active Transportation Plan will be a statewide long-range plan focused on human-powered modes of transportation, such as bicycling and walking. This plan will evaluate the state's active transportation opportunities and needs, resulting in policies and actions that will align with and further [Connect 2050](#), Wisconsin's statewide long-range transportation plan. WisDOT has adopted Connect 2050 as Wisconsin's roadmap for transportation policymaking.

[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.

[League of American Bicyclists - Bicycle Friendly Community Program](#)

The Bicycle Friendly Community program provides a roadmap to improving conditions for bicycling and guidance to help make your community's vision for a better, bikeable community a reality.

State of Wisconsin Department of Transportation Plans

Connections 2030: Wisconsin's Long-range Transportation Plan

Connections 2030 is the Wisconsin Department of Transportation's (WisDOT) long-range transportation plan for the state. This plan addresses all forms of transportation over a 20-year planning horizon: highways, local roads, air, water, rail, bicycle, pedestrian and transit.

Wisconsin State Airport System Plan 2030

Wisconsin State Airport System Plan 2030 and its accompanying System-Plan Environmental Evaluation (SEE) is the statewide long-range airport transportation plan. The 20-year plan builds off the policies and issues identified in Connections 2030; Wisconsin's statewide long-range transportation plan adopted in October 2009.

Wisconsin's State Airport System Plan identifies a system of 98 public-use airports adequate to meet different aviation needs in all parts of the state and is a guide for federal and state investment decisions. The identification of potential projects in this plan is not a commitment for federal or state project funding, nor does it provide project justification. Prior to project implementation all projects must be justified through the local master planning and environmental process and approved by the Wisconsin Department of Transportation and Federal Aviation Administration, when appropriate. The plan includes a statewide vision for aviation, an overview and analysis of the state's system of airports, a SEE, and an environmental justice analysis.

Wisconsin State Freight Plan

Enhancing freight mobility is a top priority for the Wisconsin Department of Transportation (WisDOT). The State Freight Plan (SFP) provides a vision for multimodal freight transportation and positions the state to remain competitive in the global marketplace. The SFP was approved by the U.S. Department of Transportation on March 19, 2018.

Southwestern Wisconsin Regional Planning Commission

Southwestern Wisconsin Regional Planning Commission (SWWRPC) is an extension of local government in Southwestern Wisconsin. We provide low-cost expert planning and economic development services to the county, city, village, and town governments of our five-county jurisdiction (Grant, Green, Iowa, Lafayette, and Richland counties).

Although Sauk County is not a part of this Commission, their actions affect the Town of Spring Green due to proximity and main regional transportation veins.

Reference Maps:

- 5-1 Transportation
- 5-2 Transportation Non-Vehicular
- 5-3 Tri-County Overlay District

GOALS AND OBJECTIVES—Town of Spring Green

Transportation Goals

- 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 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.
- Participate in County or regional discussions to establish an ATV/UTV trail.
- Support creation of a trail system within the County Forest for hiking, biking and/or recreational vehicles as an amenity for residents and recreational draw to the area
- Explore a "park and ride" facility.
- Support and monitor improvements to the Tri-County airport as an amenity to Town/area's economic base.
- Support the continued use of the existing railroad infrastructure as an amenity to the area's economic base.
- Encourage enhancement to existing senior services.
- Coordinate with WisDOT access management on corridor issues.
- Support continued Sauk County bus service.
- Limit or remedy nature run-off from private driveways onto Town roads.
- Support Safe Route to School efforts.
- Work with Sauk County on the proper regulation of the Tri-County Airport Overlay Zoning District.

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 to new development areas.
- Ensure that Sauk County includes Town projects in its Capital Improvements Program.
- Ensure that Sauk County includes the Sauk County Community Forest in trail improvement initiatives.
- 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:
 - 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 or connections to the trail 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 WisDOT-SW District which shall be consulted.
 - Develop plans to provide safe pedestrian walkways and bicycle travel in the Extraterritorial area of the Town.
- Maintain and improve the Town boat landing on Long Lake.
- Develop a process to correct existing driveways that are problematic.

ACCOMPLISHMENTS—Town of Spring Green

Transportation Accomplishments

- Adopted a Driveway & Private Roads ordinance – Chapter 5 that specified design standards for private driveways.
- Adopted a Land Division & Subdivision ordinance – Chapter 7 that includes specific Town road design layout standards, and criteria for the plat development.

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 farmland, 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, hog and chicken 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 use of irrigation has made Spring Green River valley a very productive agricultural area. The farms in the river valley are generally larger, irrigated and part of a commodity cropping system and the farms in the hills are generally smaller, family owned and often run as apart time operations.

The soil type within the river valley is primarily loamy sand in the plowed layer, with sand in the base layers. The ground water level is often not far from the surface, however there is the need for irrigation and widely used. As farmers have worked the river valley for generations, there is also a very regular use of rye as winter cover crop to keep sandy farmland from being lost to wind erosion. As the river bottom gives way to a hilly driftless region, the soil turns to a silt loam over a sandstone and limestone base. The hillsides are primarily wooded with the valleys and ridges being the tillable land. The wooded hillsides tend to be primarily hardwood forests.

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.

Over the past 20 years, organic farming as had a strong impact on choice of farming methods across the driftless region. As dairy farms have grown larger and fewer, the need for farming alternatives has grown significantly. This has resulted in innovative approaches to farm production and marketing options.

Table 6.1.A
Trends in Farm Numbers, 2002–2017
Sauk County

Source: United States Department of Agriculture (USDA) Census on Agricultural 2002-2017

	2002	2007	2012	2017	% Change 2002-2017
Estimated Farm Numbers	1,673	1,923	1,665	1,412	-15.6%
Land in Agriculture (acres)	353,104	358,919	332,649	298,906	-15.3%
Average size of farms (acres)	211	187	200	212	0.5%
Total Cropland	223,473	209,605	209,776	197,736	-11.5%
Harvested Cropland	185,927	184,191	190,513	179,116	-3.7%
Number of farms with beef cows	342	420	317	364	6.4%
Number of farms with milk cows	352	295	233	188	-46.6%
Number of farms with hogs or pigs	82	75	66	46	-43.9%
Number of farms with sheep and lambs	63	77	73	53	-15.9%
Number of farms with laying hens	97	229	203	177	82.5%
Number of farms with broiler chickens	28	43	48	19	-32.1%

Table 6.1.B
Farms by Value of Sales, 2002–2017
Sauk County

Source: United States Department of Agriculture (USDA) Census on Agricultural 2002-2017

	2002	2007	2012	2017	% Change 2002-2017
Less than \$2,500	632	770	545	448	-29.1%
\$2,500 to \$4,999	128	152	152	101	-21.1%
\$5,000 to \$9,999	137	190	146	123	-10.2%
\$10,000 to \$24,999	184	208	167	156	-15.2%
\$25,000 to \$49,999	158	133	129	113	-28.5%
\$50,000 to \$99,999	127	131	154	145	14.2%
\$100,000 or more	307	339	372	326	6.2%
Total income from farm-related sources (gross) in \$1,000	3,897	6,899	12,411	1,672	-57.1%
Average farm production expenses in \$1,000	61,025	75,577	116,071	85,382	39.9%
Average net cash income	12,154	23,619	19,101	26,684	119.5%

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.

Parcels of agricultural land sold in Wisconsin during 2020 averaged \$4,537 per acre, a 67 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 \$4,367 per acre. This price rose 120 percent from 2003.

Table 6.1.C

Agricultural Land Sales, 2020

Source: USDA, Wisconsin Agricultural Statistical Services

Land without buildings and improvements	Sauk County	State of Wisconsin
Agricultural land continuing in agricultural use:		
Number of transactions	23	1,072
Acres sold	1,698	58,810
Dollars per acre	\$4,367	\$5,579
Agricultural land diverted to other uses:		
Number of transactions	11	87
Acres sold	38	2,754
Dollars per acre	\$12,132	\$12,458
Total of all agricultural land:		
Number of transactions	24	1,159
Acres sold	1,736	61,564
Dollars per acre	\$4,537	\$5,886
Range for land continuing in agricultural use:		
Lowest Price	\$3,325	\$480
Highest Price	\$6,950	\$24,888

Land with buildings and improvements	Sauk County	State of Wisconsin
Agricultural land continuing in agricultural use:		
Number of transactions	20	596
Acres sold	1,339	42,308
Dollars per acre	\$7,058	6,559
Agricultural land diverted to other uses:		
Number of transactions	2	45
Acres sold	92	1,517
Dollars per acre	\$12,815	\$11,466
Total of all agricultural land:		
Number of transactions	22	641
Acres sold	1,431	43,825
Dollars per acre	\$7,428	\$6,729

Productive farms need to have markets and processing opportunities, listed below are processors in the area who buy local agricultural products or custom process farm products.

Table 6.1.D
Processors

Source: Inventory by the Town of Spring Green Plan Commission

Facility	Service	Location	Farm products used
Premis Meats	Full slaughterhouse	Spring Green	Beef, pork, lamb
Straka Meats	Full slaughterhouse	Plain	Beef, pork, lamb
Richland Locker	Full Slaughterhouse	Richland Center	Beef, pork, lamb
Cedar Grove Cheese	Artisan cheese	Plain	Organic and r-BGH free milk
Riverdale Ag Services Inc	Commodity grade grains for animal feed, ethanol	Muscoda	Most commodity grains
Premier Coop Lone Rock	Commodity grade grains for animal feed, ethanol	Lone Rock	Most commodity grains
Meadowlark Organics, Farm and Mill	Organic stone milled flour, food grade legumes	Ridgeway	Organic food grade wheat, rye, corn, beans
Tortillaria Zepeda	Organic corn for nixtamalization	Lone Rock	Organic food grade artisan corn

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. This results, in areas of the Town of Spring Green and across Sauk County having high nitrate levels in the ground water that compromises water quality.

[Sauk County Groundwater Quality Data Progress Report 2021](#)

[Sauk County Groundwater Quality Data Progress Report 2020](#)

[UW Steven's Point Private Wells Groundwater Quality Map Viewer](#)

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.

High ground water levels in the Spring Green area create issues with surface flooding that is referenced in Element 3.

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

The Town of Spring Green 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. The southern portion of watershed lacks surface water features, with 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 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 2022.

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 – Sauk County

A complete list of the species and natural features on the Natural Heritage Working List that have been documented in Sauk County can be found on the Wisconsin Department of Natural Resource, natural Heritage Inventory webpage:

<https://dnr.wi.gov/topic/NHI/Data.asp?tool=county&mode=detail&county=57>

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—Size: 1,177 acres. Spring Green Preserve (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, county owned. 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.

Sauk County Forest, Sauk County – Size: 677 acres, county owned. Located west of Spring Green off of State Highway 14. Sauk County acquired this property through tax delinquency in the 1930's. The county originally intended to resell this land, but because of serious wind erosion problems, it was decided to retain possession of it and through the years, thousands of pine trees have been planted to reduce erosion.

Recreational Opportunities

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

Canoeing/Kayaking/Padel Boarding/Tubing —The Wisconsin River is suitable for a variety of these activities.

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

Camping—Riverside Resort on Shifflet Rd. has 95 RV site, 98 campsites (14 electric), 80 picnic tables, mini-golf, swimming pool/splash pad, concessions, swim pond, banquet facilities and one shelter.

Golf—Spring Green Municipal Golf Course (9-holes) and House on the Rock Resort (27-holes)

Hiking – There are miles of hiking trails throughout the various county and state owned properties.

6.3 Cultural and Historic Resources Inventory

In the Town of Spring Green there is a variety of architecture. Many of the older construction centers on old agriculture homes and accessory structures. This includes efforts to maintain and/or restore main houses and barns. The Spring Green area also has a number of homes that have been designed by contemporaries of Frank Lloyd Wright. These homes were built across the Town of Spring Green and surrounding area and blend in with natural landscape.

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

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:

- Exterior of your house, such as roof replacement and painting, but not site work such as driveways and landscaping
- Interior of a window sash (if work is done to the exterior of the window sash)

- Structural elements of a historic property, such as reinforcing structural beams
- Heating and ventilating systems, such as furnaces, air conditioning and water heaters
- Electrical wiring or plumbing systems, but not electrical or plumbing fixtures, and water heaters; and

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 20% 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. *Federal Historic Preservation 10% Tax Credit*

The 10% tax credit is available for the rehabilitation of non-historic buildings placed in service before 1936. The building must be rehabilitated for non-residential use. In order to qualify for the tax credit, the rehabilitation must meet three criteria: at least 50% of the existing external walls must remain in place as external walls, at least 75% of the existing external walls must remain in place as either external or internal walls, and at least 75% of the internal structural framework must remain in place.

c. *Federal Tax Benefits for Historic Preservation Easements*

A historic preservation easement is a voluntary legal agreement, typically in the form of a deed, that permanently protects an historic property. Through the easement, a property owner places restrictions on the development of or changes to the historic property, then transfers these restrictions to a preservation or conservation organization. A historic property owner who donates an easement may be eligible for tax benefits, such as a Federal income tax deduction.

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 Resources and Environment Department for additional eligibility criteria. Further details on each program can be found in the *Sauk County Land and Water Resource Management Plan*.

USDA-NRCS Programs Still working on a full list of NRCS Programs

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

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

Conservation Stewardship Program (CSP) – Purpose: to conserve and enhance soil, water, air and related natural resources on their land. CSP is available on private agricultural lands, as well as for nonindustrial private forest lands.

Agricultural Conservation Easement Program (ACEP) - provides financial and technical assistance to help conserve agricultural lands and restore wetlands.

Sauk County Land Resources and Environment Department

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

Baraboo River Watershed Regional Conservation Partnership Program (RCPP) – Purpose: promotes coordination between USDA-NRCS and its partners to provide technical and financial assistance to agricultural producers and forest landowners to help implement conservation practices that improve soil health, water quality, restore wildlife habitat, and will also improve agricultural productivity.

Lake Management Grant Program – Purpose: for enhancing, restoring, or protecting lakes in Sauk County.

Lake Shore Assistance Program – Purpose: to provide cost share assistance to lake shore owners to address erosion and runoff concerns on their property.

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.

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

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

Wisconsin Department of Natural Resources

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

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

Voluntary Public Access and Habitat Incentive Program – Purpose: provides financial incentives to private landowners who open their property to public hunting, fishing, trapping and wildlife observation.

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

Wisconsin Forest Landowner Grant Program (WFLGP)—Purpose: is designed to assist woodland owners in protecting and enhancing their woodlands.

Reference Maps:

- 6-1 100 Year Floodplain
- 6-2 100 Year Floodplain and Wetlands
- 6-3 Environmentally Sensitive Areas
- 6-4 Land Capability Classification
- 6-5 Agricultural Irrigation
- 6-6 Wetland Boundaries
- 6-7 SWDV – Surface Water
- 6-8 Prime Farmland – Slope Delineation
- 6-9 Potential Gravel Deposits

GOALS AND OBJECTIVES—Town of Spring Green

Agricultural Resources Goals

- Protect and preserve the Town's productive agricultural resources while promoting conservation farming practices that minimize pollution of surface water, erosion and contamination of soil.
- Protect and preserve the Town's productive forest resources. Encourage woodland practices that stimulate quality woodlands sustainable for the future.
- Encourage the independent family farm operation over consolidated, industrial operations so as to maintain a threshold population supporting the local economy and schools.

Natural Resources Goals

- Protect and preserve the natural resources of woodlands, prime agricultural lands and surface waters from adverse impacts of land use to provide for a long-lasting, high quality natural setting.
- Protect and preserve the quality of the Town's lakes, rivers, and streams. Work with local landowners, Sauk County Land Resources and Environment Department, Wisconsin Department of Natural Resources, and other partners to minimize run-off, erosion, contamination, and the impacts of development on shore land.
- Protect and preserve the quality of groundwater in the Town.
- Protect and preserve green space near water resources.

Cultural Resources Goals

- 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, while encouraging future growth compatible with these natural and aesthetic objectives.

Agricultural Resources Objectives

- Continue the Resource Conservancy District 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.
- Discourage land uses and activities within the Resource Conservancy District, which conflict with agricultural use or adversely affect long-term agricultural investment.
- Encourage continued agricultural land use by allowing opportunities for appropriate home occupations.
- 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.). – Check with Sadler on interest in AEA
- Encourage improved treatment of animal wastes from high-density animal confinement operations by monitoring and by maintaining contact with regulatory agencies to ensure 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 floodplain, shoreland, wetland, and steep slope areas of the Town.
- Cooperate with the Lower Wisconsin State Riverway Board.
- Continue active participation with County and State programs that monitor the quality of surface and ground water.
- Require non-metallic mineral extraction activities in the Town be based on the regulations of the Town, County and State, including the preparation of reclamation plans.
- Continue working with the County on the proper management of the Sauk County Community Forest and encourage low impact recreational activities.

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 residential 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 sound engineering practices for 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 private septic systems.
- 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.

Natural Resources Policies

- Identify and protect key resources 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.
- Encourage residents to continue in the testing of private wells.
- 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).

Cultural Resources Policies

- Consider mapping archeological, historic, and scenic sites and easements in the Town.

ACCOMPLISHMENTS—Town of Spring Green

Agricultural Resources Accomplishments

- The County approved and the Town adopted the Planned Rural Development (PRD) in the Comprehensive Plan. The PRD allows a large landowner to develop a small lot, for each 35 acres owned and places a perpetual agricultural easement on the remaining acreage.
- Adopted a Livestock Siting ordinance – Chapter 8.

Natural Resources Accomplishments

- Adopted a Non-Metallic Mine Exploration ordinance – Chapter 19.
- Adopted a Land Division & Subdivision ordinance – Chapter 7 that establishes best management practices for stormwater management.
- Adopted a Driveway & Private Roads ordinance – Chapter 5 that specifies design standards for private driveway construction and run-off.

Cultural Resources Accomplishments

- Restoration of the chapel at the Town of Spring Green Cemetery.

Element 7:

LAND USE

INTRODUCTION

The land use element is a cornerstone of any Comprehensive Plan. For the Town of 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 2021 tax records

Town of Spring Green

Existing Land Use:	Acres	Percent of Total
Residential	1,133	4.2%
Commercial	172	0.6%
Manufacturing	0	0
Agricultural	12,891	48.0%
Undeveloped	2,132	7.9%
Agricultural Forest	2,426	9.0%
Productive Forest	1,223	4.6%
Other (residences and buildings on ag lands)	211	0.8%
Exempt Lands:		
Federal	0	0
State	3,180	11.9%
County	896	3.3%
Other (non-profits)	1,424	5.3%
MFL-Forest Crop	1,147	4.3%
TOTAL	26,835	

Village of Spring Green

Existing Land Use:	Acres	Percent of Total
Residential	145	17.2%
Commercial	40	4.8%
Manufacturing	161	19.1%
Agricultural	216	25.7%
Productive Forest	2	0.2%
Agricultural Forest	0	0
Productive Forest	0	0
Other (residences and buildings on ag lands)	2	0.2%
Exempt Lands:		
Federal	0	0
State	10	1.2%
County	0	0%
Other (non-profits)	266	31.6%
MFL-Forest Crop	0	0%
TOTAL	842	

7.2 Net Residential Density

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

Table 7.2A
Residential Density 2020

Source: U.S. Census, 2020 American Community Survey

Town of Spring Green	
Population	1,828
Housing Units	858
Total Area in Square Miles	43.1
Population Density (people per square mile)	42.4
Housing Unit Density (units per square mile)	19.9

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 12,891 acres of agricultural, and 2,132 acres of undeveloped land according to County tax records. This means there are potentially over 15,000 acres of developable land. 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. The majority of the Town and agricultural land is located in resource conservancy zoning district which has a 35-acre minimum, limiting the amount of smaller lots available for development.

7.5 Land Demand

Between 2000 and 2020, the Town grew by 146 dwelling units. This plan assumes a similar rate of residential growth (and demand for developable acreage). 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 • 2020
Source: Wisconsin Agricultural Statistical Services

	<i>Sauk County</i>	<i>State of Wisconsin</i>
Agricultural land continuing in agricultural use	\$5,713/acre	\$5,579/acre
Agricultural land diverted to other uses	\$12,474/acre	\$12,458/acre
Total of all agricultural land	\$5,983/acre	\$5,886/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, since the Village is surrounded by the Town. The Village and Town have entered into an extraterritorial zoning agreement and created a Joint Extra-territorial Zoning Commission (JEZC) to mitigate conflicts. There are potential issues of enforcement of zoning regulation in the ET by the village. Other potential land use issues would be controlling unplanned development along the major thoroughfares in the Town (STH 14 and 23).

Increasing economic pressures on agriculture and demand for rural residential development will eventually create conflicts between agricultural and residential land uses. Sauk County has established a Planned Rural Development program to established guidelines for the residential development while protecting prime agricultural land. The County is also investigating programs such as purchase of development rights and transfer of development rights, as tools to allow local units of government to direct development.

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

	2020	2025	2030	2035	2040	Total
Residential*		36	36	20	20	112
Commercial/Industrial**	0	1	1	1	1	4

* 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)

Consider tax base for a better estimate for future development

Look at number of building permits back to 10 to 15 years

** 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

	2020	2025	2030	2035	2040	Total
Total units		9	9	5	5	28
Additional units		1	1	1	1	4

7.11 Planned Rural Development (PRD)

The intent of the Planned Rural Development (PRD) 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 PRD specified in the Sauk County Zoning ordinance, Planned Rural Development (PRD) 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 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 PRD 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 PRD 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 as specified in the Sauk County PRD program. The clustering of lots and future homes shall 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 Zoning designation.

Reference Maps:

- 7-1 Land Use
- 7-2 Future Land Use
- 7-3 Zoning
- 7-4 ET Future Land Use
- 7-5 ET Zoning

GOALS AND OBJECTIVES—Town of Spring Green

Land Use Vision

In the year 2035, 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 is able to take advantage of state highway and railroad 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 and offers excellent recreational outlets. 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, promote the projects that embody it, and create appropriate ordinances to realize the plan.

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.
- 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.

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.
- 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 system.
- 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 7.015 Resource Conservancy

Zoning District (RC). Lots of record which are too small to comply with the setback requirements of the Resource Conservancy Zoning District (RC) shall have the same minimum lot area, width, side yard, and rear yard as required in Section 7.021 Single Family Residence Zoning District (SFR) and would be permitted with a variance from the county.

Planned Rural 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 Rural Development program.
- To encourage, but not require that newly formulated lots from the application of the Planned Rural 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 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.
- Periodically 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.

ACCOMPLISHMENTS—Town of Spring Green

Land Use Accomplishments

- The Town Board appointed 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 and recommendations to the Town Board.

- Established the Prairie Sanitary District - Operations Committee

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, Troy, and Village of Spring Green (Sauk County); Towns of Arena Wyoming, and Clyde (Iowa County); Town of Buena Vista and Village of Lone Rock (Richland County). 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.

River Valley 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 also increasing conflicts in the enforcement of the zoning regulations/violations within the ET. There are no formal boundary agreements between or among the jurisdictions.

Reference Maps:

8-1 Jurisdictional Boundaries

GOALS AND OBJECTIVES—Town of Spring Green

Intergovernmental Cooperation Goals

- Encourage the coordination and cooperation among the Town, Village, Sauk County, River Valley 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.
- Work with the Village of Spring Green to explore potential changes to the Extra-territorial Zoning district or an intergovernmental boundary agreement.

Element 9: 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 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.

Rezone Criteria:

- A) The proposed amendment is consistent with the overall purpose and intent of the Comprehensive Plan
- B) The proposed amendment is consistent with the Town's Future Land Use Map.
- C) Factors have changed since the last comprehensive plan and map adoption that warrants the change.
- D) If rezoning land out of an agricultural district, the plan commission shall find all of the following:
 - a) The land is better for non-agricultural use.
 - b) The rezone is consistent with the Comprehensive Plan.
 - c) The rezone is consistent with the Farmland Preservation Plan

- d) The rezone will not substantially impair or limit current or future agricultural use of surrounding parcels of land zoned for agriculture.

Spot Zoning Criteria:

“Spot Zoning” means amending a zoning ordinance whereby a single lot or area is granted privileges which are not granted or extended to other land in the vicinity, in the same use district”

Spot zoning shall be considered undesirable and a hindrance to long-term planning efforts by causing land use conflicts. When making a decision on a rezone request, or land use change, each of the criteria below should be addressed. If the rezone meets the criteria below, it is considered spot zoning and therefore should be avoided.

- The rezone area is small compared to the surrounding zoning districts.
- The rezone district is inconsistent with the surrounding zoning districts.
- The rezone would be to the sole benefit of the applicant and does not serve as a public benefit.
- The rezone is inconsistent with the purpose and planned zoning district in the Comprehensive Plan.

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 Review

The Comprehensive Plan should be reviewed every 2-years to determine if the plan is in sync with the vision of the residents of the town. The Plan Commission should consider a Strength/Weakness/Opportunity/Threat (SWOT) analysis that assesses the towns major strengths, weaknesses, opportunities, and threats. This exercise can also provide a framework for identifying local action items and priorities. Action items under each category help decisionmakers: build on community strengths; address weaknesses; take advantage of opportunities; and prepare for threats. This analysis shall be used to update the five-year action plan and added to the plan as an addendum. The process for the plan review shall be as follows.

Review process:

- 1) Review or update the SWOT analysis
 - Includes public participation meeting held in-person or online
- 2) Create or update the 5-year Action Plan
- 3) Hold Public Hearings to adopt changes
- 4) Present to the Town Board for final approval.

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. The Comprehensive Plan update process requires a number of steps to be taken:

- **Resolution Extending the Current Comprehensive Plan**

It is the intent of the town to performed needed updates to the comprehensive plan not requiring a comprehensive plan extension. However, if necessary the town will need to pass a resolution extending the time on their current comprehensive plan if it has been greater than 10 years since their last update. A draft resolution has been provided for guidance. Passing this resolution allows municipalities that are due, or overdue for an update additional time in accordance with Wis. Stats. § 66.1001.
- **Public Participation Plan**

Each municipality needs to decide the amount of public input opportunities to provide to their citizens and in which to gain public opinion. A public participation plan should be drafted pursuant to Wis. Stats. § 66.1001(4)(a) and posted for public notice. A minimum of at least one public hearing must be held in which the evaluations or proposed amendments are discussed. When creating the public participation plan, the Town should consider how they will perform the evaluation of the current plan utilizing the provided rubric. The Town will adopt the Public Participation Plan through a plan commission resolution.
- **Plan Evaluation**

The Plan Commission will review the updated data and work through the provided evaluation rubric. This may be completed at regular meeting(s) or at a special meeting(s). The evaluation may be performed however the Town chooses, including the use of focus groups or online feedback. Evaluation strategies should be noted in the Public Participation Plan. Along with a review of the goals, objectives, and policies, the review team will be asked to evaluate and update the Future Land Use Map. The evaluation rubric will be included as an appendix in the final addendum.
- **Update and Amended Text**

Once the evaluation is finished, the review team should make any necessary amendments or additions to the text. The updated and amended text along with the amended Future Land Use Map, and public participation plan should be forwarded to the Sauk County Land Resources and Environment Department (LRE). LRE staff will update the Town's addendum template with the text and map amendment.
- **Adoption and Implementation**

The Town will adopt the Comprehensive Plan Addendum through a Plan Commission resolution and an ordinance amendment enacted through the Town Board. Both meetings will be a public hearing posted with a class I notice. Each Town will receive draft public hearing notices, resolution, and ordinance amendment for adopting the plan addendum.

2022 SWOT Analysis – performed by the Plan Commission

Strengths:

- Productive farmland in the town
- Opportunities for controlled rural development using the Planned Rural Development (PRD) program.
- All residents have broadband access.
- A working relationship with the Village of Spring Green.
- Creation and management of the Big Hollow Drainage Ditch to manage surface water runoff in the central portion of the town.
- Working with Sauk County on a drainage system to manage surface water runoff in the western portion of the town.

Weaknesses:

- Limited areas for development in the Extraterritorial Zoning District (ETZ).
- Lack of zoning enforcement in the Extraterritorial Zoning District.
- A gaps of zoning enforcement in the ETZ compared to the rest of the town.
- Adequate funding for the long-term maintenance of the Big Hollow Drainage Ditch

Opportunities:

- Review the extent of the Extraterritorial Zoning District.
- Leverage various state and federal grant programs to help maintain town roads and bridges.
- Working with the Village of Spring Green on a drainage system to manage surface water runoff in the eastern portion of the town and ETZ.

Threats:

- High groundwater in the valley areas of the town.
- Limited areas of growth around the Village of Spring Green due to high ground water potential.
- Annexation of the Highway 14 business corridor by the Village of Spring Green

Town of Spring Green Action Plan • 2022-2028

WHAT	WHO	WHEN
Continue active involvement in extraterritorial zoning committee	Town Board	Ongoing
Work through the extraterritorial zoning committee to discuss design review guidelines for the USH 14 corridor	Town Board/Plan Commission	Ongoing
Work through the Extra-territorial Zoning Committee to consider changes to the ET Zoning District extent	Town Board/Plan Commission	2022-2027
Work with Sauk County Planning & Development to draft conservation cluster subdivision regulations and rural residential district	Town Board/Plan Commission	2022-2027
Review opportunities offered by the Prairie Sanitary District to further implement sound land use planning	Town Board/Plan Commission/Prairie Sanitary District	Ongoing
Build a bicycle path on or along Kennedy Road	Town Board	2023-2024
Work with Sauk County and Tri-County Airport to develop drainage system to address surface water in the western part of the town.	Town Board/Sauk County	2023-2024
Work with Village of Spring Green and Sauk County to develop drainage system to address surface water in the eastern part of the town.	Town Board//Village of Spring Green Board/Village of Spring Green Plan Commission/Joint Extra-territorial Zoning Committee/Sauk County Highway	2022-2027

APPENDIX:

TABLES FROM 2002 PLAN

The following data was part of the first Town of Spring Green Comprehensive Plan. With the 2022 update this data was not something that the town could afford to acquire. There were also questions of how useful this information was to the overall plan. It was decided that this data would be removed for the main body of the plan, but that it would be preserved as a reference in the appendix.

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

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	\$63,104		\$62,883		\$60,443	
2003 Est. Median Household Income	\$53,440		\$53,912		\$51,487	
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	

SWOT ANALYSIS

Internal: The internal environment includes members of the Town Board, Commissions, employees, resident citizens of the Town, and land within the Town's boundary.	
Strengths:	Weaknesses:
External: The external environment includes other local governments, state, federal, visiting citizens, and lands outside of the Town's boundary.	
Threats:	Opportunities:

SWOT ANALYSIS

Additional Comments:

COMPREHENSIVE PLAN EVALUATION:

Summary:

The following evaluation is an assessment of the Town of Spring Green’s Comprehensive Plan adopted in November 2022 for the purpose of updating the plan in accordance with Wis. Stats. § 66.1001. It shall be the role of the Town Plan Commission to perform the evaluation, present their results to the public, gather public input, and adopt any changes through the amendment process. Each element, or plan chapter shall be evaluated separately with updated demographic data from the 2030 US Census, American Community Survey and the USDA Agricultural Census. Elements with goals, objectives and policies will evaluate each one individually based on the following criteria:

- **Consistency with Implementation:** This section should be used to assess the consistency to which a goal, objective, or policy has been upheld. If there are situations in which it was contradicted, an explanation should be given.
- **Consistency with Demographic Information:** This section should be used to compare each goal, objective, and policy with current demographic data to ensure they are consistent with population, housing, education, and economic trends.
- **Ability to Meet Current and Future Resident Needs:** Each goal, objective and policy should be assessed for their ability to meet the current needs of their respective population and their relevance for the population in the future. This section should be used to bring up any community issues or planning issues that now need to be addressed or are suspected to occur in the future.
- **Consistency with Current Rules and Regulations:** This section should be used for discussing changes to County, State and Federal laws as they pertain to each individual goal, objective, and policy in their ability to prohibit certain uses or changes to language. A list of common updates has been provided by the Sauk County Land Resources and Environment Department (Appendix A).

Example: The following example is taken from the 2009 Sauk County Comprehensive Plan, Part II, 3.2 Housing.

Comments: Review the updated demographic information and note any changes seen from the previous data.				
<i>There has been no significant change in housing units, household size, or in distribution of household income. Household demographic data shows that 45% of the population lives below the median household income and 29.8% of the population live with low income or below based on household expenses.</i>				
Goals, Objectives & Policies:	Consistency with Implementation:	Consistency with Demographic Information:	Ability to Meet Current and Future Needs:	Consistency with Current Language, Rules & Regulations:
GOAL: An adequate supply of affordable, well-planned, quality housing available in Sauk County.	<i>The County has taken every opportunity to expand affordable housing.</i>	<i>Demographic data shows there is still a need for affordable housing.</i>	<i>As the housing stock continues to age, quality housing will remain a priority.</i>	<i>No changes.</i>
HO1: Encourage the development of affordable housing for mixed	<i>The County has been working with other local governments</i>	<i>There is still a need for affordable housing options.</i>	<i>Affordable housing options should be placed in areas</i>	<i>Consistent. No changes.</i>

populations (i.e., age, economic status, marital status, owned and rental, single and multi-family units) that is sustainable and consistent with local comprehensive plans.	<i>in order to expand affordable housing.</i>	<i>The housing stock percentage of single and multi-family housing options available have remained constant.</i>	<i>with access to public transportation or walkable resources which will be identified in the updated plan.</i>	
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CONCERNS & OPPORTUNITIES:

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

Community Vision Statement

In the year 2045, 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.

Overall Goals – 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.

Element 1: Concerns & Opportunities

The Community Vision Statement and overall Town goals were based on an evaluation of the Town's current status and future vision of all of the elements of this plan. These will be evaluated for edits at the very end of this evaluation once each individual element has been assessed. The following SWOT analysis is to evaluate the Town's current strengths, weaknesses, opportunities and threats (SWOT) as has been performed on a regular basis through Plan Reviews. The SWOT analysis is a process of gathering, analyzing, and collecting information concerning opportunities and threats facing the Town for long-term strategic planning. The SWOT process entails obtaining both factual and subjective information on the internal and external environments in which the Town is operating or considering entering for improving its current ability to serve the public and protect the lands of the Town of Spring Green. It is recommended that the updated

demographic data is reviewed prior to performing the SWOT analysis for the following items: Population Trends and Projections; Household Characteristics; Age and Gender Distribution; Race and Ethnicity; Educational Attainment; Income Levels and Poverty Status; and Employment Status.

<p>Internal: The internal environment includes members of the Town Board, Commissions, employees, resident citizens of the Town, and land within the Town's boundary.</p>	
<p>Strengths:</p>	<p>Weaknesses:</p>
<p>Internal: The internal environment includes members of the Town Board, Commissions, employees, resident citizens of the Town, and land within the Town's boundary.</p>	<p>Internal: The internal environment includes members of the Town Board, Commissions, employees, resident citizens of the Town, and land within the Town's boundary.</p>

Threats:

Opportunities:

HOUSING ELEMENT:

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

Element 2: Housing

Comments: Review the updated demographic information and note any changes seen from the previous data.				
Goals, Objectives & Policies:	Consistency with Implementation:	Consistency with Demographic Information:	Ability to Meet Current and Future Needs:	Consistency with Current Language, Rules & Regulations:
GOAL 1: Guide future residential development to those areas best suited for development, where infrastructure is presently located, or can be economically provided.				
GOAL 2: Mitigate incompatible zoning with appropriate buffers and transitional zoning.				
GOAL 3: Plan for aesthetically attractive, low nuisance neighborhoods.				

<p>GOAL 4: Plan for orderly development, which preserves value and improves quality of life, while preserving rural character of the Town.</p>				
<p>Objective 1: Guide residential development to areas identified as residential or future residential.</p>				
<p>Objective 2: Direct multi-family development to the Village or extraterritorial area where conflict with agricultural uses are less likely and where transitional zoning is appropriate.</p>				
<p>Objective 3: Discourage incompatible zoning, especially with existing and future residential areas.</p>				
<p>Recommendation 1: Create review standards and implementation mechanisms for zoning compatibility of new development, including in the Extraterritorial area.</p>				
<p>Recommendation 2: Recommend that the Village create a new zoning district, or identical development standards, to allow cluster residential developments to occur in the Extraterritorial areas of the Town. The smaller lot sizes will minimize the amount of acreage necessary for new subdivisions.</p>				

<p>Recommendation 3: Recommend that the County review and update zoning for the Pinelands, to mitigate conflicting use of adjacent residential lots and preserve residential values.</p>				
<p>ACCOMPLISHMENTS: Please note all accomplishments of goals, objectives, or recommendations that were achieved over the last 10 years.</p>				
Empty space for accomplishments				

ECONOMIC DEVELOPMENT ELEMENT:

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

Element 3: Economic Development

Comments: Review the updated demographic information and note any changes seen from the previous data.				
Goals, Objectives & Policies:	Consistency with Implementation:	Consistency with Demographic Information:	Ability to Meet Current and Future Resident Needs:	Consistency with Current Language, Rules & Regulations:
GOAL 1: Generally, the Town of Spring Green supports business development in areas designated for commercial, retail, and service growth. Commercial development should locate in areas where urban services can be provided economically without creating land use conflicts. Development that provides needed goods and services and complements existing and future residential development is encouraged.				
GOAL 2: Economic development to diversify area employers and to support a threshold population for schools and local business is desired. Commercial and industrial development is guided				

<p>closer to the Village boundary, whereas agricultural, recreational, and small businesses are the basic economic development focus of the Town.</p>				
<p>Objective 1: 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.</p>				
<p>Objective 2: Direct industrial development to locate in the industrially zoned districts in the Villages of Spring Green and/or Lone Rock.</p>				
<p>Objective 3: Encourage clustered commercial development in the Extraterritorial Zoning district that expands the local business base, while enhancing opportunities and draw to existing businesses.</p>				
<p>Objective 4: Expand the Prairie Sanitary District to accommodate and encourage additional commercial development.</p>				
<p>Objective 5: Support home occupations as defined in the Sauk County Zoning ordinance.</p>				
<p>Objective 6: Obtain reliable, high-speed Internet as a stimulus for new business and commercial enterprises, as well as enhancing the attractiveness of existing and new homes.</p>				

<p>Recommendation 1: 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.</p>				
<p>Recommendation 2: Promote the use of various county, regional, state, and federal economic development financial programs.</p>				
<p>Recommendation 3: Protect existing extra-territorial residences from land use conflicts arising from non-residential activities such as expanding commercial and industrial activities.</p>				
<p>Recommendation 4: Utilize transitional zoning to mitigate land use conflicts of commercial and industrial activities with existing and future residential uses.</p>				
<p>ACCOMPLISHMENTS: Please note all accomplishments of goals, objectives, or recommendations that were achieved over the last 10 years.</p>				
Empty space for accomplishments				

UTILITIES & COMMUNITY FACILITIES ELEMENT:

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

Element 4: Utilities & Community Facilities

Goals, Objectives & Policies:	Consistency with Implementation:	Consistency with Demographic Information:	Ability to Meet Current and Future Resident Needs:	Consistency with Current Language, Rules & Regulations:
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).				
Objective 1: Plan for the development of new facilities in advance of anticipated growth.				
Objective 2: Plan for the orderly extension of Prairie Sanitary District services.				
Objective 3: Utilize Town properties for the highest and best use.				
Objective 4: Ensure the long-term maintenance and improvements to Town infrastructure (roads, Big Hollow Drainage Ditch, parks, boat/canoe launches and properties).				

Recommendation 1: The Town of Spring Green should continue to provide a limited number of basic facilities and services to its residents and businesses.				
Recommendation 2: Coordinate land use planning, 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.				
Recommendation 3: Expand Town facilities as development warrants and residents' request.				
Recommendation 4: Support the creation and enhancement of infrastructure necessary for high-speed Internet.				
Recommendation 5: Develop guidelines for the use and maintenance of Town properties (for example: properties acquired after the 2008 flood event, tax delinquent forfeitures, etc.).				
Recommendation 6: Develop a plan for financing the long-term maintenance of the Big Hollow Drainage Ditch.				
ACCOMPLISHMENTS: Please note all accomplishments of goals, objectives, or recommendations that were achieved over the last 10 years.				



TRANSPORTATION ELEMENT:

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

Element 5: Transportation

Goals, Objectives & Policies:	Consistency with Implementation:	Consistency with Demographic Information:	Ability to Meet Current and Future Resident Needs:	Consistency with Current Language, Rules & Regulations:
<p>GOAL 1: 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 residential character of much of the Town of Spring Green.</p>				
<p>Objective 1: Develop a system of trails, pedestrian ways, and bicycle facilities to provide alternative modes of transportation.</p>				
<p>Objective 2: Participate in County or regional discussions to establish an ATV/UTV trail</p>				

Objective 3: Support creation of a trail system within the County Forest for hiking, biking and/or recreational vehicles as an amenity for residents and recreational draw to the area				
Objective 4: Explore a "park and ride" facility.				
Objective 5: Support and monitor improvements to the Tri-County airport as an amenity to Town/area's economic base.				
Objective 6: Support the continued use of the existing railroad infrastructure as an amenity to the area's economic base.				
Objective 7: Encourage enhancement to existing senior services.				
Objective 8: Coordinate with WisDOT access management on corridor issues.				
Objective 9: Support continued Sauk County bus service.				
Objective 10: Limit or remedy nature run-off from private driveways onto Town roads.				
Objective 11: Support Safe Route to School efforts.				
Objective 12: Support Safe Route to School efforts.				

<p>Recommendation 1: Limit the construction of new or extended Town roads to new development areas.</p>				
<p>Recommendation 2: Ensure that Sauk County includes Town projects in its Capital Improvements Program.</p>				
<p>Recommendation 3: Ensure that Sauk County includes the Sauk County Community Forest in trail improvement initiatives.</p>				
<p>Recommendation 4: 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.</p>				
<p>Recommendation 5: 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.</p>				
<p>Recommendation 6: Consider creating traffic and access circulation criteria that all new development must meet, such as:</p> <ul style="list-style-type: none"> • 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. 				

<p>Areas of historic pedestrian or recreational trail use, improvements or connections to the trail are provided through dedicated public trail easements and are proposed with appropriate improvements and maintenance.</p> <ul style="list-style-type: none"> 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 WisDOT-SW District which shall be consulted. Develop plans to provide safe pedestrian walkways and bicycle travel in the Extraterritorial area of the Town. 				
<p>Recommendation 7: Maintain and improve the Town boat landing on Long Lake.</p>				
<p>Recommendation 8: Develop a process to correct existing driveways that are problematic.</p>				
<p>ACCOMPLISHMENTS: Please note all accomplishments of goals, objectives, or recommendations that were achieved over the last 10 years.</p>				
Empty space for accomplishments				

AGRICULTURAL, NATURAL AND CULTURAL RESOURCES:

A compilation of objectives, policies, goals, maps and programs for the conservation, and promotion of the effective management, of natural resources such as groundwater, forests, productive agricultural areas, environmentally sensitive areas, threatened and endangered species, stream corridors, surface water, floodplains, wetlands, wildlife habitat, metallic and nonmetallic mineral resources consistent with zoning limitations under s. [295.20 \(2\)](#), parks, open spaces, historical and cultural resources, community design, recreational resources and other natural resources.

Element 6: Agricultural Resources

Comments: Review the USDA 2017 Agricultural Census and note any changes from the previous update.				
	Consistency with Implementation:	Consistency with Demographic Information:	Ability to Meet Current and Future Resident Needs:	Consistency with Current Language, Rules & Regulations:
Agricultural Resource Goal 1: 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.				
Goal 2: Protect and preserve the Town's productive forest resources. Encourage woodland practices that stimulate quality woodlands sustainable for the future.				
Goal 3: Encourage the independent family farm operation over consolidated, industrial operations so as to maintain a threshold population				

supporting the local economy and schools.				
Natural Resource Goal 1: Protect and preserve the natural resources of woodlands, prime agricultural lands and surface waters from adverse impacts of land use to provide for a long-lasting, high quality natural setting.				
Goal 2: Protect and preserve the quality of the Town's lakes, rivers, and streams. Work with local landowners, Sauk County Land Resources and Environment Department, Wisconsin Department of Natural Resources, and other partners to minimize run-off, erosion, contamination, and the impacts of development on shore land, and other appropriate criteria.				
Goal 3: Protect and preserve the quality of groundwater in the Town.				
Goal 4: Protect and preserve green space near water resources.				
Cultural Resource Goal 1: 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, while encouraging future growth compatible with				

these natural and aesthetic objectives.				
Agricultural Resource Objective 1: Continue the Resource Conservancy District on lands with the greatest long-term commitment to agricultural, based on soils, ownership patterns, investment, and other appropriate criteria.				
Objective 2: Discourage residential subdivision and other commercial or industrial use within the Resource Conservancy District.				
Objective 3: Discourage land uses and activities within the Resource Conservancy District, which conflict with agricultural use or adversely affect long-term agricultural investment.				
Objective 4: Encourage continued agricultural land use by allowing opportunities for appropriate home occupations.				
Objective 5: 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.). – Check with Sadler on interest in AEA				

<p>Objective 6: Encourage improved treatment of animal wastes from high-density animal confinement operations by monitoring and by maintaining contact with regulatory agencies to ensure safe management practices.</p>				
<p>Natural Resource Objective 1: Continue the Resource Conservancy District on lands with the greatest long-term commitment to agricultural, based on soils, ownership patterns, investment, and other appropriate criteria.</p>				
<p>Objective 2: Encourage environmentally appropriate land uses that protect all the resources of the Town.</p>				
<p>Objective 3: Encourage the acquisition and maintenance of public land, which result in protection of green space, wildlife habitat, and increased outdoor recreational activities.</p>				
<p>Objective 4: Encourage environmentally appropriate land uses in the floodplain, shoreland, wetland, and steep slope areas of the Town.</p>				
<p>Objective 5: Cooperate with the Lower Wisconsin State Riverway Board.</p>				

<p>Objective 6: Continue active participation with County and State programs that monitor the quality of surface and ground water.</p>				
<p>Objective 7: Require non-metallic mineral extraction activities in the Town be based on the regulations of the Town, County and State, including the preparation of reclamation plans.</p>				
<p>Objective 8: Continue working with the County on the proper management of the Sauk County Community Forest and encourage low impact recreational activities.</p>				
<p>Recommendation 1: Require implementation of Best Management Practices in residential 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 sound engineering practices for 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 private septic systems.</p>				

<p>Recommendation 2: 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.</p>				
<p>Recommendation 3: 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.</p>				
<p>Recommendation 4: Provide support and incentives for private landowners who wish to protect their land, using conservation easements and other land protection tools.</p>				
<p>Natural Resources Policies 1: Identify and protect key resources in the Town.</p>				
<p>Policy 2: 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.</p>				

<p>Policy 3: 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.</p>				
<p>Policy 4: Encourage residents to continue in the testing of private wells.</p>				
<p>Policy 5: 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. <i>Check the plan for the list of conditions to be considered.</i></p>				
<p>Cultural Resources Policies 1: Consider mapping archaeological, historic, and scenic sites and easements in the Town.</p>				
<p>ACCOMPLISHMENTS: Please note all accomplishments of goals, objectives, or recommendations that were achieved over the last 10 years.</p>				



LAND-USE ELEMENT:

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

Element 7: Land Use

Comments: Review the updated land use permit data and any changes to other plan sections as it pertains to land use.				
Goals, Objectives & Policies:	Consistency with Implementation:	Consistency with Demographic Information:	Ability to Meet Current and Future Resident Needs:	Consistency with Current Language, Rules & Regulations:
GOAL 1: 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.				
GOAL 2: Maintain and improve the community's quality of life.				
GOAL 3: Promote the comfort, safety, health, prosperity, aesthetics and general welfare.				
GOAL 4: Protect the Town's natural resource base. Provide for orderly development.				
GOAL 5: Protect the Town's natural resource base.				
Land Use Objective 1: Promote an organized development pattern which will minimize conflicting land uses and provide for a controlled rate of development.				
Objective 2: 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.				
Objective 3: 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.				
Objective 4: Encourage the development of an effective zoning district appropriate for the Town of Spring Green's platted areas known as the "Pinelands."				
Objective 5: Discourage all unsewered development where it is possible to connect to a public sewerage system.				
Objective 6: Encourage future residential areas to locate adjacent to areas that may eventually be connected to public sewerage systems and where residences are already located.				
Objective 7: Plan to provide limited public services as required in a rural area.				
Objective 8: Minimize potential conflict between agriculture and residential areas by separating their placement.				
Objective 9: Minimize potential conflict between the airport and residential areas.				
Objective 10: 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				

<p>yard, and highway setback requirements will apply as in Section 7.015 Resource Conservancy Zoning District (RC). Lots of record which are too small to comply with the setback requirements of the Resource Conservancy Zoning District (RC) shall have the same minimum lot area, width, side yard, and rear yard as required in Section 7.021 Single Family Residence Zoning District (SFR) and would be permitted with a variance from the county.</p>				
<p>Planned Rural Development Objective 1: The Town of Spring Green encourages new develop follow Smart Development practices outlined in the Sauk County Comprehensive Plan.</p>				
<p>Objective 2: To provide landowners more flexibility when siting future housing while protecting agricultural and environmentally sensitive areas through the use of the Planned Rural Development program.</p>				
<p>Objective 3: To encourage, but not require that newly formulated lots from the application of the Planned Rural Development be clustered on one area of the original farm, not to exceed 3 lots in any one single cluster.</p>				
<p>Recommendation 1: The Town should work with the Prairie Sanitary District, the Village of spring Green to</p>				

<p>address the following sanitary district issues:</p> <ul style="list-style-type: none"> • 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. 				
<p>Recommendation 2: Periodically review this plan to evaluate the progress of implementation and consider appropriate amendments based on changes in the Town's conditions.</p>				
<p>Recommendation 3: 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</p>				

Comprehensive Plan text to reflect the proposed change.				
Recommendation 4: Educate property owners about land protection methods (e.g. conservation easements, cluster development, best management practices).				
Recommendation 5: Develop guidelines to minimize night sky illumination by installing shielded downward-angled and proper wattage lighting.				
Recommendation 6: Require new developments to maintain natural features such as creeks, wetlands, woodlands, and shorelands as visual amenities.				
ACCOMPLISHMENTS: Please note all accomplishments of goals, objectives, or recommendations that were achieved over the last 10 years.				

INTERGOVERNMENTAL COOPERATION ELEMENT:

A compilation of objectives, policies, goals, maps, and programs for joint planning and decision making with other jurisdictions, including school districts, drainage districts, and adjacent local governmental units, for siting and building public facilities and sharing public services. The element shall analyze the relationship of the local governmental unit to school districts, drainage districts, and adjacent local governmental units, and to the region, the state and other governmental units. The element shall consider, to the greatest extent possible, the maps and plans of any military base or installation, with at least 200 assigned military personnel or that contains at least 2,000 acres, with which the local governmental unit shares common territory. The element shall incorporate any plans or agreements to which the local governmental unit is a party under s. 66.0301, 66.0307 or 66.0309. The element shall identify existing or potential conflicts between the local governmental unit and other governmental units that are specified in this paragraph and describe processes to resolve such conflicts.

Element 8: Intergovernmental Cooperation

Goals, Objectives & Policies:	Consistency with Implementation:	Consistency with Demographic Information:	Ability to Meet Current and Future Resident Needs:	Consistency with Current Language, Rules & Regulations:
GOAL 1: 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.				
GOAL 2: 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.				
Objective 1: Continue to keep communication open with these governments.				
Objective 2: Explore the potential for intergovernmental boundary agreements with the Village.				
Objective 3: 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				
Policy 1: Coordinate “trans-jurisdictional” issues such as land use, zoning, transportation, open space, sanitary sewer service, and stormwater.				
Policy 2: 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.				
Recommendation 1: 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.				
Recommendation 2: 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.				
Recommendation 3: When possible, enter into intergovernmental agreements with neighboring municipalities and Sauk County to foster implementation of this Comprehensive Plan.				
Recommendation 4: Work with Sauk County and the Village of Spring Green to ensure that their Smart Growth Comprehensive Plans are compatible with this Comprehensive Plan.				

<p>Recommendation 5: 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.</p>				
<p>Recommendation 6: 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.</p>				
<p>Recommendation 7: Work with the Village of Spring Green to explore potential changes to the Extra-territorial Zoning district or an intergovernmental boundary agreement.</p>				

ACCOMPLISHMENTS: Please note all accomplishments of goals, objectives, or recommendations that were achieved over the last 10 years.

IMPLEMENTATION ELEMENT:

A compilation of programs and specific actions to be completed in a stated sequence, including proposed changes to any applicable zoning ordinances, official maps, or subdivision ordinances, to implement the objectives, policies, plans and programs contained in pars. (a) to (h). The element shall describe how each of the elements of the comprehensive plan will be integrated and made consistent with the other elements of the comprehensive plan, and shall include a mechanism

to measure the local governmental unit's progress toward achieving all aspects of the comprehensive plan. The element shall include a process for updating the comprehensive plan. A comprehensive plan under this subsection shall be updated no less than once every 10 years.

Element 9: Implementation

Comments: Review criteria comments made for consistency with implementing goals to evaluate if the sections below need to be improved upon.	
Have the plan implementation elements below been implemented and have they been effective in their implementation? Why and how?	
<p>Plan Use and Evaluation Criteria: Rezone Criteria: a) The proposed amendment is consistent with the overall purpose and intent of the Comprehensive Plan b) The proposed amendment is consistent with the Town's Future Land Use Map. c) Factors have changed since the last comprehensive plan and map adoption that warrants the change. d) If rezoning land out of an agricultural district, the plan commission shall find all of the following: i) The land is better for non-agricultural use. ii) The rezone is consistent with the Comprehensive Plan. iii) The rezone is consistent with the Farmland Preservation Plan iv) The rezone will not substantially impair or limit current or future agricultural use of surrounding parcels of land zoned for agriculture.</p> <p>Spot Zoning Criteria:</p>	

<p>“Spot Zoning” means amending a zoning ordinance whereby a single lot or area is granted privileges which are not granted or extended to other land in the vicinity, in the same use district”</p> <p>Spot zoning shall be considered undesirable and a hindrance to long-term planning efforts by causing land use conflicts. When making a decision on a rezone request, or land use change, each of the criteria below should be addressed. If the rezone meets the criteria below, it is considered spot zoning and therefore should be avoided.</p> <ul style="list-style-type: none"> • The rezone area is small compared to the surrounding zoning districts. • The rezone district is inconsistent with the surrounding zoning districts. • The rezone would be to the sole benefit of the applicant and does not serve as a public benefit. • The rezone is inconsistent with the purpose and planned zoning district in the Comprehensive Plan. 	
<p>Plan Review</p> <p>The Comprehensive Plan should be reviewed every 2-years to determine if the plan is in sync with the vision of the residents of the town. The Plan Commission should consider a SWOT analysis that assesses the towns major strengths, weaknesses, opportunities, and threats. This exercise can also provide a framework for identifying local action items and priorities. Action items under each category help decisionmakers: build on community strengths; address weaknesses; take advantage of opportunities; and prepare for threats. This analysis shall be used to update the five-year action</p>	

<p>plan and added to the plan as an addendum.</p>	
<p>Action Plan Is this being implemented and is it updated on a regular basis?</p>	

Now that the entire plan has been evaluated, please look at the current Community Vision Statement. Is this still the vision for the community or has it changed?

Community Vision Statement

In the year 2045, 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.

DRAFT RESOLUTION - RECOMMENDING EXTENSION OF THE EXISTING COMPREHENSIVE PLAN

RESOLUTION NO. _____ - 20__

A RESOLUTION RECOMMENDING EXTENSION OF THE EXISTING ADOPTED TOWN OF _____ COMPREHENSIVE PLAN

Pursuant to Section 66.1001 of the Wisconsin Statutes, all units of government that enact or amend zoning, subdivision, or official mapping ordinances on or after January 1, 2010, must adopt a Comprehensive Plan. Sauk County adopted a Comprehensive Plan under the authority of and procedures established by Section 66.1001 of the Wisconsin Statutes on December 15, 2009. Wisconsin Statute requires that the Town update its Comprehensive Plan every ten (10) years. Based upon review of the progress made toward implementation of the current plan, there is a need to update the plan to accommodate changing circumstances in the Town as well as new approaches, policies, and objectives. While the Town works through the planning process to update the comprehensive plan in accordance with statutory provisions, the Town is obligated to recognize the continuation of the existing plan; until such time, an update to the plan is adopted by the Town Board. Prepared are a planning process, associated timeline, and public participation plan, which are set for implementation beginning on this date: _____ with a proposed adoption date in 2022

Fiscal Impact: None Budgeted Expenditure Not Budgeted

NOW, THEREFORE, BE IT RESOLVED, by the Town of _____ Town Board, met in regular session, recommends an extension of the existing adopted Town of _____ Comprehensive Plan until such time as an update to the plan is adopted by the Town of _____ Town Board; and,

BE IT FURTHER RESOLVED, authorization is granted to the Town of _____ Plan Commission to initiate the comprehensive planning process to update the Comprehensive Plan.

Respectfully submitted,

TOWN OF _____ TOWN BOARD

DRAFT RESOLUTION - ADOPTING PUBLIC PARTICIPATION PLAN AND PROCEDURES

RESOLUTION NO. _____ - 20__

ADOPTING PUBLIC PARTICIPATION PLAN AND PROCEDURES FOR AMENDING THE COMPREHENSIVE PLAN FOR THE TOWN OF _____

Pursuant to Section 66.1001 of the Wisconsin Statutes, all units of government that enact or amend zoning, subdivision, or official mapping ordinances on or after January 1, 2010, must adopt a Comprehensive Plan. The Town adopted a Comprehensive Plan under the authority of and procedures established by Section 66.1001 of the Wisconsin Statutes. Section 66.1001(4) of Wisconsin Statutes requires that the Town Board adopt written procedures designed to foster public participation during the preparation of an amendment to the Comprehensive Plan. Attached, as Exhibit A, is the Town of Spring Green Public Participation Plan.

Fiscal Impact: None Budgeted Expenditure Not Budgeted

NOW, THEREFORE, BE IT RESOLVED, by the Town of Spring Green Town Board, met in regular session, hereby adopts the Public Participation and Procedures for amending the Comprehensive Plan attached hereto as Exhibit A to fulfill the requirements of Section 66.1001(4) of the Wisconsin Statutes.

Respectfully submitted,

TOWN OF SPRING GREEN TOWN BOARD

DRAFT RESOLUTION - AMENDING THE COMPREHENSIVE PLAN

RESOLUTION NO. _____ - 20__

**A RESOLUTION AMENDING THE TOWN OF _____
COMPREHENSIVE PLAN**

Pursuant to Section 66.1001 of the Wisconsin Statutes, all units of government that enact or amend zoning, subdivision, or official mapping ordinances on or after January 1, 2010, must adopt a Comprehensive Plan. The Town of _____ adopted a Comprehensive Plan under the authority of and procedures established by Section 66.1001 of the Wisconsin Statutes on (ADD DATE HERE). Wisconsin Statute allows that the town may amend the comprehensive plan from time to time. The Town of _____ Plan Commission may recommend adoption of an amendment of the comprehensive plan to the Town of LaValle Town Board. Based upon changes (add change here i.e., increase in need for subdivisions), the Plan Commission recommends changes to the (add description of what has changed here i.e. Future Land Use Map) of the Town of _____ Comprehensive Plan, which, in turn will enable an allowance for (add here)

NOW, THEREFORE, BE IT RESOLVED, by the Town of _____ Plan Commission, met in regular session, recommends approval of the revised Town of _____ Comprehensive Plan Land Use Map attached hereto as Appendix A.

Approved by the Town of _____ Plan Commission on _____ (add date).

For consideration by the Town of _____ Town Board on _____ (add date).

Respectfully submitted,

TOWN OF _____ PLAN COMMISSION

DRAFT ORDINANCE - AMENDING THE COMPREHENSIVE PLAN

ORDINANCE NO. _____ - 20__

**AN ORDINANCE AMENDING THE TOWN OF _____
COMPREHENSIVE PLAN**

Pursuant to Section 66.1001 of the Wisconsin Statutes, all units of government that enact or amend zoning, subdivision, or official mapping ordinances on or after January 1, 2010, must adopt a Comprehensive Plan. The Town of _____ adopted a Comprehensive Plan under the authority of and procedures established by Section 66.1001 of the Wisconsin Statutes on (ADD DATE HERE). Wisconsin Statute allows that the town may amend the comprehensive plan from time to time. The Town of _____ Town Board is authorized to amend the comprehensive plan. Based upon changes (add change here i.e., increase in need for subdivisions), the Plan Commission recommended changes to the (add description of what has changed here i.e. Future Land Use Map) of the Town of _____ Comprehensive Plan, which, in turn will enable an allowance for (add here)

NOW, THEREFORE, BE IT ORDAINED, by the Town of _____ Town Board, met in regular session, approves the revised Town of _____ Comprehensive Plan attached hereto as Appendix A.

Approved by the Town of _____ Board on _____ (add date)

Respectfully submitted,

TOWN OF _____ TOWN BOARD

