

Exhibit A: 2021 Comprehensive Plan Amendments

CHAPTER 4

CULTURE AND COMMUNITY CHARACTER

GOAL

Preserve and enhance the Area's "rivertown" character and its rich cultural and historic resources.

OBJECTIVES

1. Advance and celebrate the Sauk Prairie Area's character--defined by the Wisconsin River, gently rolling agricultural land, and the two historic Villages nestled between them.
2. Collaborate with landowners on protecting unique historic buildings and archeological areas.
3. Maintain and enhance scenic views and natural experiences.
- 3.4. Reinforce the relationship between thoughtful community development and the physical and mental health of Sauk Prairie Area residents.

INITIATIVES

(SEE FULL CHAPTER TO READ MORE)

1. **Support Landowners in Preservation of Historic and Architecturally Significant Buildings.** The communities will support preservation, restoration, and rehabilitation as a way to show their commitment to their combined heritage and grow the local economy.
2. **Advance Tourism, Particularly Related to Nature, Heritage, and Agriculture.** The Sauk Prairie Area is particularly suited to nature- and heritage-based tourism, and already has several events and businesses geared to serve these types of tourists. Building the Great Sauk Trail is one such effort.
3. **Continue to Advance the Sauk Prairie Riverway Brand.** In collaboration with the Chamber, the communities will continue to embrace and advance this exciting brand in a number of ways, including expanding signage.
4. **Advance "River and Prairie" Community Character.** Decisions about community change will be based upon preserving this essential character. For example, new and remodeled buildings along the east side of Water Street should essentially have a second facade facing the River.
- 4.5. Expand Commitment to Community Wellness: The Sauk Prairie Wellness Movement will spearhead efforts to improve the mental and physical health of the community and its residents.

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CHAPTER PURPOSE

The Sauk Prairie Area is rich in cultural resources and community character. Community character is defined as the unique expression or quality of a place, or more simply the way a community looks and feels to its residents and visitors. This chapter guides the preservation, enhancement, and celebration of historic and other cultural resources that distinguish the Sauk Prairie Area, integral at once to celebrating its past and advancing its future.

CULTURE AND COMMUNITY CHARACTER POLICIES

1. Work through and with the local historic commissions and societies and landowners to protect historic and archaeological resources that help define and contribute to the Area's character.
2. Assure that new development near historic buildings or areas, natural areas, or wildlife habitat respects the integrity, function, and scale of these buildings and areas as well as the typically small scale of these sites.
3. Emphasize the value of natural areas and wildlife—particularly the Bald Eagle—as focal points of beauty, recreation, ~~and~~ tourism, and community and personal health.
4. In largely undeveloped areas, promote the use of existing topographic changes and vegetation to screen new development from public roads.
5. Treat Highway 12 as the Sauk Prairie Area's front door, using such tools as the Sauk City Highway 12 Corridor Design Guidelines to emphasize welcoming signage and high quality building and landscape design.
6. Support local concerts, festivals, fairs, farm tours, farm breakfasts, and markets that celebrate the ~~area's~~ Area's heritage, health, and way of life.



The Tripp Memorial Museum is home to the Sauk Prairie Area Historical Society. It houses a substantial archive of photographs, historical information, and rotating displays.

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5. EXPAND COMMITMENT TO COMMUNITY WELLNESS

Ensuring that everyone in the Sauk Prairie community lives long, healthy lives requires more than the traditional work of health care providers. The Sauk Prairie Area community will invest the time, effort, and resources into conditions that support healthy lifestyles and improve the overall health and well-being of all residents using inclusive and equitable approaches. By doing so, the community will also invest in its economic and cultural vitality. This commitment extends to the partnership between community residents and the organizations that serve them, including municipal governments and the Sauk Prairie Wellness Movement.

The Sauk Prairie Wellness Movement is a coalition whose members represent local municipalities, the Sauk Prairie Area Chamber of Commerce, local healthcare providers, the Sauk Prairie School District, the Sauk Prairie Community Education and Recreation Department, local churches, several local employers, active citizens, and the 6:8 service organization. Other community service organizations have been invited and are welcome to participate. The Wellness Movement's goal is to work together as a community to champion the overall health and well-being of ALL Sauk Prairie residents.

The exact initiatives to achieve this goal will vary and evolve. The following priorities serve as a working outline guiding specific initiatives that may be undertaken through a partnership between the Villages, the Town, and the Wellness Movement:

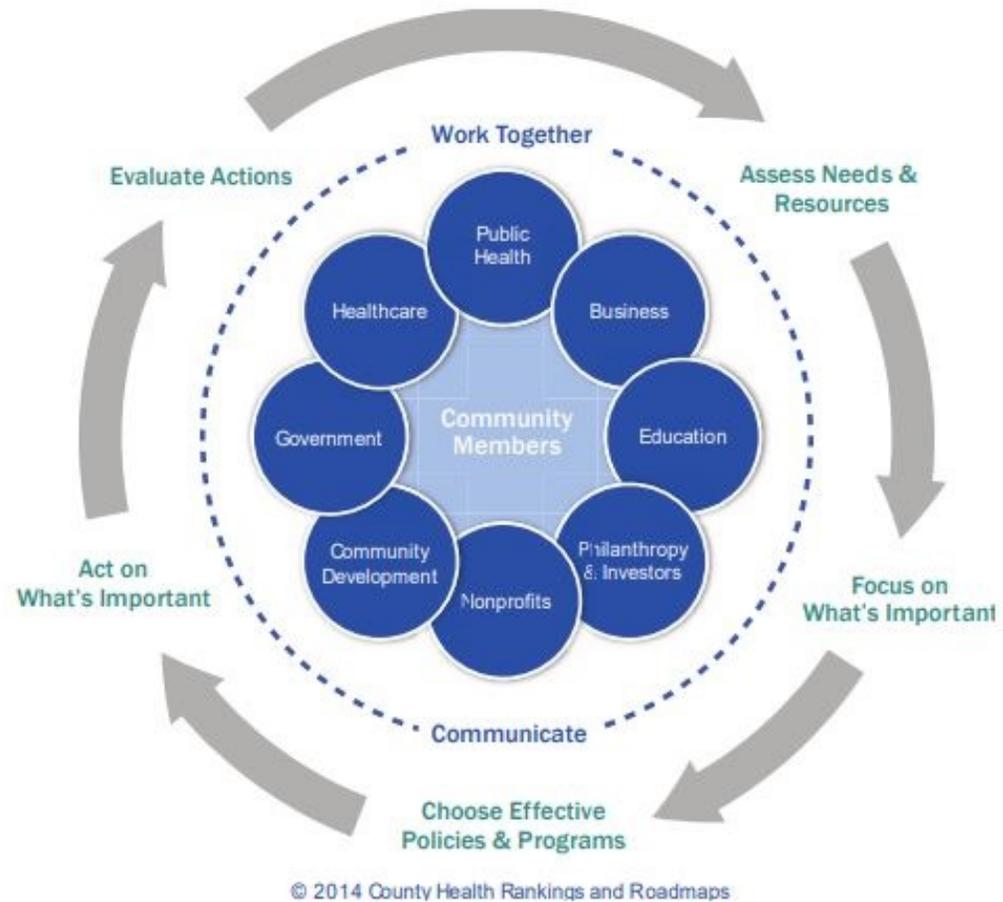


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1. **Improving Mental Health.** Mental health is a state of well-being in which an individual realizes his or her own abilities, can cope with normal stresses of life, can work productively, and is able to contribute to his or her community (World Health Organization, 2014). Without treatment, the consequences of mental illness for the individual and society can include disability, unemployment, substance abuse, homelessness, incarceration, and suicide. Mental health issues identified in the Sauk Prairie Area include depression, anxiety, and coping. Through the CHNA, Sauk Prairie Area residents consistently cited terms like “alienation” and “isolation” as mental health-related factors among youth and the elderly. To address these issues, the desired outcome is to improve limited access to and the number of mental health facilities and providers in the Sauk Prairie Area. Other initiatives advanced under this Comprehensive Plan, including preserving and enhancing natural areas and downtown activity, also contribute to mental wellness.

2. **Enhancing Nutrition and Physical Activity.** Obesity is defined as a life-long, progressive, life-threatening, genetically related, and costly disease of excess fat storage. Obesity and unhealthy weight management can lead to, contribute to, or complicate the development of other health conditions, including heart disease, stroke, diabetes, and certain types of cancer. Lack of physical activity is one of the main contributors of obesity. There are already a wide variety of venues to be physically active in the Sauk Prairie Area, and the Villages have worked to interconnect sidewalks and paths and mix uses to encourage more movement in daily life. Therefore, much of the issue may be a lack of interest in utilizing area resources that encourage exercise and motion and in improving dietary habits. In this regard, implementing the “help expand markets for local farm products” initiative in Chapter 2 may bear fruit (in more ways than one!).

Community Health Needs Assessment

A Community Health Needs Assessment (CHNA) entails collecting demographic and health statistics of a community, discussing issues with community leaders and organizations, and prioritizing the highest health needs of area residents. The goal of a CHNA is to provide residents with a deeper understanding of the health needs in their community, as well as help guide community benefit planning efforts and develop an implementation strategy to address the needs. A Community Health Improvement Implementation Plan (CHIIP) is then typically created and implemented to address the health needs of the community.

Sauk Prairie Healthcare’s most recent local CHNA and CHIIP can be found at www.saukprairiehealthcare.org/About/Community-Health

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3. **Helping to Resolve Chronic Conditions.** Chronic diseases are broadly defined as conditions that last one or more years and require ongoing medical attention and/or limit activities of daily living. As of 2016, according to CDC, approximately 60 percent of all adults nationwide had one or more chronic health conditions and one of four had two or more. Leading causes of chronic conditions include poor nutrition and lack of physical activity. Other major risk behaviors that cause these conditions include tobacco (including secondhand smoke) and the use and abuse of alcohol and drugs.
4. **Addressing Alcohol and Drug Abuse.** Alcohol and drug abuse are a high priority issue in the Sauk Prairie Area, especially the current problems associated with opioid use and addiction. The Sauk County Partnership for Prevention and Recovery (SCPPR) provides some programming and funds to address some of these issues. The Wellness Movement supports employee participation with SCPPR and collaborates in their programming efforts. Some of these efforts include Narcan spray trainings, smoking and vaping cessation programs and legislation initiatives, and education and community outreach programs.
5. **Improving Transportation Access.** The lack of transportation available to populations in need—such as the elderly, disabled, and poor—often acts as a barrier to well-being. The municipalities will work with the Wellness Movement to address this barrier whenever possible.
6. **Achieve Wisconsin Healthy Community Designation “Gold” Status.** The Wisconsin Healthy Communities Designation program recognizes communities that focus efforts across the multiple factors that influence health—including health behaviors, clinical care, social and economic factors, and the physical environment—with a focus on equity, multisector partnerships, and sustainable solutions. The Wisconsin Population Health Institute awarded the Sauk Prairie Area the Silver Healthy Community Designation in 2018. Through Sauk Prairie’s partnerships between the residents of the community and organizations that serve them, the goal of achieving the Gold designation has been identified.



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Figure 7-1: Agriculture Future Land Use Category Policies (two page figure)

Agriculture	
Description	Recommended Zoning
<p>Intended to preserve productive agricultural lands in the long-term, protect existing farm operations from encroachment by incompatible uses, promote further investments in farming, and maintain eligibility for farming incentive programs. The “Agriculture” future land use category is mapped over lands actively used for farming and/or with productive agricultural soils and topographic conditions suitable for farming. It also includes woodlands, open space areas, agricultural-related businesses, farmsteads, and limited housing at densities described in this figure.</p>	<p>Nearly all of the land mapped within this future land use category will remain zoned Exclusive Agriculture in the County’s zoning jurisdiction or Agricultural Preservation in the extraterritorial zoning jurisdictions. Rezoning to other zoning districts may be permitted where the proposal is in compliance with all applicable policies in this figure, applicable State and County farmland preservation program requirements, and standards in the applicable zoning ordinance.</p>
Lot Size, Density, and Quantity Policies	
<ol style="list-style-type: none"> 1. Minimum lot sizes within areas planned for “Agriculture” on Maps 9A and 9B vary depending on the zoning district and zoning jurisdiction, as follows: <ol style="list-style-type: none"> a. 2.5 acres, for the Agriculture (non-exclusive) zoning district and for Planned Rural Development (PRD) lots under the County zoning ordinance. b. 35 acres, for the Exclusive Agriculture zoning district under the County zoning ordinance (except for PRD lots) and for the Agricultural Preservation zoning district in the extraterritorial zoning ordinances. c. For residential zoning districts where mapped in a limited basis in planned “Agriculture” areas, see the associated zoning ordinance. 2. New homes on lands in the “Agriculture” future land use category shall generally be permitted at the density of 1 home per 35 acres of contiguous single ownership, by conditional use permit. Within the Villages’ extraterritorial zoning jurisdiction, this “1 per 35” policy will be carried out through application of associated policies in the Agricultural Preservation zoning districts in the associated extraterritorial zoning ordinances. Within the County’s zoning jurisdiction, this policy will be carried out via use of the PRD provisions in the County zoning ordinance, the Town’s land division ordinance, and in accordance with the following provisions of this Comprehensive Plan, whichever is more restrictive. 3. The following is the maximum number of PRD lots that shall ever be placed on a parcel via transfer of density credits, which varies based on the size of the lot or parcel. Said maximum number of PRD lots is in addition to any PRD lots or principal buildings (e.g., residences) that may be placed on a parcel independent of transfer of density credits. Lot sizes exclude easements. <ol style="list-style-type: none"> a. On a lot-of-record of less than 5 acres, no transfer of density credits to the lot is allowed. For example, only one principal building (e.g., house) and accessory buildings are allowed on a 4 acre lot. b. On a lot-of-record of less than 20 acres and at least 5 acres, transfer of no more than 1 density credit to the lot is allowed. For example, 1 transferred density credit for a PRD lot, plus 1 principal building outside of the PRD lot, plus accessory buildings are allowed on a 15-acre lot. c. On a lot-of-record of 20 acres or more, transfer of no more than 2 density credits to the lot is allowed. For example, 2 transferred density credits for 2 PRD lots, plus 1 principal building outside of the PRD lot, plus accessory buildings are allowed on a 30-acre lot. d. On a parcel of 35 acres or more, transfer of no more than 3 density credits to the parcel is allowed. For example, 3 transferred density credits for 3 PRD lots, plus 3 on-site density credits for 3 additional PRD lots, are allowed on a 120-acre parcel. Any existing principal and accessory buildings on the parcel use 1 of the on-site density credits. 4. The following guides how many lots may be divided in areas planned for “Agriculture” on Maps 9A and 9B over time: <ol style="list-style-type: none"> a. No more than 3 PRD lots shall be created on a parcel in any 10-year period. b. No more than 3 lots shall be created on any parcel by land division within any 10-year period. c. If a land division, lot line adjustment, combination of contiguous parcels, or PRD process results in a buildable remnant or parcel, this remnant or parcel shall be subject to the original 10-year period restrictions placed on any of the original parcels participating in the aforementioned processes. 	



Agriculture

Other Policies

1. New homes in the “Agriculture” areas shall be sited in accordance with the Town’s siting standards, copied in the Housing and Neighborhoods chapter and available on Town development approval applications.
- ~~2.~~ Nonresidential uses within the “Agriculture” future land use category shall generally be limited to be those allowed in either the County’s Exclusive Agriculture zoning district or extraterritorial Agricultural Preservation zoning districts, where applicable, except where land has been previously assigned a different zoning district. Where a conditional permit is required, the Town or extraterritorial zoning committee will use review standards in the associated zoning ordinance and consider the impact on continued agricultural uses on the premises and surrounding area.
- ~~3.~~ The Town and extraterritorial zoning committees will not allow future non-metallic mineral extraction sites of longer than 24 months or more than 15 acres to be developed in their respective jurisdictions. Each mineral extraction operation of longer than 24 months or more than 15 acres existing as of [INSERT EFFECTIVE DATE OF COMPREHENSIVE PLAN AMENDMENT] shall meet the following requirements:
 - ~~a.~~ Each sand extraction operation shall derive at least 50% of the annual gross revenue from the operation from sand sold for agricultural use on the farm or on some other farm. For purposes of this policy, “agricultural use” means the art or science of cultivating soil, harvesting crops, or raising livestock conducted for the purpose of producing an income or livelihood.
 - ~~b.~~ The extraction operation and any associated buildings shall minimize use of Group I through II soils, as shown on Map 4 in Volume 1 of this Comprehensive Plan.
 - ~~c.~~ The operation shall meet all standards applicable to special exception permits or conditional use permits in the associated zoning ordinance.
 - ~~d.~~ Each rock quarry operation shall maintain setbacks of at least 1,320 feet from residences on parcels not in the same ownership.
 - ~~a-e.~~ Proposals for expansion of each existing operation as of [INSERT EFFECTIVE DATE OF COMPREHENSIVE PLAN AMENDMENT] may be considered. Such expansion must be on the parcel(s) where extraction is occurring or into land contiguous to that parcel(s). The proposed expansion may be approved subject to zoning and other legal requirements, and to compliance with applicable provisions of the Goals and Objectives of this Comprehensive Plan, in effect at the time of the expansion.
- ~~2.~~ The Town and extraterritorial zoning committees will consider special exception and conditional use permit applications for non-metallic mineral extraction sites provided that:
 - ~~a.~~ The Town shall limit mineral extraction operations to sand, rock, and gravel quarries only, with only one non-metallic mineral extraction operation of more than 24 months or more than 15 acres allowed to operate in the Town at any one time. This limit does not include sand extracted on a farm if put to agricultural use on the farm or on some other farm. For purposes of this policy, “agricultural use” means any activity that is consistent with the following definition of agriculture and is conducted for the purpose of producing an income or livelihood. “Agriculture” means the art or science of cultivating soil, harvesting crops, and raising livestock.
 - ~~b.~~ The extraction site and any associated buildings minimize use of Group I through II soils, as shown on Map 4 in the Volume 1 of this Comprehensive Plan.
 - ~~c.~~ The applicant submits for local review a complete project description, operations plan, and reclamation plan as required under the Sauk County Zoning Ordinance.
 - ~~d.~~ The project meets all standards applicable to special exception permits and conditional use permits, and specifically to mineral extraction operations, in the associated zoning ordinance.
 - ~~e.~~ Rock quarry operations shall be set back at least 1,320 feet from residences on parcels not in the same ownership.
- ~~3-4.~~ For permitted land divisions within the “Agriculture” future land use category on Map 9A, the Town and Villages require a note to be added to the face of all certified survey maps that reads as follows: “Through Section 823.08 of Wisconsin Statutes, the Wisconsin Legislature has adopted a right to farm law. This statute limits the remedies of owners of later established residential property to seek changes to pre-existing agricultural practices in the vicinity of residential property. Active agricultural operations are now taking place and are planned to continue on lands in the vicinity of this CSM. These active agricultural operations may produce noises, odors, dust, machinery traffic or other conditions during daytime and evening hours.”
- ~~4-5.~~ At the time of issuance of any building permit for lands within the Exclusive Agriculture zoning district, the Town intends to provide the applicant with a copy of the handbook “Partners in Rural Wisconsin, a Guide to Positive Neighbor Relations in Wisconsin Farm Country” published by the Farm Bureau, and require that the applicant sign an affidavit which acknowledges receipt of this handbook.
- ~~5-6.~~ The Agriculture chapter of this volume of the Comprehensive Plan has additional policies and initiatives related to agricultural preservation in the Sauk Prairie Area.

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Chapter 12. Implementation

Figure 12-1: List of Comprehensive Plan Initiatives by Priority

#	Initiative (click on link to learn more)	From Chapter...	Area-wide Priority
1	Continue and Refine Land Use Policies that Support Agriculture	2: Agriculture	High
2	Support Farmers if Interested in an Agricultural Enterprise Area	2: Agriculture	Moderate
3	Help Expand Markets for Local Farm Products	2: Agriculture	Moderate
4	Support Development of New Uses for Agricultural Products	2: Agriculture	Moderate
5	Support Agricultural Education and Information Exchange	2: Agriculture	Moderate
6	Identify, Protect, and Refine Environmental Corridors	3: Natural Resources	High
7	Maintain and Enhance the Natural Experience Along the Wisconsin River Corridor	3: Natural Resources	TOP
8	Maintain and Improve Water Quality	3: Natural Resources	TOP
9	Encourage Preservation of Historic and Architecturally Significant Buildings	4: Culture & Comm Character	Moderate
10	Advance Tourism, Particularly Related to Nature, Heritage, and Agriculture	4: Culture & Comm Character	High
11	Continue to Advance the Sauk Prairie Riverway Brand	4: Culture & Comm Character	Moderate
12	Advance “River and Prairie” Community Character	4: Culture & Comm Character	Moderate
13	Expand Commitment to Community Wellness	4. Culture & Comm Character	High
14	Develop a Cooperative, Progressive Economic Development Strategy	5: Economic Development	TOP
15	Help Existing Local Businesses Grow and Thrive	5: Economic Development	High
16	Attract New Businesses that Capitalize on Strengths and Fill Niches	5: Economic Development	High
17	Secure Vacant, Improved Land for Commercial and Industrial Expansion	5: Economic Development	Moderate
18	Promote the Development of New Residential Subdivisions	6: Housing & Neighborhoods	Moderate
19	Guide New Neighborhood Design Focused on Livability and Value	6: Housing & Neighborhoods	High
20	Encourage New Multiple Family Housing to Respond to Generational & Workforce Needs	6: Housing & Neighborhoods	Moderate
21	Require Maintenance of Older Neighborhoods and Housing	6: Housing & Neighborhoods	Moderate
22	Implement Design Standards for Limited Housing in Rural Areas	6: Housing & Neighborhoods	Moderate

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Chapter 12. Implementation

#	Initiative (click on link to learn more)	From Chapter...	Area-wide Priority
22 23	Use the Future Land Use Maps to Guide Growth and Development	7: Land Use	High
23 24	Promote (Re)Development in “Smart Growth Areas”	7: Land Use	Moderate
24 25	Consider Intercommunity Water Street Visioning Process	7: Land Use	Moderate
25 26	Ensure Appropriate Transitions and Buffering Between Land Uses	7: Land Use	Moderate
26 27	Modernize Land Use Regulations and Align with this Plan	7: Land Use	Moderate
27 28	Promote Economic Growth in the “Highway 12 Lueders-to-60 Corridor”	8: Targeted Investment Areas	Moderate
28 29	Encourage Housing & Neighborhood Businesses in “Prairie du Sac West Neighborhood”	8: Targeted Investment Areas	Moderate
29 30	Integrate Health Care and Compatible Uses in the “Highway 12/PF/Airport Area”	8: Targeted Investment Areas	High
30 31	Guide Continued Reinvestment in Downtown Prairie du Sac through a Unified Plan	8: Targeted Investment Areas	High
31 32	Implement Recent Plans to Encourage Continued Reinvestment in Sauk City’s Downtown	8: Targeted Investment Areas	High
32 33	Support Mixed Use Redevelopment On and Near the Former Spruce Street Elementary Site	8: Targeted Investment Areas	Moderate
33 34	Engage in Continued Reuse Planning and Implementation for the Wellspring Campus Area	8: Targeted Investment Areas	High
34 35	Help Address Unsustainable Traffic Increases on Highway 12	9: Transportation	Moderate
35 36	Upgrade Local Roads to Meet Modern Needs	9: Transportation	High
36 37	Use the Official Map and Targeted Investment Area Plans to Guide Future Roadways	9: Transportation	Moderate
37 38	Expand Biking and Walking, Including Full Realization of the Great Sauk Trail	9: Transportation	High
38 39	Support the Sauk Prairie Airport as A Small, Privately Owned and Operated Airfield	9: Transportation	Moderate
39 40	Stage Improvements to Public Facilities through Capital Improvement Programs	10: Com Facilities & Utilities	High
40 41	Implement a Dig Once and Joint Trench Use Policy	10: Com Facilities & Utilities	Moderate
41 42	Expand High-Speed Internet and Data Transmission Services	10: Com Facilities & Utilities	Moderate
42 43	Honor and Update 3-Municipality Intergovernmental Boundary & Land Use Agreement	11: Intergvmntl Cooperation	Moderate
43 44	Consider Formal Intergovernmental Agreements with Other Towns & the School District	11: Intergvmntl Cooperation	Moderate
44 45	Consider Future Opportunities for Additional Community Facility & Service Consolidation	11: Intergvmntl Cooperation	High