COMMUNITY ASSISTANCE
PLANNING REPORT NO. 251

A MASTER PLAN FOR THE TOWN OF SPRING PRAIRIE: 2020

WALWORTH COUNTY WISCONSIN

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Special acknowledgment is due Jill M. Johanneck, former SEWRPC Senior Planner, for her assistance in the preparation of this report.

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NUMBER 251

A MASTER PLAN FOR THE TOWN OF SPRING PRAIRIE: 2020 WALWORTH COUNTY, WISCONSIN

Prepared by the

Southeastern Wisconsin Regional Planning Commission
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Chapter I

INTRODUCTION

In August 1998, the Spring Prairie Town Board requested assistance from the Southeastern Wisconsin Regional Planning Commission to prepare a long-range master plan for the Town. The planning study for the Town of Spring Prairie and the resulting Town master plan are documented in this report. The plan was adopted by the Town Plan Commission in November 2000, and by the Town Board in December 2000. This plan will serve as a guide for the physical development of the Town of Spring Prairie, providing a basis for the Town to make informed land use decisions.

PURPOSE OF THE TOWN MASTER PLAN

The master plan presented in this report provides a long-range guide for land development and agricultural land and open space preservation in the Town of Spring Prairie through the year 2020. First and foremost, the plan is intended to serve as a guide for use by Town officials in future decision-making regarding land use in the Town. The Town Plan Commission and Town Board should refer to the master plan as a matter of course in their deliberations on proposed zoning changes and proposed land divisions and give the plan due weight in the decisions on such matters. In addition, the master plan is intended to increase the general awareness and understanding of Town land use objectives by landowners, developers, and other private interests in the Town.

While primarily intended to meet local planning objectives, the plan is also intended to carry related elements of existing regional and county plans into greater depth and detail as necessary for sound regional, county, and local planning. The Town master planning process thus provides a good opportunity for integrating local, county and regional planning objectives.

PLANNING AUTHORITY

Section 60.10(2)(c) of the Wisconsin Statues provides that town boards may exercise village powers, including comprehensive planning powers delegated to cities and villages under Section 62.23 of the Statutes. The city planning enabling act, as set forth in Section 62.23 of the Wisconsin Statutes, provides for the creation of city plan commissions and charges those commissions with the function and duty of making and adopting a master plan for the physical development of the municipality. The scope and content of the master plan, as set forth in the Statutes, is very broad, extending to all aspects of the physical development of a community. The Statutes indicate that "the master plan shall be made with the general purpose of guiding and accomplishing a coordinated, adjusted and harmonious development of the municipality which will, in accordance with existing and future needs, best promote public health, safety, morals, order, convenience, prosperity or the general welfare, as well as efficiency and economy in the process of development."

The Town of Spring Prairie has adopted village powers and has created a Town Plan Commission, and is thus authorized to prepare a master plan.

THE PLANNING AREA

The planning area includes the entire Town of Spring Prairie, which is located in U.S. Public Land Survey Township 3 North, Range 18 East, in Walworth County. As shown on Map 1, the Town is bordered on the north by the Town of East Troy, on the west by the Town of Lafayette, on the south by the Town of Lyons--all in Walworth County--and on the east by the City and Town of Burlington and the Town of Rochester in Racine County. The planning area excludes that portion of the City of Burlington that extends into Township 3 North, Range 18 East.

COMMUNITY PLANNING PROCESS

The master plan presented in this report was developed through a planning process consisting of the following steps: 1) inventory, 2) analyses and forecasts, 3) formulation of objectives, 4) plan design and evaluation, and 5) plan refinement and adoption. Throughout the planning process, the active participation of citizens and town officials was essential for identifying important issues and preparing a plan with realistic goals for the community. Plan implementation was considered through the planning process, and recommendations for implementing the plan over time are included in this report.

Inventory

Reliable planning data are essential to the formulation of sound and workable master plans. Consequently, a complete inventory is the first operational step in the planning process. Inventory data collected or collated in support of this master plan centered on the following: the demographic and economic base, the natural resource base, existing land use, and existing land use regulations. In addition, the preparation of the Town plan drew upon the results of a public opinion survey which was undertaken as the initial step in the planning process.

Analyses and Forecasts

Analyses of the inventoried data provides an understanding of existing conditions, as well as the factors that influence change in those conditions. Particularly important in this step of the planning process is identifying the relationships which link population and economic activity levels to the demand for land. With those relationships established, forecasts of probable population and economic activity can be prepared.

Using these forecasts, the relationships that link population and economic activity levels to the demand for land were identified. The future need for various land uses was then identified and the impacts of those uses assessed. These analyses and forecasts provided the basis for preparation of the master plan.

Formulation of Objectives

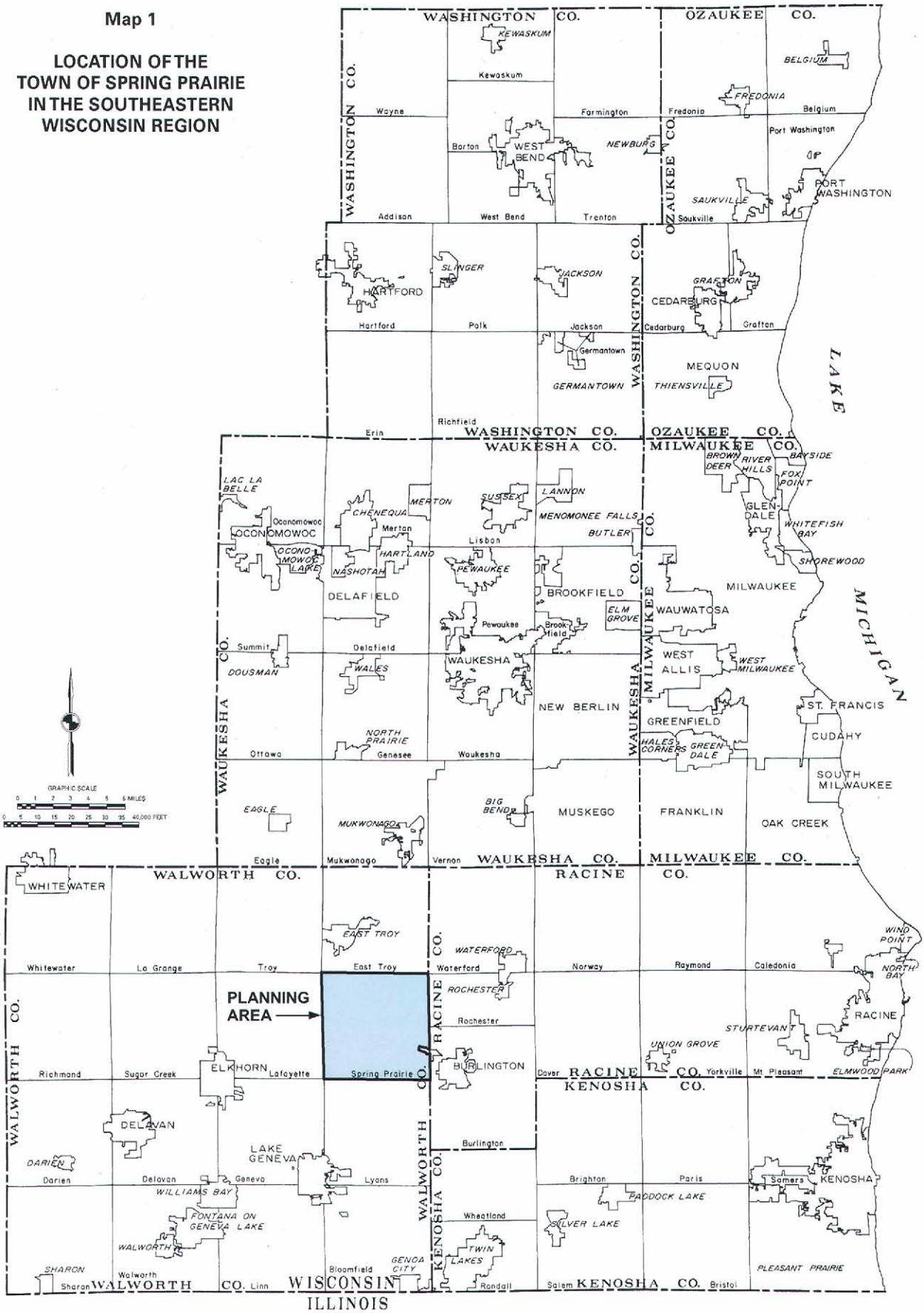
Clearly stated objectives must be formulated before plans may be prepared. Because objectives should reflect the values held by residents of a planning area, the formulation of objectives must involve the active participation of Town officials and citizens. Participation in public meetings and the community survey provided two important ways for Town officials and citizens to express their views for development of the Town. The Town planning objectives are set forth in Chapter VI.

Plan Design and Evaluation

Plan design and evaluation is the heart of the planning process. The results of the three previous steps—inventory, analyses and forecasts, and formulation of objectives—help to shape the plan. In this step, a plan was designed to address existing and anticipated needs of the Town, and the plan was evaluated in terms of its ability to meet the agreed-upon objectives.

Map 1

LOCATION OF THE TOWN OF SPRING PRAIRIE IN THE SOUTHEASTERN WISCONSIN REGION



Source: SEWRPC.

Plan Refinement and Plan Adoption
While ample opportunity for public participation must be provided throughout the planning process, the last step in the process involves the formal presentation of the plan in a public forum, and refinement of the plan, as necessary, given the public input received. The master plan was presented at two well-attended public meetings held in June 2000. The plan was adopted by the Town Plan Commission on November 29, 2000, and by the Town Board on December 11, 2000.

Plan Implementation
Implementation of the master plan requires a long-term commitment to the underlying objectives by those Town officials most responsible for its implementation. The master plan report includes recommendations with respect to the use of zoning, land division regulations, and other measures available to help implement the plan in the years ahead.

FUTURE PLAN REVIEW AND REEVALUATION

The completion and adoption of a master plan does not signal an end to the planning process. Indeed, if the Town of Spring Prairie plan is to remain viable, the plan must be periodically reviewed and reevaluated to make sure that it meets the evolving needs of the Town. Periodic review of the plan will serve to remind the Town Plan Commission and Town Board of the objectives embodied in the plan and to familiarize new Town officials with the plan, and may prompt plan amendments in response to changing development conditions or changing local planning objectives.

REPORT STRUCTURE

This planning report consists of nine chapters. Following this introductory chapter, Chapter II, "Demographic Trends and Projections," presents information regarding population, households, and employment trends in the Town and a set of projections indicating a range of possible future population, household, and employment levels for the year 2020. Chapter III, "Natural Resource Base," presents information pertaining to the natural resource base of the Town, including data on soils, topography, drainage, wetlands, floodlands, woodlands, wildlife habitat, and other natural resource features. Chapter IV, "The Built Environment," presents data on historic development, existing land use and community facilities and services in the Town. Chapter V, "Existing Land Use Regulations" presents information concerning zoning and land division regulations, and other land use regulatory ordinances currently in effect. Chapter VI, "Framework for Plan Development," presents key findings of the community survey, information from existing areawide plans as they pertain to the Town, significant issues affecting planning decisions, and a set of community planning objectives. Chapter VII, "The Master Plan," presents the recommended master plan for the Town of Spring Prairie with a plan design year of 2020. Chapter VIII, "Implementation," describes the major steps to be taken to implement the plan. Finally, a summary of this report is provided in Chapter IX.

Chapter II

DEMOGRAPHIC TRENDS AND FORECASTS

INTRODUCTION

Information on the size, characteristics and distribution of the resident population, households and employment of an area, and on anticipated changes in these factors over time is essential to the preparation of a sound master plan. The primary purpose of any local planning program is to benefit the resident population by maintaining and enhancing living conditions in the area. Moreover, some of the land use requirements and needs that a master plan seeks to meet are directly related to existing and probable future population, household, and employment levels. Accordingly, this chapter presents information regarding historical and forecast population, household, and employment trends for the Town of Spring Prairie. To provide perspective, comparative data are presented for Walworth County and the seven-county Southeastern Wisconsin Region.

The population, household, and employment forecasts presented in this chapter were derived from regional and county forecasts reflecting alternative futures for the Southeastern Wisconsin Region developed by the Regional Planning Commission and used by the Commission in its regional and local planning efforts. Three alternative future scenarios were prepared for the Region as a basis for the regional population, household, and employment forecasts: a low-growth scenario, an intermediate-growth scenario, and a high-growth scenario. An additional variable was added to the analysis in the preparation of the regional land use plan. That variable deals with the degree of centrality, or distribution, of population as measured by its nearness to the major population centers in the Region. Two alternative population distributions, referred to as the centralized and the decentralized distributions, were developed.[1] In both the 2010 and 2020 regional land use plans a centralized, intermediate-growth future scenario was adopted as the basis for planning. In the 2020 regional land use plan, the centralized intermediate-growth future scenario was compared to both a centralized and decentralized high-growth future scenario.

The centralized distribution assumes that a significant proportion of the population will prefer to reside in the older urban centers of the Region and adjacent suburbs, with a full range of urban facilities and services, such as public water supply, sanitary sewers, and mass transit, with proportionately fewer people in outlying areas. The

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[1]*For a detailed description of the methodology used to develop these forecasts, see SEWRPC Technical Report No. 11, Third Edition,* The Population of Southeastern Wisconsin, *October 1995; and Technical Report No. 10, Third Edition,* The Economy of Southeastern Wisconsin, *October 1995. See also Planning Report No. 40,* A Regional Land Use Plan for Southeastern Wisconsin: 2010, *January 1992, and Planning Report No. 45,* A Regional Land Use Plan for Southeastern Wisconsin: 2020, *December 1997.*

decentralized distribution assumes that a significant proportion of the population will prefer to reside in a suburban or rural setting with relatively large lots and a reduced level of services.

Significant decentralization of population within the Region began in the 1950s and has continued unabated to the present. The movement of persons from the older, urban central areas of the Region to outlying areas has markedly changed the development pattern of the Region, requiring outlying areas to provide many of the facilities and services once required only in the older, more highly developed urban areas of the Region. It is likely that the Town of Spring Prairie will experience an increasing development pressure over the next 20 years from persons seeking to live in a rural or semi-rural environment.

Under each of the alternative scenarios, land use development patterns were developed which are believed to represent conditions that could occur in the Southeastern Wisconsin Region, including the Town of Spring Prairie, over the next 20 years. For the purposes of the Town master plan, two of the alternative scenarios for growth and development were selected as representing a realistic range of population, household, and employment levels for the Town: an intermediate-growth future scenario with a centralized development pattern (as in the adopted regional plan) and a high-growth future scenario with a decentralized development pattern.

Recognizing that the Town is becoming increasingly desirable as a rural place to live, as evidenced partially by the increase in the number of building permits in the past several years, it is believed that the high-growth, decentralized scenario is a reasonable probable future for the Town. Population, household, and employment forecasts for the Town prepared under both the intermediate-growth-centralized scenario and the high-growth decentralized scenario are presented in this chapter.

POPULATION

Historical Trends

Population levels as indicated by the federal census for the Town of Spring Prairie, Walworth County, and the Region since 1900 are set forth in Table 1. The rate of population increase was relatively rapid in the Region as a whole between 1900 and 1930, growing at an average increase of 27 percent per decade from 1900 to 1930. During approximately the same time period, the population of Walworth County either lost population or grew at relatively slower rates of increase. By contrast, the Town of Spring Prairie experienced an almost continuous loss of population from 1900 to 1930, decreasing from 1,126 persons in 1900 to 980 persons in 1930.

From 1930 through 1970, the population of the overall Region grew rapidly, increasing by almost 75 percent over 40 years. The population of Walworth County grew even more rapidly in that time period, about 104 percent. Following a loss in population of 59 persons, or 6 percent, between 1930 and 1940, the population of the Town of Spring Prairie increased by 16 percent between 1940 and 1950. The Town continued to gain population over the next two decades, although at decreasing rates—about 9 percent from 1950 to 1960 and about 3 percent from 1960 to 1970. Between 1970 and 1980 the Town experienced its greatest rate of increase on record—an increase of over 48 percent, or 580 persons, for a total 1980 population of 1,777. From 1980 to 1990 the population of Walworth County and the Region experienced small increases of approximately 3 percent and 5 percent, respectively. During the same decade, the population of the Town once again decreased, by 25 persons or about 1 percent, for a total of 1,752 in 1990. This population level is almost twice the lowest Town population level reached in 1940. The Wisconsin Department of Administration estimate for the Town's 1999 population is 1,973, an increase of 221 persons, or about 13 percent, in nine years.

Age Distribution

The age distribution of the population has important implications for planning and for public policy in the areas of education, recreation, health, housing, and transportation. The 1990 age distribution of residents of the Town of Spring Prairie, Walworth County, and the overall Region is set forth in Table 2. In 1990, the Town population consisted of about 62 percent working age adults, ages 18 through 64, about 22 percent school-age children, ages five through 17, about 7 percent pre-school children, under age five, and about 8 percent retirement-age persons, age 65 and older. Compared to the County and the Region in 1990, the Town had a lower percentage of persons

Table 1

HISTORICAL AND FORECAST POPULATION LEVELS IN THE REGION, WALWORTH COUNTY, AND THE TOWN OF SPRING PRAIRIE: 1900-2020

	Region			Walworth County			Town of Spring Prairie		
		Change from Preceding Period			Change from Preceding Period			Change from Preceding Period	
Year	Population	Number	Percent	Population	Number	Percent	Population	Number	Percent
1900	501,808	115,034	29.7	29,259	1,399	5.0	1,126	-29	-2.5
1910	631,161	129,353	25.8	29,614	355	1.2	1,007	-119	-10.6
1920	783,681	152,520	24.2	29,327	-287	-1.0	946	-61	-6.1
1930	1,006,118	222,437	28.4	31,058	1,731	5.9	980	34	3.6
1940	1,067,699	61,581	6.1	33,103	2,045	6.6	921	-59	-6.0
1950	1,240,618	172,919	16.2	41,584	8,481	25.6	1,070	149	16.2
1960	1,573,614	332,996	26.8	52,368	10,784	25.9	1,164	94	8.8
1970	1,756,083	182,469	11.6	63,444	11,076	21.2	1,197	33	2.8
1980	1,764,796	8,713	0.5	71,507	8,063	12.7	1,777	580	48.5
1990	1,810,364	45,568	2.6	75,000	3,493	4.9	1,752	-25	-1.4
1999[a]	1,918,383	108,019	6.0	85,493	10,493	14.0	1,973	221	12.6
2020 Forecasts									
Intermediate-Growth Centralized	2,077,900	267,536[b]	14.8[b]	95,000	20,000[b]	26.7[b]	2,100	348[b]	19.9[b]
High-Growth Decentralized	2,367,000	556,636[b]	30.7[b]	131,600	56,600[b]	75.5[b]	2,200	448[b]	25.6[b]

[a] *The 1999 population levels are estimates prepared by the Wisconsin Department of Administration.*

[b] *Reflects change from 1990 Census.*

Source: U.S. Bureau of the Census, Wisconsin Department of Administration, and SEWRPC.

65 and over than either the County or the Region, a relatively similar percentage of both working age adults and pre-school children, but a higher percentage of school age children.

When comparing the 1990 age distribution to those in the 1970 and 1980 censuses, several trends emerge. In the 20 years from 1970 to 1990, the most significant trends in the Town were that the number of school-age children decreased from 33 percent to 22 percent, while the number of working age adults increased from 49 percent to 62 percent. The number of school-age children decreased in the County and the Region as well, but at a slower rate. The number of working age adults increased in the County and the Region as well, but at a slower rate, and in the Region remained relatively stable from 1980 to 1990. The percentage of children under age five remained relatively stable in the Town, the County, and the Region. The percentage of persons age 65 and older remained stable in the Town, but slowly increased by two to three percentage points in the County and the Region.

Population Forecasts

In addition to the historical population levels for the Region, Walworth County, and the Town of Spring Prairie, Table 1 shows the forecast population levels envisioned under the intermediate-growth, centralized and high-growth, decentralized scenarios in the regional land use plan. The range of population for the Town for the year 2020 postulated by these two scenarios is 2,100 to 2,200 persons. This forecast range reflects an increase of 348 to 448 persons from 1990 to 2020, or an average increase of about 7 to 8 percent per decade. Some of this increase has already taken place, with the estimated increase of 221 persons from 1990 to 1999. After

Table 2

AGE COMPOSITION OF THE POPULATION IN THE REGION, WALWORTH COUNTY, AND THE TOWN OF SPRING PRAIRIE: 1970-1990

Age Group	Southeastern Wisconsin Region											
	1970[a]		1980[b]		1990		Alternative Forecast Range: 2020					
	Number	Percent	Number	Percent	Number	Percent	Number			Percent		
Under 5	153,243	8.7	128,085	7.2	138,444	7.7	131,020	-	172,830	6.3	-	7.3
5 through 17	472,342	26.9	375,653	21.3	338,629	18.7	329,291	-	409,967	15.8	-	17.3
18 through 64	960,887	54.8	1,065,887	60.4	1,106,820	61.1	1,270,635	-	1,415,981	61.2	-	59.8
65 and Older	169,415	9.6	195,294	11.1	226,471	12.5	346,954	-	366,222	16.7	-	5.6
All Ages	1,755,887	100.0	1,764,919	100.0	1,810,364	100.0	2,077,900	-	2,367,000	100.0	-	100.0

Age Group	Walworth County											
	1970		1980		1990		Alternative Forecast Range: 2020					
	Number	Percent	Number	Percent	Number	Percent	Number			Percent		
Under 5	4,889	7.7	4,793	6.7	4,948	6.6	5,415	-	8,554	5.7	-	6.5
5 through 17	16,104	25.4	14,705	20.6	13,031	17.4	14,345	-	21,582	15.1	-	15.4
18 through 64	35,043	55.2	42,827	59.9	46,348	61.8	60,325	-	82,514	63.5	-	62.7
65 and Older	7,408	11.8	9,182	12.8	10,673	14.2	14,915	-	18,950	15.7	-	14.4
All Ages	63,444	100.0	71,507	100.0	75,000	100.0	95,000	-	131,200	100.0	-	100.0

Age Group	Town of Spring Prairie											
	1970		1980		1990		Alternative Forecast Range: 2020					
	Number	Percent	Number	Percent	Number	Percent	Number			Percent		
Under 5	105	8.8	155	8.7	131	7.5	116	-	139	5.5	-	6.3
5 through 17	398	33.2	512	28.8	388	22.1	331	-	371	15.8	-	16.9
18 through 64	589	49.2	993	55.9	1,088	62.1	1,250	-	1,285	59.5	-	58.4
65 and Older	105	8.8	117	6.6	145	8.3	403	-	405	19.2	-	18.4
All Ages	1,197	100.0	1,777	100.0	1,752	100.0	2,100	-	2,200	100.0	-	100.0

[a] The 1970 regional population of 1,755,887 excluded 196 persons who were added after the conduct of the 1970 census but were not allocated to the various age group categories.

[b] The 1980 regional population of 1,764,919 includes 123 persons who were subtracted from this number after the conduct of the 1980 census but were not subtracted from the various age group categories.

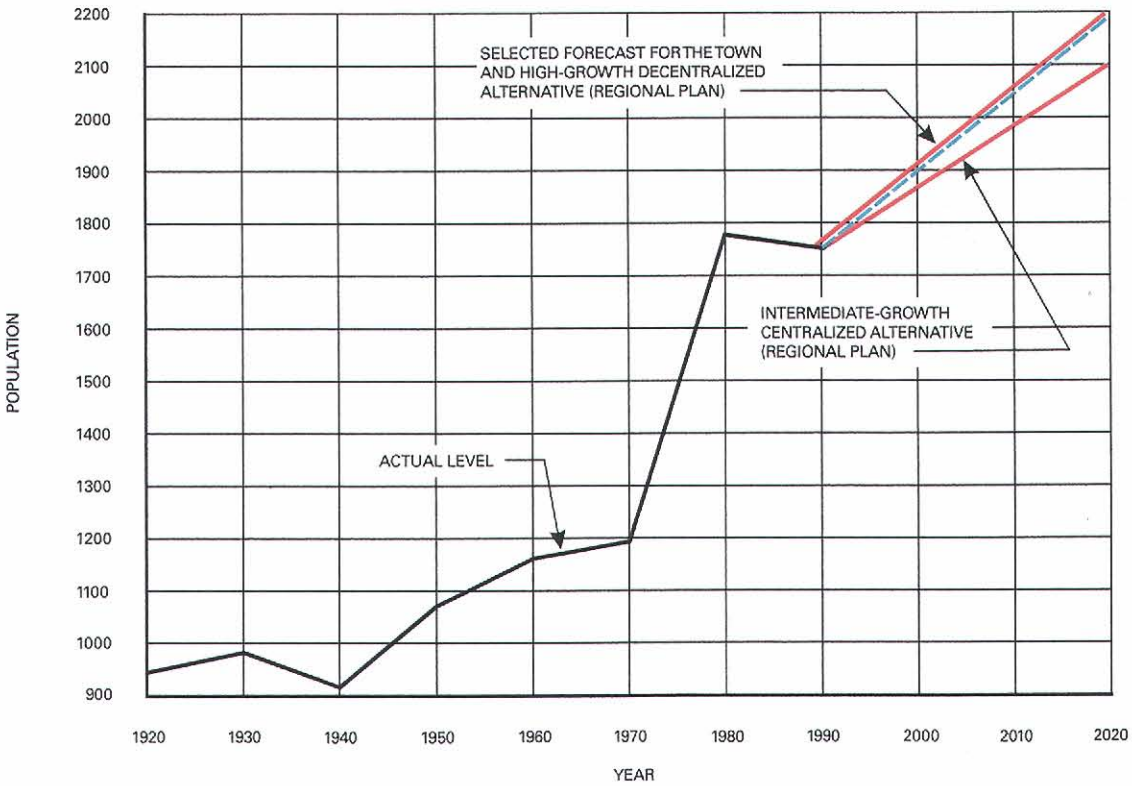
Source: U.S. Bureau of the Census and SEWRPC.

consideration of recent development trends, the Town selected the high-growth scenario, coupled with a decentralized distribution pattern, as the basis for the preparation of the master plan for the Town of Spring Prairie. A population forecast of 2,200 persons was selected. Figure 1 illustrates the historical and forecast population levels for the Town of Spring Prairie.

With respect to age distribution, it is envisioned that the Town will experience a slight decrease in the percentage of preschool children, a decrease in the percentage of school age children, a moderate decrease in the percentage of working age adults, and a significant increase in the number of retirement age persons. These figures suggest that the Town may need to address the needs of the steadily increasing elderly population.

Figure 1

HISTORIC AND FORECAST POPULATION LEVELS FOR THE TOWN OF SPRING PRAIRIE: 1920-2020



Source: SEWRPC.

HOUSEHOLDS

Number of Households

One of the most important demographic features with respect to master and public facilities planning is the number and size of households, because the average household size is used to convert a population forecast intothe number of housing units needed over the planning period. A household consists of an occupied housing unit, along with the persons who reside in it.[2]

Trends in the number of households for the Town of Spring Prairie, Walworth County, and the Region are set forth in Table 3. Between 1960 and 1990, the number of households in the Town increased by 90 percent, from

[2]*The U.S. Bureau of the Census classifies the population as "household" population, consisting of persons residing in housing units, and "group quarters" population, consisting of persons residing in such facilities as college dormitories, correctional facilities, and nursing homes. The entire Town of Spring Prairie population was classified as household population in the 1990 census.*

Table 3

HISTORICAL AND FORECAST NUMBER OF HOUSEHOLDS IN THE REGION, WALWORTH COUNTY, AND THE TOWN OF SPRING PRAIRIE: 1960-2020

	Region			Walworth County			Town of Spring Prairie		
		Change from Preceding Period			Change from Preceding Period			Change from Preceding Period	
Year	Households	Number	Percent	Households	Number	Percent	Households	Number	Percent
1960	465,913	--	--	15,414	--	--	294	--	--
1970	536,486	70,573	15.1	18,544	3,130	20.3	320	26	8.8
1980	627,955	91,469	17.0	24,789	6,245	33.7	514	194	60.6
1990	676,107	48,152	7.7	27,620	2,831	11.4	560	46	8.9
2020 Forecasts									
Intermediate-Growth Centralized	827,100	150,993	22.3	36,900	9,280	33.6	680	120	21.4
High-Growth Decentralized	905,100	228,993	33.9	49,500	21,880	79.2	720	160	28.6

Source: U.S. Bureau of the Census and SEWRPC.

294 to 560. Comparatively, during those three decades, the number of households in the County increased by 79 percent, and in the Region overall by 45 percent.

Household Size

Throughout the Region, the number of households has increased at a faster rate than the total household population. This translates into a reduction in the average number of persons per household. This is a trend that has occurred not only throughout the Southeastern Wisconsin Region, but also across the State and the nation as well. The decline in household size relates to the increased incidence of divorce, the decline in birth rate, the desire of many elderly persons to remain alone in their own households, and the desire of many young unmarried persons to form their own households. The average household size in the Town decreased by 21 percent, from 3.96 persons per household in 1960 to 3.13 persons per household in 1990. The average household size in the Town has historically been, and still is, higher than the average household size in both the County and the Region, which in 1990 was 2.60 and 2.62 respectively. Table 4 lists the historical household size in the Region, Walworth County, and the Town of Spring Prairie from 1960 to 1990.

Housing Stock

As shown on Table 5, there were 629 housing units in the Town of Spring Prairie in 1990, as reported by the federal census of population and housing. Of this total, 560 housing units, or 89 percent, were reported as occupied at the time of the census, while 69 housing units, or 11 percent, were reported as vacant. The 69 vacant housing units included 38 units, representing 6 percent of the total housing stock in the Town, which were classified as being held for seasonal, recreational, or other occasional use. A significantly greater proportion of the total housing stock in Walworth County, 21 percent, was reported as held for seasonal, recreational, or occasional use in 1990.

The number of housing units in the Town of Spring Prairie increased from 361 in 1960 to 629 in 1990. Most of this increase occurred from 1970 to 1980, when 291 housing units were added, for a total of 591 units; only 38 units were added from 1980 to 1990. From 1990 through 1998, a total of 157 housing units were authorized for construction by residential building permits within the Town, an average of about 14 housing units per year. Table 6 shows the number of building permits issued for the construction of new single-family homes from 1980 through 1998.

Table 4

HISTORICAL AND FORECAST HOUSEHOLD SIZE IN THE REGION, WALWORTH COUNTY, AND THE TOWN OF SPRING PRAIRIE: 1960-2020

Year	Region			Walworth County			Town of Spring Prairie		
	Persons per Households	Change From Preceding Period		Persons per Households	Change From Preceding Period		Persons per Households	Change From Preceding Period	
		Number	Percent		Number	Percent		Number	Percent
1960	3.30	--	--	3.28	--	--	3.96	--	--
1970	3.20	-0.10	-3.0	3.16	-0.12	-3.7	3.74	-0.22	-5.6
1980	2.75	-0.45	-14.1	2.74	-0.42	-13.3	3.46	-0.28	-7.5
1990	2.62	-0.13	-4.7	2.60	-0.14	-5.1	3.13	-0.33	-9.5
2020 Forecasts									
Intermediate-Growth Centralized	2.46	-0.16	-6.1	2.46	-0.14	-5.4	3.08	-0.05	-1.6
High-Growth Decentralized	2.56	-0.06	-2.3	2.56	-0.04	-1.5	3.08	-0.05	-1.6

Source: U.S. Bureau of the Census and SEWRPC.

Table 5

HOUSING CHARACTERISTICS OF THE TOWN OF SPRING PRAIRIE: 1960 - 1990

Characteristic	1960		1970		1980		1990	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Occupied Housing Units								
Owner-Occupied	203	56.2	226	60.8	409	69.2	458	72.8
Renter-Occupied	91	25.2	94	25.3	105	17.8	102	16.2
Total	294	81.4	320	86.1	514	87.0	560	89.0
Vacant Housing Units								
For Rent, For Sale, Rented or Sold but Not Occupied	11	3.0	9	2.4	8	1.4	28	4.5
For Seasonal, Recreational, or Occasional Use	6	1.7	6	1.6	57	9.6	38	6.0
Other Vacant	50	13.9	37	9.9	12	2.0	3	0.5
Total	67	18.6	52	13.9	77	13.0	69	11.0
Total Housing Units	361	100.0	372	100.0	591	100.0	629	100.0

Source: U.S. Bureau of the Census and SEWRPC.

Household Forecasts

As indicated in Table 3, under an intermediate-growth, centralized scenario, the number of households in the Town of Spring Prairie may be expected to increase by about 120 households, or about 21 percent, between 1990 and 2020, compared to increases of about 34 percent for the County and 22 percent for the Region. Under a high-growth, decentralized scenario, the number of households in the Town may be expected to increase by about 160 households, or about 29 percent, compared to 79 percent for the County and 34 percent for the Region. The total number of households in the Town under the two alternative scenarios would range from 680 to 720.

As indicated in Table 4, under both the intermediate-growth and the high-growth scenarios, the average household size in the Town of Spring Prairie may be expected to decrease from 3.13 persons per household in 1990 to 3.08 persons per household in 2020, or by 1.6 percent. Due to the anticipated decrease in household size, the forecast

Table 6

BUILDING PERMITS FOR SINGLE-FAMILY HOMES ISSUED IN THE TOWN OF SPRING PRAIRIE: 1980-1998

Year	Number of Permits Issued
1980	1
1981	5
1982	2
1983	3
1984	4
1985	3
1986	6
1987	7
1988	3
1989	12
1990	13
1991	10
1992	16
1993	22
1994	30
1995	21
1996	14
1997	17
1998	14
Total	203

Source: Walworth County Department of Land Management and SEWRPC.

increase in the number of households in the Town of 21 to 29 percent exceeds the forecast increase in population of 17 to 26 percent between 1990 and 2020.

To determine more precisely the number of households needed, the forecast population is divided by the forecast household size. This results in about 714 total dwelling units needed by 2020. This number falls within the forecast household range of 680 to 720 households.

EMPLOYMENT

Historical Trends

Trends in the number of jobs in the Town of Spring Prairie, Walworth County, and the Region are set forth in Table 7. The jobs are enumerated at their location and the data is thus referred to as "place of work" employment data. Table 7 does not refer to the residency of persons holding particular jobs, nor whether the jobs are part-time or full-time.

Table 7

HISTORICAL AND FORECAST EMPLOYMENT LEVELS IN THE REGION, WALWORTH COUNTY, AND THE TOWN OF SPRING PRAIRIE: 1970-2020

Year	Region			Walworth County			Town of Spring Prairie		
		Change from Preceding Period			Change from Preceding Period			Change from Preceding Period	
	Employment	Number	Percent	Employment	Number	Percent	Employment	Number	Percent
1970	784,100	--	--	26,300	--	--	170	--	--
1980	945,200	161,100	20.5	33,400	7,100	27.0	210	40	23.5
1990	1,067,200	122,000	12.9	40,200	6,800	20.4	290	80	38.1
2020 Forecasts									
Intermediate-Growth Centralized	1,277,100	209,900	19.7	59,900	19,700	49.0	300	10	3.4
High-Growth Decentralized	1,362,600	295,400	27.7	69,100	28,900	71.9	300	10	3.4

NOTE: The 1990 employment in the Town of Spring Prairie includes 120 jobs classified as agricultural; 60 jobs classified as transportation, communications, and utilities; 20 jobs classified as retail; and 90 jobs classified in various other categories.

Source: U.S. Bureau of the Census and SEWRPC.

Occupational Characteristics

Table 8 provides information on the 1990 employed population 16 years of age and older by occupation for the Region, Walworth County, and the Town of Spring Prairie. In the Town, 913 persons, or about 52 percent of the resident population, were employed in the labor force. White-collar workers, including executive, managerial and professional specialty and technical, sales and administrative support workers, represented about 40 percent of the employed persons in the Town, as compared to 48 percent in the County and 58 percent in the Region overall. Blue-collar workers, including service occupations; farming, forestry, and fishing; precision production, craft, and repair; and operators, fabricators and laborers, represented about 60 percent of the employed persons in the Town, as compared to 52 percent in the County and 42 percent in the Region overall. The highest single category of occupation in the Town was precision production, craft, and repair at about 16 percent, followed by administrative support, including clerical, at about 12 percent, and machine operators, assemblers, and inspectors, also at about 12 percent. Farming, forestry and fishing was fourth at about 10 percent.

Table 9 provides information on the 1990 employed population 16 years of age and older by class of worker for the Region, Walworth County, and the Town of Spring Prairie. These data indicate that the percentage of Town workers employed in the private sector is fairly consistent with the percentages in the County and the Region: 79 percent in the Town, as compared with 78 and 83 percent, respectively, in the County and the Region. Eleven percent of Town workers were self-employed, as compared to about 8 percent in the County and about 5 percent in the Region. Nine percent of Town workers were employed by federal, state, or local governments, as compared to about 14 percent in the County and about 12 percent in the Region.

Information on the place of work for workers 16 years of age and older living in the Town of Spring Prairie and Walworth County in 1990 is provided in Table 10. The data indicate that in the Town of Spring Prairie about 41 percent of the labor force worked in Walworth County and about 59 percent worked outside the County. A number of Town workers were employed in the nearby City of Burlington or the remainder of Racine County, about 28 and 12 percent, respectively. About 5 percent of Town workers work in Illinois. Of workers throughout Walworth County, about 70 percent worked within the County and 30 percent worked outside the County, with about 8 percent working in Illinois.

Table 8

EMPLOYED PERSONS 16 YEARS AND OLDER BY OCCUPATION IN THE REGION, WALWORTH COUNTY, AND THE TOWN OF SPRING PRAIRIE: 1990

Occupation	Region		Walworth County		Town of Spring Prairie	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
Managerial and Professional Specialty						
Executive, Administrative, and Manageria	103,680	11.7	3,551	9.3	66	7.2
Professional Specialty	122,673	13.9	4,664	12.2	89	9.7
Technical, Sales, Administrative Support						
Technicians and Related Support	31,301	3.5	902	2.4	18	2.0
Sales	103,033	11.7	4,051	10.6	81	8.9
Administrative Support, Including Clerical	150,205	17.0	5,288	13.9	112	12.3
Service						
Private Household	1,758	0.2	85	0.2	4	0.4
Protective Service	12,724	1.4	452	1.2	11	1.2
Service, Except Protective and Household	98,458	11.2	4,884	12.8	80	8.8
Farming, Forestry, and Fishing	9,288	1.1	1,431	3.8	92	10.1
Precision Production, Craft, Repair	103,690	11.7	4,976	13.1	151	16.5
Operators, Fabricators, and Laborers						
Machine Operators, Assemblers, Inspectors	80,106	9.1	4,492	11.8	105	11.5
Transportation and Material Moving	32,522	3.7	1,610	4.2	49	5.4
Handlers, Equipment Cleaners, Helpers, Laborers	33,278	3.8	1,707	4.5	55	6.0
Total	882,716	100.0	38,093	100.0	913	100.0

Source: U.S. Bureau of the Census and SEWRPC.

Table 9

EMPLOYED PERSONS 16 YEARS OF AGE AND OLDER BY CLASS OF WORKER IN THE REGION, WALWORTH COUNTY, AND THE TOWN OF SPRING PRAIRIE: 1990

Class of Worker	Region		Walworth County		Town of Spring Prairie	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
Private Wage and Salary Worker	739,155	83.6	29,747	78.2	723	79.2
Federal Government Worker	15,469	1.8	338	0.90	7	0.8
State Government Worker	16,486	1.9	1,641	4.3	16	1.8
Local Government Worker	69,574	7.9	3,213	8.4	59	6.4
Self-Employed Worker	39,608	4.5	2,911	7.6	101	11.0
Unpaid Family Worker	2,424	0.8	243	0.6	7	0.8
Total	882,716	100.0	38,093	100.0	913	100.0

Source: U.S. Bureau of the Census and SEWRPC.

Employment Forecasts

In addition to the actual employment levels, Table 7 sets forth the forecast employment levels for the Town of Spring Prairie, Walworth County, and the Region. It is estimated that approximately 10 jobs may be added in the Town, increasing the employment level from 290 in 1990 to 300 in 2020, or an increase of about 3 percent. Comparatively, it is estimated that the County employment levels may increase within a range of 49 to 72 percent, and the Regional employment levels may increase within a range of 20 to 28 percent. It is not envisioned that future employment will become a major factor in the land use planning for the Town through the design year 2020.

Table 10

PLACE OF WORK OF WORKERS 16 YEARS OF AGE AND OLDER LIVING IN WALWORTH COUNTY AND THE TOWN OF SPRING PRAIRIE: 1990

Place of Work	Walworth County		Town of Spring Prairie	
	Number	Percent	Number	Percent
City of Delavan	3,821	10.2	12	1.3
City of Lake Geneva	4,098	10.9	34	3.7
Remainder of Walworth County	18,375	49.2	325	35.6
Subtotal	26,294	70.3	371	40.6
City of Burlington	912	2.4	252	27.7
Remainder of Racine County	576	1.5	105	11.5
Subtotal	1,488	3.9	357	39.2
Milwaukee PMSA[a]	3,499	9.4	116	12.7
Kenosha County	485	1.3	15	1.6
State of Illinois	3,067	8.2	42	4.6
Worked Elsewhere	2,522	6.9	12	1.3
Total	37,385	100.0	913	100.0

[a] *The Milwaukee Primary Metropolitan Statistical Area (PMSA) includes all of Milwaukee County, Ozaukee County, Washington County, and Waukesha County.*

Source: U. S. Bureau of the Census and SEWRPC.

SUMMARY

This chapter has presented information on the population and economy of the Town of Spring Prairie, which is essential to the preparation of a sound master plan, including, most importantly, information on historical and forecast population, household, and employment levels. A summary of the key findings of this chapter follows:

1. The selection of forecast population, household, and employment levels for use in the preparation of a master plan for the Town of Spring Prairie was based upon consideration of alternative population, household, and employment forecasts to the design year 2020, prepared by the Southeastern Wisconsin Regional Planning Commission and used by the Commission in its regional and local planning efforts. These alternative forecasts are referred to as the intermediate-growth, centralized future scenario and the high-growth, decentralized future scenario.

2. The Town selected a forecast population of 2,200 for the year 2020, which represented an increase of 448 persons over the 1990 population level of 1,752, or about 8.5 percent per decade. This forecast lies within the range of alternative future scenarios used as parameters for the Town.

3. Household levels, which stood at about 560 households in 1990, were envisioned to increase by about 120 households, or 21 percent, by 2020, under the intermediate-growth, centralized future scenario, and by 160 households, or 29 percent, under the high-growth, decentralized future scenario. Under these two scenarios, the total number of households would range from 680 to 720. To determine a more precise number, the forecast population was divided by the forecast household size to indicate the number of dwelling units needed—about 714 total dwelling units by 2020. This number falls within the forecast range of 680 to 720 households.

4. Throughout the Region, the number of households has increased at a faster rate than the total household population. This translates into a reduction in the average number of persons per household, or household size. The average household size in the Town decreased by 21 percent between 1960 and 1990, from 3.96 to 3.13 persons per household. It is envisioned that the average household size in the Town will continue to decrease to about 3.08 persons per household by 2020.

5. Employment levels within the Town, which stood at about 290 jobs in 1990, were envisioned to increase by about 10 jobs, or about 3 percent, by 2020, under both the intermediate-growth, centralized and the high-growth, decentralized future scenarios. It is not envisioned that future employment will become a major factor in master planning for the Town through the design year 2020.

6. Of the Town population, 913 residents were employed in the labor force in 1990. White collar workers represented about 40 percent and blue collar workers represented about 60 percent of those employed. Seventy-nine percent of Town workers were employed in the private sector, 11 percent were self-employed, and 9 percent were employed by federal, state, or local governments. About 41 percent of Town workers worked in Walworth County, and about 59 percent worked outside the County, with about 39 percent working in Racine County and about 5 percent working in Illinois.

Chapter III

NATURAL RESOURCE BASE

INTRODUCTION

The conservation and wise use of the natural resources of an area are fundamental to achieving sound physical development and to providing a pleasant and habitable environment. Any meaningful master planning effort must recognize that natural resources are limited and valuable, and that urban and rural land uses must be properly adjusted to the natural resource base so that serious environmental problems can be avoided and resources can be conserved for the future. This chapter presents the results of an inventory and analysis of the natural resource base of the Town of Spring Prairie in support of the preparation of the Town master plan.

Included in this chapter is information regarding soil resources, surface water and water-related resources, woodlands, wildlife habitat areas, natural areas, and park and open space sites. Many of the natural resource features which are described individually in this chapter are concentrated in elongated areas of the landscape which have long been identified by the Regional Planning Commission and have become widely known as environmental corridors. The environmental corridors encompass those areas in which concentrations of ecological, recreational, aesthetic and cultural resources occur, and which, therefore, should be conserved and protected in an essentially open, natural state.

SOIL PROPERTIES

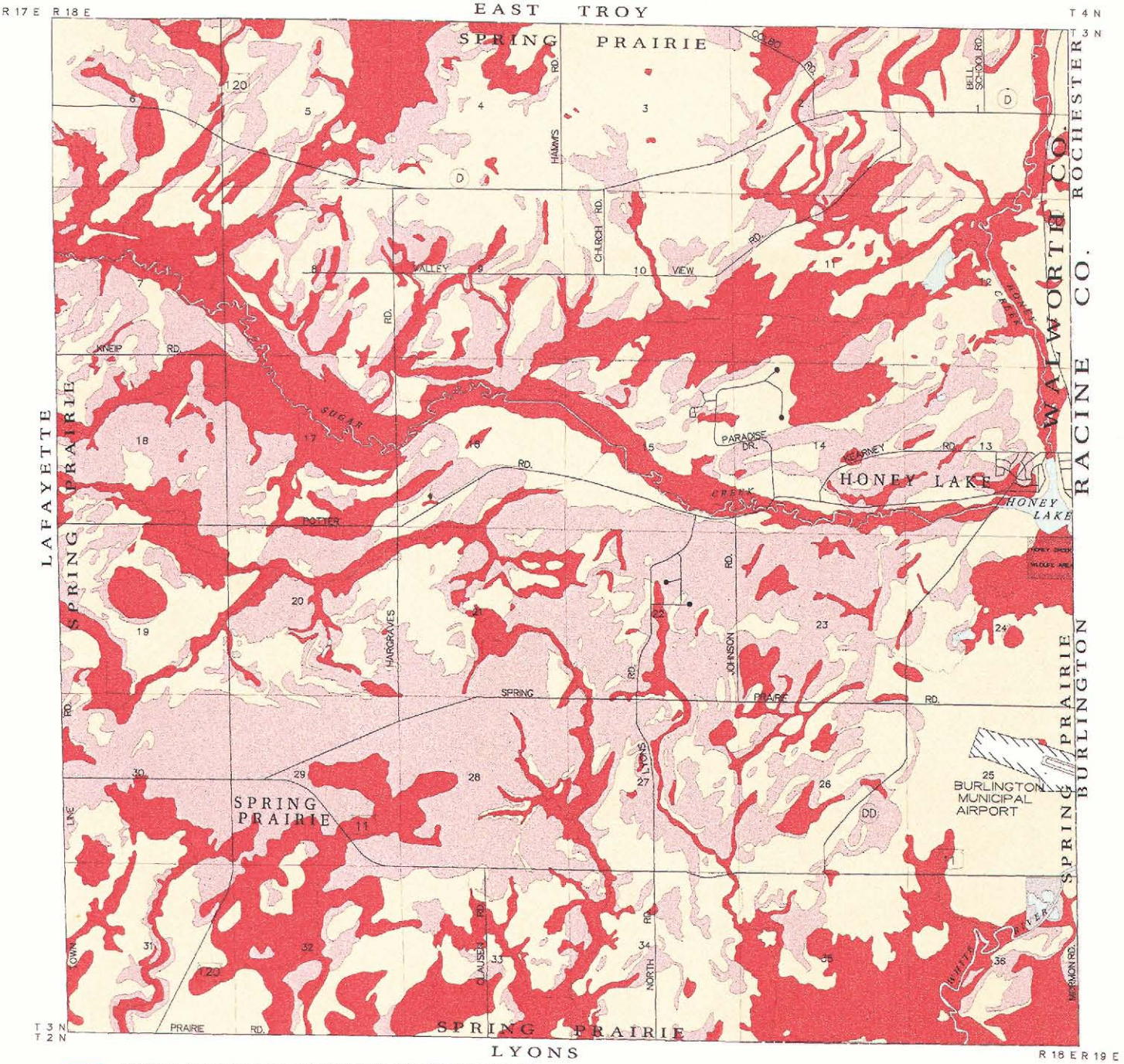
Soil properties exert a strong influence on the use of land. Soils are an irreplaceable resource and mounting pressures upon land are constantly making this resource more valuable. A need exists in any master planning program to examine how soils can best be used and managed. The soils information presented in this chapter is based upon the Walworth County soil survey completed in 1971 by the U.S. Natural Resources Conservation Service (formerly the U.S. Soil Conservation Service) under a cooperative agreement with the Southeastern Wisconsin Regional Planning Commission. Such surveys provide definitive data on the physical, chemical, and biological properties of soils enabling interpretation of their suitability for various urban and rural uses. Of particular importance in preparing a master plan for the Town of Spring Prairie are interpretations for residential development with onsite sewage disposal systems, for agriculture, and as a potential source of sand and gravel.

Soil Suitability for Onsite Sewage Disposal Systems

The suitability of soils in the Town for onsite sewage disposal systems is indicated on Maps 2 and 3. Map 2 indicates suitability for conventional onsite sewage disposal systems; Map 3 indicates suitability for onsite mound sewage disposal systems. The ratings are expressed in terms of the likelihood of meeting the criteria governing the siting of onsite sewage disposal systems set forth in Chapter Comm 83 of the Wisconsin Administrative Code. On these maps, areas shown as "suitable" have a high probability of meeting the code requirements for the system

Map 2

SOIL SUITABILITY FOR CONVENTIONAL ONSITE SEWAGE DISPOSAL SYSTEMS IN THE TOWN OF SPRING PRAIRIE: 1999



UNSUITABLE: AREAS COVERED BY SOILS WHICH HAVE A HIGH PROBABILITY OF NOT MEETING THE CRITERIA OF CHAPTER COMM 83 OF THE WISCONSIN ADMINISTRATIVE CODE GOVERNING CONVENTIONAL ONSITE SEWAGE-DISPOSAL SYSTEMS

UNDETERMINED: AREAS COVERED BY SOILS HAVING A RANGE OF CHARACTERISTICS AND/OR SLOPES WHICH SPAN THE CRITERIA OF CHAPTER COMM 83 OF THE WISCONSIN ADMINISTRATIVE CODE GOVERNING CONVENTIONAL ONSITE SEWAGE-DISPOSAL SYSTEMS SO THAT NO CLASSIFICATION CAN BE ASSIGNED

SUITABLE: AREAS COVERED BY SOILS HAVING A HIGH PROBABILITY OF MEETING THE CRITERIA OF CHAPTER COMM 83 OF THE WISCONSIN ADMINISTRATIVE CODE GOVERNING CONVENTIONAL ONSITE SEWAGE-DISPOSAL SYSTEMS

OTHER: AREAS CONSISTING FOR THE MOST PART OF DISTURBED LAND FOR WHICH NO INTERPRETIVE DATA ARE AVAILABLE

SURFACE WATER

CITY OF BURLINGTON

GRAPHIC SCALE

0 1/2 1 MILE

0 2,000 4,000 6,000 FEET

NOTE: ONSITE INVESTIGATIONS ARE ESSENTIAL TO THE DETERMINATION OF WHETHER ANY SPECIFIC TRACT OF LAND IS SUITABLE FOR DEVELOPMENT TO BE SERVED BY A CONVENTIONAL ONSITE SEWAGE-DISPOSAL SYSTEM

Source: Wisconsin Department of Commerce, U. S. Natural Resources Conservation Service, and SEWRPC.

Map 3

SOIL SUITABILITY FOR MOUND SEWAGE DISPOSAL SYSTEMS IN THE TOWN OF SPRING PRAIRIE: 1999

UNSUITABLE: AREAS COVERED BY SOILS WHICH HAVE A HIGH PROBABILITY OF NOT MEETING THE CRITERIA OF CHAPTER COMM 83 OF THE WISCONSIN ADMINISTRATIVE CODE GOVERNING MOUND SEWAGE-DISPOSAL SYSTEMS

UNDETERMINED: AREAS COVERED BY SOILS HAVING A RANGE OF CHARACTERISTICS AND/OR SLOPES WHICH SPAN THE CRITERIA OF CHAPTER COMM 83 OF THE WISCONSIN ADMINISTRATIVE CODE GOVERNING MOUND SEWAGE-DISPOSAL SYSTEMS SO THAT NO CLASSIFICATION CAN BE ASSIGNED

SUITABLE: AREAS COVERED BY SOILS HAVING A HIGH PROBABILITY OF MEETING THE CRITERIA OF CHAPTER COMM 83 OF THE WISCONSIN ADMINISTRATIVE CODE GOVERNING MOUND SEWAGE-DISPOSAL SYSTEMS

OTHER: AREAS CONSISTING FOR THE MOST PART OF DISTURBED LAND FOR WHICH NO INTERPRETIVE DATA ARE AVAILABLE

SURFACE WATER

CITY OF BURLINGTON

NOTE: ONSITE INVESTIGATIONS ARE ESSENTIAL TO THE DETERMINATION OF WHETHER ANY SPECIFIC TRACT OF LAND IS SUITABLE FOR DEVELOPMENT TO BE SERVED BY A MOUND SEWAGE-DISPOSAL SYSTEM

Source: Wisconsin Department of Commerce, U. S. Natural Resources Conservation Service, and SEWRPC.

Table 11

SOIL SUITABILITY FOR ONSITE SEWAGE DISPOSAL SYSTEMS IN THE TOWN OF SPRING PRAIRIE

Classification	Conventional Systems		Mound Systems	
	Square Miles	Percent of Town	Square Miles	Percent of Town
Suitable	15.2	42.5	22.5	63.0
Unsuitable	9.9	27.7	9.0	25.1
Undetermined	10.4	29.0	4.0	11.1
Other[a]	0.3	0.8	0.3	0.8
Total	35.8	100.0	35.8	100.0

[a] *Includes surface water and disturbed areas for which no soil survey data are available.*

Source: U.S. Natural Resources Conservation Service and SEWRPC.

concerned; areas shown as "unsuitable" have a high probability of not meeting the requirements. Areas shown as "undetermined" include soils having a range of characteristics which spans the applicable administrative code criteria so that no classification can be assigned without more detailed field investigation. The purpose of Maps 2 and 3 is to illustrate in a general way the overall pattern of soil suitability for onsite sewage disposal systems. Detailed site investigations based upon the requirements of Chapter Comm 83 are essential to the determination of whether or not the soils on any specific tract of land are suitable for development served by onsite sewage disposal systems.

As summarized in Table 11, 15.2 square miles, or about 43 percent, of the Town are covered by soils classified as suitable for conventional onsite sewage disposal systems; 9.9 square miles, or about 28 percent, are covered by soils classified as unsuitable; and 10.4 square miles, or about 29 percent, are covered by soils of undetermined suitability. The remaining 0.3 square mile, or less than 1 percent of the Town, consists of water or areas for which no soil survey data are available. From further review of Table 11 and from a comparison of Maps 2 and 3, it is evident that the advent of the mound sewage disposal system and other alternative systems has significantly increased the area of the Town which may be able to accommodate development using onsite sewage disposal systems, from about 43 percent to about 63 percent.

The soil ratings for onsite sewage disposal systems presented on Maps 2 and 3 reflect the requirements of Chapter Comm 83 of the Wisconsin Administrative Code as it existed in 1998. The Wisconsin Department of Commerce, the State agency responsible for the regulation of such systems, has proposed new rules which would significantly alter the existing regulatory framework, potentially increasing the area in which onsite sewage disposal systems may be utilized.

Soils Well Suited for Agricultural Use

The U.S. Natural Resources Conservation Service classifies the agricultural capability of soils based upon their general suitability for most kinds of farming. These groupings are based on the limitations of the soils, the risk of damage when used, and the way in which the soils respond to treatment. Table 12 sets forth a qualitative description of each soil capability class. Class I soils have few limitations, the widest range of use, and the least risk of damage when used. The soils in the other classes have progressively greater natural limitations. Class VIII soils are so rough, shallow, or otherwise limited that they do not produce economically worthwhile yields of crops, forage, or wood products. Under the Walworth County Zoning Ordinance, the A-1 Prime Agricultural Land District was established to maintain, preserve, and enhance agricultural lands historically exhibiting high crop yields. Such lands are generally covered by Class I, II, and III soils. Areas in the Town of Spring Prairie covered by Class I, II, and III soils, where properly drained, comprise 30.1 square miles or about 84 percent of the Town,

Table 12

AGRICULTURAL SOIL CAPABILITY CLASSES ESTABLISHED BY THE U.S. DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE

Class	Qualitative Description
I	Soils have few limitations that restrict their use
II	Soils have some limitations that reduce the choice of plants or require moderate conservation practices
III	Soils have moderate or severe limitations that reduce the choice of plants, require special conservation practices, or both
IV	Soils have very severe limitations that restrict the choice of plants, require careful management, or both
V	Soils are subject to little or no erosion but have other limitations, impractical to remove, that limit their use largely to pasture, range, woodland, or wildlife food and cover
VI	Soils have severe limitations that make them generally unsuited to cultivation and limit their use largely to pasture or range, woodland, or wildlife food and cover
VII	Soils have very severe limitations that make them unsuited to cultivation and that restrict their use largely to grazing, woodland, or wildlife
VIII	Soils and landforms have limitations that preclude their use for commercial plant production and restrict their use to recreation, wildlife, water supply, or to aesthetic purposes

Source: U.S. Natural Resources Conservation Service and SEWRPC.

as shown on Map 4. Areas covered by soil Classes IV through Class VIII, unclassified soils, and water areas, together comprise 5.7 square miles, or about 16 percent of the Town.

Soils Well Suited as a Source of Sand and Gravel

Sand and gravel are an important economic resource which should be carefully managed. The regional soil survey provides an indication of the location of potential commercially workable sand and gravel deposits. The regional soil survey rates soil mapping units as either "probable" or "improbable" sources of sand and gravel. The rating is intended only to show the probability of the presence of material of suitable quality in workable quantities. As shown on Map 5, 6.9 square miles, or about 19 percent of the Town, are in soil mapping units which are probable sources of sand and gravel. These areas occur primarily in the eastern and central areas of the Town.

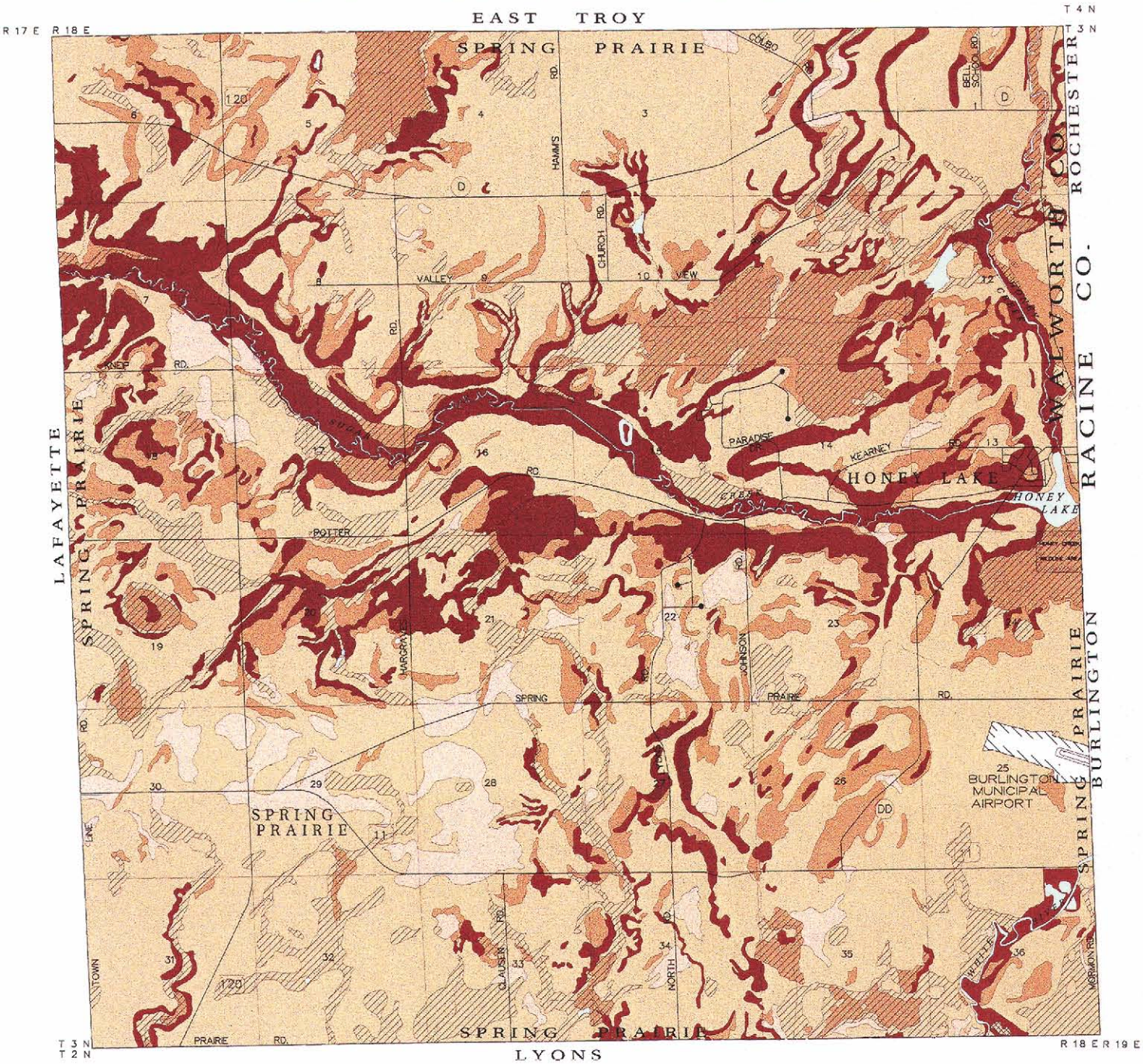
Steep Slopes

Topography is an important determinant of the practical uses of land, as well as a major element in the formation of landscape character. Lands with steep slopes are generally poorly suited for urban development and for most agricultural purposes. Most of the farming activity in the Town of Spring Prairie is located on flat or rolling topography. The inappropriate development of steeply sloped areas can result in increased surface water runoff and erosion. Furthermore, steeply sloped areas often have an abundant diversity of plant and animal life compared to surrounding lands. Lands with steep slopes should generally be maintained in natural cover for erosion control, water quality protection, and wildlife habitat preservation purposes.

Lands with less severe slopes may be suitable for certain agricultural uses, such as pasture, and for certain urban uses, such as carefully designed low-density residential development. Lands which are gently sloping or nearly level are best suited to agricultural production or medium-density residential, commercial, or industrial uses. The severity of slope is directly related to water runoff and erosion problems and, therefore, the type and extent of both urban and rural land uses should be carefully adjusted to the slope of the land.

Map 4

AGRICULTURAL SOIL CAPABILITY IN THE TOWN OF SPRING PRAIRIE



- CLASS I
- CLASS II
- CLASS II IF DRAINED; UNDRAINED SOILS ARE CLASS V OR VI
- CLASS II IF DRAINED; UNDRAINED SOILS ARE CLASS III
- CLASS III
- CLASS III IF DRAINED; UNDRAINED SOILS ARE CLASS V
- CLASS IV, V, VI, VII AND VIII SOILS AND UNCLASSIFIED AREAS
- SURFACE WATER
- CITY OF BURLINGTON

GRAPHIC SCALE

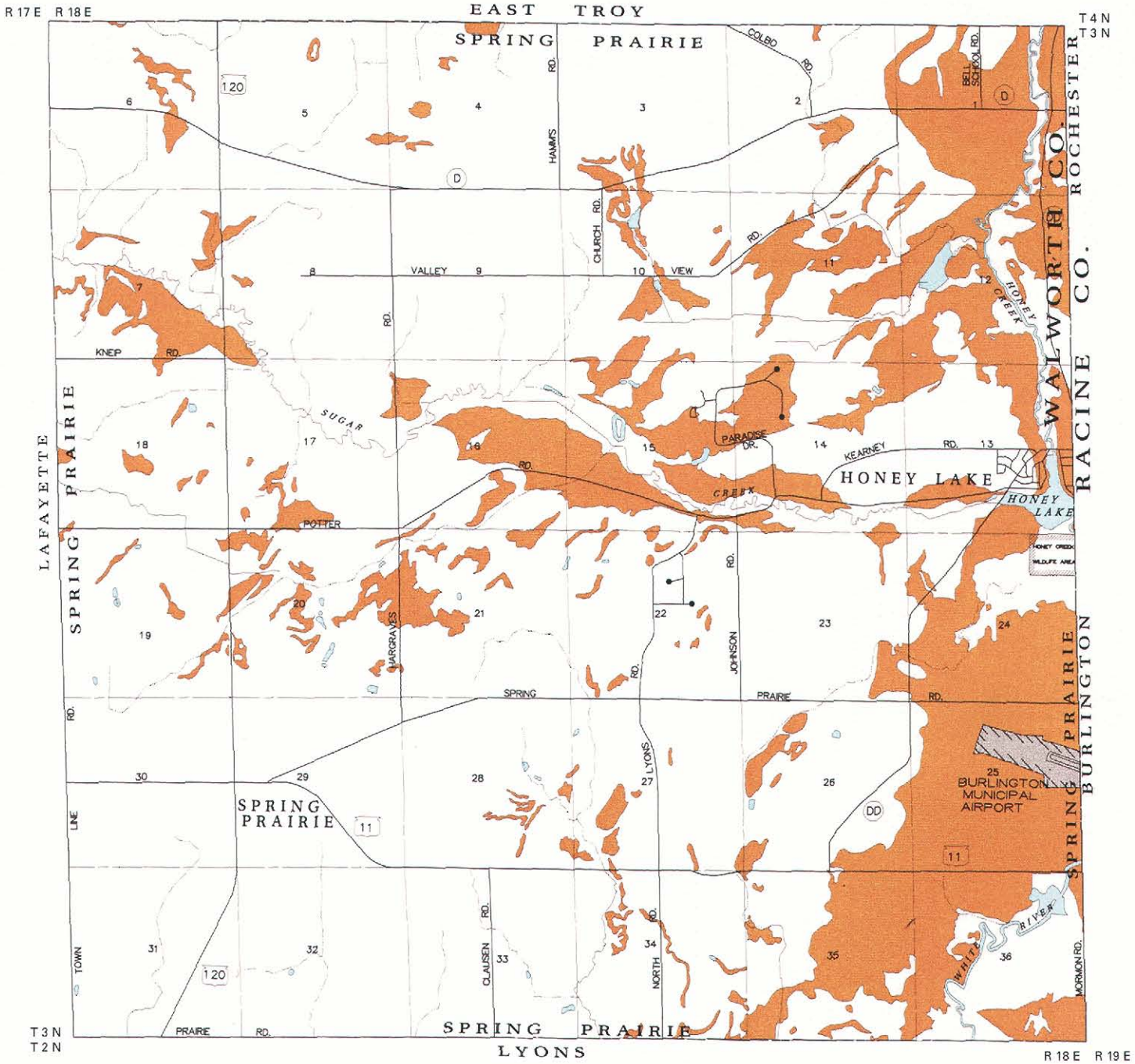
0 1/2 1 MILE

0 2,000 4,000 6,000 FEET

Source: U. S. Natural Resources Conservation Service and SEWRPC.

Map 5

POTENTIAL SAND AND GRAVEL DEPOSITS IN THE TOWN OF SPRING PRAIRIE



AREAS OF POTENTIAL SAND AND GRAVEL DEPOSITS

SURFACE WATER

CITY OF BURLINGTON

GRAPHIC SCALE

0 1/2 1 MILE

0 2,000 4,000 8,000 FEET

Source: U. S. Natural Resources Conservation Service and SEWRPC.

In general, slopes of 12 percent or greater should be considered unsuitable for urban development and most types of agricultural uses. Such areas should be maintained in essentially natural and open uses. As shown on Map 6, areas having a slope of 12 percent or greater comprise 4.0 square miles, or about 11 percent, of the total area of the Town.

WATER RESOURCES

Watersheds and Subwatersheds

The Town of Spring Prairie is located entirely within the Fox River watershed, which is part of the Mississippi River drainage system. As shown on Map 7, the Town includes portions of the Honey Creek, Sugar Creek, White River, and Ore Creek subwatersheds of the Fox River watershed. Each of these subwatersheds may be further subdivided into individual drainage subbasins, as depicted on Map 7.

Surface Water Resources

Surface water resources, consisting of lakes, rivers and streams, floodplains, and wetlands, form a particularly important element of the natural resource base. Surface water resources influence the physical development of the planning area, provide recreational opportunities, and enhance the aesthetic quality of the living environment. Lakes and streams are readily susceptible to degradation through improper land development and mismanagement. Water quality can be degraded by excessive pollutant loads, including nutrient loads; by malfunctioning and improperly located onsite sewage disposal systems; by urban stormwater runoff, including runoff from construction sites; and by careless agricultural practices. The water quality of lakes and streams may also be adversely affected by the excessive development of riparian areas in combination with the filling of peripheral wetlands, which remove valuable nutrient and sediment traps, while adding nutrient and sediment sources. Surface water resources in the Town are shown on Map 8 and are described in more detail in the following paragraphs.

Lakes

The Town of Spring Prairie has a limited number of smaller, generally unnamed lakes and ponds as shown on Map 8. The largest lake, Honey Lake, encompasses about 44 acres and is located in the Sugar Creek subwatershed, on the eastern edge of the Town, at the confluence of Honey Creek and Sugar Creek. All the other lakes and ponds in the Town are considerably smaller.

Streams

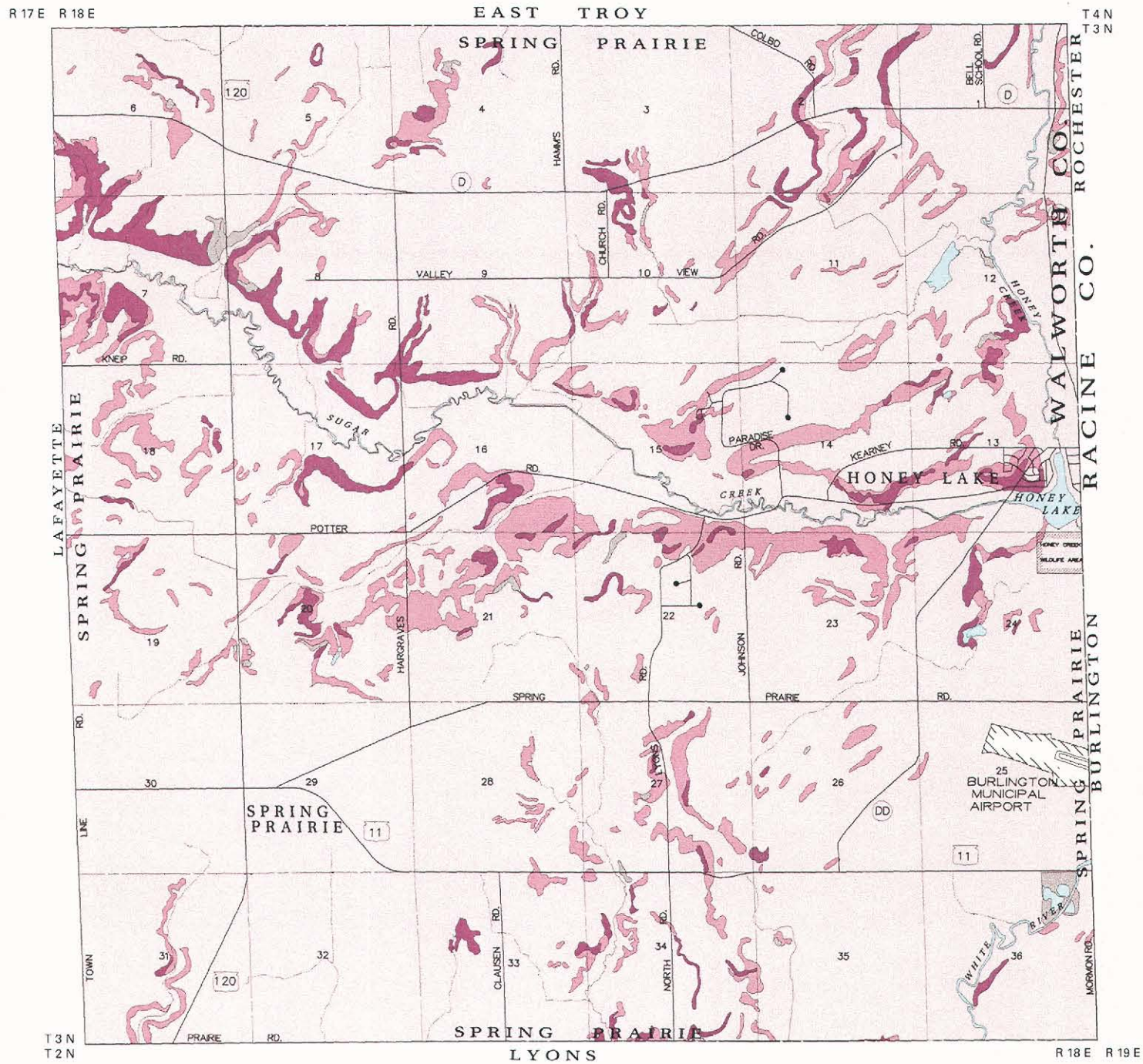
Streams are classified as either perennial or intermittent. Perennial streams are identified as watercourses which maintain, at a minimum, a small continuous flow throughout the year except under unusual drought conditions. Intermittent streams are defined as watercourses which do not maintain a continuous flow throughout the year. The perennial and intermittent streams in the Town are shown on Map 8. Perennial streams include Sugar Creek, Honey Creek, and the White River. Sugar Creek flows east through the center of the Town and joins Honey Creek which flows along the eastern border of the Town. The White River runs across the southeastern corner of the Town before it empties into Echo Lake and the Fox River at Burlington in Racine County. A network of intermittent streams drains to the perennial streams, particularly during periods of snowmelt and rainfall.

Floodplains

The floodplains of a river or stream are the wide, gently sloping areas usually lying on both sides of a river or stream channel. The flow of a river onto its floodplains is a normal phenomenon and, in the absence of costly structural flood control works, can be expected to occur periodically. For planning and regulatory purposes, floodplains are normally defined as those areas subject to inundation by the 100-year recurrence interval flood event. This is the event that may be expected to be reached or exceeded in severity once in every 100 years; or, stated another way, there is a 1 percent chance of this event being reached or exceeded in severity in any given year. Floodplains are generally not well suited to urban development because of the flood hazard, the presence of high water tables, and soils poorly suited to urban uses.

Map 6

SLOPE ANALYSIS FOR THE TOWN OF SPRING PRAIRIE



- SLOPES RANGING FROM 0 TO 12 PERCENT
- SLOPES RANGING FROM 12 TO 20 PERCENT
- SLOPES 20 PERCENT OR GREATER
- AREAS FOR WHICH SLOPE DATA ARE NOT AVAILABLE FROM SOIL SURVEY
- SURFACE WATER
- CITY OF BURLINGTON

GRAPHIC SCALE

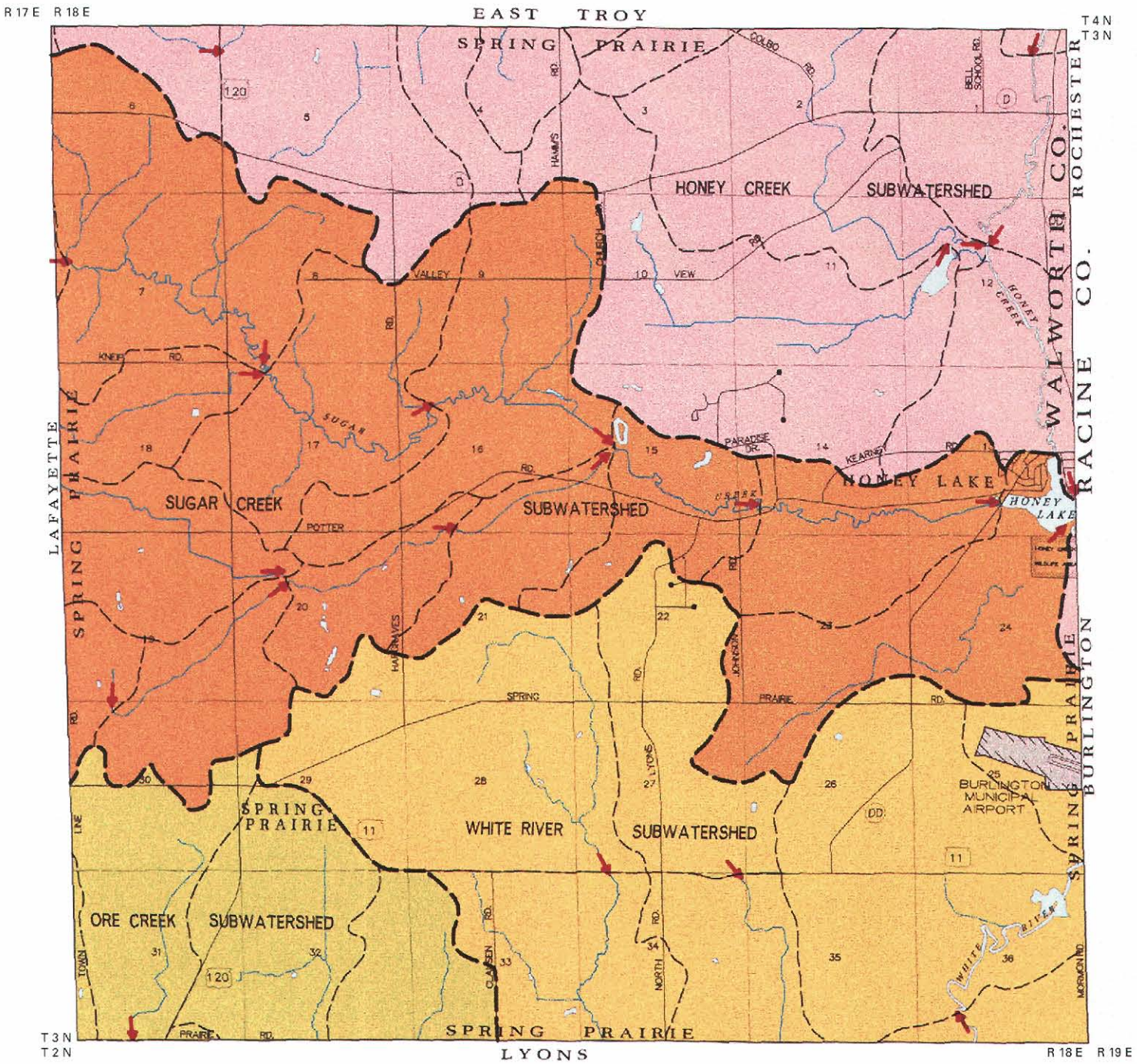
0 1/2 1 MILE

0 2,000 4,000 6,000 FEET

Source: U. S. Natural Resources Conservation Service and SEWRPC.

Map 7

WATERSHED FEATURES IN THE TOWN OF SPRING PRAIRIE



SUBWATERSHEDS

- SUBWATERSHED BOUNDARY
- SUBBASIN BOUNDARY
- PERENNIAL STREAM OR WATERCOURSE
- INTERMITTENT STREAM OR WATERCOURSE
- DIRECTION OF SURFACE DRAINAGE FLOW AT DISCHARGE POINT
- SURFACE WATER
- HONEY CREEK
- SUGAR CREEK
- WHITE RIVER
- ORE CREEK
- CITY OF BURLINGTON

NOTE: ALL SUBWATERSHEDS SHOWN ARE WITHIN THE FOX RIVER WATERSHED

GRAPHIC SCALE

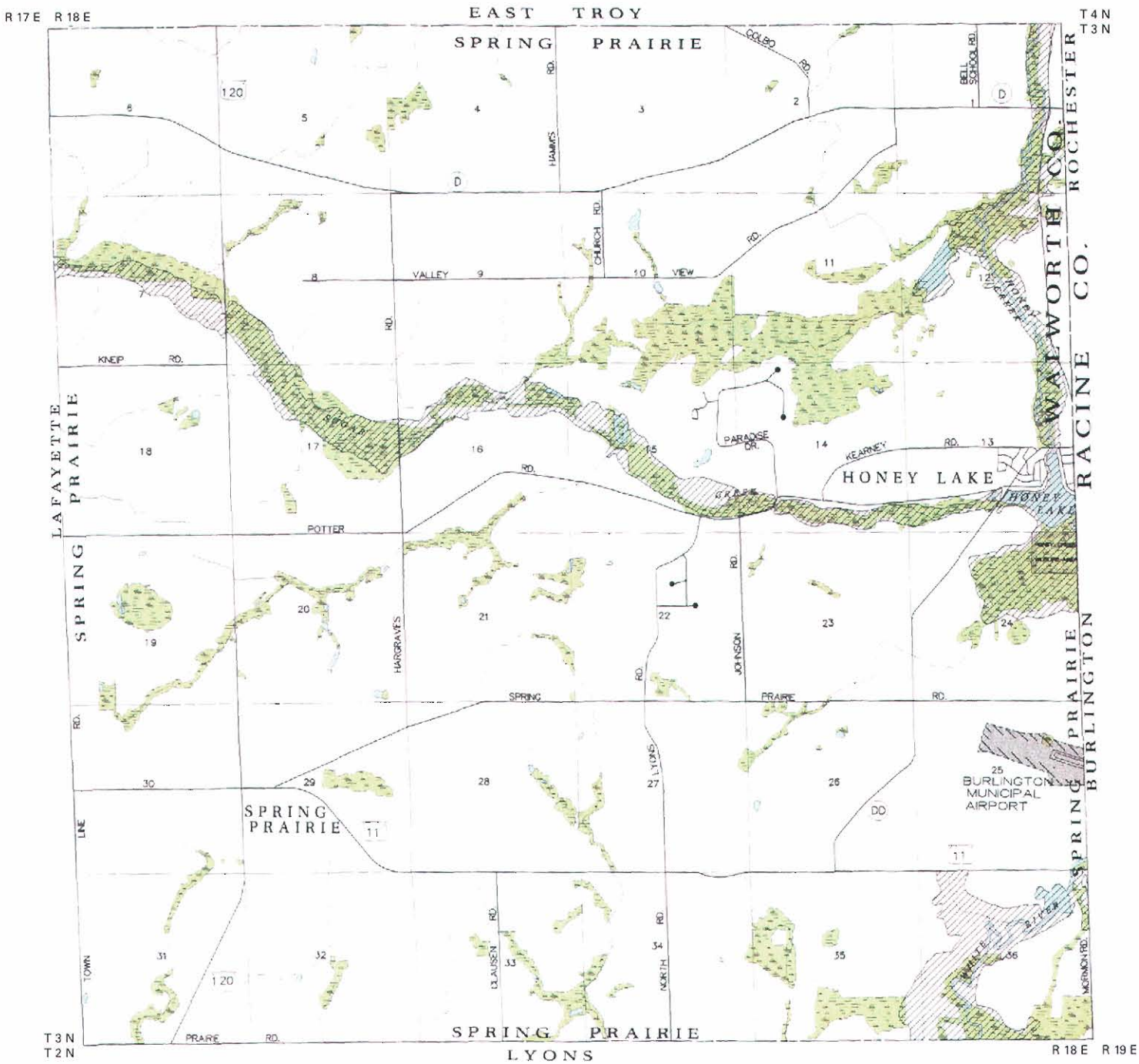
0 1/2 1 MILE

0 2,000 4,000 6,000 FEET

Source: SEWRPC.

Map 8

WETLANDS, FLOODPLAINS, AND SURFACE WATER IN THE TOWN OF SPRING PRAIRIE



100-YEAR RECURRENCE INTERVAL FLOODPLAIN

WETLANDS

SURFACE WATER

PERENNIAL STREAM OR WATERCOURSE

INTERMITTENT STREAM OR WATERCOURSE

CITY OF BURLINGTON

GRAPHIC SCALE

0 1/2 1 MILE

0 2,000 4,000 6,000 FEET

Source: SEWRPC.

Floodland delineations were prepared by the Regional Planning Commission as part of its Fox River watershed planning program, the findings and recommendations of which are set forth in SEWRPC Planning Report No. 12, A Comprehensive Plan for the Fox River Watershed, February 1970. These delineations have been refined and incorporated into the Flood Insurance Study for Walworth County published by the Federal Emergency Management Agency (FEMA).

Floodplains identified to date by the Regional Planning Commission and FEMA in the Town of Spring Prairie are shown on Map 8. These floodplains encompass an area of 2.3 square miles, or about 6 percent of the total area of the Town. The floodplains are located primarily along Sugar Creek, Honey Creek, and the White River. These floodplains are regulated under State-mandated, Countywide floodland and shoreland zoning. The potential exists for identification of additional flood hazard areas in future studies.

Wetlands

Wetlands are defined as areas which are inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and which under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands include swamps, marshes, bogs, and similar land areas that are poorly drained.

Wetlands perform an important set of natural functions. They support a wide variety of plant and animal life; stabilize lake levels and stream flows; entrap and store plant nutrients in runoff, thus reducing the rate of enrichment of surface waters and weed and algae growth; contribute to atmospheric oxygen and water supplies; reduce stormwater runoff by providing areas for floodwater impoundment and storage; protect shorelines from erosion; entrap soil particles suspended in runoff and reduce stream sedimentation; and provide groundwater recharge and discharge areas. Wetlands provide valuable opportunities for scientific, educational, and recreational pursuits.

Wetlands have severe limitations for residential, commercial, and industrial development, and most agricultural uses. Generally, these limitations are due to the erosive character, high compressibility and instability, low bearing capacity, and high shrink-swell potential of wetland soils, along with the inherent high water table. It should be noted that such areas as tamarack swamps and other lowland wooded areas are classified as wetlands, rather than woodlands, because the water table is at, near, or above the land surface; such areas are also generally characterized by hydric soils, which support hydrophytic (water-loving) trees and shrubs. Map 8 shows the wetlands in the Town of Spring Prairie. These areas encompassed 3.3 square miles, or about 9 percent of the Town in 1995.

WOODLANDS

Under good management, woodlands can serve a variety of beneficial functions. In addition to contributing to clean air and water and regulating surface water runoff, woodlands help maintain a diversity of plant and animal life. Unfortunately, woodlands that required a century or more to develop can be destroyed through mismanagement in a comparatively short time. The destruction of woodlands, particularly on hillsides, can contribute to excessive stormwater runoff, siltation of lakes and streams, and loss of wildlife habitat.

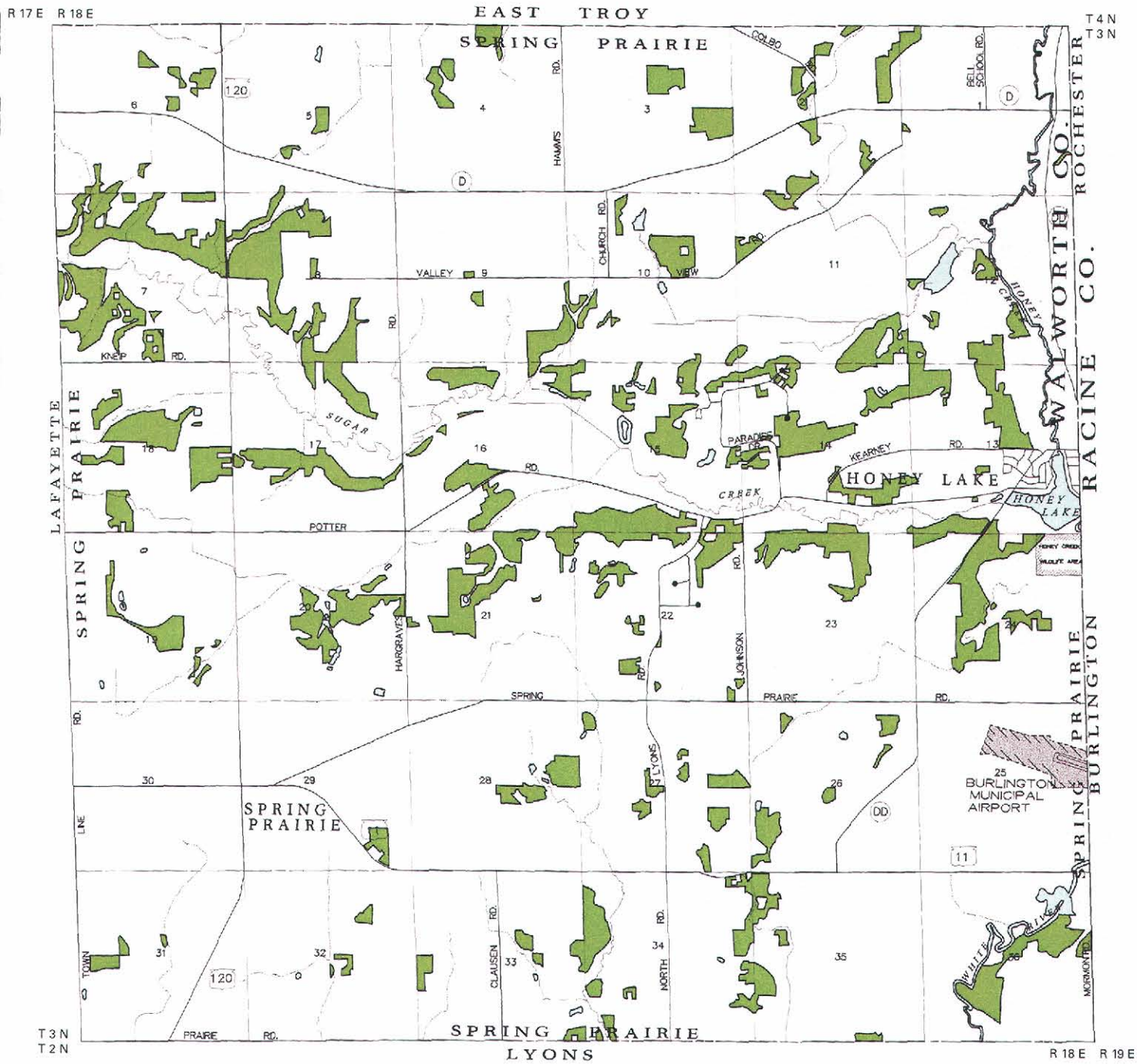
For the purposes of this report, woodlands are defined as upland areas of one acre or more in area, having 17 or more deciduous trees per acre, each tree measuring at least four inches in diameter 4.5 feet above the ground, and having tree canopy coverage of 50 percent or greater. Coniferous tree plantations and reforestation projects are also classified as woodlands. As shown on Map 9, woodlands encompassed 3.5 square miles, or about 10 percent of the Town, in 1995.

WILDLIFE HABITAT AREAS

Wildlife in the Town of Spring Prairie includes species such as rabbit, squirrel, woodchuck, mink, fox, raccoon and white tail deer; marsh furbearers such as muskrat, beaver, and coyote; and game birds such as turkey and pheasant. Other species include songbirds, marsh and shorebirds, and waterfowl. The spectrum of wildlife species

Map 9

WOODLANDS IN THE TOWN OF SPRING PRAIRIE



Source: SEWRPC.

has undergone significant alterations since settlement of the area by Europeans. These alterations were the direct result of land use changes including the clearing of forests and draining of wetlands for agricultural purposes and urban development.

In 1985, the Regional Planning Commission and the Wisconsin Department of Natural Resources cooperatively inventoried wildlife habitat in Southeastern Wisconsin. This inventory was updated by the Regional Planning Commission in 1990. Three classes of wildlife habitat were identified. Class I areas contain a good diversity of wildlife, are of sufficient size to meet all of the habitat requirements for each species, and are generally located in proximity to other wildlife habitat areas. Class II areas lack one of the three criteria necessary for Class I designation. Class III areas lack two of the three criteria necessary for Class I designation.

As shown on Map 10, wildlife habitat areas in the Town generally occur in association with existing surface water, wetland, and woodland resources. In 1990, wildlife habitat covered 10.6 square miles, or about 30 percent of the total area of the Town. This total consisted of 3.4 square miles of Class I habitat, 4.5 square miles of Class II habitat, and 2.7 square miles of Class III habitat.

NATURAL AREAS, CRITICAL SPECIES HABITAT, AND GEOLOGICAL SITES

A comprehensive inventory of natural and geological resources in the Southeastern Wisconsin Region was conducted by the Regional Planning Commission in 1994 as part of the regional natural areas and critical species habitat protection and management study. The inventory systematically identified all remaining high-quality natural areas, critical species habitat, and sites having geological significance within the Region. Inventory findings as they pertain to the Town of Spring Prairie are summarized below.

Natural Areas

Natural areas are tracts of land or water so little modified by human activity, or sufficiently recovered from the effects of such activity, that they contain intact native plant and animal communities believed to be representative of the landscape before European settlement. Natural areas are classified into one of three categories: natural areas of statewide or greater significance (NA-1), natural areas of countywide or regional significance (NA-2), and natural areas of local significance (NA-3). Classification of an area into one of these three categories is based upon consideration of the diversity of plant and animal species and community type present; the structure and integrity of the native plant or animal community; the extent of disturbance from human activity; the commonness of the plant and animal community; the uniqueness of the natural features; the size of the site; and the educational value.

Three natural area sites lying wholly or partially within the Town of Spring Prairie have been identified, two natural areas of countywide or regional significance and one natural area of local significance. These sites, which together encompass 472 acres in the Town of Spring Prairie, or about 2 percent of the total area of the Town, are shown on Map 11 and described in Table 13.

Critical Species Habitat Sites

Critical species habitat sites consist of areas, located outside natural areas, which are important for their ability to support rare, threatened, or endangered plant or animal species. Such areas constitute "critical" habitat considered to be important to the survival of a particular species or group of species of special concern.

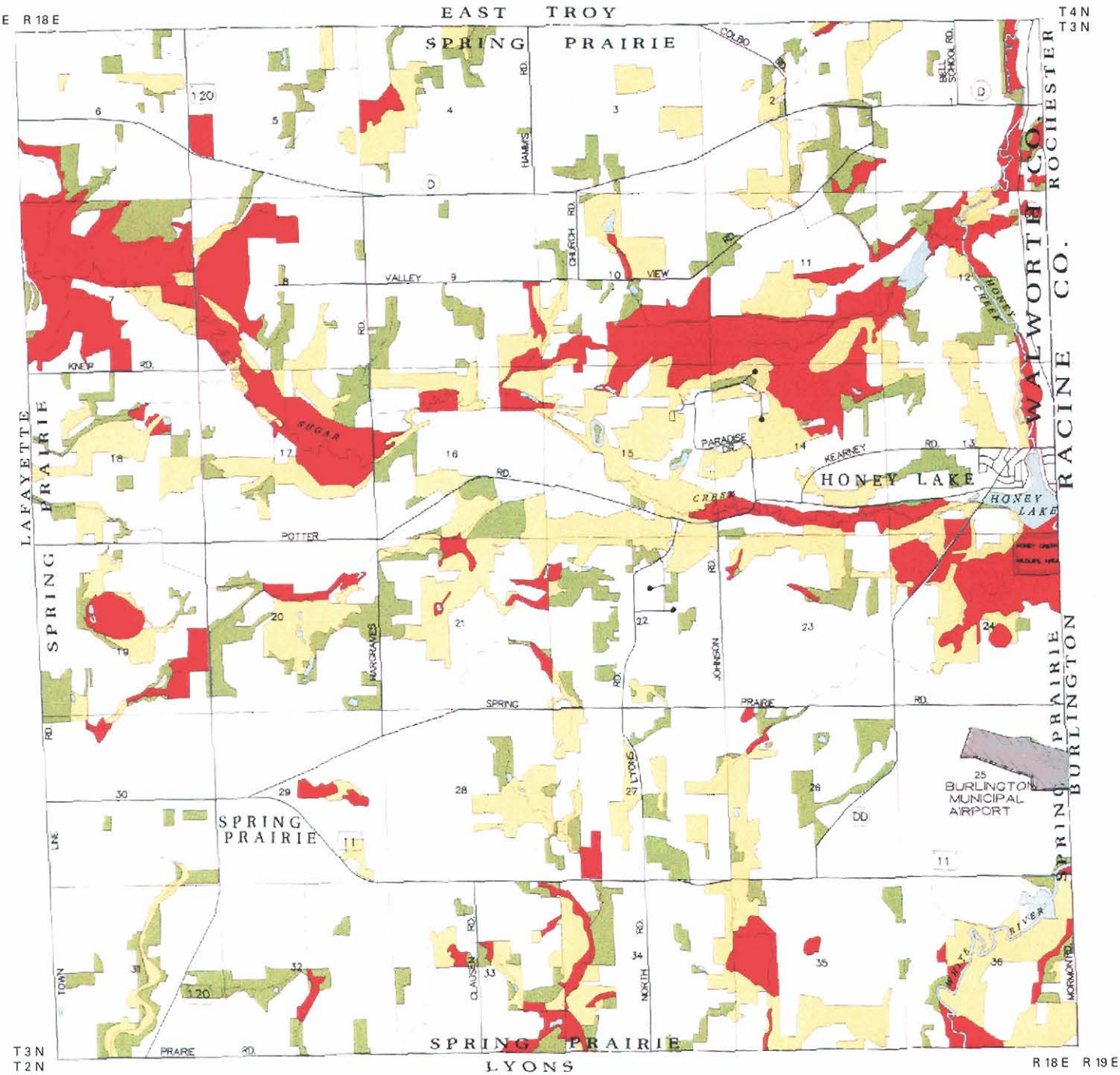
One site supporting a rare plant species has been identified in the Town of Spring Prairie. This site encompasses an area of about 46 acres, or less than 1 percent of the Town, and is also shown on Map 11 and described in Table 13.

Significant Geological Sites

The regional natural areas and critical species habitat protection and management study included an inventory of scientifically and historically important geological sites in the Region. The identified geological areas were

Map 10

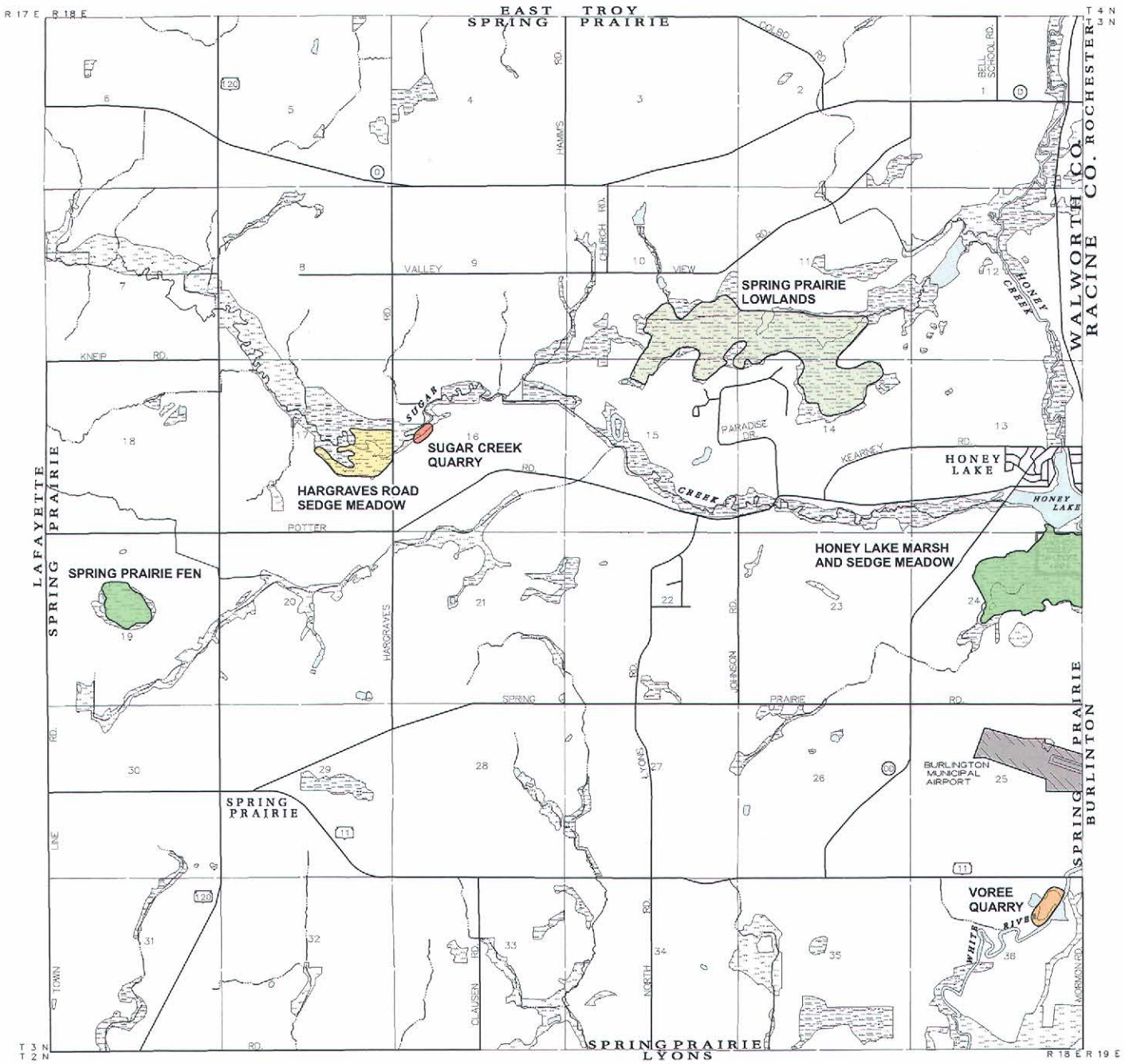
WILDLIFE HABITAT AREAS IN THE TOWN OF SPRING PRAIRIE: 1990



Source: Wisconsin Department of Natural Resources and SEWRPC.

Map 11

NATURAL AREAS, CRITICAL SPECIES HABITAT, AND SIGNIFICANT GEOLOGICAL SITES IN THE TOWN OF SPRING PRAIRIE: 1994



Source: Wisconsin Department of Natural Resources and SEWRPC.

Table 13

NATURAL AREAS AND CRITICAL SPECIES HABITAT SITES IN THE TOWN OF SPRING PRAIRIE: 1994

Area Name	Classification Code[a]	Location	Ownership	Size (acres)	Description and Comments
Spring Prairie Fen	NA-2 (RSH)	T3N, R18E Section 19 Town of Spring Prairie	Private	34	Wetland complex occupying shallow depression, consisting largely of high-quality calcareous fen-meadow, with areas of tamarack relict and shrub-carr. Very good species complement, including Ohio goldenrod (*Solidago ohioensis*) and common bog arrow-grass (*Triglochin maritimum*), both State-designated special concern species
Honey Lake Marsh and Sedge Meadow	NA-2 (RSH)	T3N, R18E Sections 13,24 Town of Spring Prairie T3N, R19E Sections 17,18,19,20 Town of Burlington	Department of Natural Resources, The Nature Conservancy, and other private	141 (plus 250 in Racine County)	Large, relatively undisturbed wetland complex, consisting primarily of good quality sedge meadow and deep and shallow marsh, but also with smaller areas containing springs and calcareous fens. Nesting site for Sandhill Cranes
Spring Prairie Lowlands	NA-3	T3N, R18E Sections 10,11,14,15 Town of Spring Prairie	Private	297	Large, basically good quality wetland complex, consisting of shallow marsh, shrub-carr, sedge meadow, and tamarack relict. Area has been disturbed by past ditching attempts
Hargraves Road Sedge Meadow	CSH-P	T3N, R18E Section 17 Town of Spring Prairie	Private	46	Contains *Gentiana procera*, (small fringed gentian), a State-designated rare species
Sugar Creek Quarry	GA-2	T3N, R18E Section 16 Town of Spring Prairie	Private	5	Small abandoned quarry on the south bank of Sugar Creek. Only exposure of geologically important fossiliferous Kankakee dolomite in Wisconsin
Vorhee Quarry	GA-3	T3N, R18E Section 36 Town of Spring Prairie	Private	14	Old, water-filled quarry, exposing the unusual Brandon Bridge Formation of dolomite rock

[a]NA-2 identifies Natural Area sites of countywide or regional significance.
NA-3 identifies Natural Area sites of local significance.
RSH, or Rare Species Habitat, identifies those sites which support rare, threatened, or endangered animal or plant species officially designated by the Wisconsin Department of Natural Resources.
CSH-P identifies critical plant species habitat.
GA-2 identifies geological areas of countywide or regional significance.
GA-3 identifies geological areas of local significance.

Source: Wisconsin Department of Natural Resources and SEWRPC.

ranked as GA-1, GA-2, or GA-3 sites using a classification system similar to that used in the ranking of designated natural areas, described above.

One area in the Town of Spring Prairie, the abandoned Sugar Creek Quarry, encompassing an area of about five acres, has been identified as a geological area of countywide or regional significance (GA-2). Another former

quarry, the Voree Quarry, has been identified as a geological area of local significance (GA-3) and consists of about 14 acres in the southeastern corner of the Town. These sites are shown on Map 11 and described in Table 13.

RESOURCE-RELATED ELEMENTS

Park and open space sites and historic sites, while not strictly defined as part of the natural resource base, are closely linked to the underlying natural resource base. Park and open space sites and historic sites may be enhanced by the presence of natural resource features; conversely, the commitment of land to park and open space use contributes to the preservation of existing resource features.

Existing Outdoor Recreation and Open Space Sites

Existing outdoor recreation and open space sites in the Town of Spring Prairie are shown on Map 12 and described in Table 14. There is one publicly-owned outdoor recreation site in the Town, the Honey Creek Wildlife Area, owned by the Wisconsin Department of Natural Resources. Forty acres of this wildlife area are located in the Town of Spring Prairie, with an additional 930 acres located on several sites in Racine County. Adjacent to the State-owned lands in the Town is the 194-acre Hoganson Preserve, owned by The Nature Conservancy, a nonprofit conservation organization.

Other private recreation sites in the Town include the Honey Lake Subdivision North Beach on eight acres, Deer Trail Hunting Club on 194 acres, Happy Hollow Girl Scout Camp on 283 acres, and Meadowlark Acres Campground on 55 acres. A 94-acre portion of the Alpine Valley Resort is also located in the Town. Together, these public and private sites encompass a total of 868 acres, or about 4 percent, of the Town.

Historic Sites

A number of inventories and surveys of historic sites have been conducted by various units and agencies of government in the Southeastern Wisconsin Region. The results of these inventories and surveys, on file at such agencies as the State Historical Society of Wisconsin, indicate that there are more than 14,000 historic sites in the seven-county Region. Particularly significant historic sites are listed on the National Register of Historic Places. Three historic sites in the Town are listed on the National Register: the James Jesse Strang House near STH 11 and the Racine County line, the Horace Loomis House near STH 120 and the Town of East Troy town line, and the John and Margeret Bell House, located near the intersection of CTH DD and Spring Prairie Road. These historic sites are shown on Map 12.

Rustic Roads

In 1973, the Wisconsin Legislature created a rustic roads program intended to help preserve scenic, lightly traveled roads for the leisurely enjoyment of bikers, hikers, and motorists. The designation, maintenance, and preservation of rustic roads is governed by Section 83.42 of the Wisconsin Statutes and Chapter Trans-RR 1 of the Wisconsin Administrative Code. The rustic roads program seeks to preserve the character of designated rustic roads insofar as practicable. The Administrative Code provides that necessary improvements may be made to the road surface to improve safety or drainage or to reduce maintenance problems, but that such improvements should not disturb the rustic characteristics for which the road was designated. In general, the maximum speed limit which may be established on a rustic road is 45 miles per hour.

The process of designating a city, village, or town road as a rustic road may be initiated by a petition submitted by resident landowners along the road or others from within the community, or by resolution of the municipal governing body. The governing body may hold a public hearing on the rustic road designation. After approving the rustic road designation, the local governing body requests approval by the State Rustic Roads Board, which has final approval authority over the designation. The process for designation of a county highway as a rustic road is similar, with the county highway committee serving as the local implementing agency.

Table 14

OUTDOOR RECREATION, OPEN SPACE, AND HISTORIC SITES IN THE TOWN OF SPRING PRAIRIE: 1999

No. on Map 12	Site Name	Ownership	Size (acres)	Location	Facilities
1	Honey Creek Wildlife Area	Wisconsin Department of Natural Resources	40	T3N, R18E Section 24	Wildlife preserve
2	Hoganson Preserve	The Nature Conservancy	194	T3N, R18E Sections 13, 24	Wildlife preserve
3	Honey Lake North Beach	Honey Lake Protection District	8	T3N, R18E Section 13	Swimming, picnicking
4	Deer Trail Hunting Club	Organizational	194	T3N, R18E Section 11	Hunting
5	Happy Hollow Girl Scout Camp	Organizational	283	T3N, R18E Section 7	Group camping
6	Meadowlark Acres Campground	Private, Commercial	55	T3N, R18E Section 34	Camping, swimming, playground, volleyball, picnicking
7	Alpine Valley Resort	Private, Commercial	94[a]	T3N, R18E Sections 6, 7	Ski hill[b]
8	James Jesse Strang House	Private	NA	T3N, R18E Section 25	Private residence listed on the National Register of Historic Places
9	Horace Loomis House	Private	NA	T3N, R18E Section 6	Private residence listed on the National Register of Historic Places
10	John and Margeret Bell House	Private	NA	T3N, R18E Section 23	Private residence listed on the National Register of Historic Places

[a]*Includes only that portion of the site in the Town of Spring Prairie.*

[b]*Additional facilities, including a hotel, golf course, and music theater, are located at Alpine Valley Resort in the adjacent Town of Lafayette.*

Source: State Historical Society of Wisconsin and SEWRPC.

In early 1999, the Spring Prairie Town Board passed a resolution approving the application for Rustic Road designation for Kearney Road and a portion of Potter Road, as shown on Map 12. The State Rustic Roads Board approved the designation in October 1999.

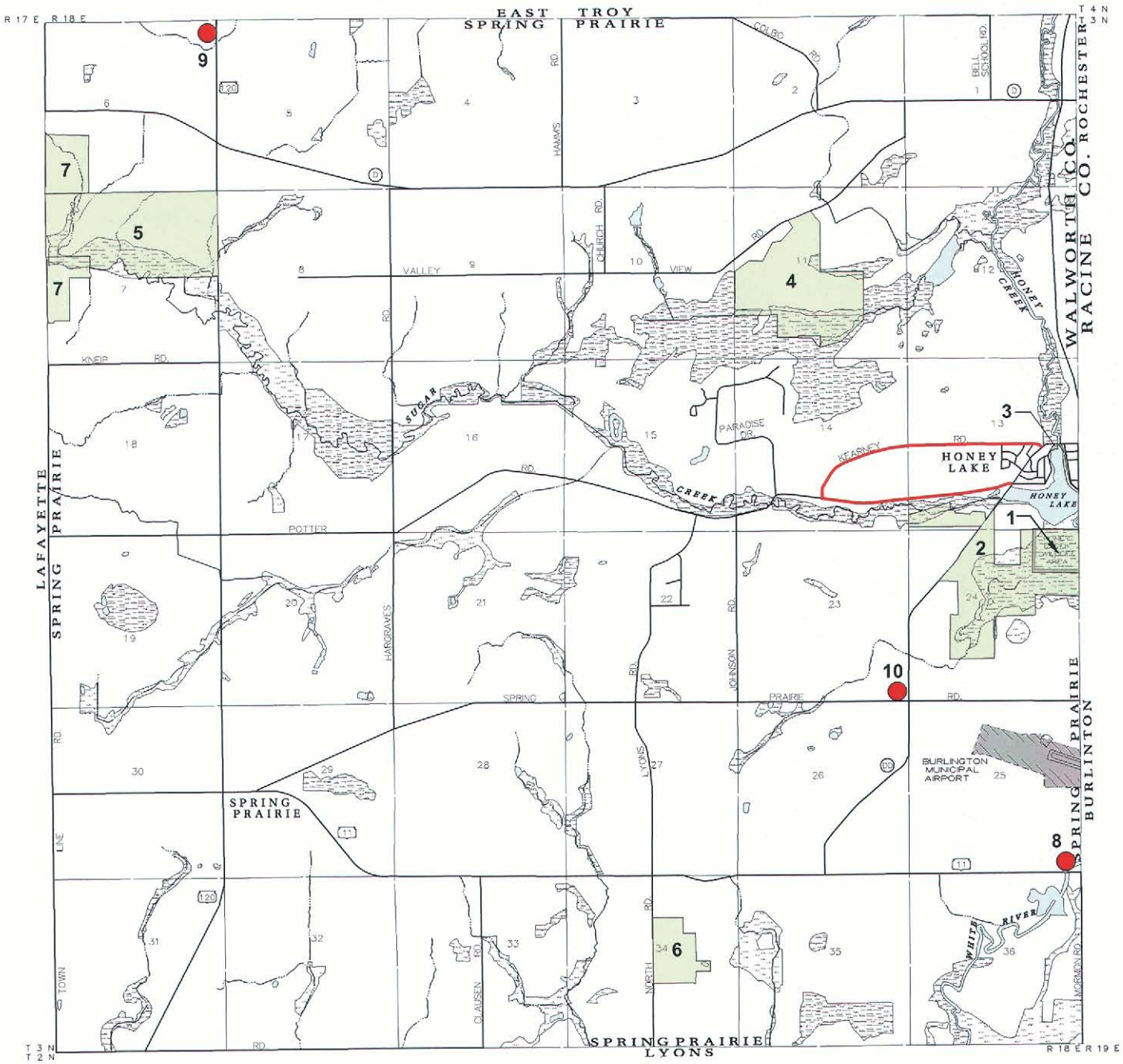
ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS

One of the most important tasks completed under the regional planning program for Southeastern Wisconsin has been the identification and delineation of those areas in the Region in which concentrations of the best remaining elements of the natural resource base occur. It was recognized that the preservation of such areas is essential both to the maintenance of the overall environmental quality of the Region and to the continued provision of the amenities required to maintain a high quality of life for residents.

Under the regional planning program, seven elements of the natural resource base are considered essential to the maintenance of both the ecological balance as well as the overall quality of life in the Region: 1) lakes, rivers, and streams and the associated shorelands and floodplains; 2) wetlands; 3) woodlands; 4) prairies; 5) wildlife habitat

Map 12

OUTDOOR RECREATION AND OPEN SPACE SITES, HISTORIC SITES, AND RUSTIC ROADS IN THE TOWN OF SPRING PRAIRIE: 1999



Source: State Historical Society of Wisconsin, Wisconsin Department of Transportation, and SEWRPC.

areas; 6) wet, poorly drained, and organic soils; and 7) rugged terrain and high relief topography. In addition, there are certain other features which, although not a part of natural resource base per se, are closely related to, or centered on, that base and are a determining factor in identifying and delineating areas with recreational, aesthetic, ecological, and cultural value. These features include: 1) existing park and open space sites; 2) potential park and open space sites; 3) historic sites; 4) scenic areas and vistas; and 5) natural areas sites.

The delineation of these 12 natural resource and natural resource-related elements on maps results in a concentration of such elements in an essentially linear pattern of relatively narrow, elongated areas which have been termed "environmental corridors" by the Regional Planning Commission. "Primary" and "secondary" environmental corridors have been identified. Primary environmental corridors include a wide variety of the most important natural resource and resource-related elements and are, by definition, at least 400 acres in size, two miles long, and 200 feet wide. Secondary environmental corridors serve to link primary environmental corridors, or encompass areas containing concentrations of natural resources between 100 and 400 acres in size. Where secondary corridors serve to link primary environmental corridors, no minimum area or length criteria apply; secondary corridors that do not connect to primary corridors are at least 100 acres in size and one mile long. Isolated concentrations of natural resource features, encompassing at least five acres but not large enough to meet the size or length criteria for primary or secondary environmental corridors, are referred to as isolated natural resource areas. The location of the environmental corridors and isolated natural resource areas within the Town of Spring Prairie is shown on Map 13.

The preservation of the environmental corridors in essentially natural, open uses can assist in attenuation of flood flows, abatement of water pollution, abatement of noise pollution, reduction of glare, and maintenance of air quality. In addition, because of the many interacting relationships between living organisms and their environment, the destruction or deterioration of any one element of the natural resource base may lead to a chain reaction of deterioration and destruction. For example, the destruction of woodland cover may result in soil erosion and stream siltation, more rapid stormwater runoff and attendant increased flood flows and stages, as well as destruction of wildlife habitat. Although the effects of any single environmental change may not in and of itself be overwhelming, the combined effects will eventually create serious environmental and developmental problems. These problems include flooding, water pollution, deterioration and destruction of wildlife habitat, loss of groundwater recharge, as well as a decline in the unique natural beauty of the area. Thus, the need to maintain the integrity of the remaining environmental corridors and isolated natural resource areas becomes apparent.

Primary Environmental Corridors
Primary environmental corridors within the Town of Spring Prairie consist, for the most part, of lowland resources along Sugar Creek, Honey Creek, the White River and their tributaries as well as upland woodlands and wildlife habitat areas within the Sugar Creek and Honey Creek subwatersheds. Together, the primary environmental corridors encompassed 6 square miles, or about 17 percent of the Town, in 1995.

Secondary Environmental Corridors
Secondary environmental corridors occur along tributaries to Sugar Creek and other perennial and intermittent streams in the west-central and south-central portions of the Town. Together these secondary environmental corridors encompassed an area of 1.1 square miles, or about 3 percent of the Town, in 1995.

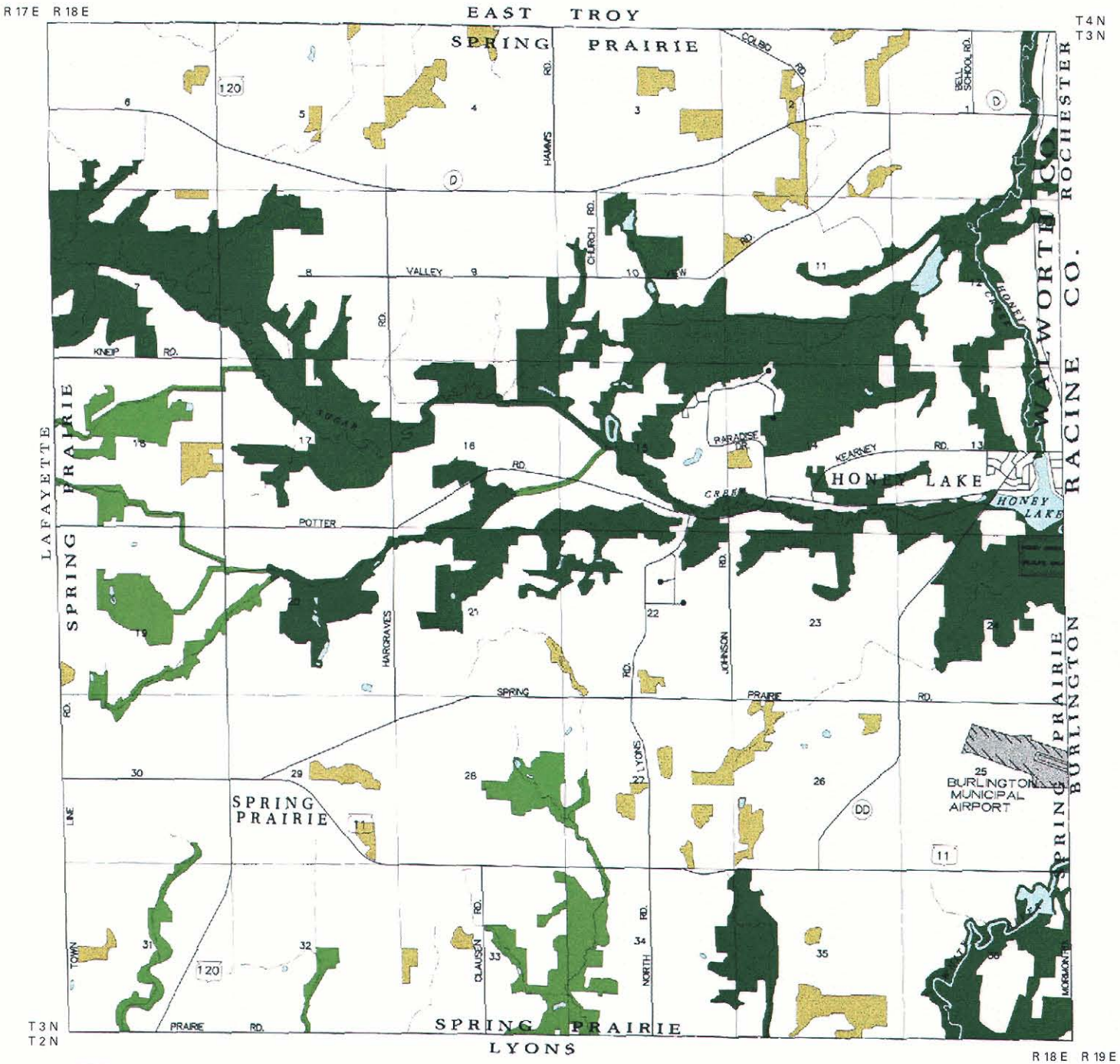
Isolated Natural Resource Areas
Isolated natural resource areas are scattered throughout the Town of Spring Prairie. Together, the isolated natural resource areas encompassed a total of 0.9 square miles, or about 2 percent of the Town, in 1995.

SUMMARY

This chapter presents the results of an inventory and analysis of the natural resource base of the Town of Spring Prairie undertaken in support of the preparation of a master plan for the Town. The major findings of that inventory and analysis are described below.

Map 13

ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS IN THE TOWN OF SPRING PRAIRIE: 1995



 Source: SEWRPC.

1. Soil limitations for various urban and nonurban uses are an important consideration in any sound master planning effort. Soil survey data indicate that 15.2 square miles, or about 43 percent of the total area of the Town of Spring Prairie, are covered by soils classified as suitable for conventional onsite sewage disposal systems; 9.9 square miles, or about 28 percent, are classified as unsuitable; and 10.4 square miles, or about 29 percent, are covered by soils of undetermined suitability. The advent of the mound sewage disposal system and other alternative systems has significantly increased the area of the Town which may be considered suitable for development using onsite sewage disposal systems from 43 percent to 63 percent.

2. The Town of Spring Prairie has a rich agricultural base. Approximately 30.1 square miles, or about 84 percent, of the Town is covered by Class I, II, and III soils as classified by the U.S. Natural Resources Conservation Service—those soils that are best suited for agricultural production.

3. About 6.9 square miles, or about 19 percent of the Town, is covered by soils classified by the U.S. Natural Resources Conservation Service as having a probability of being underlain by potential commercially workable sand and gravel deposits.

4. Topography is an important determinant of the practical uses of land, as well as a major element in the formation of landscape character. Most of the farming activity in the Town is located on flat or rolling topography. In general, slopes of 12 percent or greater should be considered unsuitable for urban development and most types of agricultural uses. Areas having a slope of 12 percent or greater comprise 4.0 square miles, or about 11 percent, of the total area of the Town.

5. Honey Lake is the largest lake in the Town of Spring Prairie, having a total surface area of about 44 acres. The Town also has a limited number of smaller, unnamed lakes. Perennial streams in the Town include Sugar Creek, Honey Creek, and the White River. Areas lying within the 100-year recurrence interval flood hazard areas associated with these streams encompass 2.3 square miles, or about 6 percent of the Town.

6. The Town encompasses many other significant natural resource features. In 1995, wetland areas encompassed 3.3 square miles, or about 9 percent of the Town, while woodlands encompassed 3.5 square miles, or about 10 percent of the Town. The Town contains 10.6 square miles of Class I, II, or III wildlife habitat, together covering about 30 percent of the Town. The Town contains all or portions of three natural areas, totaling 472 acres, or about 2 percent of the area of the Town, which reflect pre-European settlement conditions, and one area of 46 acres identified as a critical species habitat area, which supports a rare plant species. Additionally, the Town contains a five-acre geological area of countywide or regional significance and a 14-acre geological area of local significance.

7. There are seven outdoor recreation and open space sites in the Town of Spring Prairie, encompassing 868 acres or about 4 percent of the Town. A 40-acre portion of the Honey Creek Wildlife Area, which extends into Racine County and is owned by the Wisconsin Department of Natural Resources, is the only public site. Three homes in the Town are listed on the National Register of Historic Places. In addition, Kearney Road and a portion of Potter Road in the Town have been designated as Rustic Roads.

8. The wetlands, woodlands, wildlife habitat areas and other elements of the natural resource base of the Town described individually in this chapter are concentrated in linear areas in the landscape, referred to by the Regional Planning Commission as environmental corridors. The most important of these corridors, primary environmental corridors, include a wide a variety of important natural resource and resource related elements and are, by definition, at least 400 acres in size, two miles long, and 200 feet wide. Primary environmental corridors in the Town of Spring Prairie consist, for the most part, of lowland resources along the Sugar Creek, Honey Creek, and White River and their tributaries as well

as upland woodlands and wildlife habitat areas within the Town. Together, the identified primary environmental corridors encompassed about six square miles, or about 17 percent of the Town of Spring Prairie, in 1995.

Secondary environmental corridors often contain remnant resources from former primary environmental corridors which have been developed for intensive agricultural or urban land uses. Secondary environmental corridors in the Town encompassed a total of 1.1 square miles, or about 3 percent, of the Town.

Other small concentrations of the natural resource base, known as isolated natural resource areas, encompassed 0.9 square miles, or about 2 percent of the area of the Town.

Chapter IV

THE BUILT ENVIRONMENT

INTRODUCTION

Whereas the previous chapter of this report presented a description of the natural resource base of the Town of Spring Prairie, this chapter provides a description of the built environment of the Town. Specifically, this chapter presents information regarding existing land uses, arterial highway facilities, community facilities, and public utilities in the Town of Spring Prairie. Such information is essential to any sound master planning effort.

EARLY TOWN HISTORY

The year 1836 marked the completion of the U.S. Public Land Survey of the area that included the Town of Spring Prairie in eastern Walworth County. The survey, which was established by an act of the Continental Congress in 1785, formed an important basis for defining county and local government civil division boundaries and stands today as the basis for all division of land and for all real property boundary descriptions in the area. The Survey permitted the ready transfer of the ownership of land from the Federal government to private citizens, and was essential for settlement and private development of the area.

American Indian tribes, including the Chippewas, Menomonees, Ottawas, and Potawatomis, once inhabited the area now called the Town of Spring Prairie. In 1833, the Indian tribes signed the Treaty of Chicago, ending the Black Hawk War between the United States Government and the Potawatomis, Ottawas, Chippewas, and other Indian tribes. By signing this treaty, the tribes agreed to relinquish all claims to their lands along the western shoreline of Lake Michigan, in present-day Wisconsin and Illinois, within three years.

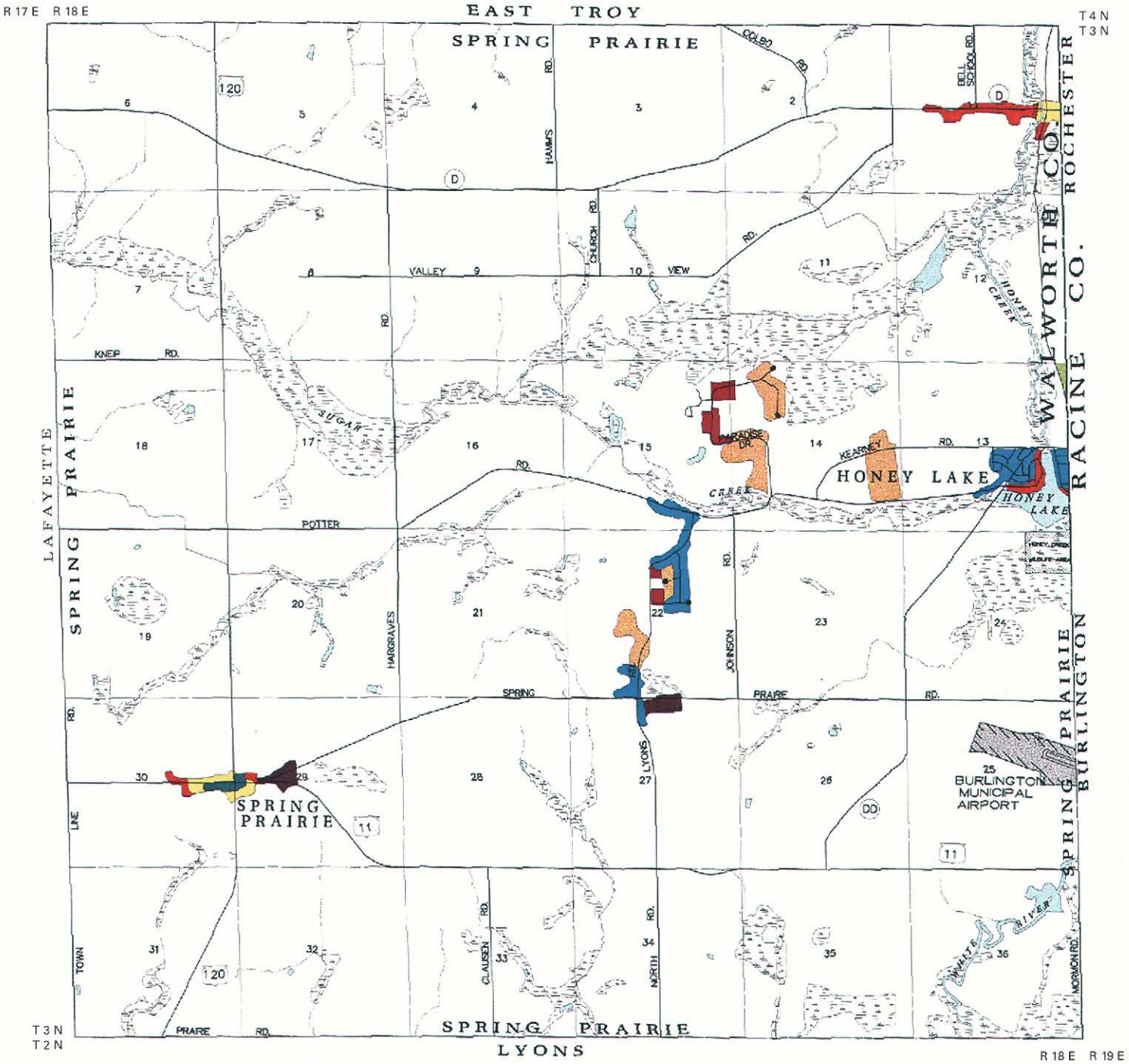
The Town of Spring Prairie was created by the Territorial Legislature on January 2, 1838. By the time the Town became official, most of the Indians had moved or had been moved to lands further west. On May 2, 1836, the first European settler in the Town, Palmer Gardner, claimed a parcel of land in the southeast corner of Spring Prairie. He planted wheat, barley, oats, corn, and potatoes, thus beginning the agricultural history of Spring Prairie, which has continued uninterrupted to the present day.

Spring Prairie has never developed a significant manufacturing or retail base and continues to function primarily as an agricultural community. The Town has no police, fire protection services, public or private schools, or community utilities. Walworth County and adjacent towns provide these necessary public services.

The pattern of urban growth in the Town for selected years between 1880 and 1995 is shown on Map 14.

Map 14

HISTORICAL URBAN GROWTH IN THE TOWN OF SPRING PRAIRIE: 1880-1995



Source: SEWRPC.

EXISTING LAND USES

The Regional Planning Commission periodically conducts a detailed inventory of existing land uses in the Southeastern Wisconsin Region, providing definitive information on the type, amount, and spatial location of the major categories of land use within the Region. The first such inventory was conducted in 1963; the most recent in 1995. The existing land use pattern in the Town of Spring Prairie, based upon the 1995 land use inventory, is shown on Map 15 and is quantitatively summarized in Table 15.

Urban Land Uses

Urban land uses consist of the buildings, parking, and sites associated with residential, commercial, industrial, transportation and utilities, governmental and institutional, and intensive recreational land uses. Map 15 shows the existing urban development in the Town. Main concentrations of urban development exist in the unincorporated communities of Spring Prairie at the intersection of STH 120 and STH 11, Honey Lake at the intersection of CTH DD and Potter Road, and Honey Creek at the intersection of CTH D and CTH DD. Additional areas of urban development are located along North Lyons Road between Spring Prairie Road and Potter Road, and along Paradise Drive. In 1995 urban land uses in the Town comprised 1,285 acres, or about two square miles, encompassing about 6 percent of the total area of the Town.

Residential

Residential lands comprised the largest urban land use category, encompassing 692 acres, or about 54 percent of all urban land and about 3 percent of the total area of the Town. Residential development in the Town has occurred both in concentrated urban enclaves, as noted above, and as scattered subdivision and individual homesites.

Commercial and Industrial

In 1995, commercial and industrial lands together encompassed 18 acres, or about 1.4 percent of all urban land and less than 1 percent of the total area of the Town. Commercial development in the Town includes stores and service establishments in the unincorporated community of Spring Prairie, and scattered businesses including several bed and breakfast establishments, stables, and a large farming equipment sales yard located near the intersection of Kneip Road and Town Line Road. Larger scale commercial and industrial development is located in the nearby Cities of Burlington and Lake Geneva and the Village of East Troy.

Transportation, Communication, and Utilities

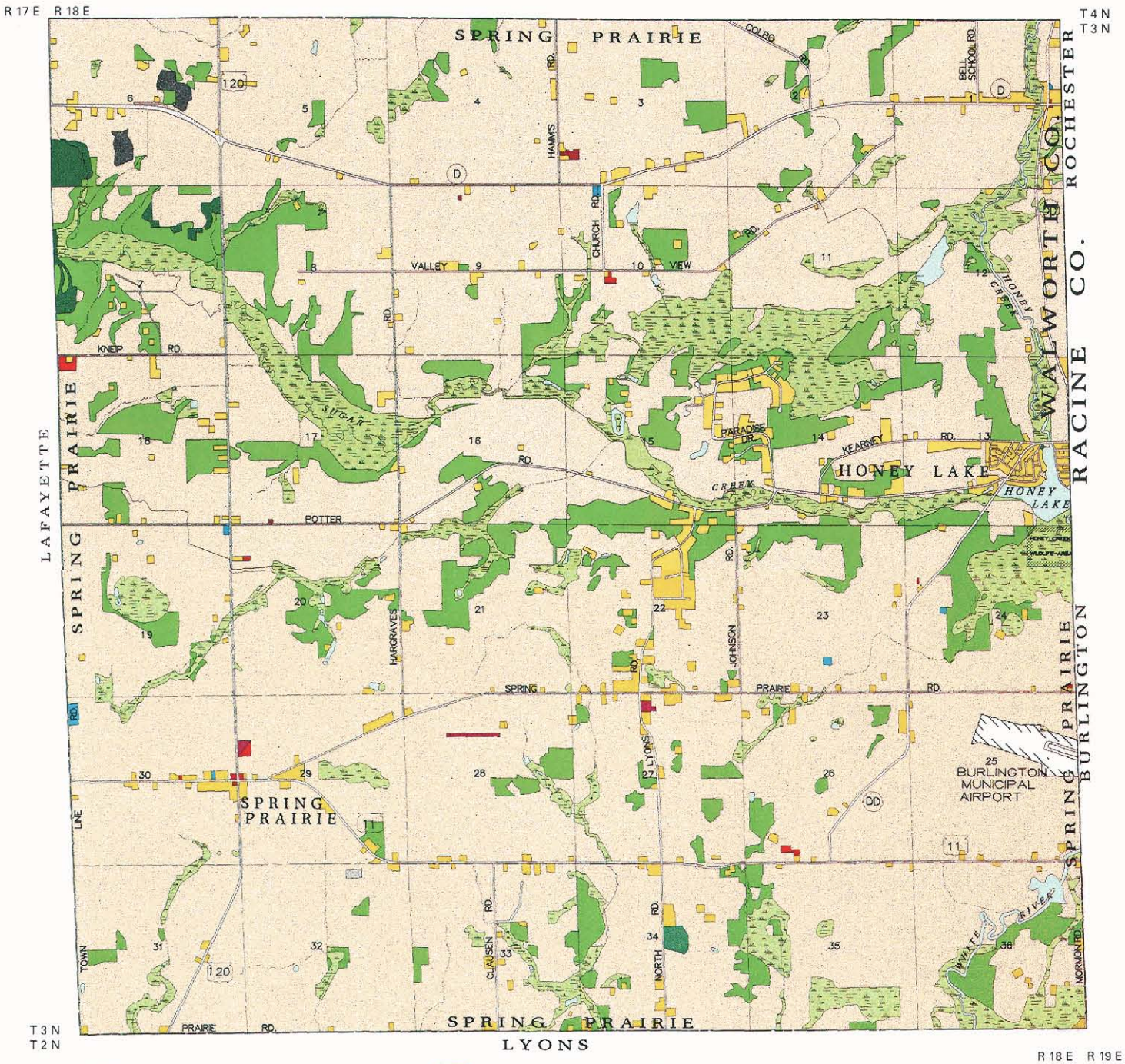
Transportation, communication, and utility land uses, which include streets and highways and other transportation uses, communications facilities, and utility facilities, occupied approximately 480 acres, or about 37 percent of all urban land and about 2 percent of the total area of the Town, in 1995. Streets and highways encompassed 466 acres of this total. The remaining 14 acres were occupied by two trucking terminals, one located along N. Lyons Road and the other along Hamms Road; an ANR Pipeline Company dispatching facility located on STH 120; and one small, private-use, turf airstrip, Fletcher airstrip, in the south-central portion of the Town. Other uses in this category include two communications towers; a cellular tower located on CTH D, owned by Ameritech and shared for use by law enforcement agencies, and a dispatch tower owned by the ANR Pipeline Company.

Arterial streets and highways occupied about 236 acres in the Town in 1995. Map 16 shows the arterial highways serving the Town, which include STH 120, STH 11, CTH D, and CTH DD. These highways are integral parts of the regional street and highway system intended to facilitate the movement of traffic within and through the Town.

Two major transportation facilities are located adjacent to the Town. Because these facilities are not within the Town, they are not reflected on Map 15 or Table 15. The Burlington Municipal Airport extends into the U.S. Public Survey Township of Spring Prairie, and occupies about 75 acres in the Township. The airport is classified as a general utility airport and functions as a reliever airport to General Mitchell International Airport in Milwaukee County. The Wisconsin Central Ltd. railroad right-of-way skirts the Town line near the northeast corner of the Town.

Map 15

EXISTING LAND USES IN THE TOWN OF SPRING PRAIRIE: 1995



- SINGLE-FAMILY RESIDENTIAL
- MULTI-FAMILY RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- EXTRACTIVE AND LANDFILL
- TRANSPORTATION, COMMUNICATION, AND UTILITIES
- STREETS AND HIGHWAYS
- GOVERNMENTAL AND INSTITUTIONAL
- RECREATIONAL
- WETLANDS
- WOODLANDS
- AGRICULTURAL AND OTHER OPEN LANDS
- SURFACE WATER
- CITY OF BURLINGTON

GRAPHIC SCALE

0 1/2 1 MILE

0 2,000 4,000 6,000 FEET

 Source: SEWRPC.

Table 15

EXISTING LAND USE IN THE TOWN OF SPRING PRAIRIE: 1995

Land Use Category[a]	Acres	Percent of Urban or Rural	Percent Of Total
Urban			
Residential[b]	692	53.8	3.0
Commercial	15	1.2	0.1
Industrial	3	0.2	- -[c]
Transportation, Communication, and Utilities			
Streets and Highways	466	36.3	2.0
Other Transportation, Communication, and Utilities	14	1.1	0.1
Subtotal	480	37.4	2.1
Governmental and Institutional	11	0.9	- -[c]
Recreational[d]	84	6.5	0.4
Urban Subtotal	1,285	100.0	5.6
Rural			
Natural Resource Areas			
Woodlands	2,234	10.3	9.7
Wetlands	2,129	9.8	9.3
Surface Water	169	0.8	0.7
Subtotal	4,532	20.9	19.7
Extractive and Landfill	29	0.1	0.1
Agricultural and Other Open Lands	17,073	79.0	74.6
Rural Subtotal	21,634	100.0	94.4
Total	22,919	- -	100.0

[a] *Parking included in associated use.*

[b] *Includes one parcel developed for two-family residential use, encompassing 0.2 acre.*

[c] *Less than 0.1 percent.*

[d] *Includes only that land which is intensively used for recreational purposes.*

Source: Town of Spring Prairie and SEWRPC.

Governmental and Institutional

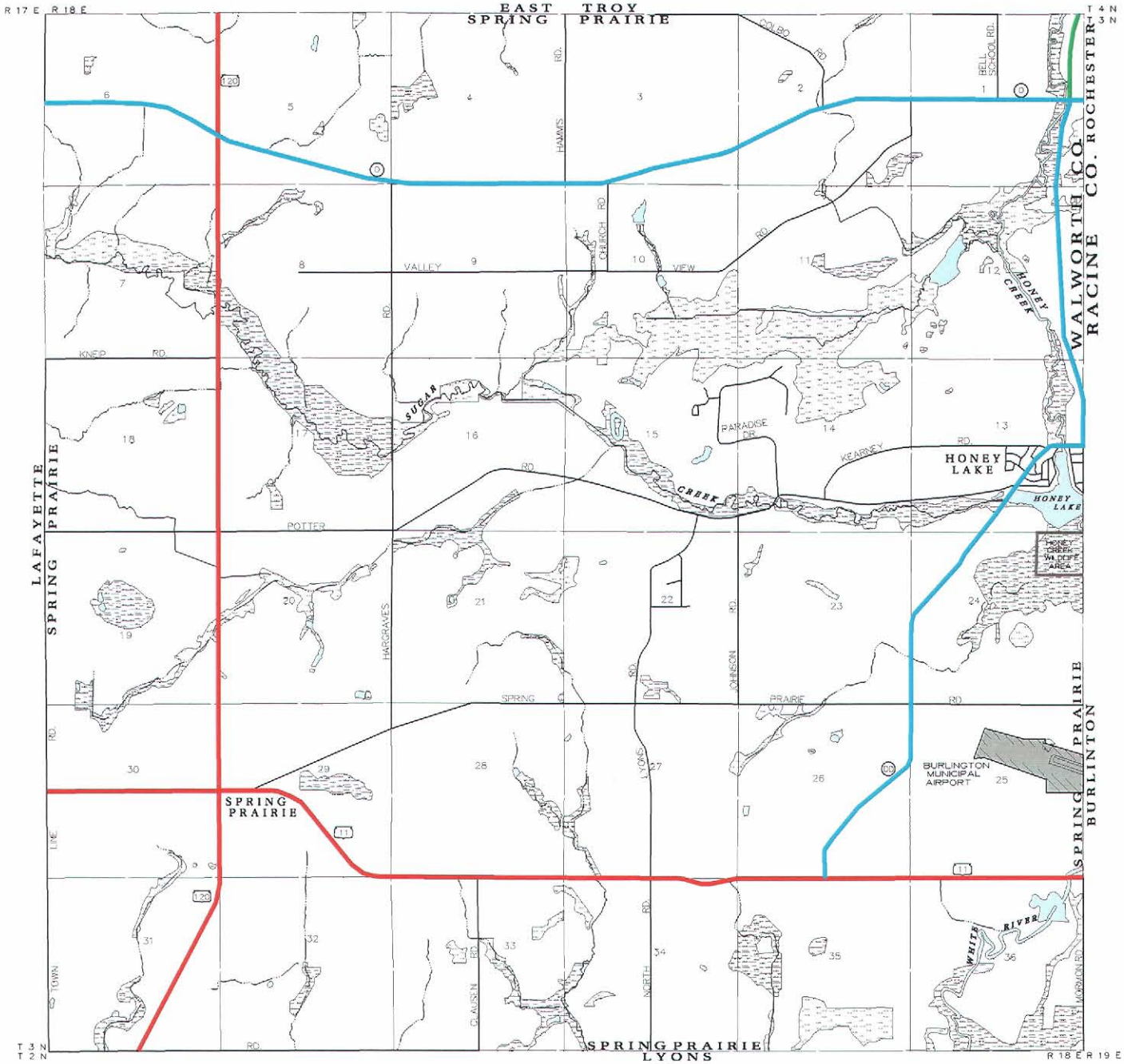
Governmental and institutional lands accommodating churches, cemeteries, the Town Hall and similar uses encompassed about 11 acres in the Town in 1995. No schools are located within the Town.

Recreational

In 1995, intensively used recreational land accounted for 84 acres, or about 7 percent of all urban land and less than 1 percent of the total area of the Town. Sites include the Happy Hollow Girl Scout Camp and a private camp ground. Portions of Alpine Valley Resort, which includes a hotel, golf course, and ski hill, are located in the Town of Spring Prairie. Although the main activity areas for these facilities are located in the Town of Lafayette to the west, those portions located in the Town of Spring Prairie are included in the total area of recreational lands in Table 15.

Map 16

ARTERIAL STREET AND HIGHWAY SYSTEM IN THE TOWN OF SPRING PRAIRIE: 1991



STATE TRUNK HIGHWAY

COUNTY TRUNK HIGHWAY

LOCAL TRUNK HIGHWAY

CITY OF BURLINGTON

GRAPHIC SCALE

0 1/2 1 MILE

0 2,000 4,000 8,000 FEET

 Source: SEWRPC.

Rural Land Uses
Rural land uses in the Town consist primarily of woodlands, wetlands, surface water, a quarry, and agricultural and other open lands. In 1995, rural land uses comprised 21,634 acres, or about 34 square miles, encompassing about 94 percent of the total area of the Town.

Natural Resource Areas
Natural resource areas include wetlands, woodlands, and surface waters. In 1995, such areas comprised about 4,532 acres, or about seven square miles, encompassing about 20 percent of the total area of the Town. Surface waters occupied only 169 acres of this total, with lands occupied by woodlands or wetlands each totaling more than 2,000 acres.

Extractive and Landfill Uses
There is one active quarry south of CTH D in the northwest portion of the Town. A former landfill is located in the same general area, on the north side CTH D. Together, these uses encompass 29 acres.

Agricultural and Other Open Lands
Agricultural lands include all croplands, pasture lands, orchards, nurseries, and non-residential farm buildings. Farm residences, together with a 20,000 square foot dwelling site, were classified as single-family residential land uses. In 1995 agricultural lands occupied about 26 square miles, or about 72 percent of the total area of the Town of Spring Prairie.

Other open lands include lands in rural areas that are not being farmed, as well as lands in urban areas that have not been developed. Examples of lands in this latter category include undeveloped areas of park sites, excess transportation rights-of-way, subdivision outlots, and undeveloped portions of commercial and industrial lots. Other open lands accounted for about 681 acres, or about 3 percent of the Town, in 1995.

COMMUNITY FACILITIES AND SERVICES

Town Hall
The Town Hall is located at the intersection of STH 120 and Potter Road. The building was originally a one-room schoolhouse and is approximately 110 years old. Various activities occur within this building ranging from use by 4-H groups and family reunions to official Town meetings.

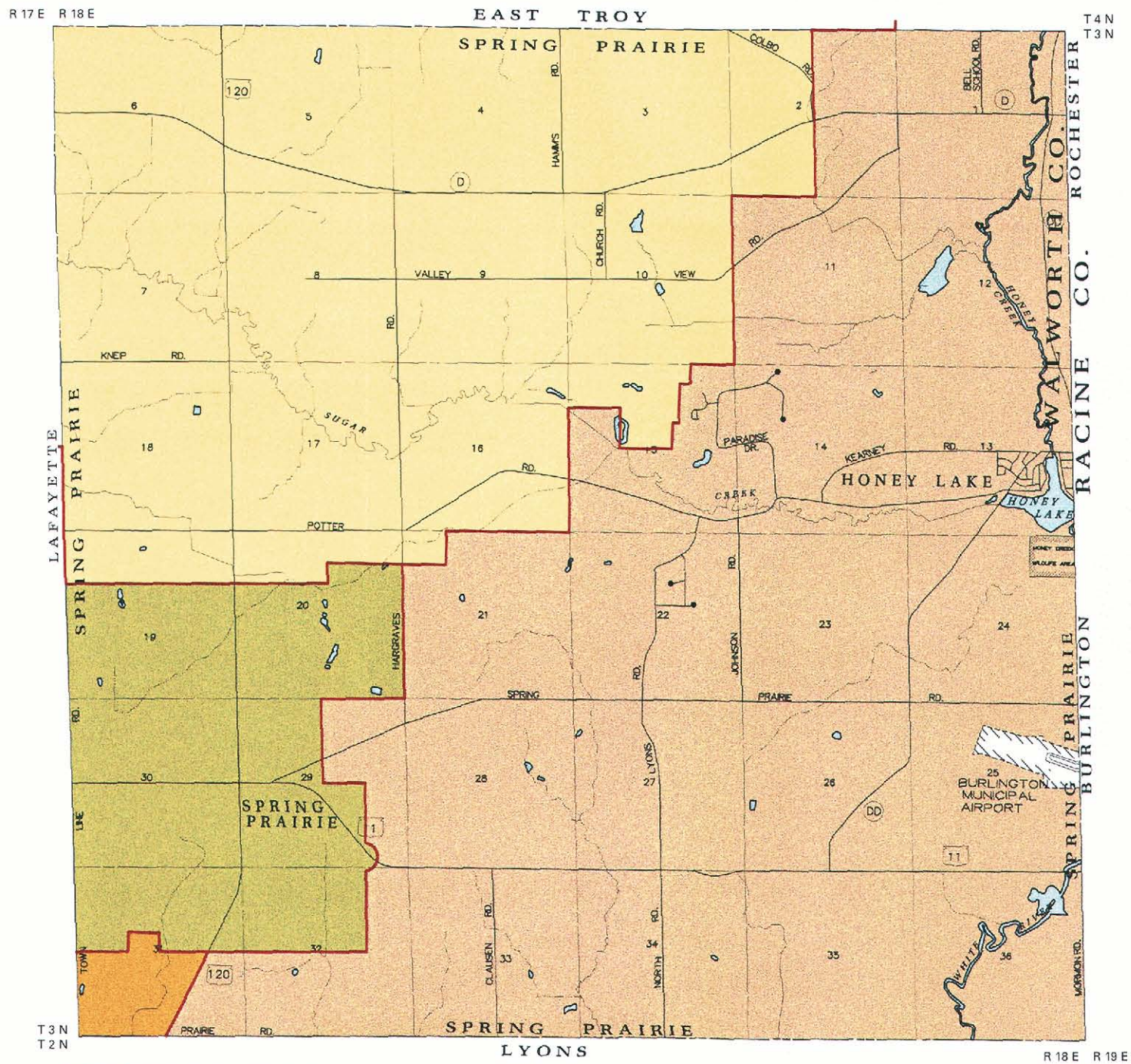
Schools
The Town of Spring Prairie is served by five public school districts: the Burlington Area School District, the East Troy Community School District, the Elkhorn Area School District, the Lake Geneva-Genoa City Union High School District, and the Lake Geneva Joint School District No. 1. The boundaries of these districts within the Town of Spring Prairie are shown on Map 17. No public schools associated with these school districts are located in the Town. No private schools are located in the Town.

Burlington Area School District
The Burlington Area School District operates Burlington High School, Burlington Middle School, and five elementary schools. The District plans to open a new high school in fall 2000. This will precipitate other changes, with the current high school becoming a seventh- and eighth-grade center for the entire school district, and the current middle school becoming a fifth and sixth-grade center for the entire school district. It is envisioned that all elementary schools would eventually accommodate students only up to grade four. Total enrollment of the school district in the 1998-99 school year was 3,480 students. About 54 percent of the area within the Town is served by the Burlington Area School District.

East Troy Community School District
The East Troy Community School District operates East Troy High School, East Troy Middle School, and three elementary schools. Total enrollment of the school district in the 1998-99 school year was 1,754 students. The East Troy Community School District serves about 34 percent of the area within the Town.

Map 17

EXISTING SCHOOL DISTRICT BOUNDARIES IN THE TOWN OF SPRING PRAIRIE: 1995



Source: SEWRPC.

Elkhorn Area School District
The Elkhorn Area School District operates Elkhorn Area High School, Elkhorn Area Middle School, and three elementary schools. Total enrollment of the school district in the 1998-99 school year was 2,347 students. The Elkhorn Area School District serves about 11 percent of the area within the Town.

Lake Geneva/Genoa City Union High School District
and the Lake Geneva Joint School District No. 1
The boundaries of these districts are coterminus within the Town. These school districts serve about 1 percent of the area within the Town, and operate Badger High School, Denison Middle School, and three elementary schools. Total enrollment of the Lake Geneva Joint School District No. 1 in the 1998-99 school year was 1,560 students, and total enrollment of the Lake Geneva-Genoa City Union High School District was 984. The Lake Geneva Joint School District No. 1 plans to replace Denison Middle School with a new middle school on a site near Badger High School, in the City of Lake Geneva, in fall 1999.

Fire Protection, Emergency Medical Services, and Law Enforcement
The Town of Spring Prairie is served by four volunteer fire companies: the Town of East Troy and Town of Lyons in Walworth County and the Town of Burlington and Town of Rochester in Racine County. Emergency medical services are also provided by these fire companies at the "intermediate" service level. Law enforcement services are provided in the Town of Spring Prairie by the Walworth County Sheriff's Department.

Solid Waste Disposal
The Town of Spring Prairie does not provide collection service for solid waste or recyclable materials. The Town does, however, operate a recycling dropoff center at the Town Hall.

PUBLIC UTILITIES

Public utility systems are among the most important and permanent elements influencing growth and development in a community. Sanitary sewerage and water supply utilities are particularly important to master planning because the location and density of urban development influences the need for such facilities, and conversely, the existence of such facilities influences the location and density of new urban development. Moreover, because they are closely linked to surface water and groundwater resources, sanitary sewer and water supply systems affect the overall quality of the environment.

Sanitary Sewers
All developed properties in the Town rely on private onsite sewage disposal systems, with the exception of the Alpine Valley Resort complex located in the extreme northwest corner of the Town. The sewerage facilities serving the Alpine Valley Resort complex are tributary to the Village of East Troy system. Other than that limited exception, the Town is not served by a centralized public sanitary sewer system.

Water Supply
Water for domestic and other uses in the Town is supplied by groundwater through the use of private wells. The Town of Spring Prairie does not have a public water supply system.

Stormwater Drainage
Stormwater in the Town of Spring Prairie drains through natural watercourses, roadside ditches, and culverts. The Town does not have an engineered stormwater drainage system.

Electric Power and Natural Gas Service
Wisconsin Electric Power Company provides electric power and natural gas service throughout the Town of Spring Prairie.

SUMMARY

This chapter presents a description of the existing land use pattern and other aspects of the built environment of the Town of Spring Prairie. The major findings are summarized below.

1. The Town of Spring Prairie was created by the Territorial Legislature on January 2, 1838. Agricultural uses were established in the Town in 1836, and continue to the present day.

2. Existing urban development within the Town is concentrated in the unincorporated communities of Spring Prairie, Honey Lake, and Honey Creek.

3. In 1995, urban land uses, including residential, commercial, industrial, transportation, communication and utilities, government and institutional, and recreational uses occupied about 2.0 square miles, or about 6 percent of the total area of the Town. Of the various urban land uses, residential uses comprised the greatest percentage, encompassing about 692 acres, or about 54 percent of the urban land uses in the Town.

4. In 1995, rural land uses, including woodlands, wetlands, surface water, extractive operations, and agricultural and other open lands accounted for 34 square miles, or about 94 percent of the total area of the Town. Agricultural and other open lands encompassed about 27 square miles, or about 75 percent of the total area of the Town.

5. The arterial highway system serving the Town of Spring Prairie in 1998 was comprised of portions of STH 120, STH 11, CTH D, and CTH DD. These highways are part of the regional arterial street and highway system intended to facilitate the movement of traffic within and through the Town.

6. The Town is served by five school districts: Burlington Area School District, East Troy Community School District, Elkhorn Area School District, Lake Geneva-Genoa City Union High School District, and Lake Geneva Joint School District No. 1. None of the districts have schools located within the Town.

7. The volunteer fire companies of the Towns of Burlington, East Troy, Lyons, and Rochester provide fire protection and emergency medical services in the Town. Law enforcement services are provided by the Walworth County Sheriff's Department.

8. In the Town of Spring Prairie, sanitary sewage is treated by private onsite sewage disposal systems, with the exception of that portion of the Alpine Valley Resort located in the Town, which is served by the Village of East Troy sewerage system. Domestic water is provided from private onsite wells; and stormwater drains through natural watercourses, roadside ditches, and culverts. The Town does not have a public sanitary sewerage system, public water supply system, or engineered stormwater drainage system. The Town does not provide collection service for solid waste or recyclables.

9. The Wisconsin Electric Power Company provides electric power and natural gas service within the Town. Two communication towers exist in the Town.

Chapter V

EXISTING LAND USE REGULATIONS

Good community development depends not only on sound long-range planning at all levels of government, but on practical plan implementation as well. The *Wisconsin Statutes* provide a number of legal mechanisms enabling county and local units of government to implement adopted plans. Most important to the Town of Spring Prairie are zoning and land division control ordinances. This chapter describes the status of existing zoning and land division regulations in effect within the Town. This chapter also describes other regulations, including the State resource regulatory programs and Federal wetland regulations, which may impact the use of land within the Town.

ZONING

A zoning ordinance is a law that regulates the use of land in the public interest. A zoning ordinance typically divides a community into districts for the purpose of regulating the use of land and structures; the height, size, shape, and placement of structures; and the density of housing and other structures.

General Zoning

The Town of Spring Prairie is under the jurisdiction of the Walworth County Zoning Ordinance. This ordinance was adopted by Walworth County in August 1974 and ratified by the Town of Spring Prairie in September 1974. The Walworth County Zoning Ordinance is jointly administered by Walworth County and the civil towns in the County. As stipulated in Chapter 59 of the *Wisconsin Statutes*, towns which are under the jurisdiction of a county zoning ordinance must be given the opportunity to review and comment on all proposed zoning amendments. If a town board formally disapproves a proposed zoning district change within the town—or if a majority of the towns in the county disapprove a change in zoning regulations—a county may not approve the proposed zoning change without revision.

Shoreland and Floodland Zoning

Shoreland and floodland regulations are set forth in the Walworth County Shoreland Zoning Ordinance. This ordinance includes zoning districts and special regulations for shoreland areas, defined as all lands lying within the following distances of the ordinary high water mark of navigable waters: 1,000 feet from a lake, pond or flowage; or 300 feet from a river or stream, or to the landward side of the floodplain, whichever distance is greater. The shoreland regulations include restrictions on the removal of vegetation and other activities in the shoreland area, and require that structures be set back from navigable waters. The Walworth County Shoreland Zoning Ordinance also includes the County's floodplain regulations, which apply to all lands within the 100-year recurrence interval flood hazard areas shown on Map 8 in Chapter III. The existing floodplain regulations prohibit virtually all new structures in the floodplain, including the floodway and flood fringe areas, in accordance with sound floodplain management practice.

Existing Zoning Pattern
Basic zoning districts as applied under the Walworth County Zoning Ordinance and Walworth County Shoreland Zoning Ordinance within the Town of Spring Prairie in 1999 are shown on Map 18. The 1999 acreage of the various districts applied within the Town is presented in Table 16. A review of Map 18 and Table 16 indicates the following:

1. Agricultural zoning was in place on about 15,763 acres, equivalent to about 24.6 square miles, or about 69 percent of the Town in 1999. Among the agricultural zoning districts, the A-1 Prime Agricultural Land zoning district, which establishes a minimum parcel size of 35 acres, is the most extensive, having been applied to about 12,648 acres, or about 19.8 square miles, or 55 percent of the Town.

2. About 6,517 acres, equivalent to about 10.2 square miles, or 28 percent of the Town, are in upland and lowland conservancy districts generally intended to protect natural resources, including wetlands and woodlands. One of the existing upland conservancy zoning districts, the C-3 Conservancy Residential district, permits single-family dwellings with a minimum lot size of 100,000 square feet, a density which does not effectively preserve the resource base. The C-3 district applies to areas of the Town encompassing about 42 acres, or less than 1.0 percent of the Town in 1999.

3. The remaining area, approximately 603 acres, equivalent to just under one square mile, or about 3 percent of the Town, is in various residential, commercial, industrial, recreational, and institutional districts.

LAND DIVISION REGULATIONS

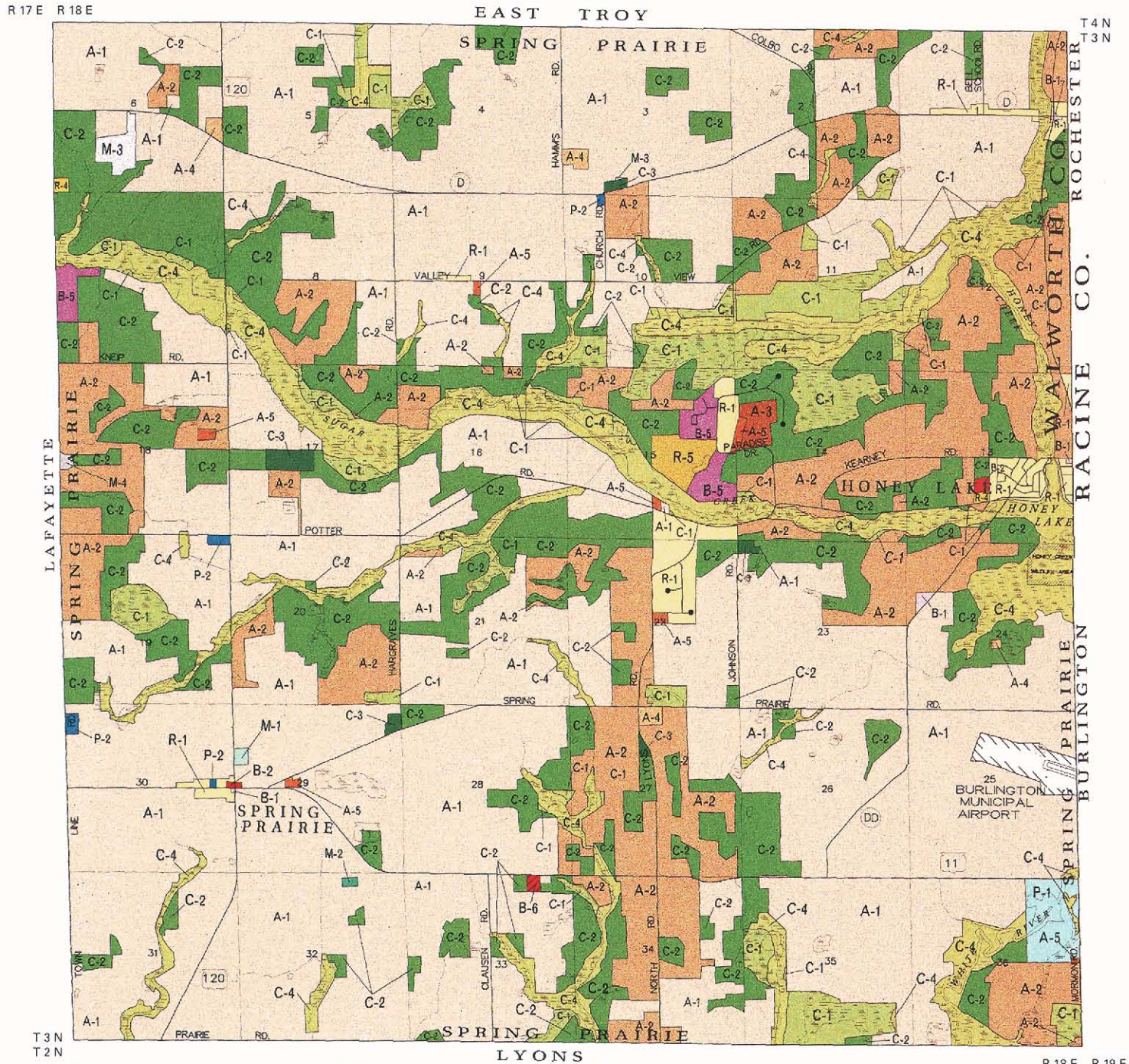
The division and improvement of lands in the Town of Spring Prairie is regulated under the Walworth County Subdivision Control Ordinance and Chapter 236 of the *Wisconsin Statutes*. Moreover, within the Town, the City of Burlington and the Village of East Troy have subdivision plat approval authority in their respective extraterritorial plat review areas. Under the *Wisconsin Statutes*, where more than one governing body has authority to approve or object to a plat and the requirements of such bodies are conflicting, the plat must comply with the most restrictive requirements.

Walworth County Subdivision Control Ordinance
The Walworth County Subdivision Control Ordinance establishes requirements with respect to the design of lots, subdivision access, and necessary internal improvements such as streets, drainage, and sewerage and water facilities. The ordinance requires the preparation of a subdivision plat for all land divisions that create five or more parcels or building sites, each of which is 15 acres or less in size. The ordinance requires the preparation of a certified survey map for a division of land, other than a subdivision, which results in the creation of less than five lots, any one of which is 15 acres or less in size. Most provisions of the ordinance are also applicable to condominium projects. Under the County ordinance, certain improvement requirements, such as those pertaining to road surfacing and to the installation of curbs and gutters, sidewalks, and street lamps, are left to the determination of the town boards of the respective towns.

Extraterritorial Plat Review
As provided under Section 236.10 of the *Wisconsin Statutes*, the City of Burlington, as a fourth-class city, and the Village of East Troy may exercise extraterritorial subdivision plat review authority over unincorporated areas within 1.5 miles of their corporate limits. Plats in the Town of Spring Prairie located within the extraterritorial plat review jurisdiction of the City and Village are thus subject to approval by the City or Village, as applicable.

Map 18

ZONING DISTRICTS IN THE TOWN OF SPRING PRAIRIE: 1999



A-1 PRIME AGRICULTURAL LAND
A-2 AGRICULTURAL LAND
A-3 AGRICULTURAL LAND HOLDING
A-4 AGRICULTURAL - RELATED MANUFACTURING WAREHOUSING AND MARKETING
A-5 AGRICULTURAL - RURAL RESIDENTIAL
C-1 LOWLAND RESOURCE CONSERVATION
C-2 UPLAND RESOURCE CONSERVATION
C-3 CONSERVANCY - RESIDENTIAL
C-4 LOWLAND RESOURCE CONSERVATION (SHORELAND)
P-1 RECREATIONAL PARK
P-2 INSTITUTIONAL PARK

R-1 SINGLE-FAMILY RESIDENCE (UNSEWERED)
(NONE) R-2 SINGLE-FAMILY RESIDENCE (SEWERED)
(NONE) R-3 TWO-FAMILY RESIDENCE (SEWERED OR UNSEWERED)
R-4 MULTIPLE-FAMILY RESIDENCE (SEWERED OR UNSEWERED)
R-5 PLANNED RESIDENTIAL DEVELOPMENT
(NONE) R-6 PLANNED MOBILE HOME PARK RESIDENCE
(NONE) R-7 MOBILE HOME SUBDIVISION RESIDENCE
(NONE) R-8 MULTIPLE-FAMILY RESIDENCE (SEWERED OR UNSEWERED)

B-1 LOCAL BUSINESS
B-2 GENERAL BUSINESS
(NONE) B-3 WATERFRONT BUSINESS
(NONE) B-4 HIGHWAY BUSINESS
B-5 PLANNED COMMERCIAL - RESIDENTIAL BUSINESS
B-6 BED AND BREAKFAST
M-1 INDUSTRIAL
M-2 HEAVY INDUSTRIAL
M-3 MINERAL EXTRACTION
M-4 SANITARY LANDFILL
CITY OF BURLINGTON

Source: Walworth County and SEWRPC.

Table 16

WALWORTH COUNTY ZONING DISTRICTS APPLICABLE TO THE TOWN OF SPRING PRAIRIE: 1999

District Type	District Name	Minimum Lot Size	Minimum Lot Width	Area within Town	
				Acres	Percent of Total
Agricultural	A-1 Prime Agricultural Land	35 acres	--	12,648	55.2
	A-2 Agricultural Land	20 acres	300 feet	3,030	13.2
	A-3 Agricultural Land Holding	35 acres	--	32	0.1
	A-4 Agricultural Related Manufacturing, Warehousing, and Marketing	--[a]	--	30	0.1
	A-5 Agricultural-Rural Residential	40,000 sq. ft.	150 feet	23	0.1
	Subtotal	--	--	15,763	68.7
Conservancy	C-1 Lowland Resource Conservation (nonshoreland)	--	--	878	3.8
	C-2 Upland Resource Conservation	5 acres	300 feet	3,760	16.4
	C-3 Conservancy-Residential	100,000 sq. ft.	200 feet	42	0.2
	C-4 Lowland Resource Conservation (shoreland)	--	--	1,879	8.2
	Subtotal	--	--	6,559	28.6
Public	P-1 Recreational Park	--[a]	--	95	0.4
	P-2 Institutional Park	Sewered: 10,000 sq. ft. Unsewered: As required by Section 2.5[b]	Sewered: 100 feet Unsewered: As required by Section 2.5[b]	14	0.1
	Subtotal	--	--	109	0.5
Residential	R-1 Single-Family Residence (Unsewered)	As required by Section 2.5[b]	As required by Section 2.5[b]	269	1.2
	R-2 Single-Family Residence (Sewered)	15,000 sq. ft.	100 feet	0	0.0
	R-2A Single-Family Residence (Sewered)	50,000 sq. ft.	100 feet	0	0.0
	R-3 Two-Family Residence	Sewered:15,000 sq. ft. per duplex building Unsewered: As required by Section 2.5[b]	Sewered: 100 feet Unsewered: As required by Section 2.5[b]	0	0.0
	R-4 Multiple-Family Residence	Sewered: Varies by Structure Type Unsewered: As required by Section 2.5[b]	Sewered: Varies by Structure Type Unsewered: As required by Section 2.5[b]	8	--[c]
	R-5 Planned Residential Development	Sewered: up to 8 dwelling units per net developable acre Unsewered: As required by Section 2.5[b]	--	54	0.2
	R-6 Planned Mobile Home Park Residence	Up to 5 dwelling units per net developable acre	--	0	0.0
	R-7 Mobile Home Subdivision Residence	Sewered: 15,000 sq. ft. Unsewered: As required by Section2.5[b]	Sewered: 100 feet Unsewered: As required by Section 2.5[b]	0	0.0

Table 16 (continued)

District Type	District Name	Minimum Lot Size	Minimum Lot Width	Areas within Town	
				Acres	Percent of Total
	R-8 Multiple-Family Residence	Sewered: 10,890 sq. ft. per dwelling unit Unsewered: As required by Section 2.5[b]	Sewered: 85 feet Unsewered: As required by Section 2.5[b]	0	0.0
	Subtotal	--	--	331	1.4
Commercial	B-1 Local Business	Sewered: 7,500 sq. ft. Unsewered: As required by Section 2.5[b]	Sewered: 75 feet Unsewered: As required by Section 2.5[b]	8	--[c]
	B-2 General Business	Sewered: 7,500 sq. ft. Unsewered: As required by Section 2.5[b]	Sewered: 75 feet Unsewered As required by Section 2.5[b]	7	--[c]
	B-3 Waterfront Business	--[a,d]	--	0	0.0
	B-4 Highway Business	--[a,d]	--	0	0.0
	B-5 Planned Commercial-Recreation Business	Up to 10 dwelling units per net developable residential acre	--	98	0.4
	B-6 Bed and Breakfast	Sewered: 15,000 sq. ft. Unsewered: As required by Section 2.5[b]	Sewered: 100 feet Unsewered: As required by Section 2.5[b]	5	--[c]
	Subtotal	--	--	118	0.4
Industrial	M-1 Industrial	--[a,d]	--	5	--[c]
	M-2 Heavy Industrial	--[a,d]	--	3	--[c]
	M-3 Mineral Extraction	--	--	33	0.2
	M-4 Sanitary Landfill	--	--	4	--[c]
	Subtotal	--	--	45	0.2
--	Total	--	--	22,925	99.8[e]

[a] *Sufficient area for the principal and accessory structures, parking and loading areas, and required yards.*

[b] *Under Section 2.5 of the County Zoning Ordinance, the width and area of all lots not served by a public sanitary sewerage system or other approved system must be sufficient to permit the use of a private onsite wastewater system designed in accordance with the County Private Sewage System and Sanitation Ordinance. The width of all lots served by an onsite soil absorption sewage disposal system must be at least 150 feet and the area of such lots must be at least 40,000 square feet per dwelling unit.*

[c] *Less than 0.1 percent*

[d] *In all areas not served by a centralized sanitary sewerage system, the lot area must comply with the provisions of Section 2.5 of the zoning ordinance.*

[e] *Total is less than 100 percent due to rounding.*

Source: SEWRPC.

WALWORTH COUNTY TELECOMMUNICATIONS TOWERS, ANTENNAS, AND RELATED FACILITIES ORDINANCE

The Walworth County Board in 1998 enacted an ordinance regulating the development and installation of commercial telecommunications towers, antennas, and related facilities within the unincorporated areas of the County. The ordinance is intended to ensure that communications facilities that are required to serve the County are developed in a manner that is consistent with County land use objectives and that minimizes the visual impacts of such facilities and any other potential adverse environmental impacts.

The telecommunications towers ordinance designates specific agricultural, business, and industrial zoning districts established under the Walworth County Zoning Ordinance as areas in which telecommunications facilities may be permitted as conditional uses. The ordinance designates other areas—such as non-wetland portions of environmental corridors and isolated natural resource areas—as areas where telecommunications facilities may possibly be permitted as conditional uses, if there are no alternatives available and if it can be demonstrated that there would be no adverse impacts on the natural resource base. The ordinance further designates areas where virtually none of the regulated telecommunications facilities would be permitted, including wetlands, floodplains, natural areas and critical species habitat sites, sites listed on the National Register of Historic Places, residential zoning districts, and certain agricultural, business, and conservancy zoning districts where such facilities are deemed inappropriate.

The ordinance requires that tower owners make available unused space for "co-location" of other telecommunications facilities, including space for entities providing similar, competing services. Co-location is not required where it can be demonstrated that the addition of the new facilities would impair the service provided by the existing facilities.

WALWORTH COUNTY PRIVATE SEWAGE SYSTEM ORDINANCE

The Walworth County Private Sewage System and Sanitation Ordinance contains general provisions for the design, installation, operation, and maintenance of private water supply systems, septic tanks, effluent disposal systems, holding tanks, and septic sludge disposal systems. It was adopted in 1982 by the Walworth County Board of Supervisors and has since been amended periodically.

Most pertinent to land use planning and development are provisions regulating the location of private water supply and sewage disposal systems. The use of private sewage disposal systems in particular is restricted in floodland areas, in areas with steep slopes, and in areas with soils unsuitable for the operation of such systems.

WALWORTH COUNTY CONSTRUCTION SITE EROSION CONTROL ORDINANCE

The Walworth County Board in 1990 adopted a construction site erosion control ordinance that applies to the unincorporated areas of the County, including the Town of Spring Prairie. The ordinance is intended to protect water quality by reducing the amount of sediment and other pollutants leaving construction sites during the land development process. The law requires landowners or tenants to obtain a permit before undertaking the construction of any building or structure; removal of vegetation or ground cover; grading, excavation, or filling affecting 4,000 square feet or more; and construction or reconstruction of roads and bridges.

OTHER STATE RESOURCE REGULATORY PROGRAMS

Chapter NR 103 of the *Wisconsin Administrative Code* establishes water quality standards for wetlands. These standards, like the more general policies set forth for wetlands protection under Chapter NR 1.95, are applied by the Wisconsin Department of Natural Resources in all decision-making affecting wetlands under State jurisdiction.

Chapter Comm 83 of the *Wisconsin Administrative Code* provides regulation for the protection of environmental health and safety through the proper siting, design, installation, inspection, and maintenance of private sewerage systems. In July 2000, several changes to Comm 83 regulations took effect. These changes include the recognition of new technologies, which will provide more options for the type of on-site sewage disposal systems available for use, opening lands to development which, in the past, did not meet the criteria for on-site private sewerage systems. In addition, some enforcement responsibilities will be shifted from the state level to the county level.

Chapters Comm 110 and Comm 82 of the *Wisconsin Administrative Code* require that the Wisconsin Department of Natural Resources, in its regulation of public sanitary sewers, and the Wisconsin Department of Commerce, in its regulation of private sanitary sewers, in each case make a finding that all proposed sewer extensions conform with adopted areawide water quality management plans and the sanitary sewer service areas identified in such plans. If a locally proposed sanitary sewer extension is designed to serve areas not recommended for sewer service in an areawide water quality management plan, the State agency concerned must deny approval of the extension. The State agency must find that the area proposed to be served is located 1) within an approved sewer service area and 2) outside areas having physical or environmental constraints which would entail adverse water quality impacts if such areas were developed.

FEDERAL WETLAND REGULATIONS

Section 404 of the Federal Clean Water Act requires the U.S. Department of the Army, Corps of Engineers, working in cooperation with the U.S. Environmental Protection Agency, to regulate the discharge of dredged and fill material into waters of the United States, including lakes, rivers, and wetlands. In carrying out this responsibility, the Corps of Engineers determines when permits are required for the discharge of dredged and fill materials. Some silviculture, mining, and agricultural activities in water and wetland areas may be exempt from the individual permit requirement. Certain minor activities such as boat ramp construction and shore stabilization may be undertaken under a pre-approved general, or nationwide, permit. Under Section 401 of the Act, the issuance of Federal permits must be consistent with State water quality policies and standards.

SUMMARY

This chapter presents a description of the existing land use regulations that have a direct bearing on the physical development of the Town of Spring Prairie. A summary of the major findings of this chapter follows:

1. General zoning in the Town of Spring Prairie is applied under the jurisdiction of the Walworth County Zoning Ordinance, which is administered jointly by Walworth County and the Town of Spring Prairie. Shoreland and floodland regulations in the Town of Spring Prairie are established under the Walworth County Shoreland Zoning Ordinance, which is administered solely by the County.

2. Under zoning in effect in the Town in 1999, about 24.6 square miles, or 69 percent of the Town, had been placed in agricultural zoning districts; about 10.2 square miles, or 28 percent of the Town, had been placed in conservancy zoning districts; and about 0.9 square miles, or 3 percent of the Town, had been placed in various residential, commercial, industrial, recreational, and institutional zoning districts.

3. The division and improvement of lands in the Town of Spring Prairie is regulated under the Walworth County Subdivision Control Ordinance and Chapter 236 of the *Wisconsin Statutes*. Moreover, the City of Burlington and the Village of East Troy have statutory plat approval authority in those portions of the Town of Spring Prairie within 1.5 miles of their respective corporate limits.

4. The Walworth County Board in 1998 enacted an ordinance regulating the development and installation of commercial telecommunications towers, antennas, and related facilities within the unincorporated areas of the County. The ordinance is intended to ensure that communications

facilities that are required to serve the County are developed in a manner that is consistent with County land use objectives and that minimizes the visual effects of such facilities and any other potential adverse environmental impacts.

5. A set of County, State, and Federal laws and regulations regulate the use of waters and wetlands and help to limit the adverse impacts of development on water quality. These include the Walworth County Site Erosion Control Ordinance, Chapters NR 103, NR 110, Comm 82 and Comm 83 of the *Wisconsin Administrative Code*, and Sections 401 and 404 of the Federal Clean Water Act.

Chapter VI

FRAMEWORK FOR PLAN DEVELOPMENT

INTRODUCTION

Previous chapters of this report have presented the results of inventories and analyses of the population and economy, the natural resource base, the built environment, and existing land use regulations in the Town of Spring Prairie undertaken in support of the preparation of a master plan for the Town. This chapter describes additional important factors to be considered in the preparation of the Town master plan, factors that will substantially determine the nature and design of the plan. Specifically, this chapter describes pertinent county and regional plans; key findings of a Town survey; probable future population, housing and employment levels in the Town through the year 2020; and a set of planning objectives which will be used as a guide in the preparation of the plan.

EXISTING PLANS

Sound planning practice requires that community plans appropriately take into account adopted county and regional plans. Such plans provide an overall planning framework within which local plans can most effectively be prepared. Plans which should be considered and appropriately incorporated into the Town of Spring Prairie master plan include the area-wide land use plans, transportation plans, water quality management plans, and park and open space plans.

Land Use Plans

The regional land use plan sets forth the fundamental concepts which are recommended to guide the development of the seven-county Southeastern Wisconsin Region. The plan, the most recent version of which was adopted by the Regional Planning Commission in 1997, is documented in SEWRPC Planning Report No. 45, *A Regional Land Use Plan for Southeastern Wisconsin: 2020*, December 1997. This plan was developed as a 10-year extension of the year 2010 regional land use plan, which was adopted by the Commission in 1992 and which is documented in SEWRPC Planning Report No. 40, *A Regional Land Use Plan for Southeastern Wisconsin: 2010*, January 1992.

In October 1993, the Walworth County Board of Supervisors adopted the year 2010 regional land use plan as it pertains to Walworth County, as the County development plan. Subsequently, in September 1998, the Walworth County Board adopted the year 2020 regional land use plan, as provided for under Section 66.945 of the *Wisconsin Statutes*. In fall 1999, Walworth County began the work necessary to refine and detail the year 2020 regional land use plan, resulting in an extension of the County development plan to the year 2020. The County is expected to adopt the updated County development plan in spring 2001. In the meantime, the County will

continue to use the year 2010 County development plan as a guide to day-to-day decision making on land use matters.

The year 2010 Walworth County development plan incorporates longstanding recommendations of the regional land use plan with regard to urban development and open space preservation in the Southeastern Wisconsin Region. Like the regional plan, the County development plan seeks to direct new urban development to areas that are physically suitable for such use and that can readily be provided with basic public services and facilities. The County development plan, like the regional plan, seeks to preserve to the greatest extent practicable, prime agricultural land and to protect primary environmental corridors from urban development. In addition to preserving prime agricultural land and environmental corridors, the plan seeks to maintain the rural character of other land located outside planned urban service areas. The Walworth County development plan as it pertains to the Town of Spring Prairie is presented graphically on Map 19. The key recommendations of the County development plan are described further below:

- *Urban Development*
  Like the regional land use plan, the County development plan encourages urban development only in those areas which are covered by soils suitable for such development, which are not subject to special hazards such as flooding or erosion, and which can be readily provided with basic urban services including, most importantly, public sanitary sewer service. Under the County development plan, urban development includes "urban-density" residential development along with commercial, industrial, institutional, intensive recreational, and transportation and utility uses. Urban-density residential development is defined as development at a density of more than one dwelling unit per five acres.

- *Prime Agricultural Land*
  The Walworth County development plan recommends that prime agricultural land be preserved for long-term agricultural use and not be converted to either urban development or to other forms of rural development. Under the County development plan, prime agricultural lands are defined as farm units of at least 35 acres in area which meet certain soil productivity standards and which occur in relatively large blocks. To be considered prime, at least one-half of the farm unit must be covered by soils meeting U.S. Natural Resources Conservation Service standards for national prime farmlands (largely Class I and II soils) or farmland of statewide importance (largely Class III soils).

- *Environmental Corridors*
  The environmental corridor concept and the existing pattern of primary environmental corridors, secondary environmental corridors, and isolated natural resource areas was described in Chapter III of this report. The Walworth County development plan, like the regional land use plan, recommends the preservation in essentially natural, open uses of the remaining primary environmental corridors. The plan further recommends the preservation, to the extent practicable, of the remaining secondary environmental corridors and isolated natural resource areas, as determined through county and local planning efforts.

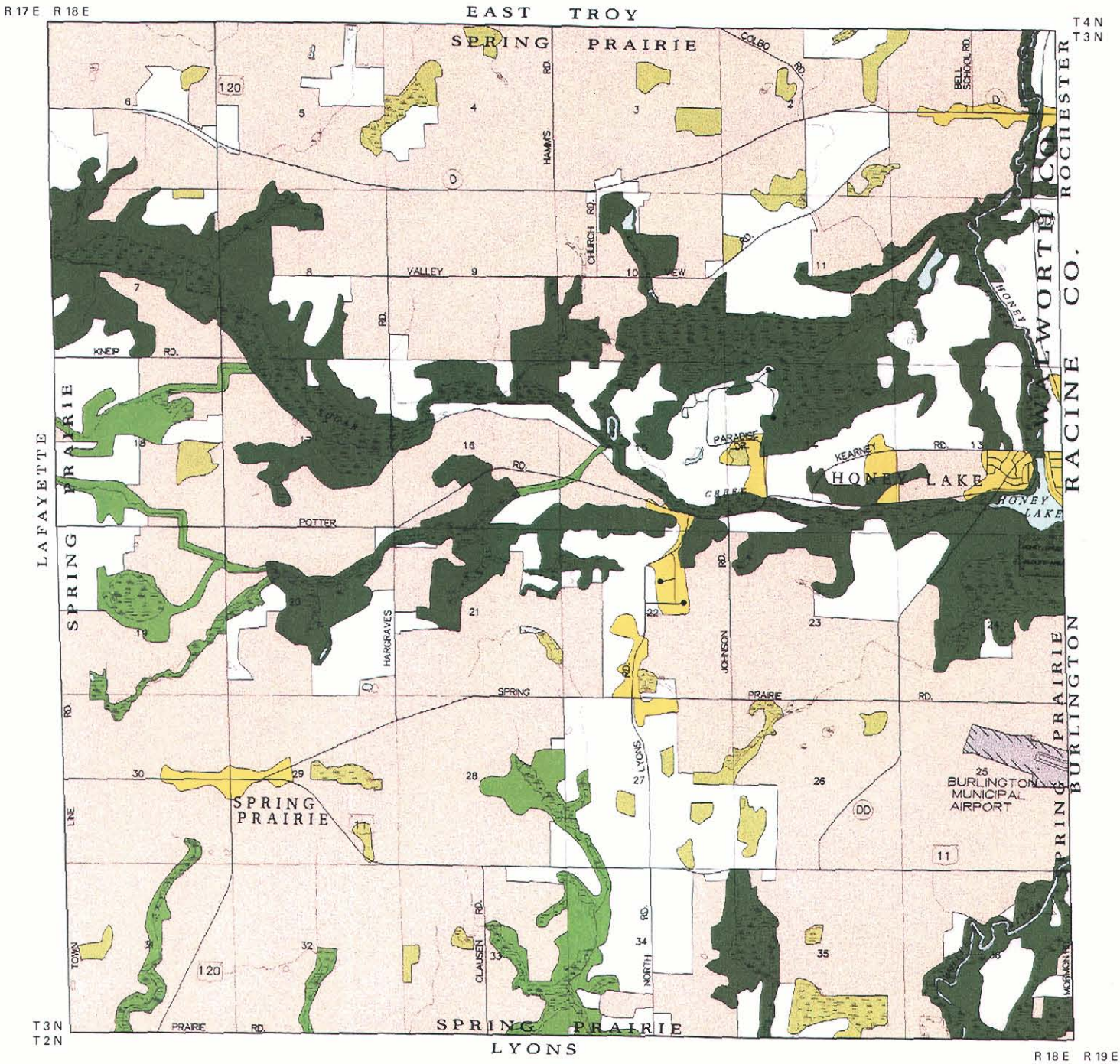
- *Other Agricultural and Rural-Density Residential Lands*
  In addition to preserving prime agricultural lands and environmental corridors, the Walworth County development plan seeks to maintain the rural character of other lands located outside planned urban service areas. The plan encourages continued agricultural and other open space uses in such areas. The plan seeks to limit development in such areas primarily to rural-density residential development, with an overall density of no more than one dwelling unit per five acres.

Transportation Plans

In 1997, the Regional Planning Commission adopted a regional transportation system plan intended to meet surface transportation needs attendant to the development conditions envisioned under the year 2020 regional land use plan. That plan is documented in SEWRPC Planning Report No. 46, *A Regional Transportation System Plan*

Map 19

YEAR 2010 WALWORTH COUNTY DEVELOPMENT PLAN AS IT PERTAINS TO THE TOWN OF SPRING PRAIRIE



- EXISTING URBAN LANDS OUTSIDE OF THE PLANNED URBAN SERVICE AREA
- PRIME AGRICULTURAL LAND
- OTHER AGRICULTURAL, RURAL RESIDENTIAL, AND OPEN SPACE LAND
- PRIMARY ENVIRONMENTAL CORRIDOR
- SECONDARY ENVIRONMENTAL CORRIDOR
- ISOLATED NATURAL RESOURCE AREA
- SURFACE WATER
- CITY OF BURLINGTON

GRAPHIC SCALE

0 1/2 1 MILE

0 2,000 4,000 8,000 FEET

Source: Walworth County and SEWRPC.

for Southeastern Wisconsin: 2020, December 1997. The plan was adopted by the Walworth County Board of Supervisors in July 1998.

The arterial street and highway recommendations of the regional transportation system plan as it pertains to the Town of Spring Prairie are summarized graphically on Map 20. A recommended improvement to the arterial street and highway system includes the construction by the State of Wisconsin of the Burlington bypass through the southeastern corner of the Town between STH 11 in the Town and STH 36 in Racine County. It should be noted that the Town Plan Commission disagrees with the recommended location of the proposed bypass. The regional transportation system plan also proposes the following jurisdictional changes: 1) a change from State to local jurisdiction of that portion of STH 11 east of the intersection with the Burlington bypass, upon completion of the bypass, and 2) a change from local to County jurisdiction for that portion of Honey Creek Road between CTH D and the north Town line.

In 1996, the Regional Plan Commission adopted an updated regional airport system plan that recommends a coordinated set of airport facility improvements designed to serve the air transportation needs of the Region. The plan is documented in SEWRPC Planning Report No. 38 (2nd Edition), *A Regional Airport System Plan for Southeastern Wisconsin: 2010.* The plan recommends that Burlington Municipal Airport, which was then classified as a Basic Utility airport, be developed over the plan design period to General Utility standards. The major improvements necessary to accomplish this include extending the primary runway by 700 feet, to a total length of 4,300 feet; paving the crosswinds runway and taxiway to a length of 2,300 feet; and expanding terminal and hangar facilities. These improvements could be implemented entirely within existing airport boundaries and would allow the airport to continue to function as a reliever airport for General Mitchell International Airport and for other larger General Aviation airports in the regional airport system. The recommended site improvement plan and land use plan for the Burlington Municipal Airport, as set forth in the adopted regional airport system plan, are shown on Maps 21 and 22, respectively. It should be noted that, subsequent to the adoption of the Regional Airport System Plan, the City of Burlington revised the airport layout plan to include a primary runway length of 4,900 feet. This change has not been incorporated into the Regional Airport System Plan.

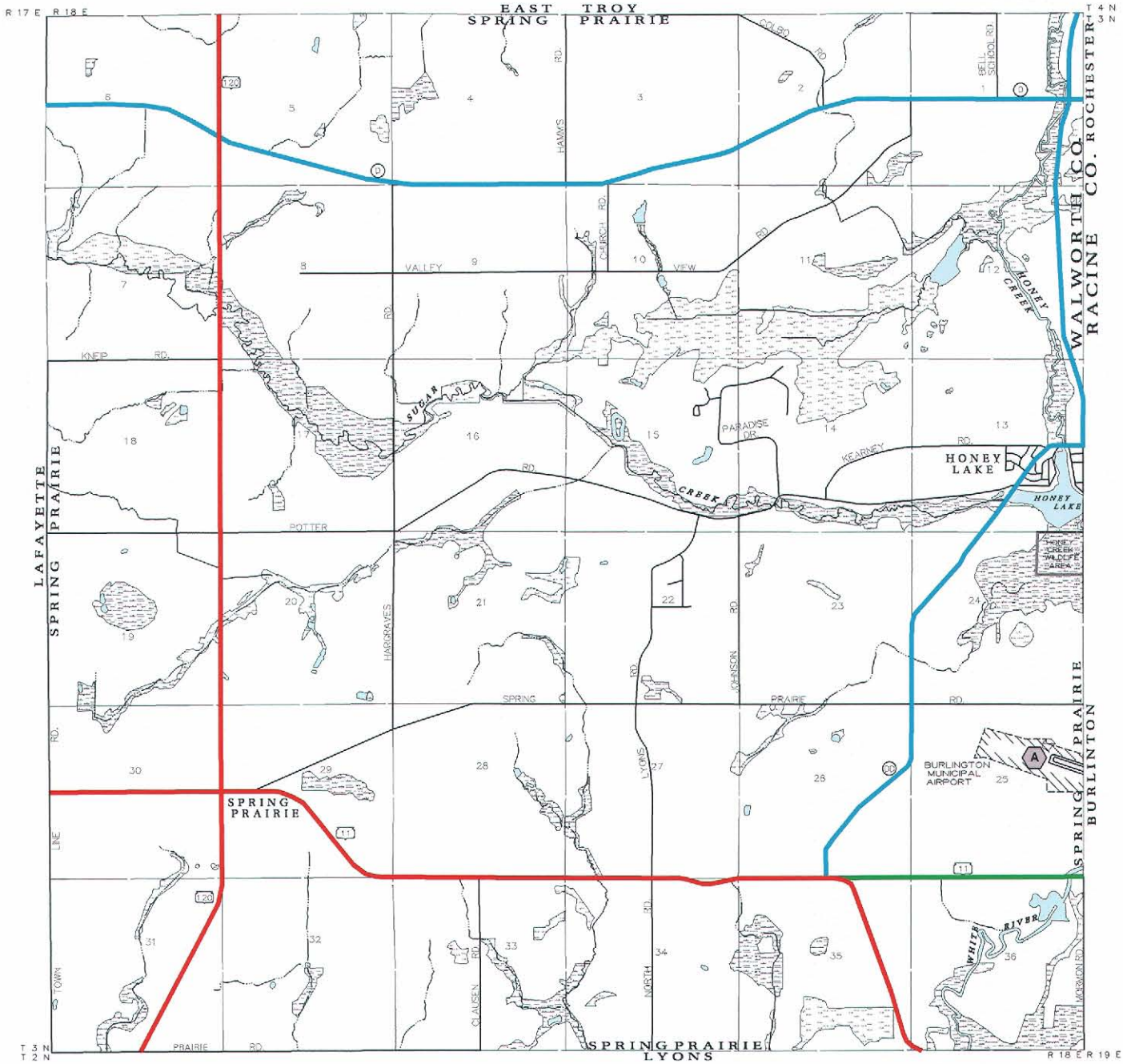
To date, the runway extension and some minor improvements to the hangar and apron area have been completed. The City of Burlington is currently considering an extension of the runway from 4,300 feet to 5,000 feet, which would be constructed at some undetermined time in the future; however, this proposal has not yet been formally approved by the City or submitted to the Regional Planning Commission. To remain eligible for use of Federal and State airport funding assistance, any proposed runway extension must be incorporated into the Regional Airport System Plan, and would first be subject to review and approval by the Technical Coordinating and Advisory Committee on Regional Airport System Planning. The Town of Spring Prairie is opposed to any further extension of the runway, and the Town Board has filed a formal objection to the runway extension with the City of Burlington.

The regional transportation plan also includes a bicycle facilities plan element, as documented in Planning Report No. 43, *A Regional Bicycle and Pedestrian Facilities System Plan for Southeastern Wisconsin: 2010,* December 1994. The plan recommends bicycle ways connecting cities and villages with a population of 5,000 or more located outside the large metropolitan areas of Kenosha, Milwaukee, and Racine, and also incorporates recommendations for area-wide trails from County park and open space plans. The regional bicycle facilities plan as it pertains to the Town of Spring Prairie is shown on Map 23. Recommended bicycle ways in the Town include a route in the right-of-way of STH 11 and an off-street route proposed to be located within the Sugar Creek greenway. The Town Plan Commission does not support the recommendation of a trail through the greenway and feels alternate locations for a trail should be considered.

In 1991, SEWRPC conducted a traffic study to identify traffic impacts associated with events at the Alpine Valley Music Theatre. The results of this study are documented in SEWRPC Memorandum Report No.52, *Traffic Impact Study of the Alpine Valley Music Theatre in the Town of Lafayette.* Several potential improvements were identified as ways to accommodate the peak traffic demand attendant to events at the Music Theatre. Potential improvements identified in the plan include: expansion from a single ticket search station to multiple stations,

Map 20

ARTERIAL STREET AND HIGHWAY ELEMENT OF THE YEAR 2020 REGIONAL TRANSPORTATION SYSTEM PLAN AS IT PERTAINS TO THE TOWN OF SPRING PRAIRIE AND ENVIRONS



STANDARD ARTERIAL

- STATE TRUNK HIGHWAY
- COUNTY TRUNK HIGHWAY
- LOCAL TRUNK HIGHWAY

INTERMODAL TERMINAL

- (A) AIRPORT

GRAPHIC SCALE

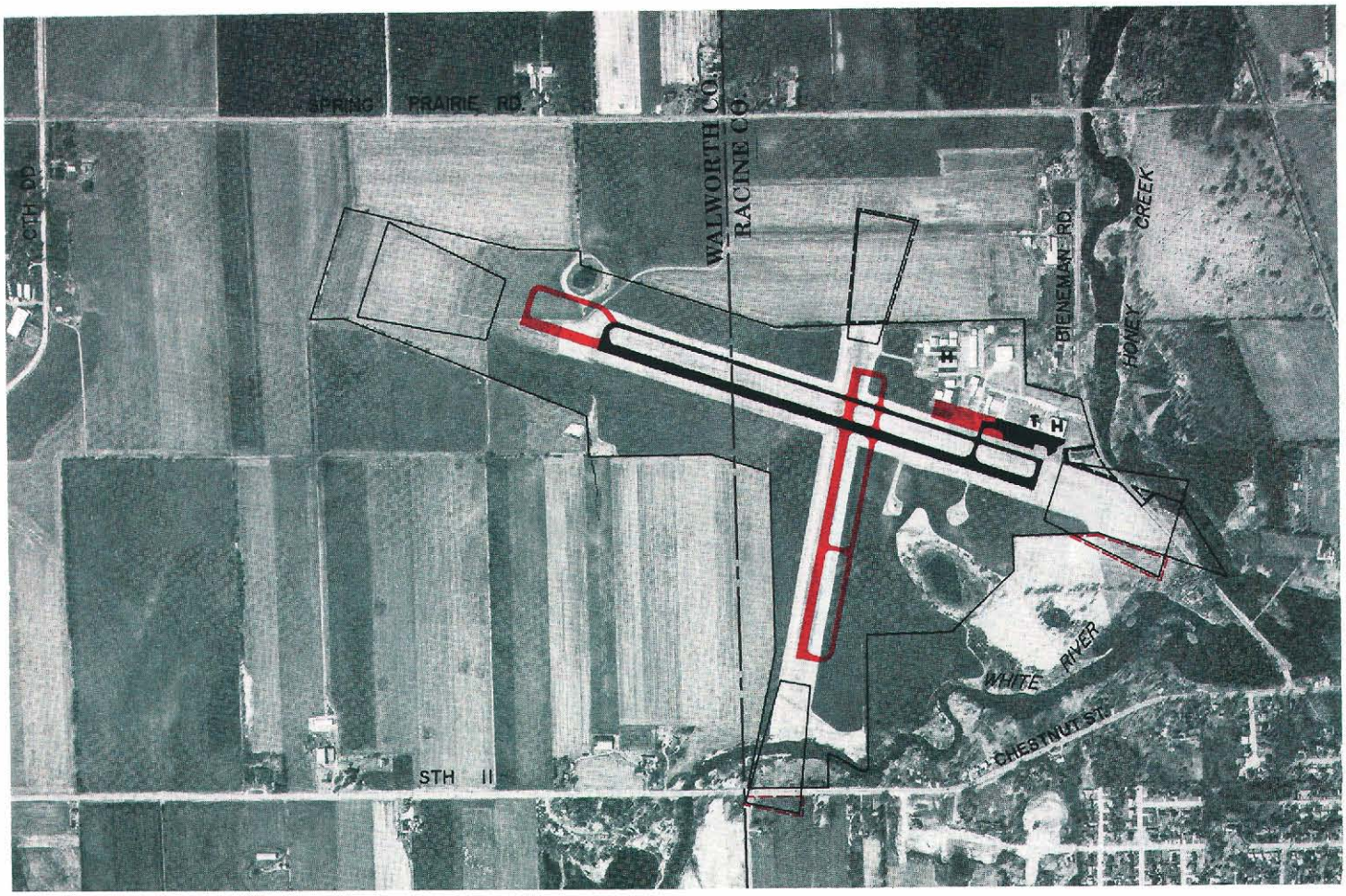
0 1/2 1 MILE

0 2400 4800 7200 FEET

Source: SEWRPC.

Map 21

RECOMMENDED SITE IMPROVEMENT PLAN FOR BURLINGTON MUNICIPAL AIRPORT: 2010



AIRPORT FEATURES

EXISTING	PROPOSED	
▬	▬	PAVED RUNWAYS, TAXIWAYS, AND APRONS
——	(NONE)	PROPERTY BOUNDARY
– – –	– – –	EASEMENT BOUNDARY
T	(NONE)	TERMINAL-ADMINISTRATION BUILDING
H	(NONE)	AIRCRAFT HANGARS

RUNWAY PROTECTION ZONE

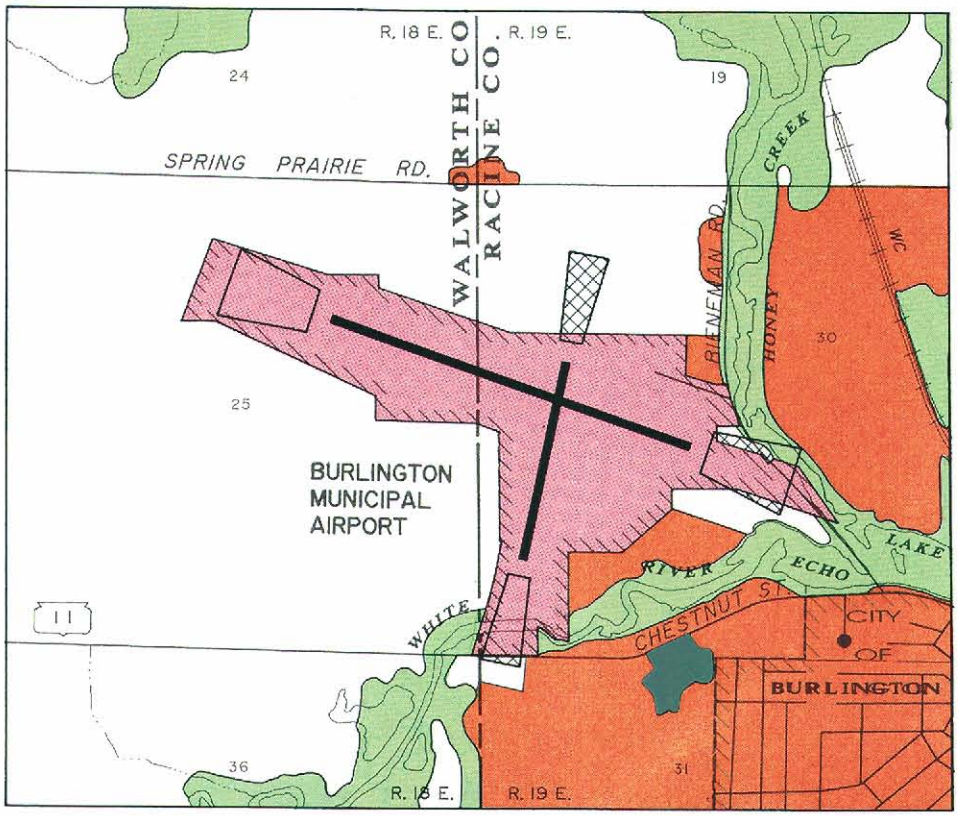
▱ ULTIMATE RUNWAY PROTECTION ZONE AREA

GRAPHIC SCALE
0 400 800 1200 FEET

Source: SEWRPC.

Map 22

RECOMMENDED AREA LAND USE PLAN FOR BURLINGTON MUNICIPAL AIRPORT: 2010



EXISTING AND PROPOSED AIRPORT LANDS

RUNWAY PROTECTION ZONE

PREDOMINANT LAND USE

RESIDENTIAL

RECREATIONAL

AREAS IN WHICH NEW, EXPANSION, OR REPLACEMENT DEVELOPMENT SHOULD BE LIMITED TO COMPATIBLE OBJECTS AND LAND USE

AGRICULTURE AND OTHER OPEN LANDS

PRIMARY ENVIRONMENTAL CORRIDOR, SECONDARY ENVIRONMENTAL CORRIDOR, AND ISOLATED NATURAL RESOURCE AREAS

GRAPHIC SCALE

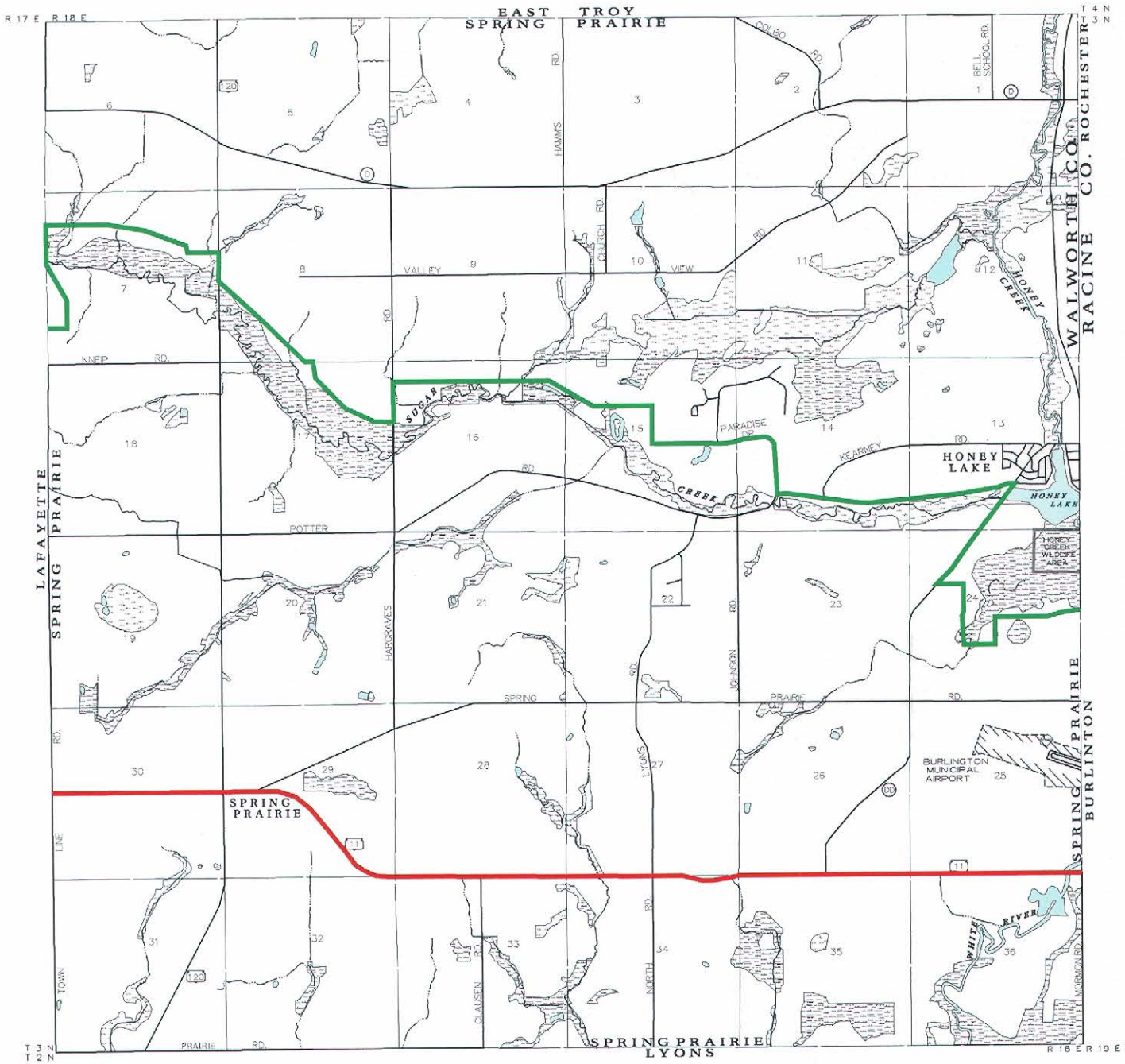
0 1/8 1/4 MILE

0 1000 2000 FEET

Source: SEWRPC.

Map 23

BICYCLE-WAY ELEMENT OF THE YEAR 2010 REGIONAL TRANSPORTATION SYSTEM PLAN AS IT PERTAINS TO THE TOWN OF SPRING PRAIRIE



PROPOSED BICYCLE WAYS ASSOCIATED WITH STREET OR HIGHWAY RIGHTS-OF-WAY

PROPOSED BICYCLE WAYS ASSOCIATED WITH NATURAL RESOURCE OR UTILITY CORRIDORS

GRAPHIC SCALE

0 1/2 1 MILE

0 2400 4800 7200 FEET

Source: SEWRPC.

similar to those of a toll plaza on a toll road, and provision of an additional entrance-exit; paving the shoulder on the south side of CTH D between Bowers Road and the existing right-turn lane on the south side of CTH D at STH 120; paving the shoulders on the north, east, and south approaches to the intersection of STH 120 and CTH D; re-striping the traffic lanes across the Bowers Road bridge over IH 43 to provide two traffic lanes in the northbound direction; widening the southbound on-ramp at Bowers Road to accommodate two traffic lanes onto the freeway; and adding a new interchange on IH 43 at Town Line Road. A recommendation was made by the Commission to implement all improvements except construction of a new interchange at IH 43 and Town Line Road due to the high cost and because the interchange is not necessary to accommodate any existing or future problems under average weekday traffic conditions.

Water Quality Management Plans

In 1979, the Regional Planning Commission adopted an areawide water quality management plan for Southeastern Wisconsin as a guide to achieving clean and wholesome surface waters within the seven-county Region. The plan has five elements: a land use element; a point source pollution abatement element; a nonpoint source pollution abatement element; a sludge management element; and a water quality monitoring element. The plan is documented in the three-volume SEWRPC Planning Report No. 30, *A Regional Water Quality Management Plan for Southeastern Wisconsin: 2000*, as amended.

The point source pollution abatement element of the regional water quality management plan is of particular importance in the master planning process. That plan element recommends major sewage conveyance and treatment facilities and identifies planned sewer service areas for each of the sewerage systems in Southeastern Wisconsin. By law, major sewerage system improvements and all sewer service extensions must be in conformance with the plan.

In response to the above recommendation, the Village of East Troy adopted a plan designating the Village of East Troy and Environs sanitary sewer service area. The plan is documented in SEWRPC Community Assistance Planning Report No. 112 (2nd edition), *Sanitary Sewer Service Area for the Village of East Troy and Environs, Walworth County, Wisconsin*, June 1993, and a 1998 amendment thereto. The service area does not include the Town of Spring Prairie, but a force main does extend through the Town to provide service for Alpine Valley Resort. The Burlington sanitary sewer service area, as documented in SEWRPC Community Assistance Planning Report No. 78, *Sanitary Sewer Service Area for the City of Burlington*, April 1986, and a 1994 amendment thereto, extends to the eastern Town line, but does not extend into the Town of Spring Prairie. That portion of the City of Burlington lying within the Town is part of the Burlington airport and does not require sewer services.

Park and Open Space Plans

In 1977, the Regional Planning Commission adopted a regional park and open space plan as a long-range guide to the provision of public outdoor recreation sites and facilities and open space preservation in the seven-county Region. Each of the seven counties has since prepared a county plan which refines and details the regional park and open space plan. The Walworth County Board of Supervisors adopted such a plan refinement in 1992. That plan is documented in SEWRPC Community Assistance Planning Report No. 135, *A Park and Open Space Plan for Walworth County.*

The Walworth County park and open space plan is concerned with the provision of major parks, which provide opportunities for such activities as camping, picnicking, and swimming; the provision of recreation corridors, which provide opportunities for such trail activities as hiking, bicycling, and ski-touring; the provision of public access to lakes and streams; and the preservation of environmental corridors and other natural features. The Walworth County park and open space plan includes two recommendations which affect the Town of Spring Prairie—a proposal for the acquisition by Walworth County of a greenway along Sugar Creek and the development of a hiking and biking trail within the greenway; and the continued maintenance by the Wisconsin Department of Natural Resources (DNR) of that portion of the Honey Creek Wildlife Area in the Town. The plan also recommends the acquisition of about 20 additional acres within the Town lying within the project boundary established for the wildlife area. The Town feels that those lands proposed for acquisition by Walworth County should remain under private ownership.

In 1994, the Regional Planning Commission completed a comprehensive inventory of all natural areas and critical species habitat areas in the Region, and in 1997 the Commission adopted a plan for the protection of these sites. The plan is documented in SEWRPC Planning Report No. 42, *A Regional Natural Areas and Critical Species Habitat Protection and Management Plan for Southeastern Wisconsin*, September 1997. The Walworth County Board of Supervisors adopted the regional natural areas and critical species habitat protection and management plan in January 1998. The natural areas inventory identifies a total of three natural areas, one critical species habitat site, and two significant geological sites in the Town of Spring Prairie. These sites are identified on Map 11 and described in Table 13 in Chapter III.

The regional natural areas and critical species habitat protection and management plan recommends that the DNR acquire a small portion of land that lies within the Honey Lake Marsh and Sedge Meadow natural area site that is not currently under protective ownership. The area to be acquired is within the Honey Creek Wildlife Area project boundary. The regional natural areas plan also recommends that the Hargraves Road Sedge Meadow natural area be acquired by Walworth County as part of the Sugar Creek greenway and that the Spring Prairie Fen also be acquired by the County. The Town is opposed to Walworth County acquiring these areas and feels they should remain in private ownership. The plan further recommends that the Spring Prairie Lowlands critical species habitat site be acquired by private conservancy interests. The location of the natural area and critical species habitat sites proposed to be acquired for protective ownership is shown on Map 24.

In regard to the significant geological sites, the natural areas plan recommends that the former Sugar Creek Quarry be acquired by Walworth County as part of the Sugar Creek greenway, and that the former Voree Quarry be acquired by private conservancy interests. The location of the geological sites proposed to be acquired for protective ownership by the regional natural areas plan is also shown on Map 24. The Town would prefer, however, that these sites be retained in private ownership.

TOWN SURVEY

The public participation process undertaken as part of the Town planning effort included a community survey. Conducted in 1998, the survey provided Town residents and property owners with the opportunity to share their views regarding various land use and development issues affecting the Town. The survey results are intended to provide the Plan Commission with additional insight into the preferences of local residents and property owners. With this insight, the ability of the Plan Commission to make land use planning decisions likely to be supported by Town residents is enhanced.

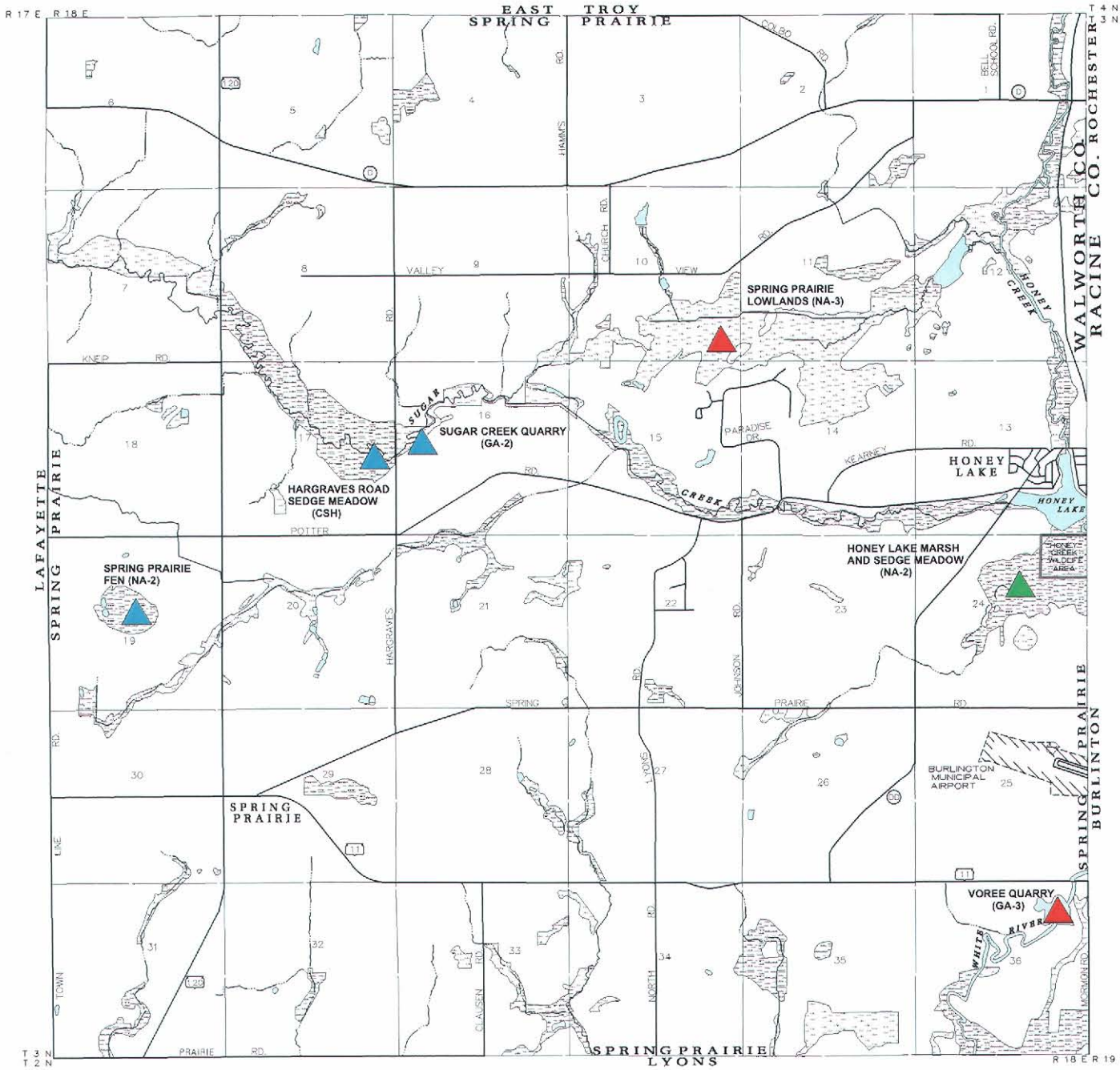
Prepared and administered by the University of Wisconsin-Extension, the survey consisted of a return mail questionnaire sent to all residents and non-resident property owners in the Town. In total, 744 questionnaires were mailed out and there were 288 responses, representing a return rate of about 39 percent. This is considered to be a high return rate for this type of questionnaire. The survey shows a strong preference for preserving the Town's farmland and rural character, as well as maintaining growth at the present rate or slower, preserving environmentally significant lands, and discouraging development in general. While the majority of residents did not see a need for industrial or commercial development, those who did suggested such development be in concentrated areas, such as near the intersection of STH 11 and STH 120. Of those who felt residential development was acceptable, the majority felt the development should be for hobby farms or single family residential at very low densities. The survey results are summarized in Appendix A and documented in a separate report titled, *Town of Spring Prairie Land Use Plan Community Survey Report*, 1999.

ANTICIPATED GROWTH AND CHANGE

The population, household, and employment forecasts selected as a basis for preparing the Town plan were derived from regional and county forecasts, as set forth in Chapter II. Two alternative future scenarios, an intermediate-growth future with a centralized development pattern and a high-growth future scenario with a decentralized development pattern, were believed to represent a realistic range of potential population, household, and employment levels for the Town through the year 2020. Upon careful review of past and current growth

Map 24

RECOMMENDATIONS OF THE REGIONAL NATURAL AREAS AND CRITICAL SPECIES HABITAT PROTECTION AND MANAGEMENT PLAN AS IT PERTAINS TO THE TOWN OF SPRING PRAIRIE



RECOMMENDED ACQUISITION AND OWNERSHIP

- WISCONSIN DEPARTMENT OF NATURAL RESOURCES
- WALWORTH COUNTY
- PRIVATE CONSERVANCY ORGANIZATION
- SURFACE WATER

GRAPHIC SCALE

0 1/2 1 MILE

0 2400 4800 7200 FEET

Source: SEWRPC.

trends in the Town, particularly recent residential building permit activity and the factors that might affect those trends, the high-growth, decentralized scenario was envisioned to best represent the probable future scenario of the Town.

Based on the high-growth decentralized scenario, the 2020 population of the Town is anticipated to be 2,200 persons, an increase of about 26 percent over the 1990 level of 1,752 persons. The number of households is envisioned to be 714 units in 2020, an increase of about 28 percent over the 1990 level of 560 occupied housing units. The future employment level is envisioned at 300 jobs, an increase of about 3 percent over the 1990 level of 290 jobs. These anticipated forecast levels were considered while preparing the master plan, however, it is not envisioned that the need to accommodate additional employment opportunities will become a major factor in the preparation of the plan.

PLANNING OBJECTIVES

The preparation of the master plan for the Town of Spring Prairie was guided by the Town of Spring Prairie Plan Commission. The Plan Commission membership is set forth on the inside front cover of this report.

Concerns identified at a series of meetings of the Plan Commission, as well as through the Town survey, were used to create a series of master planning objectives for the Town. These objectives relate to protection of the rural character of the Town, protection of prime agricultural lands and natural resources, and controlled growth.

The master plan for the Town of Spring Prairie is intended to achieve the following objectives:

1. Preserve the prime agricultural lands, that is, lands best suited to agricultural use, within the Town to provide an agricultural reserve for future generations, to protect the agricultural resource base of the Town, and to preserve the rural character of the Town.

2. Preserve and protect the natural resources in the Town, including those concentrated in environmental corridors and isolated natural resource areas, in order to maintain the existing landscape and natural beauty of the Town by discouraging development in such areas.

3. Maintain the rural character of the Town through the accommodation of most new residential development at rural densities, ranging from five to 35 acres per dwelling unit in areas not identified as prime agricultural lands.

4. Achieve a compatible relationship between existing and proposed land uses.

5. Allocate space to meet the goals of the Town.

6. Plan for a safe and efficient transportation system.

SUMMARY

Previous chapters of this report have presented the results of inventories and analyses of the population and economy, the natural resource base, the built environment, and existing land use regulations in the Town of Spring Prairie undertaken in support of the preparation of a Town master plan. This chapter has described additional important factors to be considered in the preparation of the Town master plan, including adopted county and regional plans and the results of a community survey regarding land use issues and concerns. Presented in the final section of this chapter is a set of objectives that will be used as a guide in the preparation of the Town plan. A summary of this chapter follows.

1. Existing regional and county plans provide an overall planning framework within which local plans can most effectively be prepared. Plans which should be considered and appropriately incorporated

into the Town of Spring Prairie master plan include the 2010 regional land use plan, which has been adopted by the Walworth County Board as the County development plan; the regional transportation system plan; the regional airport system plan; the regional water quality management plan; the Walworth County park and open space plan; and the regional natural areas plan.

2. The recommendations of the Walworth County development plan as they pertain to the Town of Spring Prairie are of particular importance in the preparation of a Town master plan. The County development plan seeks to direct new urban development to areas that are physically suitable for such use and that can readily be provided with basic public services and facilities. The County development plan further seeks to protect primary environmental corridors from urban development and to preserve, to the greatest extent practicable, prime agricultural land. In addition to preserving environmental corridors and prime agricultural land, the plan seeks to maintain the rural character of other land located outside planned urban service areas.

3. As part of the master planning process, a survey was conducted to identify local perspectives on a range of issues related to land use in the Town. The survey showed that most Town residents favored growth at the present rate or slower, are concerned about preserving agricultural land and natural resources, and are in favor of limiting commercial and industrial development. Overall, most residents wish to maintain the rural character of the Town.

4. The anticipated population, household, and employment forecasts considered in preparing the Town master plan were derived from a range of forecasts identified by the Regional Planning Commission. Recognizing that the Town is becoming increasingly desirable as a rural place to live based on the number of residential building permits issued over recent years, it was believed that a high-growth decentralized scenario was a reasonable probable future for the Town. Based on that scenario, it is estimated that the 2020 population will increase to 2,200 persons from the 1990 level of 1,752 persons, occupied households will increase to approximately 714 units from the 1990 level of 560 units, and the employment level will increase to 300 jobs from the 1990 level of 290 jobs.

5. Six planning objectives were formulated by the Town Plan Commission to express the long-term land use goals of the Town and to guide the preparation of the master plan. These objectives relate to preservation of prime agricultural lands and rural character, protection of natural resources, accommodation of residential development at rural densities, a balanced allocation of space to each land use, compatibility between existing and proposed land uses and the provision of a safe and efficient transportation system.

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Chapter VII

THE MASTER PLAN

INTRODUCTION

A master plan is an official statement reflecting a community's major objectives concerning the desirable physical development of the community. The master plan for the Town of Spring Prairie, as set forth in this report, consists of recommendations for the type, amount, and spatial location of the various land uses, including arterial streets and highways, required to serve the anticipated needs of Town residents through 2020. The master plan also recommends areas to be retained in agricultural use and identifies areas with concentrations of important natural resources that should be preserved.

The master plan is intended to be used as a tool to help guide the physical development of the Town into an efficient and attractive pattern, as well as to promote the public safety and general welfare of the Town. The plan is intended to promote the public interest rather than the interests of individuals or special groups within the community. The very nature of the plan contributes to this purpose, for it facilitates consideration of the relationship of all development proposals, whether privately or publicly advanced, to the overall physical development of the community.

The master plan is long-range, providing a means of relating day-to-day development decisions to long-range planning objectives. The Town plan, however, should not be considered as rigid and unchangeable, but rather as a guide to help local officials and concerned citizens review development proposals. As conditions change from those used as the basis for the preparation of the plan, the plan should be revised as necessary. Accordingly, the plan should be reviewed periodically to determine whether the planning objectives are still valid, as well as to determine the extent to which the various objectives are being realized through its implementation. It will be necessary to review the plan prior to 2010 to incorporate changes, if any, needed to comply with the "Smart Growth" legislation adopted by the Wisconsin Legislature in 1999. This legislation requires any action of a local government that affects land use taken on or after January 1, 2010, to be consistent with the community's Comprehensive Plan.

PLAN PURPOSE AND VISION

The Town of Spring Prairie, predominantly a farming community, has been experiencing residential development pressures in recent years, leading to a steady increase in the number of scattered homesites. If this trend continues, it may have serious implications for the maintenance of the Town's rural character. With each new homesite, farmland may be lost, traffic on rural roads increases, and the need for schools and other services increases. These concerns prompted the Town officials to initiate the development of a master plan in August 1998.

The Town planning process encouraged residents to participate by sharing their views as to how the Town should evolve as a community. The community survey, in particular, helped identify resident preferences. It was through this public participation, in conjunction with Town Plan Commission analysis of information provided by the Regional Planning Commission, that a vision of the Town's preferred future was shaped.

The vision shared by local residents and elected and appointed officials alike, is that of a Town which is first, and foremost, a farming community. Residential development should be sensitive to the Town's rural character, agricultural past, and natural features. The development of non-farm related, scattered homesites should be strongly discouraged, with most new non-farm related housing concentrated where such uses already exist. Environmental corridors, isolated natural resource areas, and other environmentally significant landscapes should be recognized for their unique natural features and importance to the Town's rural character, and should be preserved. Retail development in the Town would be unnecessary, since nearby communities provide adequately for the shopping needs of local residents.

TOWN OF SPRING PRAIRIE MASTER PLAN

The adopted master plan for the Town of Spring Prairie is presented graphically on Map 25. Acreage totals relative to the plan are presented in Table 17. The plan for the Town was developed, essentially, by detailing the regional land use plan and Walworth County Development Plan as they pertain to the Town of Spring Prairie, in accordance with the local planning objectives set forth in Chapter VI of this report. In brief, the key recommendations of the plan for the Town are as follows:

1. That agricultural lands be preserved and farming activities be encouraged to continue, particularly on prime agricultural lands.

2. That environmental corridors, isolated natural resource areas, and other environmentally significant areas be preserved in a natural, open state.

3. That most new non-agricultural related residential development in the Town be directed toward existing concentrated residential areas.

Land uses recommended in the plan are detailed below.

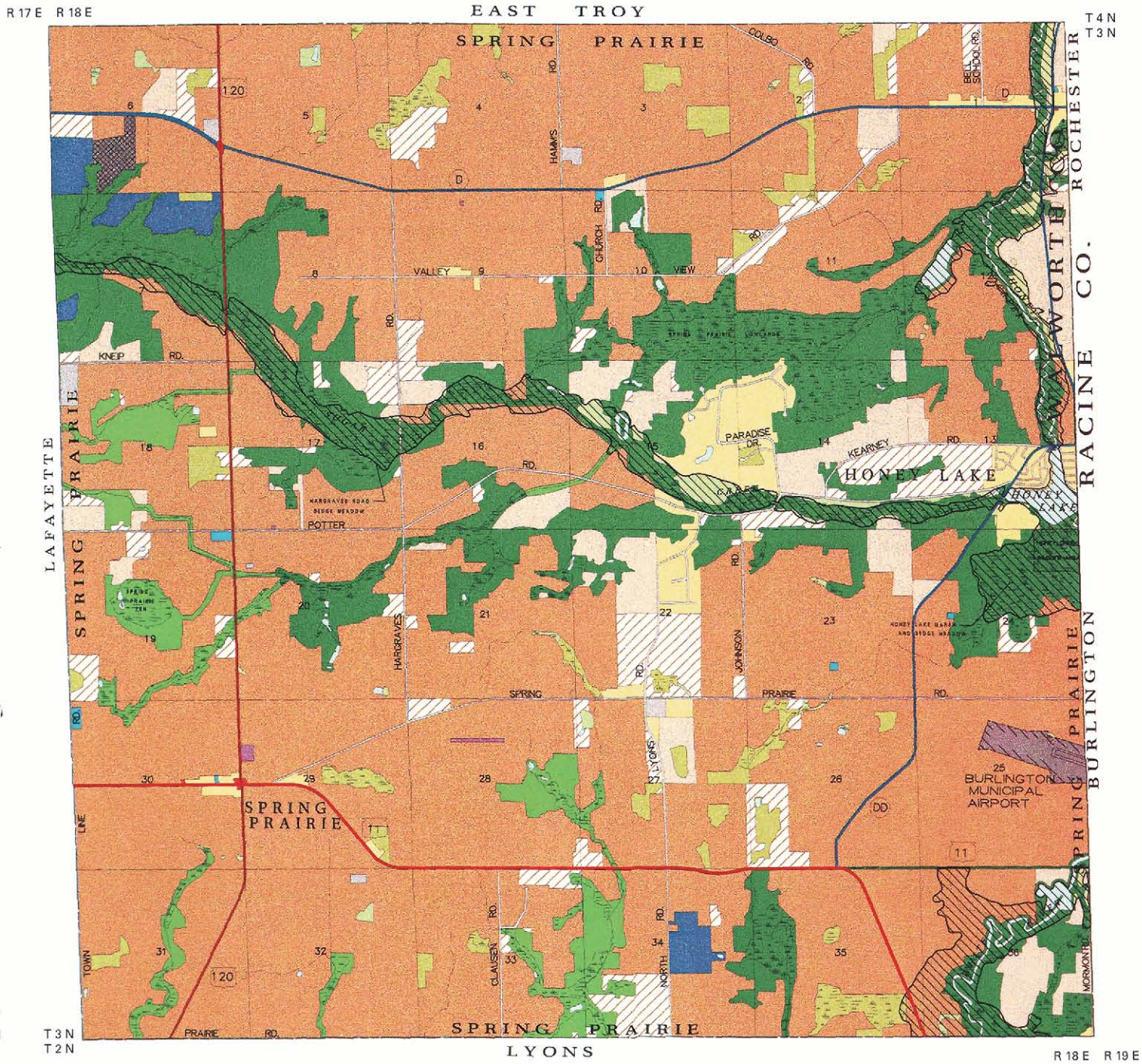
Residential Land Uses
Residential land use is an important element of the Town master plan. By establishing a logical, well-defined policy towards residential development, the Town will be taking a critical step toward its objective of preserving agricultural lands and rural character. It is recommended that scattered-site development of individual homesites be discouraged in order to help maintain a rural environment, limit the loss of farmland, and limit the number of ingress/egress points on arterial roads.

Urban-density residential development is defined as a density of less than five acres per dwelling unit. Areas dedicated to urban residential development under the recommended master plan will total approximately 466 acres by the year 2020. The plan recommends urban residential development to be located on existing vacant lots and within similar developments as infill development, such as the intersection of STH 11 and STH 120, near the hamlet of Honey Creek along CTH D, in the Honey Lake area, and within and adjacent to Paradise Valley. Currently some single-family residences at urban densities lie within the agricultural preservation area delineated on the recommended plan map; however, these were included as part of the overall agricultural preservation area to reflect the Town's intent to preserve large areas of uninterrupted farmlands. It is estimated that approximately 65 additional homes could be accommodated within the lands dedicated to urban-density residential development.

Rural-density residential development is defined as development at densities of five acres or greater per dwelling unit. Under the plan, rural residential development could be accommodated on lands identified as "other agricultural, rural residential, and open lands," as described later in this chapter.

Map 25

MASTER PLAN FOR THE TOWN OF SPRING PRAIRIE: 2020



- URBAN-DENSITY RESIDENTIAL (LESS THAN 5.0 ACRES PER DWELLING UNIT)
- COMMERCIAL
- AGRICULTURAL RELATED COMMERCIAL/INDUSTRIAL
- EXTRACTIVE
- TRANSPORTATION, COMMUNICATION, AND UTILITIES
- GOVERNMENTAL AND INSTITUTIONAL
- RECREATIONAL
- AGRICULTURAL PRESERVATION AREA
- OTHER AGRICULTURAL, RURAL RESIDENTIAL, AND OPEN LANDS (20.0 - 34.99 ACRES PER DWELLING UNIT)
- OTHER AGRICULTURAL, RURAL RESIDENTIAL, AND OPEN LANDS (5.0 - 19.99 ACRES PER DWELLING UNIT)
- PRIMARY ENVIRONMENTAL CORRIDOR
- SECONDARY ENVIRONMENTAL CORRIDOR
- ISOLATED NATURAL RESOURCE AREA
- OTHER LANDS TO BE PRESERVED
- SURFACE WATER
- FLOODPLAIN
- CITY OF BURLINGTON

ARTERIAL STREET AND HIGHWAY SYSTEM

- STATE TRUNK HIGHWAY
- COUNTY TRUNK HIGHWAY
- LOCAL TRUNK HIGHWAY

GRAPHIC SCALE

0 1/2 1 MILE

0 2,000 4,000 8,000 FEET

Source: SEWRPC.

Table 17

PLANNED LAND USE IN THE TOWN OF SPRING PRAIRIE: 2020

Land Use Category	Acres	Percent of Urban or Rural	Percent Of Total
Urban			
Urban Density Residential	466	38.5	2.0
Commercial	2	--[a]	--[a]
Agricultural-Related Commercial/Industrial	42	3.5	0.2
Transportation, Communication, and Utilities			
Streets and Highways	490	40.5	2.1
Other Transportation, Communication and Utilities	10	0.9	--[a]
Governmental and Institutional	15	1.2	0.1
Recreational	186	15.4	0.8
Urban Subtotal	1,211	100.0	5.2
Rural			
Agricultural Preservation	14,383	66.3	62.8
Other Agricultural, Rural Residential, and Open Lands			
20.00 to 34.99 acre lots	981	4.5	4.3
5.00 to 19.99 acre lots	948	4.4	4.1
Primary Environmental Corridor	3,851	17.7	16.8
Secondary Environmental Corridor	706	3.3	3.2
Isolated Natural Resource Area	555	2.5	2.4
Other Lands to be Preserved	84	0.8	0.8
Surface Water[b]	57	0.3	0.2
Extractive	43	0.2	0.2
Rural Subtotal	21,708	100.0	94.8
Total	22,919	--	100.0

[a]*Less than 0.1 percent.*

[b]*Does not include surface waters within environmental corridors.*

Source: SEWRPC.

Commercial and Agricultural-Related Commercial and Industrial Land Uses

Under the Town plan, commercial and agricultural-related industrial land uses would be limited to those uses which existed prior to the adoption of the land use plan and new uses that complement and support the agricultural base of the Town. Commercial and agriculturally related commercial and industrial lands under the recommended land use plan encompass approximately 42 acres of the Town. Larger scale commercial and industrial development is located in the nearby Cities of Burlington and Lake Geneva, and the Village of East Troy.

No specific areas on the plan map were identified for new commercial or industrial uses. It is envisioned that Town residents will continue to utilize commercial centers in surrounding communities for retail shopping and service needs. Limiting new commercial and industrial uses in the Town will minimize demands on local infrastructure and preserve the rural character of the Town. Commercial and industrial uses needed to support agricultural uses in the Town, such as farm equipment dealers and repair shops, feed and fertilizer distributors, and veterinary services should be reviewed by the Town Plan Commission and Town Board on a case-by-case basis.

Extractive Uses
One active quarry exists within the Town of Spring Prairie. The quarry is located in Section 6 in the northwest corner of the Town. The land use plan envisions continued mining at this site in accordance with existing zoning, and the eventual reclamation of the site in accordance with the Walworth County Nonmetallic Mining Reclamation Ordinance.

Governmental, Institutional, Communications, and Utility Land Uses
Development for governmental, institutional, communications and utility land uses encompassed about 25 acres of the Town's area in 1995. Government and institutional uses include churches, cemeteries, and the Town Hall. Communications facilities consist of a cellular tower, a dispatch tower, and a natural gas utility substation and office. There are no public or private schools located within the Town. Expansions of the aforementioned uses are not anticipated during the planning period, however, should residential growth in the community stimulate interest, further development of such uses should be reviewed and considered by Town officials.

Recreational Land Uses
Various public and non-public outdoor recreation and open space sites exist within the Town of Spring Prairie. Lands designated for recreational use on the master plan encompass 186 acres and include those portions of recreational sites located outside environmental corridors. These are the Honey Lake Subdivision North Beach, portions of the Happy Hollow Girl Scout Camp, Meadowlark Acres Campground, and that portion of the Alpine Valley Resort located within the Town. That portion of the Honey Creek State Wildlife Area located in the Town and The Nature Conservancy's Hoganson Preserve are entirely within the primary environmental corridor. Land within the Town owned by the Deer Trail Hunting Club is cultivated and is included in the Agricultural Preservation area.

Recommendations pertaining to recreational land and facilities are made in both the Walworth County Park and Open Space Plan and the Regional Bicycle and Pedestrian Facilities System plans. These recommendations include the acquisition by Walworth County of a greenway along Sugar Creek and development of hiking and biking trails within the greenway, as well as development of a bike route along STH 11. Town Plan Commission members disagreed with the recommendations as they pertained to the proposed Sugar Creek trail and greenway. It was the consensus of the Commission members that the proposed greenway not be obtained by the County, but rather, that the greenway continue to be held in private ownership and protected through appropriate zoning. It was also suggested that the proposed trail through the greenway be instead located along CTH D. It is recommended that Walworth County evaluate this on-street alternative or other alternatives at the time the County begins work to identify the precise location of any proposed recreational trail.

Agricultural Preservation Area
The preservation of agricultural lands, particularly prime agricultural lands, is an important factor in ensuring the continued availability of productive farmland in the Town. It is also important in helping to maintain the foundation of the Town economy and to preserve the rural character of the Town.

The Town master plan reaffirms the recommendations of the regional land use plan with respect to the preservation of prime agricultural lands in the Town. Prime agricultural lands have been defined as those lands best suited for the production of food and fiber, consisting of areas covered predominantly by soils in agricultural capability Classes I, II, and III, with a minimum parcel size of 35 acres.

The portion of the Town recommended for preservation in agricultural use is shown on Map 25. The plan seeks to preserve prime agricultural lands in the Town, and further seeks to maintain existing large blocks of farmland. Maintaining large blocks of farmland will help to minimize conflicts between farming operations and new non-farm land uses. The agricultural preservation area therefore includes pockets of marginal soils which are located within areas where prime agricultural soils predominate, and parcels less than 35 acres which are surrounded by prime agricultural land. As shown on Map 25, relatively large blocks of farmland are located throughout the Town, and encompass about 14,383 acres, or 63 percent, of the Town under the recommended plan.

Other Agricultural, Rural Residential, and Open Lands
Other agricultural, rural residential, and open lands include rural areas that do not meet the definition of prime farmland, areas of rural density residential lands that have not been developed, and other open lands not included within an environmental corridor or isolated natural resource area. These areas are generally zoned C-2, with a minimum parcel size of five acres, or A-2, which requires a minimum parcel size of 20 acres.

Two minimum parcel size classifications exist for lands within this category. Parcels zoned C-2 may be further divided to create lots of no less than five acres in size. Parcels zoned A-2 may be further divided into parcels with a minimum size of 20 acres. Maintaining these larger parcel sizes will help the Town maintain its rural character while still allowing for residential development at rural densities.

The plan proposes that lands within this category be maintained in rural uses. Appropriate rural uses include the continuation of existing agricultural activity, creation of smaller farms, including hobby farms, and rural density residential development. At this time, the Town Plan Commission feels the number of C-2 zoned parcels, along with existing substandard A-1 zoned parcels, will be sufficient to accommodate projected residential development through the year 2020. It is estimated that about 115 additional homes could be accommodated within this land use category.

Environmentally Significant Areas
Chapter III of this report presents detailed information regarding the location and extent of environmental corridors and isolated natural resource areas within the Town. To effectively guide land use development within the Town of Spring Prairie, it is necessary to carefully consider the location of the various land uses as they relate to the natural resource base of the area. Locating new development outside the primary environmental corridors and other environmentally significant areas will serve to maintain a high level of environmental quality in the Town, and will also avoid the creation of costly developmental problems such as flood damage, wet basements, and failing pavements.

The Town master plan recommends substantial preservation of all remaining environmental corridors, isolated natural resource areas, and other environmentally significant areas. Development within such areas should be limited to required transportation and utility facilities, compatible outdoor recreation facilities, and very low-density residential development. Such development should be carefully designed to avoid disruption of steep slopes, poorly drained soils, wetlands, and other physical constraints.

Primary Environmental Corridors
Environmental corridors, as discussed in Chapter III of this report, are linear areas in the landscape that contain concentrations of high value elements of the natural resource base. Primary environmental corridors occupy approximately 3,851 acres, or about 17 percent of the Town, under the recommended plan. Primary environmental corridors contain almost all of the best remaining woodlands, wetlands, and wildlife habitat areas; as well as floodlands and steeply sloped areas where intensive development would be ill advised. In the Town of Spring Prairie, most primary environmental corridors are located along Sugar Creek, Honey Creek, the White River and their tributaries, as well as woodlands and wildlife habitat areas within the Sugar Creek and Honey Creek subwatersheds. The remaining primary environmental corridors should, to the maximum extent practicable, be preserved in essentially natural, open uses for resource preservation and limited recreational purposes.

Secondary Environmental Corridors
The secondary environmental corridors in the Town of Spring Prairie are generally located along intermittent streams or serve as links between segments of primary environmental corridors. The plan recommends that secondary environmental corridors be considered for preservation in natural open uses. Secondary environmental corridors occupy approximately 706 acres, or about 3 percent, of the Town under the recommended plan.

Isolated Natural Resource Areas
Isolated natural resource areas consist of small areas, at least five acres in size, with important natural resource values which are separated geographically from primary and secondary environmental corridors. Such areas are

scattered throughout the Town of Spring Prairie. Isolated natural resource areas occupy approximately 555 acres, or about 2 percent, of the Town on the adopted master plan map. Isolated natural resource areas should be preserved in natural, open uses to the extent practical.

Other Lands to be Preserved

In addition to the delineated environmental corridors and isolated natural resource areas, approximately 182 acres are designated in the plan as other areas to be preserved. These areas consist of small wetlands, less than five acres in size, and of floodlands located in areas planned for residential development adjacent to environmental corridors. Floodlands located within agricultural preservation areas or within parks were not shown as other areas to be preserved, but are indicated on the plan map with a hatch pattern. Also included in this category are agricultural areas no longer being used for crop production, which are beginning to revert back to a natural, vegetative state. As additional natural vegetation develops on these areas, they may eventually be reclassified as either environmental corridors or isolated natural resource areas.

Arterial Street and Highway System

The master plan incorporates the arterial highway system recommendations of the Regional Transportation System Plan as they pertain to the Town of Spring Prairie. The major change to the Town's existing arterial highway system would be construction by the State of Wisconsin of the Burlington bypass through the southeastern corner of the Town between STH 11 in the Town and STH 36 in Racine County. While the Town Plan Commission members recognize the need to safely and efficiently move traffic through the area, they disagree with the recommendations of the Regional Transportation System Plan as they pertain to the proposed bypass.

SUMMARY

This chapter has presented a master plan designed to achieve the planning objectives identified by the Town Plan Commission, as presented in Chapter VI.

The principal function of the plan is to provide information that local officials can use over time in making decisions about growth and development in the Town of Spring Prairie. The plan recommends the preservation of existing environmentally sensitive areas and prime agricultural lands. At the same time, the plan provides for residential growth that is compatible with, and reinforces, the objectives of the master plan. The master plan, as presented on Map 25, would accommodate a combined total of about 180 additional dwelling units in the urban density residential and the two other agricultural, rural residential, and open lands categories, which will accommodate the additional 154 housing units anticipated in the Town under the selected forecast described in Chapter VI.

The master plan is intended to be used as a guide in the public review of proposals and as a tool to help local officials make decisions concerning such proposals. The adopted plan should represent a commitment by the Town Plan Commission and Town Board to strive for the selected planning objectives. As conditions change from those used as the basis in the plan preparation, the plan should be revised. Accordingly, the plan should be reviewed periodically to determine whether the objectives are still valid and the extent to which these objectives are being realized. It will be necessary to review the plan prior to 2010 to incorporate additional information needed to comply with the "Smart Growth" legislation passed by the Wisconsin Legislature in 1999, which requires any action of local government that affects land use to be consistent with the community's Comprehensive Plan beginning on January 1, 2010.

The adopted master plan, together with the supporting implementation measures in Chapter VIII, provides an important means for promoting the orderly development of the Town of Spring Prairie. Consistent application of the plan will help assure protection of the natural resource base of the Town, including environmental corridors and prime agricultural lands, while providing for the needs of the existing and probable future resident population of the Town.

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Chapter VIII

PLAN IMPLEMENTATION

INTRODUCTION

The recommended master plan for the Town of Spring Prairie is described in Chapter VII of this report. In a practical sense, however, the plan is not complete until the steps necessary to implement the plan are specified. After formal adoption of the master plan, realization of the plan will require faithful, long-term dedication to the underlying objectives of the plan by the Town officials responsible for its implementation. Thus, adoption of the plan is only the beginning of a series of actions necessary to achieve the objectives expressed in this report. This chapter presents tools and techniques that can be used to implement the plan in order for the Town to realize its planning objectives.

PLAN ADOPTION

For any planning process, it is good practice to hold public informational meetings and public hearings on recommended plans before their adoption. Such actions provide an opportunity to acquaint residents and landowners with the recommended plan and to solicit public reactions to the plan recommendations. Accordingly, public informational meetings on the preliminary recommended plan for the Town were held by the Town Board and Town Plan Commission on June 15 and June 17, 2000. Minutes of these meetings were prepared by the Town and are on file in the Town Hall.

An important step in plan implementation is the formal adoption of the recommended plan through a resolution of the Town Plan Commission and certification of the adopted plan to the Town Board, pursuant to Section 62.23(3)(b) of the *Wisconsin Statutes*. Upon adoption by the Plan Commission, the plan becomes an official guide to be used by Town officials in making land development decisions. Adoption of the plan by the Town Board is not required under Section 62.23 of the *Wisconsin Statutes*, but such adoption demonstrates acceptance and support of the plan by the governing body.

The Town of Spring Prairie Plan Commission adopted the recommended master plan on November 29, 2000, and certified the plan to the Town Board. The Spring Prairie Town Board subsequently adopted the plan on December 11, 2000 (see Appendix B).

ZONING

Of all the means currently available to implement master plans, perhaps the most important is the zoning ordinance. As indicated in Chapter V, zoning in the Town of Spring Prairie is under the jurisdiction of the

Walworth County Zoning Ordinance and the Walworth County Shoreland Zoning Ordinance. The general provisions of the ordinance are jointly administered by Walworth County and the Town, while the shoreland provisions are administered solely by the County. The zoning districts applicable to the Town have been summarized in Table 16 in Chapter V, and the current application of those districts within the Town is shown on Map 18 in that chapter.

The zoning district regulations established under the Walworth County zoning ordinance are generally well suited for implementation of the Town master plan. It is recommended, however, that the Town Plan Commission and Walworth County staff work together to carefully review the existing zoning district map for the Town to determine the map's level of consistency with the objectives of the master plan. If it is determined changes to the existing zoning map are warranted to implement the master plan, then such changes should be made. It is anticipated that virtually all of the zoning map changes which may be required to implement the master plan would be changes to avoid new residential development in areas proposed under the plan for continued agricultural use.

SUBDIVISION PLAT AND CERTIFIED SURVEY MAP REVIEW

Land divisions in the Town of Spring Prairie are governed by the Walworth County Subdivision Control Ordinance. Under that ordinance, a subdivision is defined as an act of land division which creates five or more parcels or building sites of 15 acres each or less in area. Subdivision plats are required for all subdivisions. A minor subdivision is defined as an act of land division resulting in the creation of not more than four parcels or building sites, any one of which is 15 acres or less in area. Certified survey maps are required for all minor subdivisions. Towns have approval authority over proposed subdivision plats and over the dedication to the Town of streets or other public areas proposed on certified survey maps.

The Walworth County Subdivision Control Ordinance is basically sound, however, the Town of Spring Prairie may wish to consider adopting its own subdivision control ordinance. Such an ordinance would supplement, not replace, the County ordinance. Adoption of such an ordinance would give the Town authority to regulate land division in the Town and to establish more specific design criteria. With its own ordinance, the Town would have the authority to review and approve all proposed land divisions. It is generally desirable that any land division resulting in a parcel smaller than the largest minimum parcel size specified in the zoning ordinance, 35 acres under the Walworth County Zoning Ordinance, be regulated under the land division ordinance.

It should be recognized that administrative responsibilities attendant to the regulation of land divisions in the Town presently rest with Walworth County, which retains professional staff for this purpose. If the Town were to adopt its own subdivision control ordinance, it must be prepared to assume responsibility for administering all provisions of that ordinance.

Regardless of whether the Town adopts its own subdivision control ordinance or continues to work under the Walworth County ordinance, the Town master plan should serve as a basis for the review of all subdivision plats and certified survey maps. Approval should be granted only to those land divisions that are consistent with the objectives of the plan. Importantly, land divisions resulting in an average density of more than one dwelling unit per five acres should not be approved in areas recommended in the plan to remain in rural uses. Properly applied, land division regulations can be an important means of implementing a master plan and of coordinating the layout, design, and improvement of private land development proposals within the Town.

FARMLAND PRESERVATION TECHNIQUES

Currently, the State Farmland Preservation Program is in effect in the Town of Spring Prairie, allowing farmers who maintain farmland in exclusive agricultural zoning districts to receive annual State income tax credits. While this program has helped local farmers offset annual operating costs, additional farmland preservation efforts may

be needed. The following is a list of voluntary farmland preservation[1] techniques, which may help to ensure the long-term vitality of farming activities in the Town:

1. *Purchase of Development Rights*
   During the planning process, Town officials requested information pertaining to an open space preservation technique referred to as "purchase of development rights" (PDR) as a potential future tool to help preserve the farmland and rural character of the Town. Purchase-of-development-rights programs, or PDR programs, are intended to ensure the long-term preservation of agricultural lands. Under a PDR program, the owner of farmland receives a payment for relinquishing rights to development. Deed restrictions are used to ensure that the lands concerned remain in agricultural or other open use. Such restrictions are attached to the land and remain in effect regardless of future sale or other transfer of the land. PDR programs may be administered and funded by state, county, or local units of government, land trusts or other private organizations having an interest in preserving agricultural and other open space lands, or combinations thereof. At the local government level, funding for such programs, for example, could be generated through property tax levy only after the majority of residents have approved such a measure by referendum. The amounts paid to farmland owners under PDR programs may be calculated on the basis of the number of dwelling units permitted under existing zoning, or on the basis of the difference between the market value of the land and its value solely for agricultural purposes, or on some other basis. The primary drawback of PDR programs is the potentially high cost entailed.

   PDR programs can provide assurance that farmland will be permanently retained in open use. Landowners receive a potentially substantial cash payment while retaining all other rights to the land, including the right to continue farming. The money paid to the landowner may be used for any purpose, such as debt reduction, capital improvement to the farm, or retirement income. Land included in a PDR program remains on the tax roll and continues to generate property taxes. Since the land remains in private ownership, the public sector does not incur any land management responsibilities.

2. *Right to Farm Ordinances*
   A right-to-farm ordinance is intended to provide some degree of protection to farmers and farm operations from public and private nuisance claims.[2] Wisconsin has right-to-farm legislation (Section 823.08 of the *Wisconsin Statutes*) which protects farmers against nuisance lawsuits, and allows for recapture of legal costs, when appropriate, which may be incurred in their defense of legal claims brought against them. Local communities may supplement the protection provided by the State with their own, more protective ordinance.[3]

3. *Agricultural Nuisance Notices*
   Such notices inform buyers of agricultural land that agriculture is the primary economic activity of the area and that the buyer may experience inconvenience or discomfort arising from accepted agricultural practices. In some cases, the notice may be recorded on the deeds to new homes. Such

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[1] *Additional information relative to farmland preservation can be found in the following publications: American Farmland Trust,* Saving American Farmland: What Works, *1997; and Randall Arendt,* Rural By Design, *1994.*

[2] *Nuisance claims are lawsuits relating to impacts from noise, dust, chemicals, irrigation, and odors generated by farming activities, or impeded traffic movements due to farm machinery using public roads.*

[3] *Right-to-farm legislation in Iowa, similar to Wisconsin's legislation, was struck down in September 1998 by the Iowa Supreme Court on the basis that it constituted a "taking" of the property rights of landowners adjacent to farms. The Wisconsin right-to-farm legislation has not been challenged. The Town should consult with its attorney before adopting local right-to-farm legislation.*

notices may help to ensure that people who purchase houses in agricultural areas will recognize, and be more tolerant of, the sometimes inconvenient impacts of agricultural activities.

4. *Specialty Cropping*
Specialty cropping involves the diversification of crop production in order to take advantage of a large metropolitan population base. A few of the factors which may encourage diversification include the ready market for fresh, high-value produce in suburban supermarkets and restaurants; demand for organically produced dairy products, meat, fruit, and vegetables; the greater viability of "U-Pick" farms; and an increased demand for nursery stock and horse stabling services.

INTERGOVERNMENTAL COOPERATION

The master plan presented in this report includes recommendations for the entire Town of Spring Prairie. The Town abuts a portion of the City of Burlington, and is within the extraterritorial jurisdiction of both the City of Burlington and the Village of East Troy. Under Wisconsin law, cities and villages have been granted a considerable measure of influence over development in adjacent town areas. Incorporated communities have extraterritorial subdivision plat approval authority; they may administer extraterritorial zoning jointly with the adjacent town; and, ultimately, they may annex unincorporated areas.

It is recommended that the Town of Spring Prairie attempt to take a cooperative approach to planning and decision-making regarding future land use in areas of mutual concern to the Town and nearby municipalities. Of particular concern to the Town is the potential expansion of the Burlington Municipal Airport. At this time, the Town is opposed to any expansion beyond that shown in the adopted 2010 regional airport system plan. Intergovernmental activities may range from periodic meetings of Town officials with those of neighboring municipalities for the purpose of discussing land use matters, to preparing and executing formal agreements regarding future boundaries, as provided for under Section 66.0307 of the *Wisconsin Statutes*. Such cooperative efforts increase the likelihood for coordinated development along the boundary areas, achieving, insofar as practicable, planning objectives for all municipalities involved.

PLAN REEVALUATION

A master plan is intended to serve as a guide for decision-making regarding land development in a community. As a practical matter, local master plans should be prepared for a long-range planning period, typically about 20 years. The design year chosen as a basis of the preparation of the Town of Spring Prairie master plan is 2020. A local master plan should be evaluated regularly, to ensure that it continues to reflect local development conditions and local land use objectives. It is recommended that this reevaluation take place every ten years, or more frequently if warranted by changing conditions, such as those described below.

The Wisconsin Legislature in 1999 adopted the so-called "Smart Growth" legislation, which requires any action of a local government that affects land use, such as enforcement of zoning or subdivision ordinances, to be consistent with the community's Comprehensive Plan beginning on January 1, 2010. A new definition of comprehensive plan, consisting of nine elements, was adopted as Section 66.1001 of the *Wisconsin Statutes*. The legislation also sets forth new requirements for public participation in the development of a comprehensive plan and requires that such a plan be adopted by an ordinance of the local governing body.

The "Smart Growth" legislation does not affect the ability of local governments to prepare and adopt master plans, or elements thereof, prior to 2010. However, the Town plan should be evaluated prior to 2010, and necessary changes made both to reflect new or changed development conditions and local planning objectives, and to incorporate additional information needed, if any, to comply with the "Smart Growth" legislation.

SUMMARY

This chapter has presented information relative to various master plan implementation measures. The first step in plan implementation is adoption of the plan by the Town. Upon such adoption, the plan becomes an official guide to be used by Town officials in making land development decisions. The plan was adopted by the Town Plan Commission on November 29, 2000, and by the Town Board on December 11, 2000. Public informational meetings on the preliminary recommended plan preceded adoption of the plan on June 15 and June 17, 2000.

Future plan implementation measures that should be considered by the Town include review of the Town zoning map; and subdivision plat and certified survey map review under the existing Walworth County Subdivision Control Ordinance, potentially supplemented by a Town subdivision control ordinance. Additionally, a voluntary farmland preservation effort should be considered to help ensure the continued viability of farming in the community and to help preserve the Town's rural character.

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Chapter IX

REPORT SUMMARY

In August 1998, the Spring Prairie Town Board requested assistance from the Southeastern Wisconsin Regional Planning Commission to prepare a long-range master plan for the Town. The planning study for the Town of Spring Prairie and the resulting Town master plan are documented in this report. The plan was adopted by the Town Plan Commission in November 2000 and by the Town Board in December 2000. This plan will serve as a guide for the physical development of the Town of Spring Prairie, providing a basis for the Town to make informed land use decisions.

The planning effort involved extensive inventories and analyses of the factors and conditions affecting land development in the Town, including existing and alternative future population, household, and employment levels, inventories of natural resources, and inventories of existing land uses and local land use regulatory devices. Upon completion of the analyses, a framework for plan development was established in which probable future population, household, and employment levels were selected; and planning objectives were identified. Finally, a master plan was prepared that may be expected to accommodate the needs of the residents in a manner consistent with the Town's objectives.

The adopted plan will serve as a guide to direct and shape future development in the Town, while promoting the protection of prime agricultural lands and environmentally significant resources.

PLANNING AREA

The planning area consists of the Town of Spring Prairie, located in the northeast portion of Walworth County. The Town lies entirely within U.S. Public Land Survey Township 3 North, Range 18 East. The lands within this defined area encompass approximately 35.8 square miles.

EXISTING CONDITIONS

Taking inventory of existing conditions is the first step in the planning process. Existing conditions in the planning area were thoroughly analyzed before planning recommendations affecting the future of the area were formulated. The following is a summary of the inventory results regarding demographic trends, natural resources, land uses, and land use regulations within the Town.

Demographic Trends
The population of the Town fluctuated significantly between 1900 and 1990. From 1900 to 1940, the population decreased from 1,126 persons to 921 persons. After 1940, the population began to increase, reaching 1,752 residents in 1990.

Growth in the number of occupied housing units, or households, in the Town has increased at a faster rate than the changing Town population in recent decades. Between 1960 and 1990, the number of households increased approximately 90 percent, from 294 to 560. The increase in the number of households has been accompanied by a slight decrease in the average household size, from 3.96 persons per household in 1960 to 3.13 persons per household in 1990.

There were about 290 employment opportunities in the Town in 1990. The Town has experienced an increase in employment from 1970 to 1990 of about 120 jobs, or 71 percent, over the 20-year period.

Natural Resources
The location and extent of various elements of the natural resource base, including soils and topographic characteristics, water resources including floodlands and wetlands, woodlands, and wildlife habitat areas were inventoried and mapped under the planning program. These areas are further described in Chapter III. The most significant of these features lie within areas referred to by the Regional Planning Commission as environmental corridors and isolated natural resource areas.

Primary environmental corridors include a wide variety of important natural resource and resource-related elements and are, by definition, at least 400 acres in size, two miles in length, and 200 feet in width. Most of the primary environmental corridors within the Town are located along Sugar Creek, Honey Creek, the White River, and their tributaries, as well as upland woodlands and wildlife habitat areas within the Sugar Creek and Honey Creek watersheds. Preserving primary environmental corridors in natural open uses, limited agricultural uses, and low-density residential uses will do much to maintain the overall quality of the environment and natural beauty of the Town. Such preservation can also help prevent the creation of new environmental and developmental problems such as such as flood damage, poor drainage, wet basements, failing foundations of roads and buildings, and water pollution. Approximately six square miles, or 17 percent, of the Town of Spring Prairie lie within primary environmental corridors.

Secondary environmental corridors, often remnants of primary corridors that have been partially converted to intensive urban or agricultural use, also contain a variety of resource elements. Secondary environmental corridors are at least one mile long and 100 acres in size, unless they serve to connect primary environmental corridors. Secondary environmental corridors are generally located along streams in the Town, and include wetland areas associated with these streams. Maintenance of these corridors in open uses can facilitate natural surface water drainage, retain pockets of natural resource features, and lend aesthetic character and natural diversity to an area. Secondary environmental corridors encompass approximately 1.1 square miles, or 3 percent of the Town.

Isolated natural resource areas represent smaller concentrations of natural resource features that have been separated from the environmental corridors, and sometime serve as the only available wildlife habitat in an area. Such areas, which are by definition at least five acres in size, encompass approximately 0.8 square miles, or 2 percent of the Town.

Existing Land Uses
Pertinent features of the built environment, including existing land uses, were given due consideration in the plan design. In 1995, the Southeastern Wisconsin Regional Planning Commission conducted inventories of existing land use throughout the Region, including the Town of Spring Prairie, to determine the current type, amount, and spatial distribution of existing urban and rural land uses. A map and description of land uses in the Town in 1995 are presented in Chapter IV.

Land encompassing agricultural uses and natural resource areas made up approximately 94 percent of all land use in the Town in 1995. Agriculture and other open lands occupied the most area, encompassing approximately 17,073 acres, or about 74 percent of the Town, while natural resource areas encompassed approximately 4,532 acres, or about 20 percent of the Town. Residential land use occupied approximately 694 acres, or about 3 percent of the Town, in 1995. The remainder of Town lands are occupied by other uses, such as streets and a small amount of commercial and government uses.

Land Use Regulations
The Town of Spring Prairie is under the jurisdiction of the Walworth County Zoning Ordinance and the Walworth County Shoreland Zoning Ordinance. The general provisions of the zoning ordinance are jointly administered by Walworth County and the Town, while the shoreland provisions are administered solely by the County. Existing zoning district regulations in effect within the Town are summarized in Table 16 of Chapter V. The existing zoning for the Town of Spring Prairie is shown on Map 18 in Chapter V.

Land divisions in the Town of Spring Prairie are governed by the Walworth County Subdivision Control Ordinance. Under that ordinance, the Town of Spring Prairie has approval authority over proposed subdivision plats and over the dedication to the Town of streets or other public areas proposed on certified survey maps.

A number of County, State, and Federal ordinances, regulations, and laws govern the use of waters and wetlands in the Town. These include the Walworth County Construction Site Erosion Control Ordinance, Chapters NR 103, NR 110, and Comm 83 of the *Wisconsin Administrative Code*, and Sections 401 and 404 of the Federal Clean Water Act.

PLAN FRAMEWORK

Other factors important to the preparation of the Town master plan include recommendations of past planning efforts, findings of the community survey, the selected population, household, and employment forecasts, and establishment of planning objectives. This information is presented in Chapter VI.

Existing Areawide Plans
Sound planning practice should give consideration to broader areawide plans. The Southeastern Wisconsin Regional Planning Commission is the official planning agency for the seven-county Southeastern Wisconsin Region, which includes Walworth County and the Town of Spring Prairie. The Commission has, since its creation in 1960, prepared advisory plans for the physical development of the Region through the systematic formulation of those elements of such plans most important to the government agencies operating within the Region. While always advisory in nature, this framework of regional plan elements is intended to serve as a basis for more detailed county and local government planning, and is intended to influence both public and private sector decision-making with respect to development matters. An understanding of pertinent recommendations contained in regional, county, and local plans are important to the proper preparation of a master plan for the Town.

The most pertinent recommendations contained in these regional plans as related to the Town of Spring Prairie include plans relating to land use, transportation, water quality management, and park and open space plans.

Town Survey
As a means of assessing the desires of Town residents with respect to land use planning issues, the Town conducted a survey in 1998. Results indicated that most residents favored growth at the present rate or slower. Town residents strongly favored the preservation of farmland and natural resources, generally do not support residential development, except at rural densities, and generally oppose industrial and commercial development. Overall, most residents wished to retain the Town's farmlands and rural character.

Anticipated Growth and Change
The population, household, and employment forecasts considered in the preparation of the Town master plan were selected based on review of historical data, as well as from a range of population, household, and

employment projections prepared by the Regional Planning Commission reflecting alternative future growth scenarios for the Southeastern Wisconsin Region to the year 2020.

Based on review of past and current growth trends in the Town, the high-growth, decentralized scenario was selected as the basis for plan preparation. Under this scenario, the following future levels were envisioned for the Town: the 2020 population level is envisioned at 2,200 persons, an increase of about 26 percent over the 1990 level of 1,752 persons; the future occupied household level is envisioned to be 714 units, an increase of about 28 percent over the 1990 level of 560 units; and the future employment level is envisioned at 300 jobs, an increase of about 10 jobs over the 1990 level of 290 jobs.

Planning Objectives
The planning process included the formulation of a set of objectives intended to express the long-term land use goals of the Town. Six objectives were established to guide the preparation of the master plan. The objectives deal primarily with: 1) preservation of agricultural lands and rural character, 2) protection of natural resources, 3) allowing residential development at rural densities within or adjacent to areas of existing similar development, 4) achieving compatibility between land uses, 5) allocating space to meet the goals of the Town, and 6) planning for a safe and efficient transportation system.

THE MASTER PLAN

The adopted master plan for the Town is presented in Chapter VII. The plan sets forth specific recommendations concerning the type, amount, and geographic location of the various land uses that will meet the needs of the Town though the year 2020. The plan is intended to serve as a guide to the orderly development of the Town. Consistent application of the plan will help assure protection of the Town's natural resources, including agricultural lands and environmental corridors.

Specific recommendations relative to each land use category are summarized below:

Residential Land Use
Residential land use is an important element of the Town plan. By establishing a logical, well-defined policy towards residential development, the Town will be taking a critical step toward achieving its objective of maintaining its rural character. For purposes of the plan, urban residential development is defined as residential development at a density greater than one dwelling unit per five acres. Under the plan, new urban-density residential development would be located on vacant lots within existing urban-density residential development as infill development.

The plan recommends that most future residential development in the Town be accommodated at rural densities, with parcel sizes ranging between five and 35 acres. When properly designed, this type of development can help maintain the overall rural character of the landscape, preserve significant natural features and agricultural lands, and minimize road construction and other site improvement costs. Importantly, it may also minimize the visual impact of residential development and help maintain a sense of open space.

Commercial and Agricultural-Related Industrial Land Uses
The Town plan recommends that commercial and agricultural-related industrial land uses be limited to those uses which existed prior to the adoption of the master plan, and new uses which support the agricultural base of the Town. There are no new commercial or industrial lands proposed on the plan. Town residents will be adequately served by commercial and industrial facilities in nearby communities.

Extractive Land Use
The master plan envisions continued mining at the existing quarry located in the northwest section of the Town in accordance with existing zoning. No specific expansions of existing or any new mineral extraction sites in the Town have been identified.

Governmental, Institutional, Communication and Utility Land Uses
No expansion of governmental or institutional land uses is anticipated during the planning period. Should residential growth in the community stimulate the need for additional governmental and institutional uses, however, such uses should be reviewed and considered by Town officials.

Recreational and Open Space Land Uses
Recommendations pertaining to recreational and open space land uses were made in both the Walworth County Park and Open Space Plan and the Regional Bicycle and Pedestrian Facilities System plans. These recommendations included the acquisition by Walworth County of a greenway along Sugar Creek and development of a hiking and biking trail within the greenway, as well as development of a bike route along STH 11. The Town Plan Commission disagreed with the recommendation for a trail and publicly-owned greenway along Sugar Creek, and expressed a preference for the greenway to continue to be held in private ownership, and the trail proposed for the greenway be alternately located along CTH D. It is suggested that Walworth County evaluate this and other alternatives at the time the County begins work to identify the precise location for the trail.

Agricultural Preservation Areas
The preservation of agricultural lands, particularly prime agricultural lands, is an important factor in ensuring the continued availability of productive farmland in the Town, and preserving the rural character of the Town. Preservation of existing large blocks of farmland would ensure that farming operations could continue with minimal disturbance from urban land uses. Importantly, such preservation would help to prevent the creation of scattered, urban residential enclaves. The master plan recommends preservation of most of the remaining prime agricultural lands in the Town.

Other Agricultural, Rural Residential, and Open Lands
Areas of the Town which have been designated neither for future urban use nor for preservation as environmental corridors, isolated natural resource areas, or prime agricultural lands, are identified as "other agricultural, rural residential and open lands". The plan proposes that these areas be maintained in rural uses, which may include continued agricultural use, creation of smaller farms, and rural-density residential development. Two minimum parcel size classifications exist for lands within this category. Parcels zoned C-2 may be divided to create lots a minimum of five acres in size, while parcels zoned A-2 may be divided to create parcels a minimum of 20 acres in size. Maintaining these larger parcel sizes will help the Town preserve its rural character while still allowing for residential development at rural densities.

Environmental Corridors, Isolated Natural Resources Areas, and Other Lands to be Preserved
The master plan recommends substantial preservation of all remaining primary and secondary environmental corridors and isolated natural resource areas in the Town. Development within these areas should be limited to certain required transportation and utility facilities, compatible outdoor recreational facilities, and carefully sited rural-density residential development.

The plan also recommends the preservation of other, smaller areas in the Town that contain natural resource features, but do not meet the criteria to be classified as environmental corridors or isolated natural resource areas. These smaller woodlands, wetlands, floodlands, and other areas are recommended to be preserved in open space and agricultural uses.

Arterial Streets and Highways
The master plan incorporates the arterial highway system recommendations of the Regional Transportation System Plan as they pertain to the Town of Spring Prairie. The primary recommendation is the construction by the State of Wisconsin of the Burlington bypass through the southeastern corner of the Town between STH 11 in the Town and STH 36 in Racine County. At this time, the Town disagrees with the recommendations of the Regional Transportation System Plan as they pertain to the location of the bypass.

PLAN IMPLEMENTATION

Chapter VIII of this report outlines the major steps to be taken in order to implement the master plan for the Town of Spring Prairie. The first step in plan implementation is adoption of the plan by the Town Plan Commission and certification of the plan to the Town Board, pursuant to Section 62.23 of the *Wisconsin Statutes*. The plan was adopted by the Town Plan Commission, and certified to the Town Board, in November 2000. The Town Board adopted the plan in December 2000. Realization of the master plan will require faithful, long-term dedication to its underlying objectives by the Town officials concerned with its implementation. Thus, the adoption of the plan is only the beginning of a series of actions necessary to achieve the plan objectives.

Other important plan implementation measures include application of zoning district and shoreland regulations in accordance with the Walworth County Zoning and Shoreland Zoning Ordinances, and subdivision plat review under the Walworth County Subdivision Control Ordinance, potentially supplemented by a Town subdivision ordinance. Additional implementation tools and techniques that should be considered by the Town include possible changes to the zoning district map and adoption of farmland preservation techniques including conservation easements, right-to-farm ordinances, agricultural nuisance notices, and specialty cropping. Intergovernmental cooperation is also encouraged between the Town and the nearby municipalities of Burlington and East Troy, as portions of the Town are subject to extraterritorial zoning and subdivision plat approval from both the City of Burlington and the Village of East Troy.

CONCLUSION

The main purpose of the Town master plan is to provide information and recommendations that public officials can use in making decisions about future development in the Town. The plan also provides citizens, developers, and other private interests with a clearer indication of Town planning objectives.

The plan was adopted by the Town Plan Commission in November 2000 and by the Town Board in December 2000. The master plan should now serve as the basis upon which rezoning requests, preliminary subdivision plats, and certified survey maps pertaining to lands within the Town are reviewed. Consistent application of the plan will assure that individual development proposals are properly related to the development of the Town as a whole; will help to avoid costly developmental and environmental problems; and will help to maintain the rural character and natural beauty of the Town.

APPENDICES

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Appendix A

SUMMARY FINDINGS[1]
TOWN OF SPRING PRAIRIE CITIZEN SURVEY
1998

KEEP THE RURAL, COUNTRY ATMOSPHERE

The town is highly valued for its rural, country atmosphere, as an agricultural community with some residences, where family farming and the "right to farm" are upheld.

68.4% like the rural, country atmosphere most about Spring Prairie; 31.6% most like the friendly people (Q32).[2]

50.5% say the town should be a rural, agricultural community in 10 years; 46.6% say it should be a mixed agricultural/residential community (Q1).

81.0% feel the continued existence of remaining family farms is very important to the Town's future; 12.3% feel they are not important (Q10).

86.2% agree or strongly agree (34.8% and 51.4%, respectively) that a neighboring farmers "right to farm" is important, even if they are bothered by noise, dust, odors, etc. from the operation; 5.4% disagree or strongly disagree (Q6).

SLOW THE GROWTH, BUT ALLOW SOME DEVELOPMENT

Generally, more survey respondents favor population growth slower than its present rate, and over three times as many say development should be discouraged rather than encouraged. However, a majority also think the rural atmosphere can be preserved while allowing some growth.

54.7% would like to see slower population growth, or no growth; 39.1% favor the present rate of population growth; 6.2 % favor faster growth (Q2).

66.7% say development should be discouraged throughout the Town; 20.3% say it should be encouraged; 13.0% have no opinion (Q3).

57.6% think the quality of life, rural atmosphere, or uniqueness of the Town can be preserved while allowing some development; 36.0% disagree (Q30).

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[1] *Data are from a report documenting survey results entitled,* "Town of Spring Prairie Land Use Survey, 1998," *prepared by the Walworth County UW-Extension.*

[2] *Q32 denotes a reference to question number 32 in the "Town of Spring Prairie Citizen Survey for Future Land Use Directions," and references to other questions correspondingly follow. Percentages cited in this summary will often not total to 100.0% by trend because minor preferences are not routinely mentioned, and particularly the choices of "neutral" or "no opinion" are excluded from comparison unless selected by over 10.0% of respondents.*

FARMLAND PRESERVATION STRONGLY FAVORED

The preservation of agricultural land in the Town is very strongly supported (26:1 ratio) as is town government action to achieve it. Respondents would like prime farmland (A-1 zoned) protected from building in general, and lot sizes of at least 35 acres.

89.5% agree or strongly agree (23.4% and 66.1%, respectively) that preservation of agricultural land in the Town is important; 3.5% disagree or strongly disagree (Q7).

83.4% agree or strongly agree (31.3% and 52.1%, respectively) that Spring Prairie town government should set agricultural land preservation as a priority goal and implement policies to achieve it; 13.0% disagree or strongly disagree (Q8).

77.4% say persons should not be allowed to build on A-1 zoned farmland, regardless of lot size; 14.6% say building should be allowed (Q14).

68.5% say the current lot size of 35 acres for building a house on A-1 zoned farmland in Spring Prairie should be maintained or increased; 28.3% say the 35 acre lot size should be decreased or eliminated (Q15).

SPLIT ON LANDOWNER PREFERENCES VS. ZONING

When cast in the light of landowner preferences, there is some division of opinion as to whether zoning should take precedence. Nevertheless, a preference for continuing agriculture prevails, along with some unfamiliarity with zoning and strong support for residential site plans.

51.6% strongly agree, or agree with some exceptions, that use of private land should be based on owner preferences rather than being restricted by zoning; 47.3% strongly disagree, or disagree with some exceptions (Q5).

62.0% say that given the situation where a farm is sold, they would like to see the land kept agricultural or agricultural related; 34.6% say the land should be used however as the new owner desires (Q11).

54.3% say that children of current landowners should be allowed to construct homes if the land transfer involves areas that would otherwise not allow for the additional construction, such as A-1 zoned farmland; 38.8% say "no" to this (Q17).

43.9% say they are not familiar with the Town's existing zoning ordinance; 24.3% say that, to address future development, the ordinance should be slightly revised; 20.7% say maintained as is; 6.8% say the ordinance should be completely redone or eliminated (Q26).

82.6% agree that a site plan showing the location of a home on the parcel should be required of all new residential development requests and used as one of the criteria by the Town Board to approve/disapprove the request for the rezone; 13.0% disagree (Q16).

MIXED RESIDENTIAL RESPONSES LEAST OPPOSE SINGLE FAMILY HOUSING

Three quarters of respondents say the Town should not encourage housing development; but those who favor more housing/growth would prefer single family residential and hobby farms. Large lots (5+ acres) are also preferred.

75.5% say the Town should not encourage housing development; 24.5% say, yes, housing development should be encouraged (Q12).

63.1% of those favoring housing development say single family housing should be encouraged (30.9% of total survey respondents); 14.2% say housing for seniors should be encouraged (6.9% of total survey respondents), with all other categories ranking lower (Q12a).[3]

44.4% of those who believe the Town should continue to grow favor hobby farms (minimum 3 acres); 44.1% favor single family residential (Q4).

68.8% say the residential development requirements in the Town should be a minimum of 5 acres or greater, and 24.9% say 10 acres or greater; 27.7% say the requirements should be a minimum of one acre (Q13).

BUSINESS AND INDUSTRIAL DEVELOPMENT STRONGLY OPPOSED

By large margins, respondents say there is not a need for more businesses or industrial development in the Town, and reject the idea of a business or industrial park (greater than 4:1 ratio for each). More than twice as many respondents say businesses should be concentrated rather than dispersed.

71.4% say there is not a need for more businesses in the Town; 17.2% say, yes, there is a need for more; 11.4% have no opinion (Q18).

55.7% feel businesses should be concentrated in a few areas; 24.2% feel businesses should be dispersed throughout the Town; 20.1% have no opinion (Q18b).

85.1% say there is not a need for industrial development in the Town; 6.9% say, yes, there is a need for new industry (Q19).

86.8% feel the Town should not develop a business or industrial park; 13.2% feel that one or both of these should be developed (Q20).

[3] *Generally, the comparisons made in this summary reflect the valid percent of question respondents selecting the respective specific options from the survey questionnaire. For question 12a addressing types of housing, a majority did not respond; thus, the percent of total survey respondents (288 completed questionnaires) is also given.*

NATURAL RESOURCES HIGHLY VALUED

The support among respondents for protection of natural resource features is stronger than any other issue area in the survey (44:1 ratio of agreement over disagreement). Even when competing with a recreational use option, natural river and stream corridors receive strong support, as does Town regulation of land uses that could harm groundwater.

91.9% agree or strongly agree (18.0% and 73.9%, respectively) that the protection of woodlands, wetlands, open spaces, and cultural resources in Spring Prairie is important; 2.1% disagree or strongly disagree (Q21).

85.4% think the best use of land along river and stream corridors within the Town is to leave it in its natural state; 7.3% say recreational uses; 5.0% say residential development (Q22).

80.4% say Spring Prairie town government should regulate land uses that would adversely impact groundwater quality and drinking water supplies; 14.9% say provide information only; 4.7% say no involvement (Q23).

OTHER POLICY ISSUES

In unrelated policy issues, perhaps tied to other categories, respondents favor private on-site septic systems, allowance of communication towers, cooperation with neighboring governmental units, and capability of the soil to produce crops as the basis for defining agricultural land.

63.7% have no opinion on whether the Town is adequately regulating the land application of sewage sludge; 19.6% say regulation is adequate; 16.7% say, no, it is not adequate (Q24).

85.5% feel each property owner should install and maintain their own on-site waste disposal system for sewage disposal in the Town; 9.8% feel small sanitary districts should be created to address this issue; 4.7% feel town residents should link up with surrounding municipal sewer systems (Q25).

59.7% say communication towers should be allowed within the Town (54.3% of these saying yes, with restrictions); 31.8% say communication towers should not be allowed (Q27).

73.0% say cooperation with neighboring governmental units is important for the Town's future; 9.4% feel such cooperation is not important; 17.6% have no opinion (Q31).

56.3% would use capability of the soil to produce crops as the basis for their definition, if they were asked to define agricultural land; 25.2% would use minimum acreage requirement; 16.5% would use the amount of income/sales derived from crops and/or livestock (Q9).

TOWN OF SPRING PRAIRIE
CITIZEN SURVEY FOR FUTURE LAND USE DIRECTIONS[4]

What does the future hold for the Town of Spring Prairie? Like so many other rural areas throughout our county, change is inevitable. Family farms, once the driving force behind most local economies, are decreasing in number. Improved transportation networks make it possible for rural residents to commute to other communities to work, attend school, or shop. Amenities such as clean air and water, open spaces, scenic beauty, low crime, and the quality of life will undoubtedly attract new residents and development.

In an attempt to address these changes and identify future directions and goals, the Town of Spring Prairie created a Planning Commission. The Commission in cooperation with the University of Wisconsin-Extension developed this survey to obtain your opinions and concerns about the future land uses within the Township. Please take a few minutes to complete the questions to help ensure that the Town continues to be an enjoyable place to live, work, and play. Your individual input is important! Results from this survey will help guide the Planning Commission in future decisions.

TOWNSHIP TRENDS AND VALUES

I. Throughout its history, Spring Prairie has been a rural, agricultural community. If you could control the future, which one term would you select to describe Spring Prairie 10 years from today?

141 Rural, agricultural community	0 Business community
3 Residential community	5 Mixed residential/business community
130 Mixed agricultural/residential community	0 Industrial community
8 Other (***please describe***) See 1998 survey results document.	

2. From 1990 to 1997, the Town of Spring Prairie's population increased over 9% from 1,756 to 1,920 (a little over 1% per year. The national rate of growth is 6.5%). At what rate would you like to see growth occur?

17 Faster rate	103 Slower rate
108 Present rate	48 No growth

3. Should development be encouraged or discouraged throughout the Town of Spring Prairie?

56 Encouraged	184 Discouraged	36 No opinion

4. If you believe the Town of Spring Prairie should continue to grow, what kind(s) of growth would you like to see encouraged? (***Check all that apply***)

127 Single-family residential	0 Tourist-related businesses
10 Multi-family residential (duplexes)	0 Office-type business
10 Condominiums	0 Convenience stores and services
128 Hobby farms (minimum 3 acre lot sizes)	0 Light industry
13 Family farms	0 Heavy industry
0 Large corporate farms	
17 Other (***please describe***) See 1998 survey results document.	

5. Use of private land should be based on owners' preferences rather than being restricted by zoning.

37 Strongly agree	3 No opinion
108 Agree with some exceptions	
72 Disagree with some exceptions	
61 Strongly disagree	

[4]*This is a reproduction of the survey questionnaire mailed to all owners of real estate property in the Town. Data indicate the number of respondents selecting the respective options, as documented in the report entitled* "Town of Spring Prairie Land Use Survey, 1998," *prepared by the Walworth County UW-Extension.*

6. A neighboring farmer's "right to farm" is important to me even if I am bothered by noise, dust, odors, etc. from the operation.

145 Strongly agree
98 Agree
24 Neutral
12 Disagree
3 Strongly disagree

FARMLAND PRESERVATION ISSUES

7. Preservation of agricultural land in the Town of Spring Prairie is important.

189 Strongly agree
67 Agree
20 Neutral
6 Disagree
4 Strongly disagree

8. Spring Prairie town government should set agricultural land preservation as a priority goal and implement policies to achieve it.

148 Strongly agree
89 Agree
27 Disagree
10 Strongly disagree
10 No opinion

9. If you were asked to define agricultural land, which **one** of the following items would you use as a basis for your definition? ***(Check one)***

4 Minimum acreage requirement. Indicate minimum preferred ___ acres.
116 Capability of the soil to produce or not produce crops.
34 The amount of income/sales derived from crops and/or livestock produced from the land.
52 Primary occupation of the landowners.
19 Other ***(please describe)*** See 1998 survey results document.

10. Family farms within the Town of Spring Prairie are declining. In your opinion, is the continued existence of the remaining family farms important to the town's future?

230 Yes, very important
35 No, they are not important
19 No opinion

11. Given a situation where a farm is sold, which **one** of the following best describes how you would like to see the land used after the sale? ***(Check one)***

9 The land should be allowed to be divided/subdivided for development purposes (i.e., residential).
163 The land should be kept agricultural or agricultural related.
91 The land should be used however the new owner desires (in compliance with existing ordinances).
21 Other ***(please describe)*** See 1998 survey results document.

RESIDENTIAL LAND USE ISSUES

12. Should the Town of Spring Prairie encourage now housing development?

210 No, housing development should not be encouraged.
68 Yes, new housing development should be encouraged.

If yes, which of the following types of housing should be encouraged? ***(Check all that apply)***

89 Single family housing
10 Duplex rental units
5 Multi-family rental apartments (3-families or more)
3 Low income housing
9 Condominiums
20 Housing for senior citizens
2 Manufactured/mobile homes
3 Mobile home park for retirees

13. What should be the residential development requirements in Spring Prairie? ***(Check one)***

70 Minimum of one acre
111 Minimum of five acres
23 Minimum of 10 acres
11 Minimum of 20 acres
29 Minimum of 35 acres
2 Housing for senior citizens
22 Other size: ___ acres
7 No acreage requirement

14. Should persons be allowed to build on A-1 zoned farmland, regardless of lot size?

40 Yes 212 No 22 No opinion

15. The current lot size for building a house on A-1 zoned farmland in Spring Prairie is 35 acres. Should this be: ***(Check one)***

177 Maintained
18 Eliminated
12 Increased to ___ acres
60 Decreased to ___ acres
9 No opinion

16. A site plan showing the location of a home on the parcel should be required of all now residential development requests and used as one of the criteria by the Town Board to approve/disapprove the request for rezone.

228 Agree 36 Disagree 12 No opinion

17. In your opinion, should children of current landowners be allowed to construct homes if the land transfer involves areas that would otherwise not allow for the additional construction of homes, such as A-1 zoned farmland?

150 Yes 107 No 19 No opinion

If yes, is a limit needed on the number of land owners' children that are allowed to build homes on the parcel and should there be a requirement for A-1 zoned farmland that the children be engaged in farming?

29 Limit number of children that can build to ___ children
29 No limit
73 Children should be engaged in farming on A-1 zoned land
27 No farming requirement

BUSINESS AND INDUSTRIAL ISSUES

18. Is there a need for more businesses in the Town of Spring Prairie?
47 Yes 195 No 31 No opinion

If yes, what types of businesses/services would you like to have available in the Township?

41 variable responses – see 1998 survey results document.

Should businesses be concentrated in a few areas or dispersed throughout the Township?

108 Concentrated 47 Dispersed 39 No opinion

If business should be concentrated, where should the concentration(s) be located?

74 variable responses – see 1998 survey results document.

19. Is there a need for industrial development in the Town of Spring Prairie?
19 Yes 235 No 22 No opinion

20. The Town of Spring Prairie should: ***(Check one)***
7 Develop an industrial park.
9 Develop a business park (for corporate headquarters, regional offices, etc.).
19 Develop an industrial and business park.
231 Not develop a business or industrial park.

ENVIRONMENTAL ISSUES

21. Protection of woodlands, wetlands, open spaces, and cultural resources in Spring Prairie is important.

209 Strongly agree
51 Agree
17 Neutral
4 Disagree
2 Strongly disagree

If you agree, where are the priority areas that should be protected from development?

147 variable responses – see 1998 survey results document.

22. What do you think is the best use of land along river and stream corridors within the town? ***(Check one)***

13 Residential development
6 Agricultural uses
19 Recreational uses
223 Leave it in its natural state
18 Other ***(please describe)*** See 1998 survey results document.

23. What involvement should Spring Prairie town government have in the protection of groundwater quality and drinking water supplies?

222 Regulate land uses that would adversely impact groundwater
41 Provide information only
13 No involvement

24. Is the Town of Spring Prairie adequately regulating the land application sewage sludge?

53 Yes 45 No 172 No opinion

If no, what should the town be doing?

45 variable responses – see 1998 survey results document.

25. Which **one** of the following best describes your opinion on the issue of sewage disposal in the town?

219 Each property owner should install and maintain their own on-site waste disposal system.
25 Small sanitary districts should be created to address this issue.
12 Spring Prairie residents should link up with surrounding municipal sewer systems.
13 Other (***please describe***) See 1998 survey results document.

TOWN ORDINANCES AND REGULATORY ISSUES

26. To address future development, the Town of Spring Prairie's existing zoning ordinance should be:

15 Completely redone
68 Slightly revised
58 Maintained as is
4 Eliminated
12 No opinion
123 Not familiar with the ordinance

27. Communication towers should be allowed within the Township.

15 Yes
152 Yes, with restrictions
89 No
24 No opinion

28. Are there other issues in the Township that need new or stricter ordinances? ***(please describe)***

69 variable responses – see 1998 survey results document.

29. Are there current town ordinances that are adequate, but need enforcing? ***(please describe)***

41 variable responses – see 1998 survey results document.

QUALITY OF LIFE

30. Do you think that the quality of life, rural atmosphere or uniqueness of the Town of Spring Prairie can be preserved while allowing some development?

160 Yes 100 No 18 No opinion

If yes, what is the best way this can be accomplished?

118 variable responses – see 1998 survey results document.

31. Cooperation with neighboring governmental units is important for the Town of Spring Prairie's future.

195 Yes 25 No 47 No opinion

32. What do you like most about the Town of Spring Prairie?

91 Friendly people
197 Rural, country atmosphere
0 Quietness
0 Safety/feeling of security
19 Other ***(please describe)***

0 Good government
0 Good services
0 Location

33. What is the one thing in the Town of Spring Prairie that should be preserved for future generations?

204 variable responses – see 1998 survey results document.

34. What improvement would be beneficial to the future of Spring Prairie?

135 variable responses – see 1998 survey results document.

35. Please add any additional comments you may have here.

65 variable responses – see 1998 survey results document.

SUPPLEMENTAL INFORMATION

36. What is your gender?

163 Male
98 Female

37. What is your age?

0 Less than 20 years
7 20-29 years
53 30-39 years
90 40-49 years
57 50-59 years
35 60-69 years
18 70-79 years
6 Greater than 80 years

38. Are you a seasonal or permanent resident?

3 Seasonal
253 Permanent
17 Not a resident

39. Are you eligible to vote in the Town of Spring Prairie?

251 Yes
20 No

40. Do you own or rent property in the Town of Spring Prairie?

271 Own
1 Rent

41. How long have you lived in the Town of Spring Prairie?

56 Less than 5 years	69 Greater than 20 years
57 5-10 years	22 Lifetime resident
44 11-20 years	18 Not a resident

42. Is your place of employment located in the Town of Spring Prairie?

29 Yes
197 No
39 Retired
1 Unemployed

43. In what category is your occupation(s)

24 Agriculture/farming	7 Wholesale trade	3 Government
29 Construction	14 Retail trade	8 Education
52 Manufacturing	6 Finance, insurance, or real-estate	11 Homemaker
7 Utilities	28 Other service occupation	27 Other professional

19 Other (*specify*) See 1998 survey results document.

44. Approximately how many miles do you travel to your place of employment?

12 Less than one
77 1-10 miles
31 11-20 miles
38 21-30 miles
40 Greater than 30 miles
22 Work at home

45. How many people live in your household?

___ People 17 0, 24 1, 109 2, 47 3, 51 4, 30 5, 7 6, 1 8, 2 9

46. Do you believe the responses you provided in this survey are representative of your household?

260 Yes 1 No 10 Not sure

FUTURE LAND USES

On the map below[5] please identify:

1. All areas where you think growth and development should **NOT** be occurring or encouraged. Encircle these areas as best you can and label each with "**ND**" (for No Development).

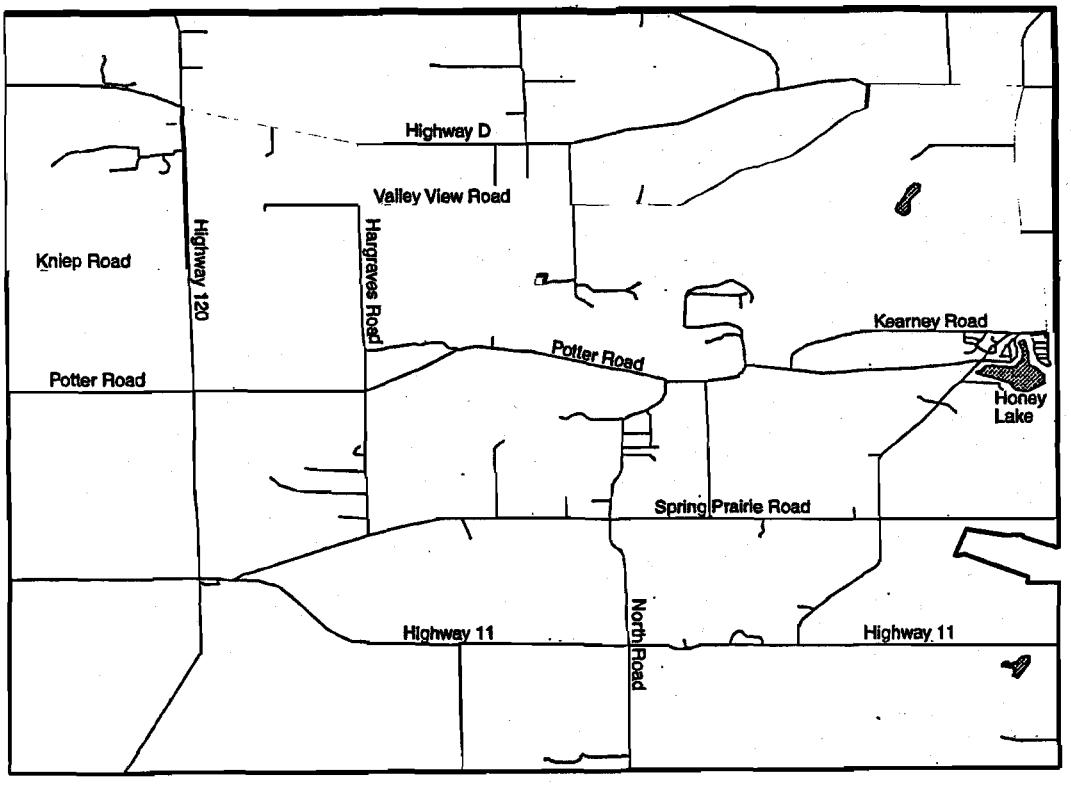
2. All areas where you think growth and development **SHOULD** be occurring or encouraged. Encircle these areas and label each with the following codes that best describe the type of development you think would be most appropriate:

   DR - Development Residential **DC** - Development Commercial **DI** - Development Industrial

3. Any areas where you think that there are **INAPPROPRIATE** land uses. Please encircle these areas and label them with "**ILU**" (for inappropriate land use). Briefly describe what the inappropriate land use is in the margin of the map.

[5]*For response patterns, see the documentation of survey results entitled,* Town of Spring Prairie Land Use Survey, 1998, *prepared by Walworth County UW-Extension.*

Town of Spring Prairie



Appendix B

TOWN of SPRING PRAIRIE
Walworth County

Jim C. Simons, Chairman
Patricia Sandstrom, Clerk-Treasurer

Roy Lightfield, Supervisor
Vincent Friemoth, Supervisor

RESOLUTION NO. 2000-4
TOWN BOARD RESOLUTION
ADOPTING THE TOWN OF SPRING PRAIRIE MASTER PLAN

WHEREAS, The Town of Spring Prairie, pursuant to the provisions of Section 60.10(2)(c) of the Wisconsin Statutes, has been authorized to exercise village powers; and

WHEREAS, The Town of Spring Prairie, Pursuant to the provisions of Section 62.23(1) of the Wisconsin Statues, has created a Town Plan Commission; and

WHEREAS, The Town Plan Commission has prepared, with the assistance of the Southeaster Wisconsin Regional Planning Commission (SEWRPC), a master plan for the physical development of the Town of Spring Prairie, said plan embodied in SEWRPC Community Assistance Planning Report No. 251, A Master Plan for the Town of Spring Prairie, 2020, Walworth County, Wisconsin; and

WHEREAS, The Town Plan commission on the 29th day of Nov., 2000, adopted SEWRPC Community Assistance Planning Report No. 251 and the attendant recommended master plan, and has submitted a copy of that resolution to the Town Board of the Town of Spring Prairie; and

WHEREAS, The Town Board of the Town of Spring Prairie concurs with the Town Plan Commission and the objectives and recommendations set forth in SEWRPC Community Assistance Planning Report No. 251.

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Spring Prairie hereby adopts SEWRPC Community Assistance Planning Report No. 251 and the attendant recommended master plan as a guide for the future development of the Town of Spring Prairie.

PASSES and **ADOPTED** the 11 day of Dec, 2000.

Jim C. Simons, Chairperson

Roy Lightfield, Supervisor

Vincent Friemoth, Supervisor

ATTEST: Patricia L. Sandstrom
Patricia L. Sandstrom, Clerk-Treas.