FINAL

COOPERATIVE BOUNDARY PLAN
BETWEEN
THE CITY OF WEST BEND AND
THE TOWN OF WEST BEND
WASHINGTON COUNTY, WISCONSIN

OCTOBER 29,2001

COOPERATIVE BOUNDARY PLAN
BETWEEN THE CITY OF WEST BEND AND
THE TOWN OF WEST BEND
WASHINGTON COUNTY, WISCONSIN

October 29, 2001

Prepared Under the Direction of:

City of West Bend

Michael Miller, Mayor

City of West Bend Common Council:

Douglas Bade
Thomas F. O'Meara III
King Riffel
Glenn Goodearle
Jed Dolnick
Janelle Philippi
Terence Vrana
Scott Frederick

Town of West Bend

Robert Seebach, Town Chairperson

Town of West Bend Supervisors:

Paul Rice
Joseph Spaeth

TABLE OF CONTENTS

SECTION 1.0 INTRODUCTION AND PURPOSE OF THE COOPERATIVE BOUNDARY ADJUSTMENT PLAN 1

1.1 INTRODUCTION 1
1.2 PURPOSE 1

SECTION 2.0 AUTHORIZING RESOLUTIONS 2

2.1 INITIAL AUTHORIZING RESOLUTIONS 2
2.2 ATTEST BY AFFIDAVIT 2

SECTION 3.0 EXISTING CONDITIONS WITHIN AND ADJACENT TO THE BAA 2

3.1 EXISTING POLITICAL BOUNDARIES 2
3.2 EXISTING LAND USES 2
3.3 EXISTING ENVIRONMENTAL CONDITIONS 3
A. TOPOGRAPHY 3
B. GEOLOGY 3
C. GROUNDWATER 3
D. AIR QUALITY 4
E. SOILS 4
F. WETLANDS AND WATER BODIES 4
G. WILDLIFE 5
3.4 PLANNING DOCUMENTS THAT PERTAIN TO THE AGREEMENT 6
A. CITY OF WEST BEND LAND USE PLAN 6
B. TOWN OF WEST BEND LAND USE PLAN 6
3.5 EXISTING ORDINANCES THAT AFFECT THE BAA 6
A. ZONING 7
B. LAND DIVISION CONTROL 7
C. PUBLIC HEALTH AND WELFARE 8
3.6 EXISTING PUBLIC FACILITIES 8
A. SEWER AND WATER 8
1. TOWN 8
2. CITY 8
B. STORM WATER DRAINAGE 9
1. TOWN 9
2. CITY 10
C. TRANSPORTATION 10
1. TOWN 10
2. CITY 10
D. POLICE AND FIRE RESCUE SERVICES 11
1. TOWN 11

2. CITY 11
E. PRIVATE UTILITIES 12
1. TOWN 12
2. CITY 12
F. PARK AND RECREATION FACILITIES AND PROGRAMS 12
1. TOWN 12
2. CITY 12
G. LIBRARY SERVICE 13
3.7 SOCIAL AND ECONOMIC ATTRIBUTES OF THE AREA 13
A. SHOPPING AND SOCIAL CUSTOMS 13
1. TOWN 13
2. CITY 14
B. RECREATIONAL NEEDS 14
1. TOWN 14
2. CITY 14

SECTION 4.0 BAA PLAN FOR AREAS A-D 15

4.1 DURATION OF PLANNING PERIOD 15
4.2 PROPOSED BOUNDARY CHANGES AND CONDITIONS WHICH WILL TRIGGER CHANGES 16
A. CITY OF WEST BEND/TOWN OF WEST BEND BOUNDARIES TO BE MAINTAINED 16
B. BOUNDARY ADJUSTMENT PERIOD 16
C. PROCEDURE FOR REQUEST FOR ATTACHMENT BY PROPERTY OWNER 16
4.3 IMPACTS OF DEVELOPMENT ON LAND WITHIN THE BAA 17
A. TOPOGRAPHY 17
B. GEOLOGY/BEDROCK/SOILS/GROUNDWATER 17
C. AIR QUALITY 17
D. WETLANDS AND WATER BODIES 17
E. WILDLIFE 17
F. PRIME AGRICULTURAL LAND 18
G. PARKS AND OPEN SPACE 18
H. LAND USE PLAN AND ZONING ORDINANCES 18
I. ALTERNATIVES TO PLAN 18
4.4 SERVICE PROVISIONS 19
A. GENERAL MUNICIPAL SERVICES 19
B. PUBLIC SANITARY SEWERAGE AND WATER SUPPLY DURING THE BOUNDARY ADJUSTMENT PERIOD FOR PROPERTIES WITHIN THE BAA 19
C. POLICE AND FIRE SERVICES 22
4.5 BAA LAND USE PLAN 22
4.6 ENVIRONMENTAL EVALUATION 22
4.7 HOUSING ANALYSIS 22

4.8 PERMIT AND ORDINANCE REQUIREMENTS 24
A. ORDINANCE REQUIREMENTS WITHIN THE BOUNDARY ADJUSTMENT AREA 24
1. PROPERTY WITHIN TOWN BORDERS 24
2. PROPERTY WITHIN CITY BORDERS 24
3. SHORELANDS ON NAVIGABLE WATERS .. 25
B. PERMIT REQUIREMENTS WITHIN THE BOUNDARY ADJUSTMENT AREA 25
1. PROPERTY WITHIN TOWN BORDERS 25
2. PROPERTY WITHIN CITY BORDERS 25
4.9 ADDITIONAL OBLIGATIONS OF THE CITY AND THE TOWN ... 25
A. SPECIAL LAND USE REGULATION WITHIN BAA AREAS 25
1. G1 AREAS 25
2. G2 AREAS 26
3. AREA A 27
4. AREA B 27
5. AREA C 30
6. AREA D 31
7. SPECIAL DEVELOPMENT CONDITIONS FOR THE PROTECTION OF PROPERTY OWNERS WITHIN THE G1 AND G2 AREAS 31
B. RESOLUTION OF DISPUTES WITH REGARD TO DEVELOPMENT WITHIN AREAS A, B, C AND D 34

SECTION 5.0 PLAN AMENDMENT PROCEDURES 36

SECTION 6.0 RECORD OF PUBLIC PARTICIPATION AND COMMENT 36

6.1 PUBLIC MEETINGS 36
6.2 PUBLIC COMMENTS 36
6.3 WASHINGTON COUNTY PARK AND LAND USE DEPARTMENT AND SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION COMMENTS 37
6.4 COMMENT CONSIDERATION 37
6.5 COMPLIANCE WITH APPLICABLE LAWS 37
6.6 SUBMISSION TO DEPARTMENT OF ADMINISTRATION 37

SECTION 1.0
INTRODUCTION AND PURPOSE OF THE COOPERATIVE BOUNDARY ADJUSTMENT PLAN

SECTION 1.1 INTRODUCTION

This is a cooperative boundary adjustment plan (Plan) prepared by the City of West Bend (the City) and the Town of West Bend (the Town) under the authority of §66.0307, Stats. The City and Town are entitled to set boundary lines between themselves because they are adjacent municipalities and are parties to this Plan and concomitant agreement. Pursuant to § 66.0307, Stats., this Plan requires public input and comment and approval from additional agencies with final approval by the Department of Administration.

Map 1 (See Appendix A) depicts the territory affected by the Plan, including the Boundary Adjustment Area (BAA), defined herein as those lands which may be detached from the Town and attached to the City (Areas G-1, G-2 and City portions of Areas A, B, C and D), as well as Areas A, B, C and D, which include Town areas affected by this agreement, and those lands surrounding the affected areas in the Town and the City.

As set forth in this cooperative plan, the boundary changes reflected are reasonably compatible with the characteristics of the surrounding community. In addition, the shape of the resulting boundary is not the result of arbitrariness and reflects due consideration for compactness.

SECTION 1.2 PURPOSE

This Plan was developed with the general purpose of guiding and accomplishing a coordinated, adjusted and harmonious development of the territory covered by the Plan which will, in accordance with existing and future need, best promote public health, safety, morals, order, convenience, prosperity or the general welfare, as well as efficiency and economy in the process of development. (§ 66.0307 (3)(b), Stat.). In this regard, the Plan:

A. Specifies that certain boundary changes may occur during the planning period and the dates by which such changes may occur:

B. Specifies that certain boundary lines shall not be changed during the planning period, unless otherwise agreed upon by both the City and the Town.

C. Provides for land use limitations in specified areas both within and without the BAA.

The Plan also requires that a contact person who is empowered to speak for the participating municipalities be identified. The following has been identified as the

contact persons: Michael Miller, Mayor, City of West Bend, Robert Seebach, Town Chairman, Town of West Bend, or their successors.

SECTION 2.0
AUTHORIZING RESOLUTIONS

SECTION 2.1 INITIAL AUTHORIZING RESOLUTIONS

Initial authorizing resolutions must be approved by each participating municipality before Plan preparation may commence. § 66.0307 (4)(a), Stats. Authorizing resolutions must be dated and signed by the chief elected official and attested by the municipal clerk. A copy of the City of West Bend and Town of West Bend initial authorizing resolutions can be found in Appendix C.

SECTION 2.2 ATTEST BY AFFIDAVIT

The State Statute regarding the Plan requires an attest by affidavit that the authorizing resolutions were sent by first class mail to the Department of Administration; Department of Natural Resources; Department of Transportation; the clerks of any municipality, school district, vocational technical and adult education district and any sewer or sanitary district which has any part of its territory within five miles of a participant municipality; the clerk of each county in which a participating municipality is located; and any county zoning agency or regional planning commission whose jurisdiction includes a participating municipality. The attests by affidavit can be found in Appendix C.

SECTION 3.0
EXISTING CONDITIONS WITHIN AND ADJACENT TO THE BAA

SECTION 3.1 EXISTING POLITICAL BOUNDARIES.

The City of West Bend and the Town of West Bend are the two municipalities participating in this Boundary Adjustment Agreement. The City and Town's current political boundaries are shown in Map 2 found in Appendix A.

It is anticipated that there will be no negative impacts to the surrounding units of government as a result of this Boundary Adjustment Agreement.

SECTION 3.2 EXISTING LAND USES

Existing land use within the BAA is depicted in Map 3 found in Appendix A.

SECTION 3.3 EXISTING ENVIRONMENTAL CONDITIONS

A. TOPOGRAPHY

Glaciation has largely determined the physiography and topography of southeastern Wisconsin, including the West Bend Boundary Adjustment Area. The physiographic features, or surficial land forms, of Southeastern Wisconsin are shown on Map 7 of the Land Use Plan for the City of West Bend: 2010. The City's Land Use Plan can be found at Appendix D. The dominant physiographic feature is the Kettle Moraine, an interlobate glacial deposit, or moraine, formed between the Green Bay and Lake Michigan tongues, or lobes, of the continental glacier which moved in a generally southerly direction from its origin in what is now Canada. The Kettle Moraine, is a complex system of kames, or crudely stratified conical hills; kettle holes marking the site of glacial ice blocks that became separated from the ice mass and melted to form depressions; and eskers, consisting of long, narrow ridges of drift deposited in abandoned drainage ways. Most of the remainder of the BAA is covered by other glacial land forms and features, including gently sloping and rolling ground moraines, heterogeneous material deposited beneath the ice; outwash plains, formed by the action of flowing glacial meltwater; and glacial lake basin deposits. A slope analysis of the City of West Bend Planning area, including the BAA is depicted on Map 13 of the City's 2010 Land Use Plan.

B. GEOLOGY

Quaternary age, unconsolidated glacial material forms the surface material within the BAA. Predominantly moraine and outwash features, these sand, sand and gravel, clay and silt materials vary in thickness from 19' to 257' over bedrock, based upon a past groundwater study for the City of West Bend. The bedrock is composed of Devonian and Silurian aged dolomite overlying Ordovician aged shale, dolomite, and sandstone, Cambrian age sandstone and finally Precambrian crystalline rocks of the continental shield. A graphical representation of the general stratigraphy of Washington County is depicted in Table 10 of the City of West Bend Land Use Plan: 2010.

C. GROUNDWATER

An adequate supply of high quality water is essential to sound community development. The source of such a water supply for residential, commercial, industrial, and agricultural uses in the West Bend Boundary Adjustment Area currently is groundwater. The availability of groundwater can be reduced by the loss of recharge areas, excessive or overly concentrated pumping, and changes in ground cover. In additional, groundwater quality is subject to degradation from onsite sewage disposal systems, surface water pollution, improper agricultural practices, and other soil and water pollutants. An understanding of the relationship between groundwater resources and proper land use planning is, therefore, important to prevent future developments from adversely affecting the availability and quality of groundwater.

D. AIR QUALITY

Currently, all of Washington County, including the Town and the City as a non-attainment area for meeting standards of ozone pollution by the U.S. Environmental Protection Agency.

E. SOILS

Soil properties exert a strong influence on the manner in which land is used since soil properties affect the cost and feasibility of building site development and the provision and performance of both private on-site wastewater treatment systems and centralized sanitary sewerage facilities. A need, therefore, exists to carefully consider not only how land and the attendant soils are currently used, but also how they can be best used and managed.

The U.S. Conservation Service under contract to the Southeastern Wisconsin Regional Planning Commission, has completed detailed, operational soil surveys of the entire seven-county Southeastern Wisconsin planning region including the West Bend boundary adjustment area. The soil surveys provide definitive data on the physical, chemical, and biological properties of the mapped soils; and, more importantly, provide interpretations of the soil properties for planning and engineering purposes. Therefore, the soil survey can be used to prepare suitability maps for various land uses and engineering applications.

The primary source maps for the soils data are maintained at a compilation scale of one-inch equals 1,320 feet. The maps are available in digital format from the Southeastern Wisconsin Regional Planning Commission and are computer manipulable at a reasonable range of scales suitable for various types of local planning and engineering. Soil suitability interpretations and maps were prepared showing the suitability of the soils for residential development served by conventional private on-site wastewater treatment systems, the suitability for residential development served by mound type private on-site wastewater treatment systems, and the suitability for and commercial development served by centralized sanitary sewerage systems. Map Numbers 8 through 11, within the Land Use Plan for the City of West Bend 2010, depict soil suitability within the City Planning area including the BAA.

F. WETLANDS AND WATER BODIES

Wetlands may be defined as areas that are inundated or saturated by surface water or groundwater at a frequency, and with a duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands perform an essential set of natural functions, which make them particularly valuable resources contributing immeasurably to environmental health and biological diversity. For this reason, wetlands are regulated by the Federal, as well as by the State government.

Wetlands also pose severe limitations for urban development. These limitations are related to the high water table, high compressibility and instability, load bearing capacity, and high shrink-swell potential of wetland soils. If urban development is permitted to intrude into wetlands, these limitations may result in flooding, wet basements, unstable foundations, failing pavements, excessive infiltration and inflow of clear water into sanitary sewers, and failing sewers.

Wetlands, therefore, are an important consideration in any community development planning effort. The location and extent of wetlands within the West Bend Boundary Adjustment Area have been delineated and mapped for planning and regulatory purposes by the Southeastern Wisconsin Regional Planning Commission acting in cooperation with the Wisconsin Department of Natural Resources. The location and extent of wetlands within the City planning area, including within the boundary adjustment area are shown at a reduced scale on Map 14 of the City Land Use Plan. The wetlands are delineated by the Regional Planning Commission on a one-inch equals 400 feet scale ratio and rectified aerial photographs. Those delineations are available from the Commission. All wetland areas within the BAA are currently planned to be retained essentially in their natural state. Federal and State as well as local regulation promote such retention.

As shown on Map 1, there are only four (4) major surface water bodies within or adjacent to the West Bend BAA. (Appendix A) These four bodies consist of the Lucas Lake, Silver Lake, Little Cedar Lake and Big Cedar Lake.

G. WILDLIFE

An inventory of wildlife habitat in the southeastern Wisconsin planning region and in the West Bend Boundary Adjustment Area were conducted jointly by the Wisconsin Department of Natural Resources and the Southeastern Wisconsin Regional Planning Commission in 1985. Three classes of wildlife habitat were identified and mapped in the inventory: Class I, high value; Class II, medium value, and Class III, other.

The delineated wildlife habitat areas within the West Bend BAA are shown at a reduced scale on Map16 of the City Land Use Plan. The areas have been delineated by the Southeastern Wisconsin Regional Planning Commission on a one-inch equals 400 feet scale ratio and rectified aerial photographs and these delineations are on file in the Commission offices. Based upon a 1984 inventory of scientific and natural area sites in the West Bend area by the Staff of the Southeastern Wisconsin Regional Planning Commission, a number of sites of local, regional and statewide importance were identified within the City planning area some within the BAA. Map 18 and Table 11 of the City Land Use Plan identify and describe these known sites. An updated inventory of scientific and natural area sites are included within "A Regional Natural Areas and Critical Species Habitat Protection and Management Plan for Southeastern Wisconsin" published by the regional planning commission in September of 1997.

Wildlife in the area generally includes such upland game and non-game species as rabbit, squirrel and woodchuck; predators such as fox and raccoon; game birds; and marsh fur-bearers such as muskrat. Non-game species include songbirds and marsh and shore birds. Waterfowl are present and deer may be found in some areas.

The remaining wildlife areas provide important opportunities for recreational, educational and scientific activities as well as an aesthetic asset. As such, these areas deserve careful consideration for preservation in any development planning effort.

SECTION 3.4 PLANNING DOCUMENTS THAT PERTAIN TO THE AGREEMENT

A. CITY OF WEST BEND LAND USE PLAN

A land use plan is an official statement of a municipality setting forth major objectives concerning the desirable physical development of the community. Accordingly, the City of West Bend land use plan consists of recommendations for the type, amount, and spatial location of the various land uses required to serve the needs of the residents of the City and environs to the year 2010. The plan is intended to be used as a tool to help guide the physical development of the community into a more efficient and attractive pattern, and to promote the public health, safety, morals, and general welfare of the community (LU2010; SEWRPC). The most recent City of West Bend Land Use Plan was adopted in June 1992. In recent years, in order to keep the plan current and to further refine recommendations, a formal amendment applying directly to the boundary agreement area has been issued. This amendment is the 'Sand Ridge - West Sub-Neighborhood Plan' that was adopted on March 2, 1993. The lands within the amendment involve the future development of the Town of West Bend along CTH 'G'. A copy of the City's Comprehensive Land Use Plan as well as the Sand Ridge Amendment are attached as Appendix D.

B. TOWN OF WEST BEND LAND USE PLAN

The most recent Town of West Bend's Comprehensive Land Use Plan was adopted July 8, 1998. A copy of the Town's Comprehensive Land Use Plan is attached as Appendix E.

SECTION 3.5 EXISTING ORDINANCES THAT AFFECT THE BAA

All property within the BAA is currently located within the Town. Consequently, the area is subject to Town development regulations. Upon attachment of Town lands to the City, the lands will become subject to all City development regulations. The City has enacted a full range of development ordinances that apply to urban development.

A. ZONING

All land development and building activities in the City of West Bend are regulated by the City Zoning Ordinance. The present Zoning Ordinance of the City of West Bend, set forth in Chapter 17 of the Municipal Code and amendments thereto, is characterized by the provision of 28 basic zoning districts: four single-family residential districts, two two-family residential districts, one mixed residential district, and five multi-family residential districts; six commercial districts; three industrial districts; one institutional and public service district; one park, recreation, and open space district; one floodway district; one floodway wetland district; one floodplain wetland district; one floodplain storage district; one shoreland wetland district; and one non-shoreland wetland district plus two overlay districts: a floodplain fringe overlay district and a planned unit development overlay district. The existing City of West Bend Zoning Ordinance, originally adopted on June 21, 1937, has been updated by the City from time to time as problems arose. This continuing effort to maintain a current document has made the West Bend zoning ordinance responsive to changing conditions relating to both urban development and urban redevelopment in the City (LU2010; SEWRPC). In addition there is strong emphasis on erosion control, adherence to strict performance standards, architectural design guidelines, and landscaping requirements of all new development.

B. LAND DIVISION CONTROL

The present land division ordinance used by the City of West Bend, Chapter 18 of the Municipal Code, referred to as "Subdivision and Platting Code," was adopted by the Common Council on May 6, 1985, and has been amended as necessary since its initial effective date. By reference and associated text, Chapter 18 of the Municipal Code conforms to the procedures outlined in Chapter 236.45 of the Wisconsin Statues for platting lands within the corporate limits of the City and its extraterritorial plat approval jurisdiction, that is, areas located outside of the City's corporate limits but within three miles of the City. The land division ordinance regulates all land divisions which create lots, including subdivisions, minor land divisions, and replats, within the City's corporate limits and extraterritorial plat review jurisdiction.

The City's land division ordinance sets forth design standards and other specific data requirements to be provided on all preliminary plats, final plats, and certified survey maps.

This ordinance, requires a subdivider to install subdivision improvements such as street pavements, sidewalks, utilities, street lamps, and stormwater drainage facilities; to provide easement for certain improvements; and to make provision for park, playground, and open space sites or pay a fee in lieu of side dedication.

C. PUBLIC HEALTH AND WELFARE

Chapter Eight of the Municipal Code of the City of West Bend regulates the requirements for and the means of installation of all public utilities. Restrictions mandate compulsory connection to public water distribution services and sanitary sewage services when such services become available. County requirements also mandate removal of any cesspool or privy (and presumably private on-site wastewater treatment systems) after connection to public sanitary sewerage facilities. Department of Natural Resources Administrative Code NR 812 requires that all private wells be abandoned and properly filled within a short period of time after public water services becomes available to the property.

SECTION 3.6 EXISTING PUBLIC FACILITIES

Public utility systems are among the most important elements influencing community growth and development. Moreover, certain utility facilities are closely linked to the surface water and groundwater resources of the area, and may, therefore, affect the overall quality of the natural resource base. This is particularly true of sanitary sewerage, water supply, and storm water drainage facilities, which are in a sense modifications of, or extensions to, the natural lake, stream, and watercourse system of the area and the underlying groundwater reservoir. Knowledge of the nature, location, and capacities of these utilities is, therefore, essential to intelligent land use planning (Land Use Plan: 2010; SEWRPC).

A. SEWER AND WATER

1. TOWN

Presently, the Town is provided sanitary sewer service from the City of West Bend as contracted services within a few selected areas. These contracted areas include the Silver Lake Sanitary District, a portion of the West Bend Country Club, and the Cedar Lake Campus. The rest of the Town is served solely by onsite septic systems and private, commercial, or shared wells. There is no public water supply in the town.

2. CITY

The City operates its own wastewater utility including collection system and wastewater treatment facility. The City of West Bend sewage treatment facility has a design hydraulic loading capacity of 9.0 million gallons per day (mgd) on an average annual flow basis. The average annual flow rate in 1997 was about 4.5 mgd. The increase in sewered population from about 30,000 persons in 1995 to about 50,500 persons, assuming full development of vacant lands within the sewer service area as envisioned under the City's land use plan, is estimated to result in a flow rate between 7.6 and 8.5 mgd on an average annual basis, with the

total flows being somewhat dependent upon the sewage flows generated by new commercial and industrial land uses. Thus, the existing sewage treatment plant should have adequate capacity to treat sewage flows from the expanded sewer service area (Sanitary Sewer Service Area for the City of West Bend and Environs; SEWRPC).

The City of West Bend Water Utility provides service to all the residents and businesses located within the City's incorporated area. The existing water supply comes from nine municipal wells with an approximate combined yield of 8,125 gpm. The City has two in-ground storage reservoirs, three ground storage tanks, and four elevated storage tanks having a combined available capacity of approximately 4.6 million gallons. By the year 2010, the additional required storage for operating purposes is estimated to be 1.69 million gallons and is projected to increase to 2.23 million gallons by the year 2030. At current capacity a total of 11 million gallons per day of treated water is available. In 1992, the utility pumped 116.7 gpcd with an average daily of 2.96 mgd. The peak amount pumped in a year was 140.2 gpcd in 1979. The peak day occurred on August 14, 1978 with 5.99 mgd pumped. The Water Utility currently has 110 miles of water mains for water distribution. The mains range from 4-18" in diameter and are mainly constructed of ductile iron. Within the system there are 2032 public, 159 private, and 7 utility valves, as well as 1190 public, 221 private, and 10 fire hydrants.

B. STORM WATER DRAINAGE

1. TOWN

The Town of West Bend generally uses a rural road cross-section with roadside ditches and culverts to handle its storm water. A new development is required to detain water from the 100-year proposed event and release it at the 2-year existing rate. The Town of West Bend requires new developments to construct stormwater detention/retention facilities to manage both the quantity and quality of stormwater.

Stormwater ponds, ditches, culverts etc. eventually drain to the floodplain, wetland, river, creek, ponds and lakes in the Town of West Bend. The general stormwater management plan requirements are detailed in Section 18 (Stormwater and Erosion Control Ordinance) for the Town of West Bend, Washington County, Wisconsin dated December 1998. In addition, the general practice of the Town is to also require that the Best Management Practices be maintained.

2. CITY

The boundary agreement area lies in the Silver Creek and Quaas Creek drainage basins. Stormwater management within the City of West Bend is generally accomplished by the use of urban street cross sections with curb and gutter; inlets to and piped storm sewers; and as necessary storage facilities. The existing stormwater management system of the City consists of approximately 95 miles of storm sewer discharging to natural channels, the major inland lakes of the area, and to the Milwaukee River. In addition, the City has several areas that utilize a rural cross section with roadside ditches and culverts. Storm water storage facilities include natural floodland and wetland complexes and some storm water detention and retention basins designed to manage both the quality and quantity of storm water flows. Management plan details can be found in Volume 1 of "A Stormwater Management Plan for the City of West Bend Washington County Wisconsin" by SEWRPC.

C. TRANSPORTATION

Transportation facilities are among the most critical elements influencing the spatial distribution of urban development within the area. The relative availability of transportation facilities will influence the path and mode as well as the frequency of personal travel. The accessibility of a site to concentrations of population and employment and to community facilities and services will influence the type and intensity of its development. The accessibility is, in turn, a function of the transportation system. Thus, transportation facilities are an important determinant of the location and form of urban development and, to a considerable extent, determine the efficiency of all other functional elements of such development (Land Use Plan: 2010;SEWRPC).

1. TOWN

The Town of West Bend transportation is accomplished through private usage, car pooling and access to the Washington County Commuter Express. Many residents of the Town are employed in the Milwaukee area and use Hwy 45 as their access to the Milwaukee area. Hwy 45 access is located on Paradise Drive approximately one half mile from Town/City boundary.

2. CITY

The City of West Bend "Transportation System Plan: 2010" by SEWRPC references all the important transportation needs of the City. Included are significant elements for the city including a car-pooling plan, regional transit system plan, local transit system plan, railway, and airport system plan which is up for expansion in the coming years. One other significant

component not mentioned in the transportation plan is the Shared Ride Taxi Service, which provides the public with ample means of travel throughout the city.

D. POLICE AND FIRE RESCUE SERVICES

1. TOWN

The Town of West Bend has one Police Officer that is in charge of upholding Municipal Ordinances. Other law enforcement needed for the Town is provided by Washington County Sheriffs Department located at 500 N. Schmidt Road, West Bend, WI 53095. The residents also have 911 access for emergency situations.

The Town of West Bend contracts with the City of West Bend for fire protection for the majority of lands in the Town. The Town also has two other fire departments, Slinger and Allenton that service parts of the Town mostly on the west and south/west part of the Town.

Each fire district also provides rescue services for that area. The City of West Bend Fire Department operates 4 units; Allenton department operates 1 unit, and Slinger contracts with Lifestar operating 4 units.

2. CITY

The West Bend Police Department is located within the City Hall on 1115 S. Main Street. Currently there are 56 full-time sworn officers, 19 civilian officers, and 1 K-9 Dog protecting the public. The Department is very involved in the community offering safety programs throughout the year. The department also works in conjunction with the school district in the DARE program in an effort to teach kids the dangerous effects of drug abuse.

The West Bend Fire Department currently operates at three stations throughout the City providing fire service to the City of West Bend as well as contract services to two towns including the Town of West Bend. The department is well equipped with a staff of 40 full-time and 20 part-time firefighters as well as the following fire fighting vehicles: four fire engines, two ladder trucks, one tank truck, one compressed air and light truck, one grass fire truck, four ambulances, and five service vehicles. Many programs and community services are performed by the department including safety training for group homes, juvenile fire counseling programs, school safety, CPR, and other various community education programs. The Insurance Service Office (ISO) has the West Bend Fire

Department rated as a class 3. In the future the department is looking to increase the staff to improve fire safety within the City of West Bend.

E. PRIVATE UTILITIES

1. TOWN

Private Utilities including natural gas (in certain areas of the Town), electric power, telephone service and cable TV are available to property owners within the Town. Natural gas and electric power are provided by Wisconsin Gas and Wisconsin Electric (WEPCO). Telephone services are provided by all the major telephone companies. Cable television is provided by Charter Communications.

2. CITY

Private utilities including natural gas and electric power telephone service and cable TV are available to all property owners within the City. Natural gas and electric power are provided by Wisconsin Electric. Telephone service is provided by all major telephone companies. Cable television is provided by Charter Communication.

F. PARK AND RECREATION FACILITIES AND PROGRAMS

1. TOWN

The Town of West Bend does not have any of its own parks but has established a Park Fund, funded by fees from developers with Land Divisions. These funds are held in an account to eventually acquire land and establish a Town Park. There are currently two County maintained parks within the Towns boundaries. One small wayside park is located on Hwy NN just west of Little Cedar Lake. A second is Ridge Run County Park over which the Town has jurisdiction of 140 acres. This area includes a large pavilion area that is used for numerous large picnics. There are numerous trails that connect lands of the Town to the City. Camp Silverbrook of approximately 260 acres, a private camp operated by Girl Scouts of America, is located on Lucas Lake within the Town.

2. CITY

The City of West Bend owns and maintains 1067.63 acres of parks and open space in the City. There are 33 different sites, 5 of which are less than 2 acres in size, 2 of which are 3-5 acres, 18 are 6-35 acres, 8 of which are over 35 acres and the largest is Glacial Blue Hills Recreation Area in excess of 200 acres in size. Many of the parks have many recreation

facilities and activities offered including football, soccer, softball, baseball, tennis, and volleyball. The City manages and maintains one public swimming facility within Regner Park that also doubles as an ice rink in the winter. Trails connect many parks throughout the City Park System forming parkways that tie the urban to the rural areas throughout the City. The public has many opportunities to get involved in recreational programs that are offered for all ages. The 2020:Park and Open Space Plan by SEWRPC further defines the future needs for the City.

G. LIBRARY SERVICE

The West Bend Library recently completed a major expansion in 1999-2000 that included an addition of more than 35,000 square feet offering the public an enhancement of services, resources, and programs. The library currently has a staff of more than 35 people to help sort through over 150,000 books, over 350 periodicals, and more than 5,000 videos. There are many rooms available throughout the library accommodating groups of people from 12-40 or quiet study rooms that are available during all open hours. The library also offers several computers for Internet access. Programs that the library features include "The Outreach and Homebound Program", the Children's Department, and summer reading programs. The outreach program sends a librarian to assisted living and care centers in an effort to bring the library resources to those who are unable to visit the library because of certain special needs. The Children's Department offers story times, craft programs, and special guests for the kid's enjoyment. The Summer Reading Programs are offered to children in an effort to encourage reading with weekly activities throughout the summer.

SECTION 3.7 SOCIAL AND ECONOMIC ATTRIBUTES OF THE AREA

A. SHOPPING AND SOCIAL CUSTOMS

1. TOWN

The majority of the Town of West Bend has been developed for single-family living with a rural setting in mind. The Town has a few commercial properties which are mainly low density type businesses. The majority of these properties are located along State Hwy 33 that becomes Washington Street in the City and County Hwy P that becomes South Main Street in the City. The proximity of the City to the Town provides the Town residents with more than ample access to shopping and the use of the City's recreational facilities. In addition, several restaurants are located near the lakes in the Town. The Town's three lakes are used year round as sources of recreation.

2. CITY

The City of West Bend continues to be one the major centers of commercial activity in Washington County. Community oriented commercial land uses in the City are located predominantly in the West Bend central business district, while also along Washington Street and Paradise Drive. Various other community and neighborhood-oriented commercial districts can be found in scattered locations along Main Street and the Old Barton Village (LU2010; SEWRPC). Various social organizations exist throughout the City as well including a wide variety of churches covering all denominations.

B. RECREATIONAL NEEDS

1. TOWN

The Town is situated in a lake country area of Washington County. As such, numerous lakes are readily available for recreational access by Town residents. The City of West Bend, and the City of Milwaukee are easily accessible, thus the recreational options are virtually limitless. The Park and Recreational Facilities and Programs, described above, are excellent.

2. CITY

Application of both the per capita and accessibility standards for non resource-oriented recreation facilities indicated a need within the City for additional basketball courts, play fields, soccer fields, softball diamonds, and tennis courts. A need for additional playgrounds to serve residents in the outer portions of the urban service area and an additional swimming pool or beach to serve residents in the southern portion of the urban service area were also identified through application of the accessibility standards.

The City of West Bend Park and Open Space plan Technical Advisory committee and City staff identified certain other park site and facility needs beyond those determined by strict application of the standards. Additional site and facility needs identified included a system of bicycle and pedestrian routes and paths, facilities aimed at meeting the needs of senior citizens, a skateboarding and inline skating facility, river-front recreation opportunities, and facilities for winter recreation.

The need to protect the natural resources of the planning area cannot be determined on the basis of per capita or accessibility standards, since such need is related directly to the location and character of the natural

resources concerned rather than to population levels or distribution. The maintenance of the environmental corridors and isolated natural resource areas is essential. Natural, open uses would generally serve to meet the natural resource preservation and protection objectives within the planning area (2020 Park and Open Space Plan for the City of West Bend).

SECTION 4.0
BAA PLAN FOR AREAS A-D

This cooperative boundary plan has been entered into for the primary purpose of implementing joint planning with respect to Areas A-D, see Map 1. The portion of those areas to be developed in the City will be developed with full municipal services, including sanitary sewer and municipal water supply. The plan for these areas provides for ample buffers utilizing green space and other planning features. Further, the plan for these areas is designed to protect all conservancy lands.

With regard to the portions of Areas A-D that will remain in the Town, the parties seek to ensure that any development will be of a low density nature. Significantly, most of this territory, denoted as "Transition Area" on the plan maps, is denoted "Conservation Easement". This designation evinces an intent on the part of the parties, to the extent legally permissible, to preserve this territory. The parties recognize, however, that the landowners within these areas have property rights associated with the existing zoning designations attached to their lands. Accordingly, in the event that property owners within these areas propose any new development within these areas, the Town Plan Commission and Town Board in considering and approving any such development, through land division, planned unit development or otherwise, shall apply principals and require conditions appropriate for the maximum preservation of primary and secondary environmental corridors, upland and lowland conservancy areas and isolated natural resource areas. It is anticipated that the common but competing goals of accommodating existing zoning rights associated with the densities permitted and protecting the "Conservation Easement" areas will be accomplished through the use of clustering principals, and the Town shall be permitted to amend its zoning ordinance to implement regulations for this purpose.

The clerk or designee of the Town or City respectively shall promptly forward a copy of any formal proposal for development within Areas A-D to the clerk or designee of the City or Town. Both the Town and City shall be permitted full opportunity to comment and provide input with regard to any such proposal. The clerks and/or zoning officials for the respective municipalities shall develop a protocol for providing information to land owners and prospective developers within Areas A-D.

SECTION 4.1 DURATION OF PLANNING PERIOD

The planning period of this cooperative plan will take effect upon notification by the Department of Administration of the approval of this Plan. The duration of the planning

period shall be twenty (20) years. Accordingly, the Town boundaries, as depicted on Map 1 and located outside of the Transition Area Boundary, shall be fixed for a period of twenty (20) years. The City shall not accept any annexation petitions for lands located outside of the Transition Area Boundary within the Town of West Bend during the term of this Plan unless this Plan is amended pursuant to the provisions herein.

SECTION 4.2PROPOSED BOUNDARY CHANGES AND CONDITIONS WHICH WILL TRIGGER CHANGES

A. CITY OF WEST BEND/TOWN OF WEST BEND BOUNDARIES TO BE MAINTAINED

During the duration of the planning period, other than the boundary adjustments provided for during the Boundary Adjustment Period, no lands shall be attached to the City of West Bend by annexation or any other means, except by mutual consent of both municipalities, and no lands shall be detached by the City and returned to the Town except by mutual consent of both municipalities, through amendment of this agreement.

B. BOUNDARY ADJUSTMENT PERIOD

The Boundary Adjustment Period shall be twenty (20) years from the Department of Administration approval of this Cooperative Boundary Plan.

C. PROCEDURE FOR REQUEST FOR ATTACHMENT BY PROPERTY OWNER

Any property owner within the BAA may petition the Common Council of the City to attach to the City after the effective date of the Plan pursuant to the following procedures:

1. The petition must be made in writing and must state the property owner's name, mailing address and tax key number. In addition, the property owner must submit a map showing the location of the property to be attached and surrounding properties. The petition shall be delivered to the City Clerk.

2. The City Clerk shall forward a copy of the attachment petition and map to the Town Clerk.

3. If the property is within the BAA and otherwise meets all applicable requirements and conditions required under the Plan, the Town waives any objection to attachment of said property to the City.

4. The Common Council shall consider the petition at a meeting of the Common Council and refer the petition to the City Plan Commission for its consideration.

5. The City Plan Commission shall make a recommendation to the Common Council to accept or deny the attachment petition.

6. If the Common Council approves the petition for attachment it shall adopt an ordinance attaching the property to the City.

7. Detachment and attachment will be effective one day after the ordinance is published.

SECTION 4.3IMPACTS OF DEVELOPMENT ON LAND WITHIN THE BAA

A. TOPOGRAPHY

No new environmental effects of a significant nature on the topography of the region are envisioned as resulting from the adjusting and fixing of boundaries between the Town and the City.

B. GEOLOGY/BEDROCK/SOILS/GROUNDWATER

No new environmental effects of a significant nature on geology, bedrock or soils of the region are envisioned as resulting from the adjusting and fixing of boundaries between the Town and the City. The extension of sanitary sewer will benefit the businesses and residents located within the BAA. In addition, the conversion of private septic systems to sanitary sewer is expected to have a significant positive impact on groundwater quality in the area.

C. AIR QUALITY

No new environmental effects of a significant nature on the air quality of the region are envisioned as resulting from the adjusting and fixing of boundaries between the Town and the City.

D. WETLANDS AND WATER BODIES

No new environmental effects of a significant nature on the wetlands and water bodies are envisioned as resulting from the adjusting and fixing of boundaries between the Town and the City.

E. WILDLIFE

No new environmental effects of a significant nature on the wildlife in the region are envisioned resulting from the adjusting and fixing of boundaries between the Town and the City.

F. PRIME AGRICULTURAL LAND

For land to be classified as A-Prime Agricultural Land using the SEWRPC definition, it should have soil that is appropriate for agriculture. It should also meet the following criteria: The size of the farm should be at least thirty-five acres, a minimum of fifty percent (50%) of the acres' soil must meet soil conservation standards for national or statewide importance for prime farm land and the farm should be located within a block of farm land that contains a 100 acre minimum. Since virtually none of the lands designated to remain within the Town are designated as prime agricultural lands on the Land Use Plan, the impact will be negligible.

G. PARKS AND OPEN SPACE

It is anticipated that there will be a significant positive impact on the area within the Boundary Adjustment Area as well as surrounding areas due to the fixing and adjusting of boundaries between the Town and City. It is further anticipated that all park and open space requirements for the Boundary Adjustment Area and a significant portion of the surrounding areas shall be addressed through implementation of the Town and City Land Use Plans, together with the restrictions on development as set forth herein.
The availability of these park and open space areas as well as the other facilities will result in a significant benefit to people within as well as without the BAA.

H. LAND USE PLAN AND ZONING ORDINANCES

Both the City of West Bend and the Town of West Bend have current land use and zoning ordinances which take into consideration the elements of environmental concerns in the proposed use of the lands both within the Boundary Adjustment Area as well as in the surrounding areas. These ordinances take into consideration issues related to a high quality of life and the land uses proposed for development in each municipality's Land Use Plans provide for the necessary residential, commercial, industrial, institutional and governmental development, as well as open space and natural areas. With these guidelines and restrictions, the impacts on the BAA and surrounding areas should be positive, in part due to the elimination of uncertainty about respecting the jurisdiction under which the lands will be developed and governed.

I. ALTERNATIVES TO PLAN

No significant environmental consequences are expected to result from the adjusting and fixing of boundaries between the Town and the City, therefore no alternatives were considered in relation to environmental consequences.

SECTION 4.4 SERVICE PROVISIONS

A. GENERAL MUNICIPAL SERVICES

The Town will maintain all public improvements and provide municipal services including fire, safety, maintaining and plowing of streets, and a recycling collection center, to and for properties located within the Town in the BAA during the Boundary Adjustment Period.

B. PUBLIC SANITARY SEWERAGE AND WATER SUPPLY DURING THE BOUNDARY ADJUSTMENT PERIOD FOR PROPERTIES WITHIN THE BAA

PROPERTIES WITHIN THE BAA TO BE PROVIDED SANITARY SEWER AND WATER FROM THE CITY OF WEST BEND

a. Petition for Attachment Required.

Before a property owner can receive either sanitary sewerage services or connection to the City water supply, the property owner must first petition for and become attached to the City.

i. Properties located within the BAA and not presently served by a public water supply will be provided with water service by the West Bend Water Utility following a request for water lateral installation and/or water main extension. Service shall be provided in accordance with the effective Rules and Regulations of the West Bend Water Utility as approved by and on file with the Wisconsin Public Service Commission.

ii. The City of West Bend, following a request for sewer main extension and/or sewer lateral installation, will provide properties located within the BAA and not presently served by a public sanitary sewer with sewer service. Service shall be provided in accordance with the effective section of the Municipal Code and the City's Plumbing Code.

iii. Nothing in this subsection prevents the City from agreeing, in its discretion, to extend public sanitary sewer or City water supply to a property who has petitioned for attachment, but said petition has been denied by the City.

b. **Town Residents Cannot Be Required to Connect**

Property owners within the BAA shall not be required, without the property owner's consent, to hook up to City public sanitary sewerage or public water supply while that property remains within the Town

c. **Notice to Town Required**

The City shall be permitted to extend utilities across Town lands within the BAA upon thirty days prior written notice to the Town. The Town shall not object to the extension of utilities within the BAA by the City. The Town hereby grants the City use of public ways for the construction of all necessary interceptor and mains. The City agrees to incorporate any reasonable recommendations of the Town Engineer respecting any such extension.

d. **Payment of Special Assessments or Levies**

Any owner of property detached from the Town and attached to the City not otherwise exempt from a required connection to the City public sewerage and water systems, shall be permitted a five year exemption from the requirement to connect to the City systems. The five year period shall commence upon attachment to the City or availability of service, whichever is later. This exemption shall be conditioned upon the property owner providing evidence to the City, on an annual basis, that the private septic system and well servicing the subject property are functioning in accordance with all administrative code requirements. Upon the City's extension of public sanitary sewerage or public water supply to a property, the owner, shall have the option of paying the special assessment or levy therefore in one lump sum, or in ten equal annual installments together with simple interest on the unpaid balance with interest not to exceed that interest rate established by the City for all special assessments within the City. The cost to the property owner including any financing involved for the provision of service shall be in accordance with City policy and statutory assessment methods. The property owner shall be assessed for the improvement upon completion of the installation of the improvements if the property is in the City at the time of installation, or, shall be assessed for the improvements at the time the property becomes a part of the City.

e. **Abandonment of Private On-Site Disposal System**

At the time that any property is connected to the City public sanitary sewerage systems, the property owner will be obligated to

abandon any private on-site disposal system in accordance with all statutory, administrative and local codes.

f. **Private Well Severance from City Water Supply**

At the time that any property is connected to the City public water supply, the owner of any private well shall sever completely from the City system the operation of his or her private water supply. Once the private water supply has been severed from the City water supply, there shall be no reconnection of said private supply to the City water supply.

g. **Alternative Methods of Severance**

As an alternative to subsection (f) above, private well severance may be accomplished as follows:

i. Remove piping and pump from well casing and abandon well in compliance with the Department of Natural Resources regulations, NR 812.26 "Well and Drillhole Abandonment" and City Ordinance 11.08.

ii. If the private well water supply is safe and the property owner wishes to continue using the existing private well, he or she shall obtain a permit from the City Building Inspection Dept. Well water may then be used to supply water to hose faucets outside of a building served by the City water supply. All existing or newly installed hose faucets shall be provided with an approved vacuum breaker or backflow preventer so that private well water does not commingle with City water supply.

h. **Maintenance of Private Wells upon Severance**

Private wells, after complete separation from the municipal system, shall be allowed to be maintained by the owner, if the owner complies with all applicable City Ordinances.

i. **Schedule for Sewer and Water Improvements**

The schedule for installation of sewer mains and water mains within the BAA is dependent upon the availability of existing mains which may be connected to as well as the availability of sewage pumping stations or water pumping facilities where necessary. The planned and logical extension of the mains must be

considered when requests for main extensions and service to individual properties are received.

The City will take the above conditions into consideration along with the cost of extending sewer mains or water mains and providing any necessary pumping facilities. The availability of sewer and water service will depend upon location and upon the schedule for development of adjacent areas and/or the extension of sewer mains and water mains to those areas. That schedule cannot be determined at this time.

C. POLICE AND FIRE SERVICES

Once property within the BAA is attached to the City, the City police and fire departments will provide full-time, around the clock police and fire protection and service to the areas. Current resources and planning will be implemented immediately to insure a smooth and trouble free transition.

SECTION 4.5BAA LAND USE PLAN

Except as otherwise provided herein, the Land Use Plan for the Boundary Adjustment Area shall be the current City of West Bend Land Use Plan and attached hereto as Appendix D.

SECTION 4.6 ENVIRONMENTAL EVALUATION

As the Boundary Adjustment Plan is implemented the development that occurs within the BAA has the potential to impact negatively on both the general environment and the public. Impacts such as: increased stormwater runoff; increased vehicular traffic; increased noise in terms of both decibels and duration; increased night time illumination; increased ambient air contamination by chemicals, dust particles, and odors; increased wastewater; increased solid waste; increased criminal activity; and increased fire hazard can be expected in any urban development. All of these impacts can, however, be minimized or eliminated through careful design, design review, construction methodology, and construction of the ultimate development.

SECTION 4.7 HOUSING ANALYSIS

The City of West Bend and environs would generally be classified as a moderate growth area. As depicted in Table 1, the City has grown at the rate of about 3000 persons every ten years, representing a population growth of about 29.8 percent from 1970 to 1980, and 14 percent from 1980 to 1990. The Town of West Bend experienced a population increase of about 29.1 percent from 1970 to 1980, and 28.4 percent from 1980 to 1990. Over the same 20-year period, the Washington County population increased 32.9 percent from 1970 to 1980, and 12.4 percent from 1980 to 1990. As urban migration expands

from the Milwaukee metropolitan areas, the West Bend urban area may anticipate increased growth pressures.

TABLE 1

	City of West Bend	Town of West Bend	Washington County
Population: 1970	16,555	2,779	63,839
Population: 1980	21,484	3,588	84,848
Population: 1990	23,916	4,607	95,328
Median Age	31.5	42.4	32.5

Source: University of Wisconsin Applied Population Laboratory/1990 Decennial Census--Summary Tape File 3A

Housing statistics in the West Bend urban area are illustrated in Table 2. The area is characterized by a strong desire for owner-occupied housing. The City of West Bend, Town of West Bend and Washington County have 63.8 percent, 72.1 percent and 74 percent of owner-occupied housing, all of which exceed the 57.8 percent of owner-occupied housing in the Southeastern Wisconsin area. Housing vacancy rates are also low, at 2.3 percent in the City and 4.3 percent in Washington County. The Town of West Bend experienced a vacancy rate of .9 percent in 1990.

TABLE 2
Area Housing Data

	City of West Bend	Town of West Bend	Washington County
Total Housing Units	**8,686**	**1,629**	**32,977**
% Owner Occupied	**63.8%**	**72.1%**	**74%**
% Renter Occupied	**37%**	**27.9%**	**26%**
% Vacant	**2.3%**	**0.9%**	**4.3%**
Median Value	**$73,200**	**$104,900**	**$83,200**
Median Gross Rent	**$391**	**$403**	**$390**
Median Year Built	**1974**	**1943**	**1970**

Sources: University of Wisconsin Applied Population Laboratory/1990 Decennial Census--Summary Tape File 3A

Table 3 indicates the median household and per capita income levels in the City of West Bend, Town of West Bend and Washington County in 1990. Income levels in the Town and County are slightly higher than those in the City. Incomes in the area exceed the Southeastern Wisconsin median of $32,146. The U.S. Census Bureau 1990 report indicates a City of West Bend Median Household income of $35,000 with per capita income at $15,857 and % poverty at 1.47 %. A 1998 State of Wisconsin economic report estimates that income for Washington County residents had increased by 22% .

TABLE 3

Area Income Data (Town Income Data)

	City of West Bend	Town of West Bend	Washington County
Median Household Income	$35,000		$38,431
Per Capita Income	$15,857		$14,736
% Below Poverty Level	3.5%	1.5%	3.2%

Source: University of Wisconsin Applied Population Laboratory/1990 Decennial Census--Summary Tape File 3A

SECTION 4.8 PERMIT AND ORDINANCE REQUIREMENTS

A. ORDINANCE REQUIREMENTS WITHIN THE BOUNDARY ADJUSTMENT AREA

The following Ordinances shall regulate existing and proposed development within the BAA:

1. PROPERTY WITHIN TOWN BORDERS

While property in the BAA remains within the Town, the Town's ordinances and policies shall apply.

2. PROPERTY WITHIN CITY BORDERS

Once property within the BAA is attached to the City, the City's ordinances and policies shall apply.

3. SHORELANDS ON NAVIGABLE WATERS

The provisions of sec. 59.692(7), Wis. Stats., shall apply to any lands within the BAA, which are subject to a County Ordinance enacted in accordance with sec. 59.692, Wis. Stats., including any wetlands or floodplain areas.

B. PERMIT REQUIREMENTS WITHIN THE BOUNDARY ADJUSTMENT AREA

1. PROPERTY WITHIN TOWN BORDERS

The Town will be responsible for administering all permits for properties within the BAA that are in the Town.

2. PROPERTY WITHIN CITY BORDERS

When property attaches to the City, the City shall be responsible for administering all permits for that property.

SECTION 4.9ADDITIONAL OBLIGATIONS OF THE CITY AND THE TOWN

A. SPECIAL LAND USE REGULATION WITHIN BAA AREAS

This Agreement provides for certain growth areas for the City. These are the Boundary Adjustment Areas, more specifically, the City portions of Areas A through D and Areas G1 and G2. See Appendix A. Each area is further identified by legal description on Appendix B. The Town and City, under this agreement, developed a specific Land Use Plan that shall be implemented within each Area. Neither the City nor the Town shall permit any material deviation from the Land Use Plan for these areas during the term of this agreement without mutual consent of both parties through amendment of this agreement.

1. G1 AREAS

The G1 Areas are intended to be transferred to the City to provide for immediate growth and to make for more orderly and homogenous boundary lines. The G1 territory shall be automatically detached from the Town and attached to the City effective upon the approval of this agreement by the Department of Administration, subject only to the Special Development Conditions set forth below.

2. G2 AREAS

The G2 Areas are also intended to be transferred to the City to provide for more orderly and homogenous boundary lines. In order to allow affected property owners an opportunity to plan for the transition, the properties within the G2 Area shall be permitted to remain in the Town until a petition for detachment is filed, or until December 31, 2011, at which time the territory remaining in the G2 Area shall automatically be detached. The procedure for detachment shall be as follows.

a. Detachment Within the G2 AREA. Any lands for which the City receives a petition for detachment located within the G2 Area may be detached from the Town and attached to the City without contest by the Town. The individual parcels within the G2 Area may be detached from the Town and attached to the City on an individual, separate basis or an aggregate basis pursuant to the procedures set forth below.

b. Procedure for Detachment. The procedure for detachment of any lands within the G2 Area shall be as follows:

   i. The parcel owner desirous of attaching to the City, developing or dividing an individual parcel(s), or receiving City services as set forth in below, shall file a Petition for Detachment with the Town and City Clerks prior to being permitted to attach, develop, divide or receive City services.

   ii. The City, within forty-five (45) days of receipt of a Petition for Detachment, may adopt an ordinance attaching the subject property(ies).

   iii. The Town, within forty-five days after receipt of the City ordinance of attachment, shall adopt an ordinance detaching the subject property from the Town.

c. Conditions of Detachment. The Town shall not permit development or division of individual parcel(s) within the G2 Area. The Town agrees to detach each individual parcel and the City may attach each individual parcel upon the earliest of the following events:

   i. Request on the part of the owner(s) of each individual parcel to be attached to the City.

ii. Any request for land division of any individual parcel, whether by, without limitation, Certified Survey Map, Subdivision Plat or metes and bounds legal description.

iii. Request of any individual parcel owner for extension of any City services.

d. Development of any parcel(s). For purposes of this agreement, "development" shall mean, without limitation, any request for zoning amendment, conditional or special use permit, variance, site plan, plan of operation or design approval or any change of use of any portion of a property.

e. Both the City and Town acknowledge and recognize the possibility of the creation of temporary Town islands or attachment of non-contiguous lands to the City during the G2 transition period. The State of Wisconsin, Department of Administration has determined that pursuant to a Cooperative Boundary Plan under sec. 66.0307 of the Wisconsin Statutes, such attachments are permissible.

3. AREA A

Portions of Area A within the BAA will provide for substantial areas of Conservancy, principally in the south and west portions of the area. There shall be no additional development of any nature permitted within areas designated as Conservancy and there shall be no further rezoning or land divisions permitted within the designated Conservancy areas. In the approximate north one-half of the area, mixed-use development including single-family, two family and multifamily residential development of varied density is envisioned together with commercial development and park and open space. The location of each planned use is as depicted on Map 1A. The densities for each use are set forth in Map Exhibit 2 - Boundary Area Zoning Districts. Site plan, plan of operation and aesthetics restrictions are contained in the City's Design Standards.

The portion of Area A which is to remain in the Town will be designated Conservancy Easement. There shall be no additional development of any nature permitted within these areas nor shall there be further rezoning or land divisions permitted subject only to the provisions of Section 4.0 above.

4. AREA B

Area B is planned to remain in Conservancy. There shall be no additional development of any nature permitted within areas designated as

Conservancy Easement and there shall be no further rezoning or land divisions permitted within the designated Conservancy Easement areas subject only to the provisions of Section 4.0 above. It is anticipated that the Johan quarry located in the northeast portion of Area B has an approximate five-year life remaining. The locations of the planned uses are depicted on Map 1B. The densities for each use are set forth in Map Exhibit 2 - Boundary Area Zoning Districts.

The Silverbrook Girl Scout Camp is situated in and encompasses a large portion of Area B. Nothing herein shall prohibit the construction of additional buildings and facilities so long as the buildings and facilities are used exclusively for the Silverbrook Girl Scout Camp.

Property owners within the City's 2020 Sanitary Sewer Service Boundary of Area B have the option of developing within the Town or the City. The Environmental Conservancy restrictions set forth in Map 1B associated with development of areas within City Sewer service area are only applicable if development occurs within the Town. If development occurs within the City, it shall proceed according to the restrictions and guidelines set forth below in this subsection.

Property owners within Area B within the City's 2020 Sanitary Sewer Service Boundary limits who annex to the City shall develop their property in accordance with one of the following alternatives:

a. Alternative 1: Standard City Zoning

Johann Sand and Gravel Property (TK # T13-0371)

i. Residential zoning.
ii. Densities not to exceed 4 units per acre, multi-family buildings are acceptable.
iii. 50% of multi-family buildings shall contain no more than 4 living units.
iv. Multi-family buildings shall not exceed 3 stories in height.
v. That area remaining outside of the sanitary sewer service area (14.6 acres) may not be used to determine the unit density of the property.
vi. The 14.6 acre parcel shall be restored as natural open space in order to act as a buffer.
vii. The restored buffer shall be owned and maintained by each lot owner in the subdivision.
viii. The developer will provide and pay for all required infrastructure costs according to City policy.

ix. Opportunities for public access and passive recreation to lands west of the City corporate limits will be considered by the City.

x. To the extent practical development shall be situated closer to 18th Avenue and Hwy. 45.

Other properties (TK # T13-0380-400; T13-0400-200; T13-400-500;T13-0400-400)

i. Zoning shall be single-family, low density residential.

ii. Building heights shall not exceed 1 ½ stories within the westerly 50% of the developed area.

iii. Densities shall not exceed 2.178 units per acre.

iv. Lot sizes shall not be less than 20,000 sq. ft.

v. Those parcel areas remaining outside the sanitary sewer service area may not be used to determine the unit density of the property and that area must be preserved as open space and shall be either dedicated to the public or owned and maintained by each lot owner in the subdivision.

vi. The developer shall provide and pay for all required infrastructure costs according to City policy.

vii. Opportunities for public access and passive recreation to lands west of the City will be considered by the City.

viii. To the extent practical development shall be situated closer to 18th Avenue and Hwy. 45.

b. Alternative 2: Planned Unit Overlay District

Johann Sand and Gravel Property (TK # T13-0371)

i. Residential zoning.

ii. Densities shall not exceed 4 units per acre and multi-family buildings are acceptable.

iii. 50% of multi-family buildings shall contain no more than 4 living units.

iv. Multi-family buildings should not exceed 3 stories in height.

v. That area remaining outside of the sanitary sewer service area (14.6 acres) may be used in density calculations at a rate of 2.5 units per acre.

vi. The 14.6 acre parcel shall be restored as natural open space in order to act as a buffer.

vii. The restored buffer shall be owned and maintained by a condominium association as common open space.

viii. The developer will provide and pay for all required infrastructure costs according to City policy.

ix. Opportunities for public access and passive recreation to lands west of the City corporate limits will be considered by the City.

x. To the extent practical development shall be situated closer to 18th Avenue and Hwy. 45.

Other properties (TK # T13-0380-400; T13-0400-200; T13-400-500;T13-0400-400)

i. Zoning shall be single-family, low density residential; building heights shall not exceed 1 ½ stories within the westerly 50% of the developed area.

ii. Densities shall not exceed 2.178 units per acre.

iii. Parcel sizes shall not be less than 20,000 sq. ft.

iv. Those parcel areas remaining outside the sanitary sewer service area may be used in density calculations at a maximum rate of 1 unit per acre, and those areas must be preserved as open space and shall be either dedicated to the public or owned and maintained by a condominium association as common space.

v. The developer shall provide and pay for all required infrastructure costs according to City policy.

vi. Opportunities for public access and passive recreation to lands west of the City will be considered by the City.

vii. To the extent practical development shall be situated closer to 18th Avenue and Hwy. 45.

5. AREA C

Area C of the BAA is comprised of two separate areas. The west area is an area that has been fully developed within the Town, and is an area of single-family residential development. It is anticipated that, at some point in time, the residents of the area may petition to attach to the City at such time as conventional septic systems fail. No further development is anticipated within this portion of Area C.

With regard to the eastern portion of Area C within the BAA, this Plan has been developed which will permit a mix of single and two family residential development on either side of a large open space, a large park in the northern part of the area and commercial development along South Main Street (C.T.H. "P"). The location of each planned use is as depicted on Map 1C. The densities for each use are set forth in Map Exhibit 2 - Boundary Area Zoning Districts. Site plan, plan of operation and

aesthetics restrictions will be those as set forth in the City's Design Standards.

Silver Lake Highlands Sewer Service: The City shall provide Sanitary Sewer Service upon receipt of a petition submitted by a legally organized Homeowners Association for the entirety of the Silver Lake Highlands Subdivision, subject to the following conditions:

i. A written agreement or agreements which provide, at a minimum for limiting the amount and nature of sewage from the subdivision, collecting charges associated with service, providing for inspection of the mains and laterals by the City, limiting infiltration and inflow and enforcing its ordinances relating to such service.

ii. No further divisions of lots within the subdivision shall be permitted after the effective date of this Agreement.

iii. No more than one residence per lot shall be permitted.

iv. The Town (or legally created Sanitary or Utility District) shall own and be responsible for all costs associated with construction and maintenance of the collection system.

6. AREA D

Area D of the BAA will provide for the mix of single-family residential and industrial development. The approximate western one-half of the area will be single-family residential, with the exception of a small industrial development in the extreme northwest. The approximate eastern half of the area will be developed industrial with some residential development. Most of the residential development will be divided from the industrial by a large area of open space. The location of each planned use is as depicted on Map 1D. The densities for each use are set forth in Map Exhibit 2 - Boundary Area Zoning Districts. Site plan, plan of operation and aesthetics restrictions are set forth in the City's Design Standards.

7. SPECIAL DEVELOPMENT CONDITIONS FOR THE PROTECTION OF PROPERTY OWNERS WITHIN THE G1 AND G2 AREAS

The following Special Development Conditions shall be in effect for all properties located within the G1 and G2 Areas.

a. CURB, GUTTER, SIDEWALK AND STREETLIGHT INSTALLATION

i. For existing homes or other developed property, the City shall not require any property owner in the G-1 or G-2 Area to install or pay for the installation of curbs, gutters, sidewalks, or streetlights, regardless of whether the property is in the Town or the City, except as provided below.

ii. Property owners within the G-1 or G-2 Areas shall have the right to petition the City for the installation of curbs, gutters, sidewalks or streetlights provided that a majority of the property owners in that particular area sign the petition. If the property owners petition for installation of curbs, gutters, sidewalks or streetlights, the improvements shall be paid for in accordance with the applicable special assessment statutes and special assessment policies applicable to City residents.

iii. The owners of property within any G-1 or G-2 Area, which is vacant or undeveloped, shall be subject to the installation of curbs, gutters, sidewalks or streetlights in accordance with current City policies, when that property is developed or divided.

iv. If the City installs curbs, gutters, sidewalks or streetlights within any G-1 or G-2 Area, any special assessments for such improvements on vacant or undeveloped property shall be deferred for a period of ten years following completion of the improvements. If the improvements are assessed, the assessments shall be made in accordance with the applicable special assessment statutes and special assessment policies applicable to City residents.

b. STORMWATER DRAINAGE

i. For existing homes or other improved property within any G-1 or G-2 Area, the City shall not require any property owner to install or pay for the installation of stormwater drainage facilities regardless of whether the property is in the Town or City, except as provided below.

ii. Property owners within the G-1 or G-2 Areas shall have the right to petition the City for the installation of stormwater

drainage facilities provided that a majority of the property owners in that particular Area sign the petition. If the property owners petition for installation of stormwater drainage facilities, the improvements shall be paid for in accordance with the applicable special assessment statutes and special assessment policies applicable to City residents.

iii. The general maintenance of stormwater drainage ditches shall be controlled by applicable City or Town Ordinances.

iv. The owners of property within any G-1 or G-2 Area, which is vacant or undeveloped, shall be subject to the installation of stormwater drainage facilities in accordance with current City policies when that property is developed or divided.

v. If the City installs stormwater drainage facilities within any G-1 or G-2 Area, any special assessments for such improvements on vacant or undeveloped property shall be deferred for a period of ten years (10) following completion of the improvements. If the improvements are assessed, the assessments shall be made in accordance with the applicable special assessment statutes and special assessment policies applicable to City residents.

c. SEWER AND WATER IMPROVEMENTS

i. For existing homes or other improved property within any G-1 or G-2 Area, the City shall not require any property owner to install or pay for the installation of sanitary sewer or water facilities regardless of whether the property is in the Town or City, except as provided below.

ii. Property owners within the G-1 or G-2 Areas shall have the right to petition the City for the installation of sanitary sewer or water facilities provided that a majority of the property owners in that particular Area sign the petition. The City may install and maintain sanitary sewer or water facilities, at no expense to the property owner, if it so desires. Except in the event of failing septic system or contaminated well, no property owners within the G-1 or G-2 Areas shall be forced by the City to connect to sanitary sewer or water facilities for a period of ten years from the time the service is available. Sanitary sewer or water facilities that are installed or expanded are paid for by a combination of special assessments levied against adjacent

property owners and funds raised by the City through general tax levy. Property owners subjected to special assessments within the G-1 or G-2 Areas shall be permitted to defer payment until connection to such facilities. Upon connection, such property owners shall have the option to pay such assessments in installments over ten years, with interest at the City's then current rate of borrowing.

iii. The owners of property within any G-1 or G-2 Area, which is vacant or undeveloped, shall be subject to the installation of sanitary sewer or water facilities in accordance with current City policies when that property is developed or divided.

d. TRANSPORTATION

All streets within the G-2 Area will be subject to the jurisdiction of the City of West Bend, Washington County, or the Wisconsin Department of Transportation.

With respect to local streets, there are existing arterial streets within the G-2 Area at this time, as well as officially mapped arterial streets which may be built when development occurs. Those local streets which are within the G-2 Area will be taken over and maintained by the City of West Bend. In addition, new streets will be constructed as part of new development. The City of West Bend requires the owners of property that is developed to pay for the costs of new streets. Existing streets that are improved or expanded are paid for by a combination of special assessments levied against adjacent property owners and funds raised by the City through general tax levy. Property owners subjected to special assessments shall be permitted to pay such assessments in installments over ten years, with interest at the City's then current rate of borrowing.

With regard to new intermunicipal boundary lines created through the operation of this Agreement, it is intended that the City boundary shall extend to the south right-of-way of Rusco Drive and C.T.H. NN and the west right-of-way of 18th Avenue. All other common boundary lines along rights of way shall be determined upon the detachment/attachment of individual parcels.

B. RESOLUTION OF DISPUTES WITH REGARD TO DEVELOPMENT WITHIN AREAS A, B, C AND D

This agreement provides for special restrictions with regard to development of lands within Areas A, B, C and D. It is possible that a dispute could arise relative to whether or

not a proposed development is in conformity with the special land-use planning restrictions incorporated into this Agreement. Accordingly, it is agreed that any requested change in the zoning or division of any property or any development of the property within these Areas be permitted only after determination by the Common Council or the Town Board, depending upon which body the application is before, that such change, division or development is in conformity with the special land-use planning restrictions set forth herein. Notice of any such requested change in zoning, division or development of any property within the Area shall first be submitted to the other party. The other party shall be permitted 30 days from receipt of such notice to advise, in writing, that it believes the application is not in conformity with the special land-use regulations herein. In the event the Common Council or Town Board disagree with the other party on the issue of conformity, no action shall be taken on the application, for a period, not to exceed 30 days. During this period the parties shall attempt to reach concurrence with regard to the issue of conformity. In the event that there can be no such concurrence but the City or Town wishes to pursue the zoning, land division or land development being proposed, it is agreed by the City and Town that the proposal must be transmitted to the Executive Director of the SEWRPC for review and written recommendation and, thereafter, any action by the City or Town shall be in accordance with such written recommendation(s). It is understood that the SEWRPC's review and recommendation(s) shall be based on sound planning principles, taking into account the following factors:

1. The City's Adopted Land Use Plan.

2. The Town's Adopted Land Use Plan.

3. The Land Use Plan for Washington County.

4. Traffic generation and congestion.

5. Ingress and egress patterns.

6. Stormwater drainage.

7. Any potential for groundwater contamination.

8. Availability of public sanitary sewerage facilities and water supply.

9. Site layout.

10. Cross easements.

11. Impacts upon neighboring uses including but not limited to intensity of use, noise, light, air quality, traffic, signs, landscaping and erosion control.

12. Aesthetics and buffering from residential uses and development in the area.

SECTION 5.0
PLAN AMENDMENT PROCEDURES

Amendments to the Plan may be necessary during the time period it is in effect. The following procedures shall apply to proposed amendments to this Plan.

A. An amendment to this Plan that proposes to alter the municipal boundaries from those designated herein, or to change the approved planning period shall follow all of the procedures required to adopt this original Plan under § 66.0307, Stats., including input from Washington County and SEWRPC.

B. An amendment to this Plan that does not propose to alter the municipal boundaries from those designated herein, or the planning period shall follow the same procedure as required for the original plan, except that a public hearing is not required unless an objection to the amendment is made in writing by any person to the clerk of either municipality.

Proposed amendments to this Plan shall not be effective unless adopted by resolution of each of the participating municipalities. Notice of the proposed amendment and the adoption resolution shall follow the requirements set forth in § 66.0307(4)(a). Each participating municipality shall give Class 3 notice pursuant to Ch. 985 of the Wisconsin Statutes, that the amendment will be submitted directly to the Department of Administration unless written objection to the amendment is received by the municipality within seven days after publication of the last required notice. If no written objection to the amendment is received within seven days after publication of the last required notice, the amendment may be submitted directly to the Department of Administration for approval. If written objection to the amendment is timely made, the public hearing and other requirements under § 66.0307(4)(b) and (c), Stats., apply.

SECTION 6.0
RECORD OF PUBLIC PARTICIPATION AND COMMENT

SECTION 6.1 PUBLIC MEETINGS

Pursuant to § 66.0307, Stats., a joint public hearing was held by the Town and the City on May 16, 2001, to discuss the draft plan. The notice announcing that hearing is found in Appendix I. Additionally an informational meeting open to the public was held January 11, 2001.

SECTION 6.2 PUBLIC COMMENTS

The Town and City have kept a log of public comments on the Plan since May 16, 2001. That log is reproduced and attached hereto as Appendix I.

SECTION 6.3WASHINGTON COUNTY PARK AND LAND USE DEPARTMENT AND SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION COMMENTS

The Washington County Park and Land Use Department comments are attached hereto as Appendix G.

The Southeastern Wisconsin Regional Planning Commission comments are attached hereto as Appendix F.

SECTION 6.4 COMMENT CONSIDERATION

Public comments have been received and carefully considered by both municipalities that are parties to this agreement. As a result of the comments received in early January 2001, changes were made to the draft agreement.

SECTION 6.5 COMPLIANCE WITH APPLICABLE LAWS

In accordance with the requirements of § 66.0307(3)(e), Wis. Stats., this cooperative boundary plan is consistent with all known State and Federal law and administrative rules.

SECTION 6.6 SUBMISSION TO DEPARTMENT OF ADMINISTRATION

In accordance with City of West Bend Resolution 55 and the Town of West Bend Resolution 2001-10, found at Appendix J, the Mayor and Chairperson hereby ratify and submit this Cooperative Boundary Plan between the Town and City to the Department of Administration - Division of Municipal Boundary Review for review and comment as provided for under §66.0307, Wis. Stats.

Dated this 29th day of October 2001.

Michael R. Miller
City of West Bend Mayor

Attest: Barbara A. Barringer
Barbara A. Barringer, Clerk

Dated this 29th day of October 2001.

Robert W. Seebach
Town of West Bend Chairperson

Attest: Mary Smith
Mary Smith, Deputy Clerk

FINAL

COOPERATIVE BOUNDARY PLAN
BETWEEN
THE CITY OF WEST BEND AND
THE TOWN OF WEST BEND
WASHINGTON COUNTY, WISCONSIN

APPENDIX

October 29, 2001

APPENDIX

TABLE OF CONTENTS

A. Maps: 1, 1A, 1B, 1C, 1D and Map Exhibit 2
Map 2 and 3

B. Legal Descriptions of Boundary Agreement Adjustment Areas

C. Authorizing Resolutions and Attest by Affidavits for sending Resolutions

D. City Land Use Plan: 2010 including1993 Sand Ridge - West Sub Neighborhood Plan Amendment

E. Town's Comprehensive Land Use Plan

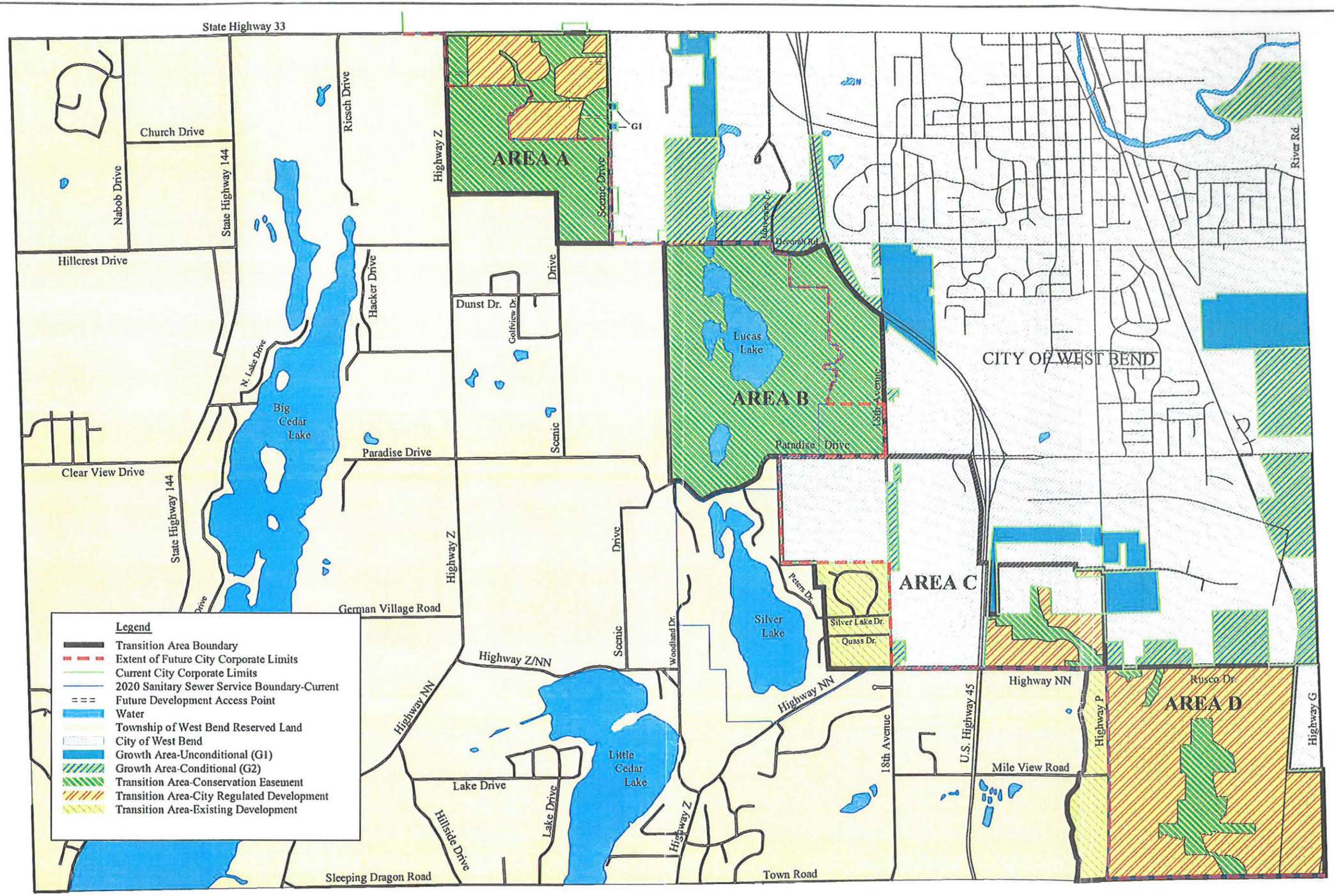
F. SEWRPC Comments

G. Washington County Parks and Land Use Comments

H. Transcript of Public Hearing

I. Log of Public Comments

J. Resolutions Authorizing Cooperative Boundary Agreement to Department of Administration

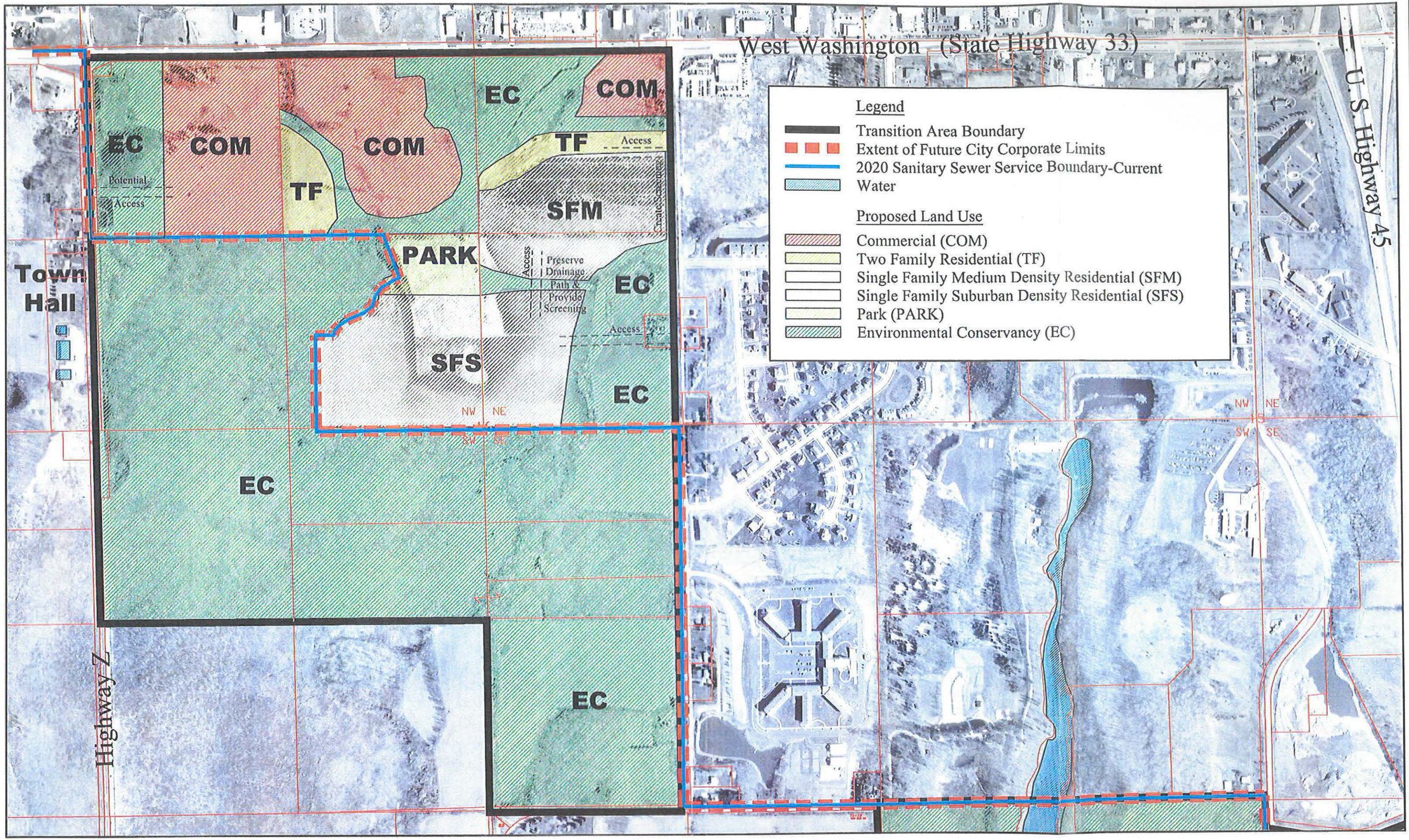


PLANNING AND DESIGN INSTITUTE, INC.
241 NORTH BROADWAY • MILWAUKEE WI 53202
(414) 271 2545

TOWN OF WEST BEND - CITY OF WEST BEND

• MAP 1 - BOUNDARY ADJUSTMENT AREAS (10-10-01) •

0 ft. 1200 2400

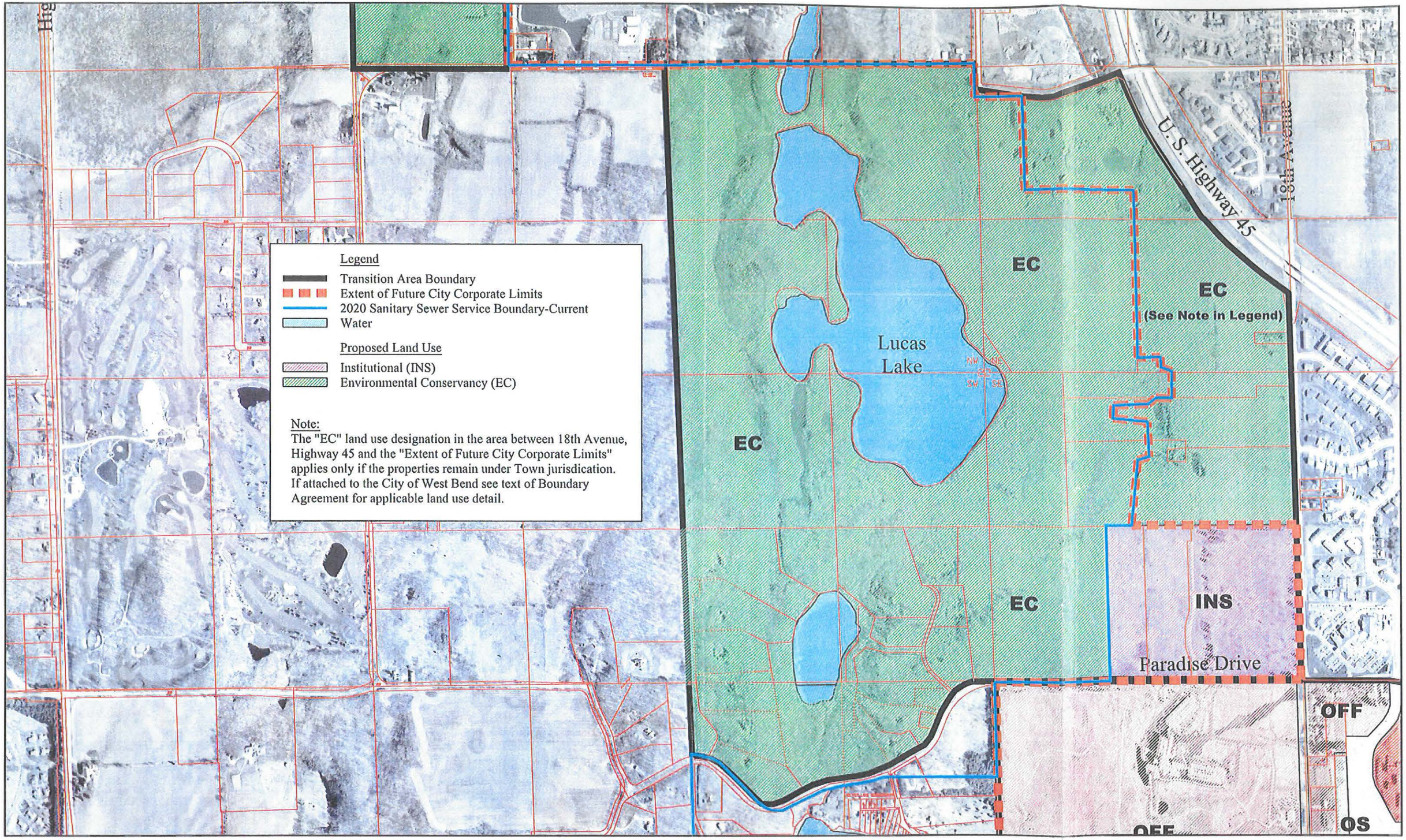


PLANNING AND DESIGN INSTITUTE, INC.
241 NORTH BROADWAY • MILWAUKEE WI 53202
(414) 271 2545

TOWN OF WEST BEND - CITY OF WEST BEND

• MAP 1A - BOUNDARY ADJUSTMENT AREA A (10-10-01) •

0 ft. 600

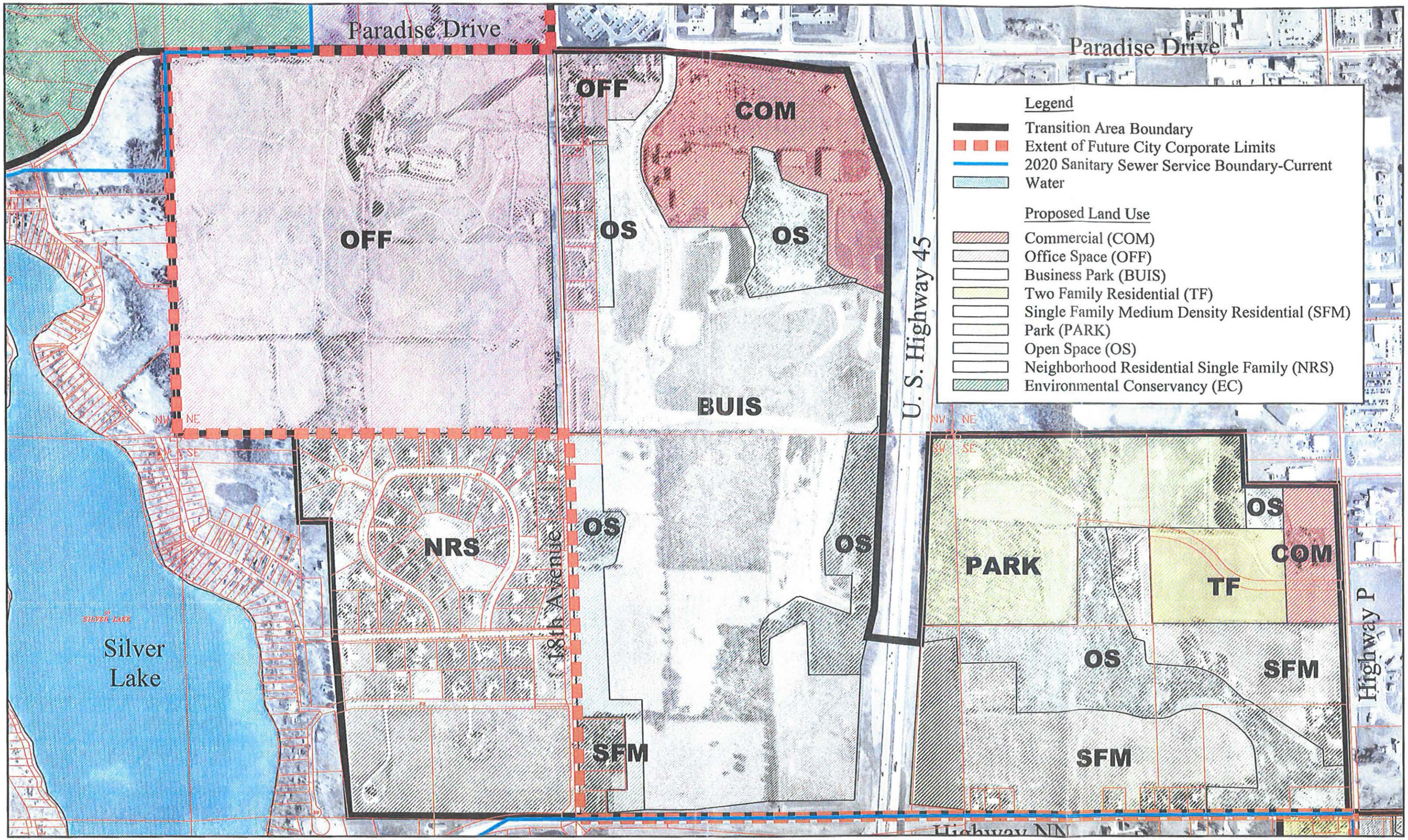


PLANNING AND DESIGN INSTITUTE, INC.
241 NORTH BROADWAY • MILWAUKEE WI 53202
(414) 271 2545

TOWN OF WEST BEND - CITY OF WEST BEND

• MAP 1B - BOUNDARY ADJUSTMENT AREA B (10-10-01) •

0 ft. 750

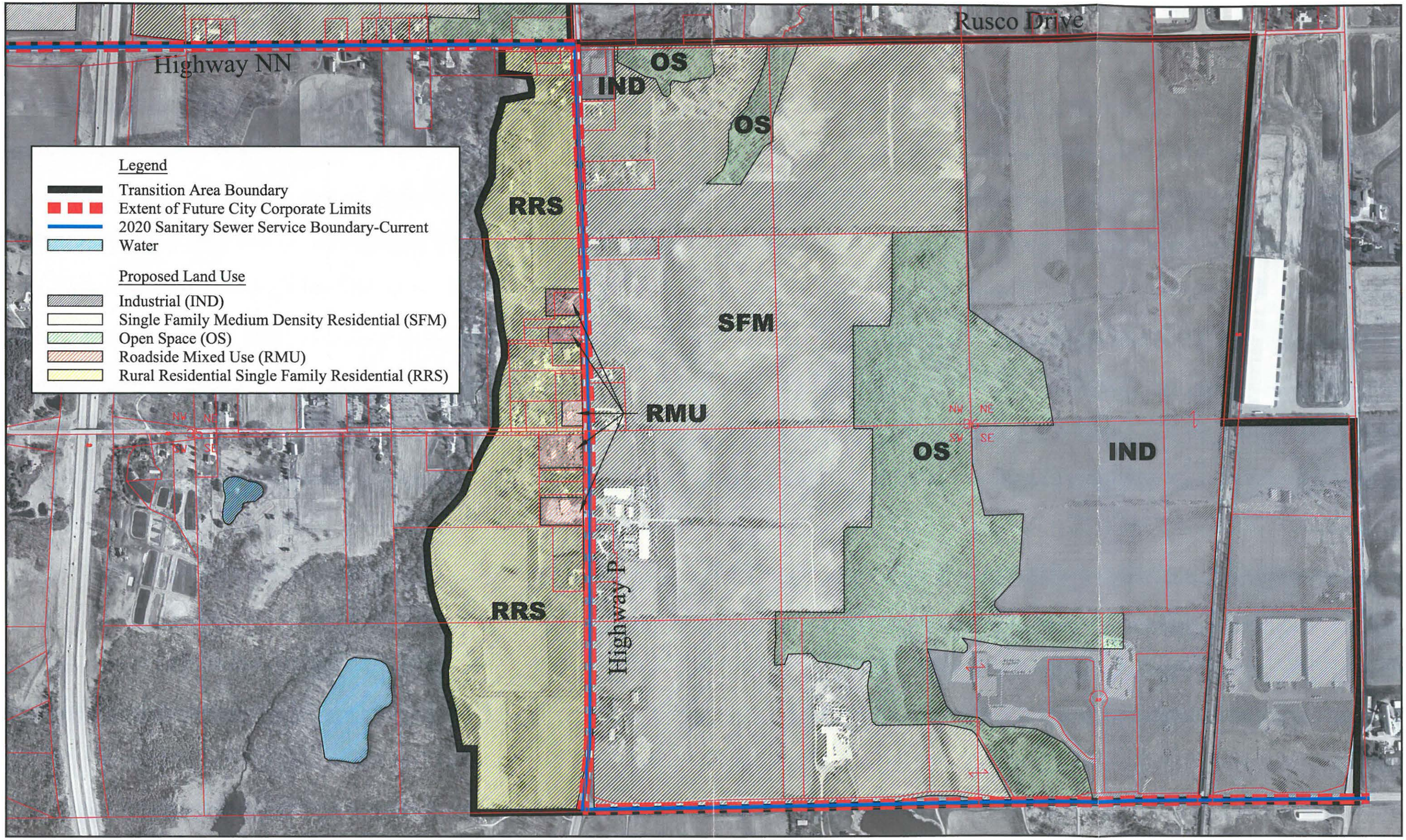


PLANNING AND DESIGN INSTITUTE, INC.
241 NORTH BROADWAY • MILWAUKEE WI 53202
(414) 271 2545

TOWN OF WEST BEND - CITY OF WEST BEND

• MAP 1C - BOUNDARY ADJUSTMENT AREA C (10-10-01) •

0 ft. 600



PLANNING AND DESIGN INSTITUTE, INC.
241 NORTH BROADWAY • MILWAUKEE WI 53202
(414) 271 2545

TOWN OF WEST BEND - CITY OF WEST BEND

• MAP 1D - BOUNDARY ADJUSTMENT AREA D (10-10-01) •

0 ft. 600

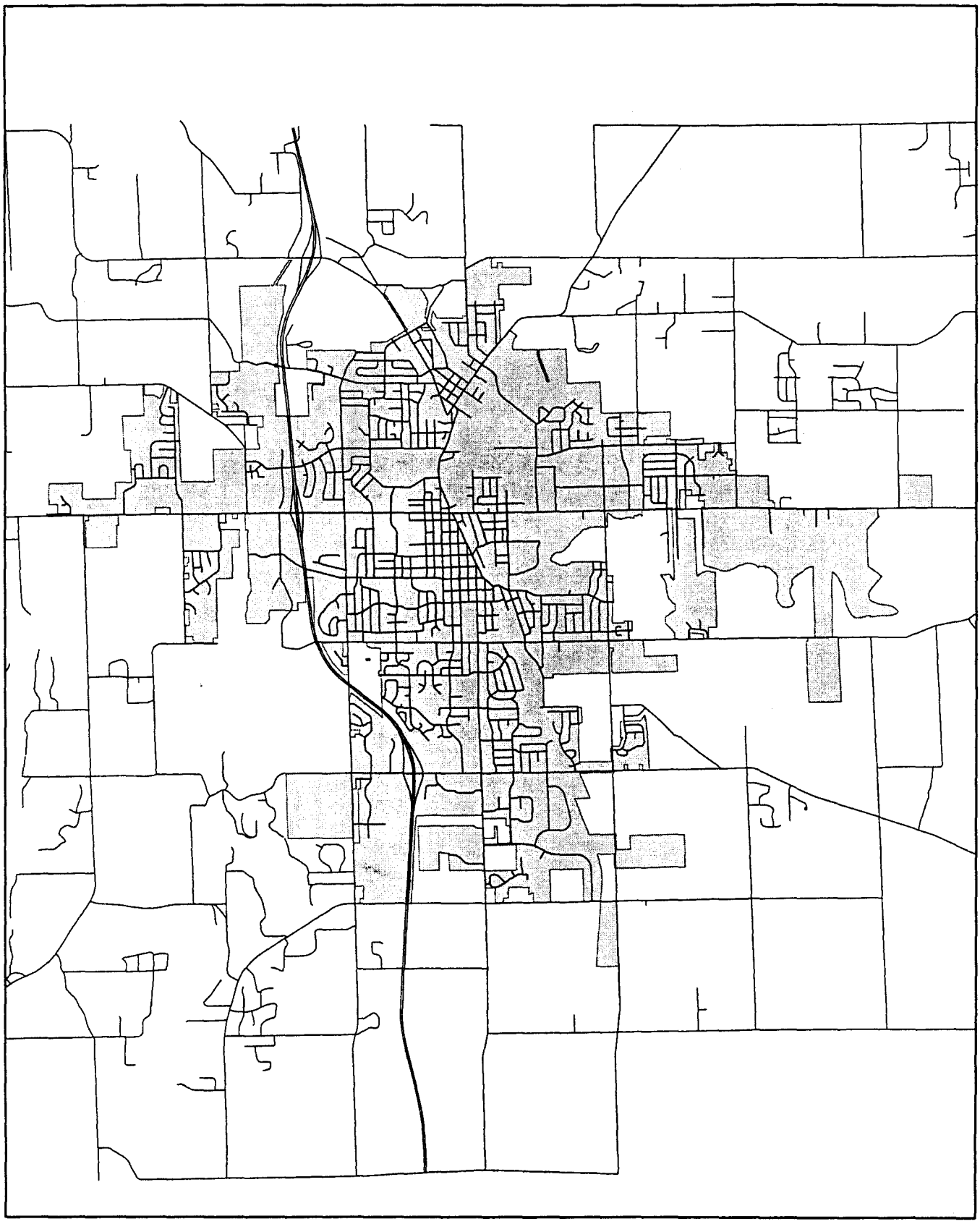
MAP EXHIBIT 2

09/05/01

BOUNDARY AREA LAND USE CATEGORIES

MAP LABELS	CATEGORY	DENSITY (MIN SIZE)
SFS	Single-family Suburban Residential	1.5 - 4.9 acres/unit
SFL	Single-family Low Density Residential	20,000 - 65,399 sq. ft./unit
SFM	Single-family Medium Density Residential	7,200 - 19,999 sq. ft./unit
TF	Two-family Residential	3,996 - 7,140 sq. ft./unit
MFM	Multi-family Medium-High Density Residential	2,904 -7,140 sq. ft./unit
OS	Open Space	N/A
COM	Commercial Development (B-1, B-3, B-4, B-6)	7,200, 22,0000, or 43,560 sq. ft./lot
BUIS	Business Development (B-4, B-6, M-3, I-1)	22,000, 43,560 or 9,600 sq. ft./lot
OFF	Office Development (B-5, B-6)	7,200 or 43,560 sq. ft./lot
IND	Industrial Development (M-1, M-2, M-3)	20,000, 40,000 or 43,560 sq. ft./lot
INS	Institutional Development (I-1)	9,600 sq. ft./lot
PARK	Park & Recreational Development (P-1)	Sufficient for Use
NRS	Neighborhood Residential Single-family (R-1N)	2.5 acres/unit
RRS	Rural Residential Single-family (R-1R)	3.5 acres/unit
RMU	Roadside Mixed Use (B-2)	1 acre/lot
EC	Environmental Conservancy	N/A

Current City and Town Boundaries



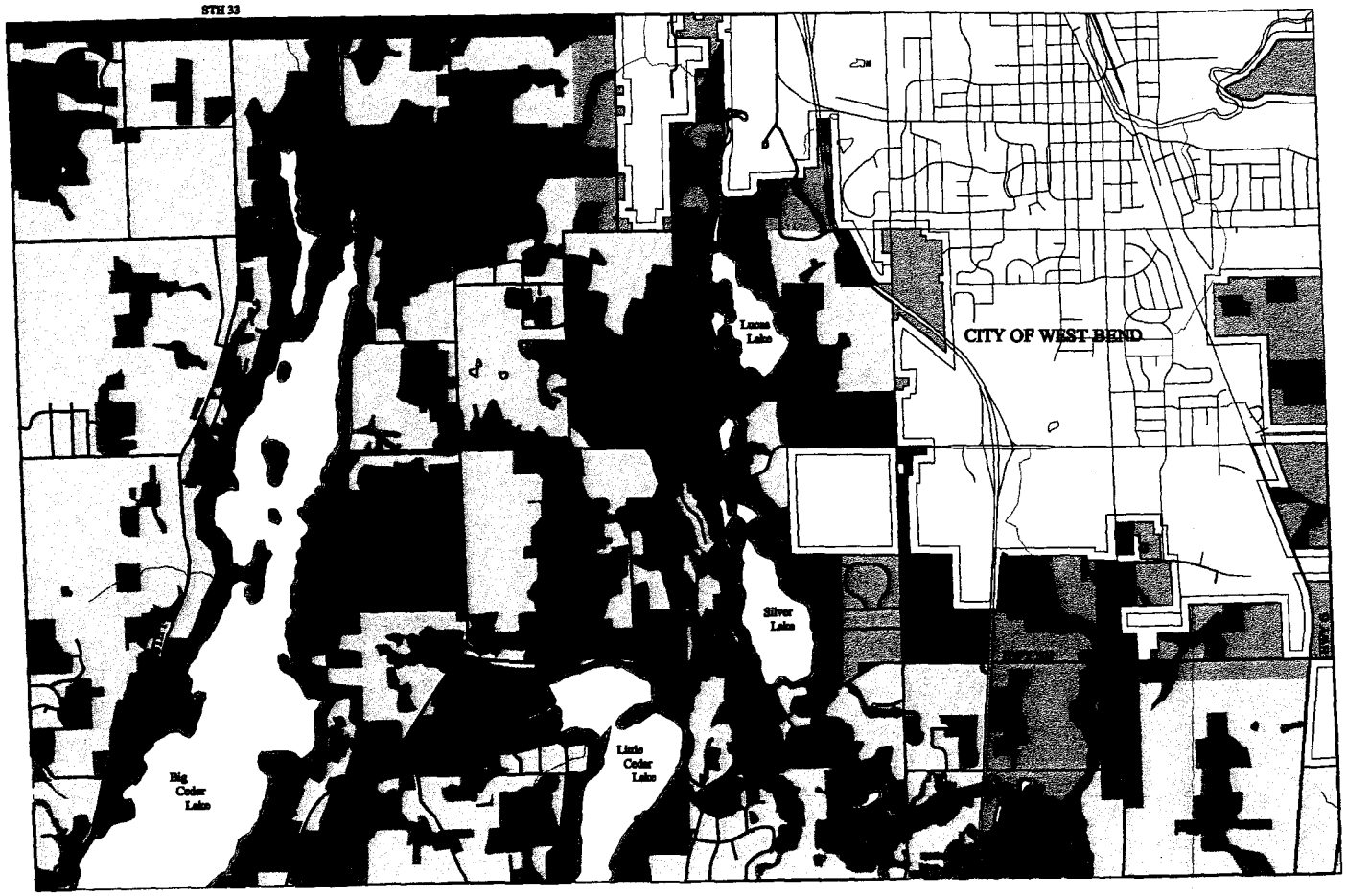


Map 2

TOWN OF WEST BEND

LAND USE PLAN

SEPTEMBER 1999



Government / Institutional
Roadside Mixed-Use
Neighborhood Resid

Rural Residential
Shoreline Residential
Shoreline Mixed-Use

Environmental Conservancy
Including wetlands, environmental corridors isolated natural resources, wildlife habitats, steep slopes and some woodlands.

PLANNING AND DESIGN INSTITUTE, INC.
231 EAST BUFFALO MILWAUKEE WI 53202 414 271-2545

0 Ft. 1,000 2000 4000

Map 3

Legal Descriptions for Growth and Transition Area Groupings

GROWTH AREAS - UNCONDITIONAL

#1 – Ridge Run Area

a) T13-0030-500 and adjacent STH 33 right-of-way to the centerline:
3653 STH 33
Description in Volume 319, Page 218

b) T13-0030-700 and adjacent STH 33 right-of-way to the centerline
3607 STH 33
Description in Volume 1488, Page 31

c) T13-0030-800 and adjacent STH 33 right-of-way to the centerline
3617 STH 33
Description in Volume 831, Page 276

d) T13-0030-801
Description in Volume 632, Page 404

e) T13-0030-802
Description in Volume 1575, Page 377

f) T13-0031
Description in Volume 667, Page 591 and Volume 1065, Page 272

g) T13-0031-001
Description in Volume 970, Page 546

#2 – 6352, 6366 Scenic Drive West

a) T13-0050-700
6366 Scenic Dr W
Description in Volume 457, Page 176;Volume 751, Page 685; and Volume 1678, Page 130

b) T13-0050-900
6352 Scenic Dr W
Description in Document No. 891562

#3 – 6308 Scenic Drive West

a) T13-0051
6308 Scenic Dr W
Description in Volume 502, Page 522

#4 – West Decorah Road and Two Parcels to the South

a) T13-0410-300 and adjacent W Decorah Rd right-of-way to the centerline to the western corporate boundary line
Description in Volume 1301, Page 239 and Volume 1621, Page 127

b) T13-0410-400
Description in Volume 203, Page 615 and Volume 463, Page 342

c) T13-0410-401
Description in Volume 1393, Page 10

#5 – Bob Fish and Park Site 'O'

a) T13-0460-310
Description in Volume 820, Page 181 and Volume 1512, Page 439

b) T13-0470-200 and adjacent CTH P right-of-way to the centerline
Description in Volume 878, Page 119 and Volume 1512, Page 439

c) T13-0460-400 and adjacent CTH P right-of-way to the centerline
5566 CTH P
Description in Volume 820, Page 181 and Volume 1512, Page 439

d) T13-0510-600 and adjacent CTH P right-of-way to the centerline
5557 CTH P
Description in Document No. 830603

e) T13-0510-100 and adjacent CTH P right-of-way to the centerline
Description in Volume 174, Page 597

f) T13-0500-700
Description in Volume 1649, Page 437

#6 – Southwest Corner of West Progress Drive and South Main Street

a) T13-0471-990
Description in Volume 494, Page 33 except west 500' of the south 1020'; except parts annexed and sold

b) T13-0471 and adjacent CTH P right-of-way (all that is not currently in the city)
Description in Volume 495, Page 480

c) T13-0470-800
North 250' of the South 670' of the East 150' of the West 500' of the NW ¼ of the SW ¼ of Section 25, Town 11 North, Range 19 East

d) T13-0470-700 and adjacent CTH P right-of-way to the centerline
5468 CTH P
North 250' of the South 670' of the West 350' of the NW ¼ of the SW ¼ of Section 25, Town 11 North, Range 19 East

e) T13-0470-900 and adjacent CTH P right-of-way to the centerline
5478 CTH P
Description in Volume 491, Page 539; Volume 700, Page 506; Volume 1545, Page 465; and Volume 1550, Page 466

#7 – South ½ of the Northeast ¼ of Section 24, Town 11 North, Range 19 East

a) T13-0430-700
Description in Volume 1779, Page 681

b) T13-0430-600
6033 Eastern Av
Description in Volume 1353, Page 675

c) T13-0430-900
Description in Volume 709, Page 588

d) T13-0430-590
Description in Volume 303, Page 623 except parts sold

e) T13-0440-100 and adjacent CTH G right-of-way to the centerline
Description in Volume 453, Page 544 and Volume 488, Page 600

f) T13-0431-900 and adjacent CTH G right-of-way to the centerline
Description in Volume 453, Page 375 and Volume 1433, Page 173

g) T13-0440-110 and adjacent CTH G right-of-way to the centerline
South 50' of the SE ¼ of the NE ¼ of Section 24, Town 11 North, Range 19 East

#8 – Scenic Drive West Right-of-Way

a) Scenic Dr W right-of-way from W Washington St to the north edge of 6206 Scenic Dr W

#9 – 18th Avenue Right-of-Way from West Decorah Road to West Paradise Drive

a) All of 18th Av from W Decorah Rd to W Paradise Dr (taking all that is not currently in the city); All U.S. Highway 45 right-of-way from 18th Avenue on the northwest to the current corporate boundary line on the southeast

#10 – 18th Avenue Right-of-Way adjacent to T13-0530-210

a) 18th Av right-of-way adjacent to T13-0530-210 (all that is not already in the city)

#11 – Corporate Center Drive

a) Corporate Center Dr from S 18th Av on the west to the current corporate boundary line on the east

#12 – 18th Avenue Right-of-Way adjacent to T13-0530-910

a) 18th Av right-of-way from CTH NN on the south to ½ mile to the north meeting the current corporate boundary line (includes all right-of-way that is not currently in the city)

#13 – CTH P Right-of-Way adjacent to T13-0480-202

a) 18th Av right-of-way adjacent to T13-0480-202 (5340 CTH P) to the centerline

#14 – Rusco Drive Right-of-Way West of the Railroad Tracks

a) Rusco Dr right-of-way from CTH NN on west to the current corporate boundary line on the east (includes all right-of-way that is not currently in the city)

#15 – Rusco Drive Right-of-Way East of the Railroad Tracks

a) Rusco Drive's north right-of-way from CTH G on the east to the current corporate boundary line on the west

GROWTH AREAS - CONDITIONAL

#16 – The Southwest ¼ of Section 15, The Southeast ¼ of Section 15, U.S. Highway 45 Right-of-Way from West Decorah Road to 18th Avenue

a) T13-0070-700 and adjacent Wheat Ridge La right-of-way to the centerline
3690 Wheat Ridge La

Description in Volume 718, Page 23 and Volume 878, Page 174

b) T13-0033 including hydro
Description in Volume 424, Page 642

c) T13-0034
Description in Volume 424, Page 642

d) T13-0040-100 and adjacent University Dr right-of-way the centerline
6127 University Dr
Description in Volume 192, Page 353

e) T13-0040-501 and adjacent University Dr right-of-way to the centerline
6201 University Dr
Description in CSM # 3409; Document Nos. 855985 and 855986

f) T13-0040-500 and adjacent University Dr right-of-way to the centerline
Description in Volume 1002, Page 458 except parts sold

g) T13-0040-800
Description in Volume1213, Page 359

h) T13-0040-300 and adjacent University Dr and W Decorah Rd right-of-way to the centerline
Description in Volume176, Page 63 and Volume 527, Page 155 except part sold

i) T13-0040-700 and adjacent Decorah Rd and U.S. Highway 45 right-of-way (those that are not already in the city)
Description in Volume 824, Page 72

j) T13-0040-400 and adjacent U.S. Highway 45 right-of-way
Description in Volume 310, Page 152 and Document No. 801848 except part sold

k) U.S. Highway 45 right-of-way from Decorah Rd to 18th Av

#17 – West Side of 18th Avenue, South of Decorah Road

a) T13-0360-800
1801 Decorah Rd
Description in Volume 536, Page 489

b) T13-0361
6081 18th Av
Description in Volume 576, Page 544

c) T13-0370-100
6073 18th Av
Description in Volume 646, Page 266 and Document No. 858521

d) T13-0370-200
6065 18th Av
Description in Volume 731, Page 657

e) T13-0370-300
6051 18th Av
Description in Volume 332, Page 146

#18 – 18th Avenue, South of Eden Drive

a) T13-0410-900

5826 18th Av
Description in Volume 1445, Page 123

b) T13-0411
5820 18th Av
Description in Volume 425, Page 143 and Document No. 863457

c) T13-0420-100
5810 18th Av
Description in Volume 207, Page 598; Document Nos. 903023 and 903025

#19 – 18th Avenue, North of Corporate Center Drive

a) T13-0521-021
Description in Document No. 883624

b) T13-0521-022
Description in Volume 159, Page 93; Volume 825, Page 311; Document No. 872743 except parts sold, CSM # 2668, part annexed, and hwy

c) T13-0521-014
Description in Volume 1726, Page 273 except part annexed

d) T13-0521-011
5616 18th Av
Description in CSM # 2668 and Volume 833, Page 404

e) T13-0521-012
5604 18th Av
Description in CSM # 2118; Volume 706, Page 214; and Volume 1728, Page 32

f) T13-0530-211
5592 18th Av
Description in CSM # 2729; Volume 849, Page 357; Volume 1728, Page 33; and Document No. 822438

g) Part of T13-0530-209 (North of Corporate Center Dr)
Description in Volume 1726, Page 273 and Document No. 859000

#20 – 18th Avenue, South of Corporate Center Drive

a) Part of T13-0530-209 (South of Corporate Center Dr)
Description in Volume 1726, Page 273 and Document No. 859000

b) T13-0530-910
Description in Document No. 864528 except part annexed

#21 – Northeast Corner of 18th Avenue and Rusco Drive

a) T13-0530-900
5338 18th Av
Description in Volume 1747, Page 537

b) T13-0530-901
Description in CSM # 2463 and Document No. 864528

c) T13-0530-800
5306 18th Av

Description in Volume 379, Page 10 and Volume 815, Page 628

#22 – 5340 CTH P

a) T13-0480-202
5340 CTH P
Description in CSM # 3869 and Volume 1213, Page 470

#23 – Rusco Drive, Quaas Creek Area

a) T13-0480-200
2850 Rusco Dr
Description in Volume 967, Page 91
b) T13-0480-310
2814 Rusco Dr
Description in CSM # 4941, Parcel 1 and Document No. 815529
c) T13-0480-320
Description in CSM # 4941, Parcel 2 and Volume 943, Page 475
d) T13-0480-330
Description in CSM # 4941, Outlot 1 and Volume 943, Page 475
e) T13-0480-340
Description in CSM # 4941, Outlot 2 and Volume 943, Page 475
f) T13-0480-500
2760 Rusco Dr
Description in Volume 446, Page 290

#24 – Southwest ¼ of the Southeast ¼ of Section 25, Township 11 North, Range 19 East

a) T13-0490-300
2648 Rusco Dr
Description in Volume 138, Page 491
b) T13-0490-400
2658 Rusco Dr
Description in CSM # 588 and Volume 539, Page 106

#25 – Northwest Corner of CTH G and Rusco Drive

a) T13-0490-700 and adjacent CTH G right-of-way to the centerline
2512 Rusco Dr
Description in Volume 997, Page 669 and Volume 388, Page 21
b) T13-0490-800
2522 Rusco Dr
Description in Volume 340, Page 585 and Volume 360, Page 251
c) T13-0490-900 and adjacent railroad right-of-way
2534 Rusco Dr
Description in Volume 963, Page 436
d) T13-0491 and adjacent CTH G right-of-way to the centerline
5337 CTH G

Description in Volume 360, Page 217; Volume 417, Page 601; Volume 736, Page 320; and Volume 1153, Page 663

e) T13-0490-600, adjacent CTH G right-of-way to the centerline, and adjacent railroad right-of-way

5385 CTH G

Description in Volume 996, Page 520 except part sold

f) T13-0481 and adjacent railroad right-of-way

Description in Volume 996, Page 520

#26 – Southeast Corner of Paradise Drive and CTH G

a) T13-0451, adjacent CTH G right-of-way to the centerline, and adjacent railroad right-of-way

Description in Volume 791, Page 106; Volume 1602, Page 652; and Volume 1761, Page 274

b) T13-0440-990, adjacent CTH G right-of-way to the centerline, and adjacent railroad right-of-way

5657 CTH G

Description in Volume 791, Page 106; Volume 1602, Page 652; Volume 1761, Page 274; and Volume 1027, Page 438)

#27 – CTH G East of Forest Highlands

a) T13-0440-790 and that part of the adjacent CTH G right-of-way to the centerline (that which is not currently in the city)

Description in Volume 791, Page 106; Volume 1602, Page 652; and Volume 1761, Page 274 except part annexed and except part sold

#28 – CTH G and Milwaukee River

a) T13-0020-900

Description in Volume 330, Page 587

b) T13-0020-810 and adjacent CTH G right-of-way to the centerline

Description in Volume 330, Page 587; Document Nos. 865942 and 870389

c) T13-0021-900

Description in Volume 330, Page 587; Document Nos. 865943 and 870390

d) T13-0030-100 and adjacent CTH G right-of-way to the centerline

6355 CTH G

Description in CSM # 692, Parcel 2 and Document No. 829893

e) T13-0030-200

6345 CTH G

Description in CSM # 692, Parcel 1 and Volume 1046, Page 399

TRANSITION AREAS

#29 - Transition Area A:

That part of Section 16, Township 11 North, Range 19 East, City of West Bend, Washington County, Wisconsin being described as follows:

Beginning at the Northwest corner of Section 16; thence east along the north section line of said Section 16 to a point on said section line that intersects the west Right-of Way line extended of Scenic Drive West; thence south along the west right-of-way of Scenic Drive West to a point that intersects the north property line of Parcel T13-0080-200; thence east following the same direction along the north property line of Parcel T13-0080-200 to a point that intersects with the east section line of said Section 16; thence south along east section line of Section 16 to a point that intersects with the south section line of said section 16; thence west along south section line of Section 16 to a point that intersects with the west line of the SE ¼ of said Section 16; thence north along the west line of the SE ¼ of said Section 16 to a point that intersects with the south line of the N ½ of the SW ¼ of said Section 16; thence west along the south line of the N ½ of the SW ¼ of said Section 16 to a point that intersects with the west section line of said Section 16; thence north to the northwest corner of Section 16 and the point of beginning.

#30 - Transition Area B:

That part of Section 22 and that part of the NW ¼ of Section 27, all in Township 11 North, Range 19 East, City of West Bend, Washington County, Wisconsin being described as follows:

Beginning at the Northwest corner of Section 22; thence east along the north section line of said Section 22 to a point that intersects with the west right-of-way line of S University Drive; thence south following west right-of-way line of S University Drive to the west right-of-way of US Highway 45; thence south following the west right-of-way line of US Highway 45 to the west right-of-way of S 18th Avenue; thence south along the west right-of-way of S 18th Avenue to a point that intersects with street centerline of W Paradise Drive; thence west along the centerline of W Paradise Drive to a point that intersects with the west section line of Section 27; thence north along the west section line of Section 27 through the west section line of Section 22 to the Northwest corner of Section 22 and the point of beginning.

#31 – Transition Area C:

That part of Section 26 and 27, Township 11 North, Range 19 East, Town of West Bend, Washington County, Wisconsin being described as follows:

Beginning at the SE Corner of said Section 26; thence west along the south line of Section 26 to the SE Corner of Section 27; thence continuing west along the south line of Section 27 to the SW corner of tax key number T13-0581-100-001; thence northwest along the west line of tax key number to the NW corner of the parcel; thence northeast along the north line of T13-0581-100-001 to the SW corner of

Silver Lake Highlands Addition No. 1; thence northwest along the west line of Silver Lake Highlands Addition No. 1 to a point on the south right-of-way of Silver Lake Dr; thence west along the south right-of-way of Silver Lake Dr a distance of 38.03 feet; thence N01-52-11W, 52.33 to the SW corner of Parcel 1, CSM # 1517; thence north along the west line of Parcel 1, CSM # 1517 to the SW corner of Lot 19, Silver Lake Highlands; thence north along the boundary of Silver Lake Highlands to the NW corner of Parcel 2, CSM # 2801; thence west along the north line of Parcel 2, CSM # 2801 to the SW corner of Lot 16, Silver Lake Highlands; thence north along the west line of Silver Lake Highlands to a point on the south line of the NE ¼ of Section 27; thence west along the south line of the NE ¼ of Section 27 to the center of Section 27; thence north along the west line of the NE ¼ of Section 27 to the NW corner of the NE ¼ of Section 27; thence east along the north line of Section 27 to the NW corner of Section 26; thence continue east along the north line of Section 26 to a point on the west right-of-way line of U.S. Highway 45; thence south along the west right-of-way of U.S. Highway 45 to a point on the south line of the NE ¼ of the SW ¼ of Section 26; thence east along the south line of the NE ¼ of the SW ¼ of Section 26 to the SW corner of the N ½ of the SE ¼ of Section 26; thence east along the south line of the N ½ of the SE ¼ of Section 26 to the SW corner of Parcel 1, CSM # 1374; thence N00-10-46E along the west line of Parcel 1, CSM # 1374, 739.31 feet to the NW corner of Parcel 1, CSM # 1374; thence S83-44-20E, 395.20 feet; thence S02-55-44E, 694.61 feet to a point on the south line of the N ½ of the SE ¼ of Section 26; thence east along the south line of the N ½ of the SE ¼ of Section 26 to a point on the east line of Section 26; thence south along the east line of Section 26 to the SE corner of Section 26 and the point of beginning.

#32 – Transition Area D:

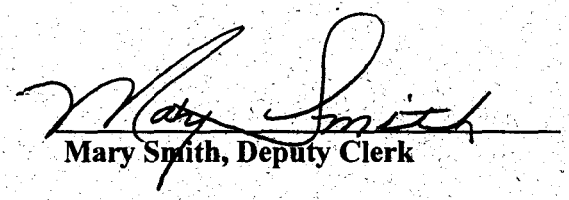
That part of Sections 35 and 36, Township 11 North, Range 19 East, Town of West Bend, Washington County, Wisconsin being described as follows:

Beginning at the SE corner of said Section 36; thence west to the SE corner of said Section 35; thence continuing west along the south line of Section 35 to a point on the Primary Environmental Corridor line; thence north along the Primary Environmental Corridor to a point where the Primary Environmental Corridor line makes a 90 degree turn to the east; thence continuing north not following the Primary Environmental Corridor line to a point on the Primary Environmental Corridor line where it makes another 90 degree turn from the east to the north; thence continuing north along the Primary Environmental Corridor line to a point on the north line of Section 35; thence east to the NW corner of Section 36; thence south along the west line of Section 36, 24.75 feet to a point on the south right-of-way line of Rusco Dr; thence east along the south right-of-way line of Rusco Dr to a point on the west right-of-way of the railroad tracks; thence southwest to a point on the south line of the NE ¼ of Section 36; thence east along the south line of the NE ¼ of Section 36 to a point on the east line of

Section 36; then south along the east line of Section 36 to the SE corner of Section 36 and the point of beginning.

I, Mary Smith, as Deputy Town Clerk of the Town of West Bend, Washington County, Wisconsin, a body corporate and politic, do hereby certify that attached hereto is a true and accurate copy of Resolution No. 2001-01 "Authorizing Preparation of Cooperative Plan with the City of West Bend", adopted January 10, 2001 and a list of agencies of whom copies of Resolution No. 2001-01 were mailed to by Certified Mail on January 12, 2001.

Dated: October 9, 2001



Mary Smith, Deputy Clerk

TOWN HALL/COMMUNITY CENTER • 6355 Hwy. Z • West Bend, WI 53095 • *Phone:* (262) 338-3417 • *Fax:* (262) 338-0427
PUBLIC WORKS DEPARTMENT & RECYCLING CENTER • *Phone:* (262) 338-1795

PRINTED ON RECYCLED PAPER

TOWN OF WEST BEND
RESOLUTION # 2001-01

Authorizing Preparation of Cooperative Plan with the City of West Bend

In the interest of promoting the public health, safety and welfare through harmonious development, in accordance with sec. 66.023, Wisconsin Statutes, the town Board of the Town of West Bend, Wisconsin, does RESOLVE as follows:

1. The Town is authorized to participate in the preparation of a cooperative plan with the City of West Bend;

2. The Town Boundary Committee is directed to work with the representatives of the City to prepare a cooperative plan for consideration by the Town Board and the Common Council;

3. The Town Board previously passed Resolution # 99-3, indicating its desire to enter into a cooperative plan with the City of West Bend and this resolution in no way supplants that resolution, but simply amplifies and reiterates that resolution:

4. The Town Clerk is directed to give written notice of the adoption of this resolution within 5 days of adoption to the following entities:

A. Department of Agriculture, Trade and Consumer Protection
Department of Administration Department of Transportation
Department of Natural Resources;

B. The Clerks of any municipality, school district, technical college district, sewerage district or sanitary district which has any part of its territory within 5 miles of either the Town of West Bend or the City of West Bend;

C. The Washington County Clerk;

D. The Washington County zoning agency created under S 59.63 (2), Wis. Stats., or the Southeastern Wisconsin Planning Commission.

Passed and approved this 10th day of January, 2001

Robert W. Seebach

Robert W. Seebach, Town Chairman

Attest: Dewayne P. Grauden

Dewayne Grauden, Clerk

List of Agencies that were sent Resolution #2001-01
"Authorizing Preparation of Cooperative Plan with the City of West Bend"

School District of Slinger, District Office, 207 Polk St., Slinger, WI 53086
City of West Bend Sanitation & Water Utilities, 251 Municipal Dr., West Bend, WI53095
Barbara Davies, Town of Trenton Town Clerk, P.O. Box 259, Newburg, WI 53060
Allenton Sanitary District, 750 Hwy 33 W, Allenton, WI 53002
Jackie Schaefer, Town of Hartford Town Clerk, 3360 CTH K, Hartford, WI 53027
Aggie Pruner, Town of Barton Town Clerk, 3482 Town Hall Rd., Kewaskum, WI 53040
Joanne Oneska, Town of Farmington Clerk, 1272 E. Green Lake Drive, West Bend, WI 53090
Suzette Schuetz, Town of Polk Clerk, 3680 STH 60, Slinger, WI 53086
WISDOT, 4802 Sheboygan Ave, Madison, WI 53702
Wisconsin Department of Administration, 101 E. Wilson St., Madison, WI 53707
Barbara Barringer, City of West Bend Clerk, 1115 S. Main St. West Bend, WI 53095
Wisconsin Department of Agriculture, Trade and Consumer Protection, P.O. Box 8911, Madison, WI 53708-8911
Wisconsin Department of Natural Resources, 101 S. Webster St., P.O. Box 7921, Madison, WI 53707
Marilyn Merten, Washington County Clerk, 432 E. Washington St., West Bend, WI 53095
Washington County Planning & Parks Department, Public Agency Center, Suite 2300, 333 E. Washington St., West Bend, WI 53095
Moraine Park Technical College, 2151 N. Main Street, West Bend, WI 53090
Orville Kern, Town of Wayne Clerk, 9115 Woodlawn Drive, Allenton, WI 53002
Slinger Utilities, 220 Slinger Road, Slinger, WI 53086
Mary Jo Lange, Village of Slinger Engineer, 220 Slinger Road, Slinger, WI 53086
Pike Lake Sanitary District, C/0 Hartford Town Chairman, 3360 CTH K, Hartford, WI 53027
Ellen Wolf, Town of Addison Clerk, P.O. Box 481, Allenton, WI 53002
John Behrens, Silver Lake Sanitary District, 3482 Hwy NN, West Bend, WI 53095
West Bend School District # 1, District Offices, 735 S. Main St. West Bend, WI 53095
SEWRPC, 916 N. East Ave., P.O. Box 1607, Waukesha, WI 53187-1607
Dean Otte, Village of Slinger Clerk, 220 Slinger Road, Slinger, WI 53086
Hilldale Sanitary District, c/o Hartford Town Chairman, 3360 CTH K, Hartford, WI 53027
Village of Jackson Public Works Department, W204 N16660 Jackson Drive, Jackson, WI 53037
Gordon Hoffman, Town of Jackson Clerk, 2726 Maple Road, Jackson, WI 53037
Wastewater Treatment Plant, Village of Jackson, W194 N16658 Eagle Drive, Jackson, WI 53037
Delmore A. Beaver, Village of Jackson Clerk, P.O. Box 147, Jackson, WI 53037

All Copies of Resolutions sent on January 12, 2001 by Certified Mail.

To: Stan Riffle

T. of W. C.
Boundary Agreement

OFFICE OF THE CITY CLERK

CERTIFICATION

I, Barbara A. Barringer, Clerk of the City of West Bend, Wisconsin, do hereby certify that the attached is a true and correct copy of Resolution No. 68, 1999-2000 Common Council, passed and approved November 8, 1999, of which a copy was sent by mail on November 11, 1999, to the prescribed governmental agencies as per the attached list.

In testimony thereof, I hereunto set my hand and the seal of the City of West Bend, Wisconsin this 8th day of May, 2000.

Barbara A. Barringer
City Clerk

RESOLUTION NO. 68
1999-2000 COMMON COUNCIL

Authorizing Preparation of Cooperative Plan
With the Town of West Bend

In the interest of promoting the public health, safety and welfare through harmonious development, in accordance with sec. 66.023, Wisconsin Statutes, the Common Council of the City of West Bend, Wisconsin do RESOLVE as follows:

1. The City is authorized to participate in the preparation of a cooperative plan with the Town of West Bend.

2. The Mayor and City Administrator, with the assistance of such city staff as they deem appropriate, are directed to work with representatives of the Town to prepare a cooperative plan for consideration by the Common Council and Town Board.

3. The City Clerk is directed to give notice of the adoption of this resolution as set forth in sec. 66.023(4)(a), Stats.

Passed and approved the 8th day of November, 1999.

Introduced by Ald.Thomas O'Meara III.

Michael R. Miller, Mayor

Attest: Barbara A. Barringer, City Clerk

STATE OF WISCONSIN
DEPT. OF ADMINISTRATION
P.O. BOX 7864
MADISON, WI 53707-7864

STATE OF WISCONSIN
DEPT. OF NATURAL RESOURCES
P.O. BOX 7921
MADISON, WI 53707-7921

STATE OF WISCONSIN
DEPT. OF TRANSPORTATION
P.O.BOX 7910
MADISON, WI 53707-7910

STATE OF WISCONSIN
DEPT. OF AGRICULTURE, TRADE AND
CONSUMER PROTECTION
P.O. BOX 8911
MADISON, WI 53708-8911

WASHINGTON COUNTY CLERK
WASHINGTON COUNTY COURTHOUSE
432 E. WASHINGTON ST.
WEST BEND, WI 53095

MR RUSSELL BECKER, CLERK
TOWN OF WEST BEND
P.O. BOX 284
WEST BEND, WI 53095

WEST BEND JT. SCHOOL DISTRICT #1
735 S. MAIN ST.
WEST BEND, WI 53095

MORAINE PARK TECHNICAL COLLEGE
2151 N. MAIN ST.
WEST BEND, WI 53090

SOUTHEAST WIS. REG. PLAN COMM.
P.O. BOX 1607
WAUKESHA, WI 53187-1607

SILVER LAKE SANITARY DISTRICT
C/O JOHN R. BEHRENS
3482 CTH NN
WEST BEND, 53095

MS. ELLEN WOLF, CLERK
TOWN OF ADDISON
P.O. BOX 481
ALLENTON, WI 53002

MS. SUZI LANDEENE, CLERK/TREAS.
TOWN OF BARTON
7039 KETTLE MORAINE DR.
WEST BEND, WI 53090

MS. JOANNE ONESKA, CLERK
TOWN OF FARMINGTON
1272 E. GREEN LAKE DR.
WEST BEND, WI 53090

MS. JUDY STERMAN, CLERK
TOWN OF HARTFORD
4775 CTH U
HARTFORD, WI 53027

MR. GORDON HOFFMAN, CLERK
TOWN OF JACKSON
2716 MAPLE RD.
JACKSON, WI 53037

MS. BARBARA WENZLAFF, CLERK
TOWN OF KEWASKUM
9055 KETTLE MORAINE DR.
KEWASKUM, WI 53040

MS. SUZETTE J. SCHUETZ, CLERK
TOWN OF POLK
4165 JANZ DR.
WEST BEND, WI 53095

MS. BARBARA DAVIES, CLERK
TOWN OF TRENTON
P.O. BOX 259
NEWBURG, WI 53060

MR. ORVILLE KERN, CLERK
TOWN OF WAYNE
9115 WOODLAWN DR.
ALLENTON, WI 53002

MR. DELMORE BEAVER, ADMIN.
VILLAGE OF JACKSON
P.O. BOX 147
JACKSON, WI 53037

MR. DANIEL S. SCHMIDT, ADMIN.
VILLAGE OF KEWASKUM
P.O. BOX 38
KEWASKUM, WI 53040

JOSINES W.CORDING, CLERK
VILLAGE OF NEWBURG
450 MAIN ST.
NEWBURG, WI 53060

MR. DEAN OTTE, CLERK
VILLAGE OF SLINGER
220 SLINGER RD.
SLINGER, WI 53086

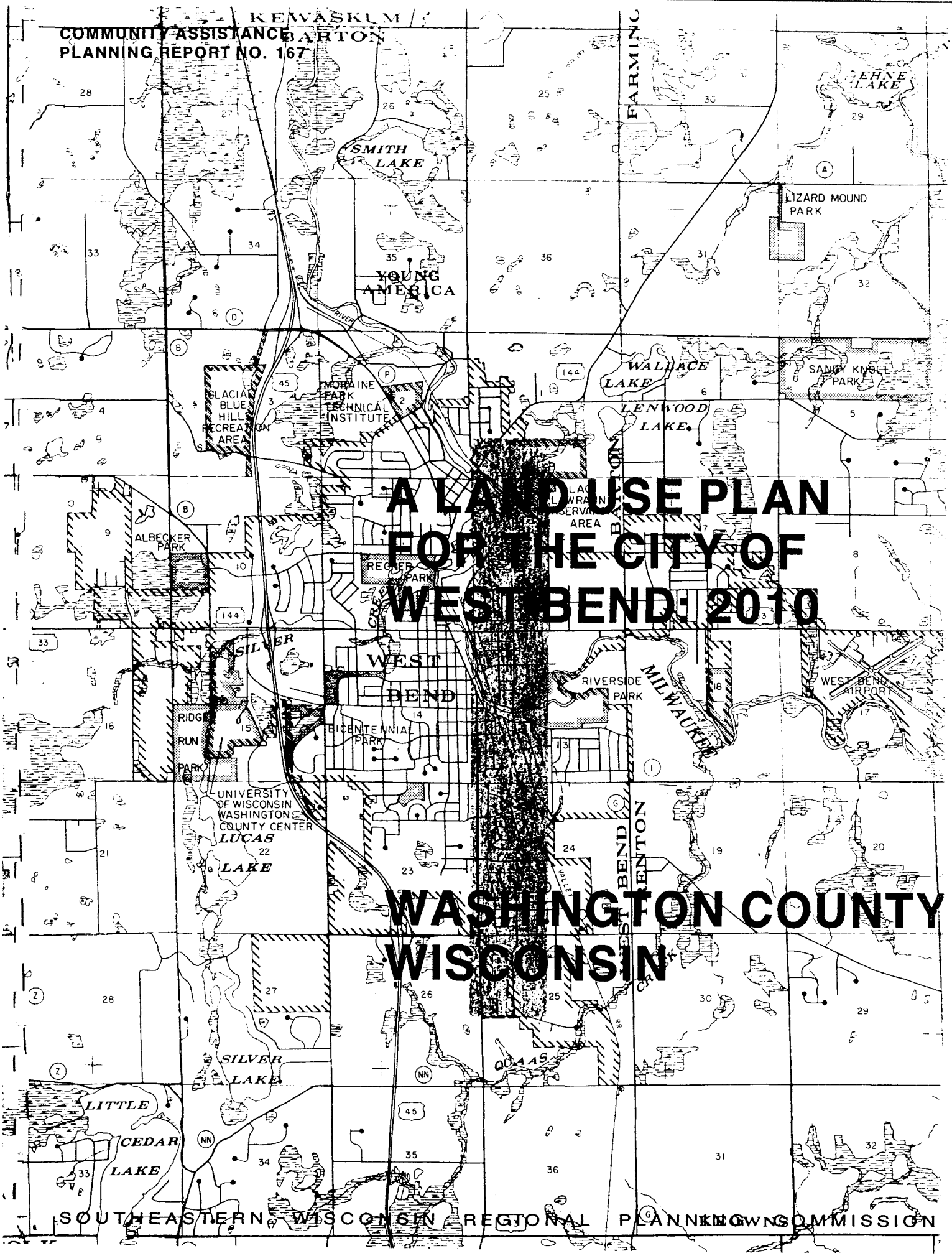
MS MARJORIE SAVANA, CLERK
CITY OF HARTFORD

109 N. MAIN ST.
HARTFORD, WI 53027

WALLACE LAKE SANITARY DISTRICT
C/O TOWN OF TRENTON
P.O. BOX 259
NEWBURG, WI 53060

SCENIC DRIVE SANITARY DISTRICT
C/O TOWN OF TRENTON
P.O. BOX 259
NEWBURG, WI 53060

COMMUNITY ASSISTANCE PLANNING REPORT NO. 167



A LAND USE PLAN FOR THE CITY OF WEST BEND: 2010

WASHINGTON COUNTY WISCONSIN

SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION

SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION

KENOSHA COUNTY
Leon T. Dreger
Francis J. Pitts
Sheila M. Siegler

RACINE COUNTY
David B. Falstad
Martin J. Itzin
Jean M. Jacobson, Secretary

MILWAUKEE COUNTY
John R. Bolden
William Ryan Drew
Thomas W. Meaux

WALWORTH COUNTY
John D. Ames
Anthony F. Balestrieri
Allen L. Morrison, Vice-Chairman

OZAUKEE COUNTY
Leroy A. Bley
Thomas H. Buestrin
Elroy J. Schreiner

WASHINGTON COUNTY
Daniel S. Schmidt
Patricia A. Strachota
Frank F. Uttech, Chairman

WAUKESHA COUNTY
Richard A. Congdon
Robert F. Hamilton
William D. Rogan, Treasurer

CITY OF WEST BEND OFFICIALS

MAYOR

Michael R. Miller

COMMON COUNCIL
Anthony R. Spaeth, Council President
James C. German
Joseph F. Gates
Hope G. Nelson
Albert W. Tennies
Wayne H. Gudex
Terence W. Vrana
Robert M. Motl

CITY PLAN COMMISSION
Michael R. Miller, Chairman
Kenneth M. Pesch, P.E.
Albert W. Tennies
A. James White
Dale L. Westby
Allen E. Hron
Jed M. Dolnick

CITY ADMINISTRATOR

Dennis W. Melvin

DIRECTOR OF COMMUNITY DEVELOPMENT

John B. Capelle

PLANNER

Mark A. Piotrowicz

SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION STAFF

Kurt W. Bauer, PE, AICP, RLS . . . . . .Executive Director
Philip C. Evenson, AICP . . . . . .Assistant Director
Kenneth R. Yunker, PE . . . . . .Assistant Director
Robert P. Biebel, PE . . . . . .Chief Environmental Engineer
Leland H. Kreblin, RLS . . . . . .Chief Planning Illustrator
Donald R. Martinson, PE . . . . . .Chief Transportation Engineer
John R. Meland . . . . . .Chief Economic Development Planner
Thomas D. Patterson . . . . . .Graphics Systems Manager
Bruce P. Rubin . . . . . .Chief Land Use Planner
Roland O. Tonn, AICP . . . . . .Chief Community Assistance Planner
Joan A. Zenk . . . . . .Administrative Officer

Special acknowledgement is due Richard R. Kania, SEWRPC Principal Planner, for his contribution to the preparation of this report.

COMMUNITY ASSISTANCE PLANNING REPORT
NUMBER 167

A LAND USE PLAN FOR THE CITY OF WEST BEND: 2010

WASHINGTON COUNTY, WISCONSIN

Prepared by the

Southeastern Wisconsin Regional Planning Commission
P. O. Box 1607
Old Courthouse
916 N. East Avenue
Waukesha, Wisconsin 53187-1607

July 1992

Inside Region $10.00
Outside Region $20.00

SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION

916 N. EAST AVENUE • P.O. BOX 1607 • WAUKESHA, WISCONSIN 53187-1607 • TELEPHONE (414) 547-6721
TELECOPIER (414) 547-1103

Serving the Counties of: KENOSHA
MILWAUKEE
OZAUKEE
RACINE
WALWORTH
WASHINGTON
WAUKESHA

July 15, 1992

The Honorable Michael R. Miller
Mayor of the City of West Bend
and Members of the Common Council
and City Plan Commission
City Hall
1115 S. Main Street
West Bend, Wisconsin 53095

Ladies and Gentlemen:

By contractual agreement dated November 16, 1987, the City of West Bend requested that the Southeastern Wisconsin Regional Planning Commission assist the City in the preparation of a land use plan together with certain related plan implementation devices for the City and environs. The planning effort was initiated in 1989 and the Regional Planning Commission staff, working with City of West Bend staff and officials, has now completed the requested plan, which is presented in this report. The adopted plan is intended to be used over time by West Bend officials as a point of departure in the making of development decisions affecting the City and environs.

In addition to setting forth an adopted land use plan and supporting plan implementation devices for the City, this report presents pertinent information on many factors affecting land use development in the West Bend area, including existing and probable future resident population and employment levels, the natural resource base, existing land uses, and existing local plan implementation devices, all of which constitute important considerations in any local planning effort. The plan includes a set of recommended land use development objectives, together with supporting principles, standards, and urban design criteria. By applying these objectives and standards to the present and anticipated future needs of the West Bend area and its population, the plan seeks to serve as an effective guide for the development of the area. The recommended land use plan presented in this report was adopted by the City Plan Commission on May 12, ~~1989~~ 1992, and subsequently endorsed by the City Common Council on June 1, 1992.

The Regional Planning Commission staff is appreciative of the assistance provided by City of West Bend staff and officials in the preparation of this plan. The Commission staff stands ready to assist the City in implementing the adopted plan over time.

Sincerely,

Kurt W. Bauer
Executive Director

TABLE OF CONTENTS

	Page
Chapter I—INTRODUCTION	1
Background	1
The Planning Area	1
Historic Urban Growth of the City of West Bend Planning Area	1
Planning Influences	3
Regional Land Use Plan	5
Regional Transportation System Plan	5
Washington County Jurisdictional Highway System Plan	5
Regional Airport System Plan	8
Park and Open Space Plans	8
Regional Water Quality Management Plan	8
City of West Bend Sanitary Sewer Service Area Plan	8
Comprehensive Plan for the Milwaukee River Watershed	10
City of West Bend Comprehensive Land Use Plans	10
City of West Bend Downtown/Central Business District Plans	11
Old Barton Village Redevelopment Plan	12
City of West Bend Comprehensive Utility System Plans	14
Study Purpose	14
The Community Land Use Planning Process	15
Inventory and Analysis	15
Formulation of Development Objectives, Principles, Standards, and Related Urban Design Criteria	16
Identification of Land Use and Facility Requirements	16
Development and Evaluation of Alternative Plans and Selection and Adoption of the Recommended Plan	16
Plan Implementation	16
Format of the Plan Report Presentation	17
Chapter II—POPULATION AND EMPLOYMENT INVENTORIES, ANALYSES, AND FORECASTS	19
Introduction	19
Population and Employment Forecasts	19
Optimistic Future Scenario	19
Intermediate Future Scenario	19
Degree of Centrality	19
Intermediate-Centralized and Optimistic-Decentralized Forecasts	20
Intermediate-Centralized Forecasts	21
Optimistic-Decentralized Forecasts	21
Urban Growth Pattern	21
Selected Forecast	22
Historical and Alternative Future Age Distribution	22
Historical and Probable Future Household Size	26
Housing Characteristics	26
City Housing Construction Activity 1962 to 1989	28
Housing Occupancy and Vacancy Rates	28
Employment Characteristics and Forecasts	30
Place of Work	30
Employment Types and Forecasts	30
Chapter III—NATURAL RESOURCE BASE INVENTORY AND ANALYSIS	33
Introduction	33
Physiography and Associated Soils and Topographic Characteristics	33
Physiography	33
Soils	35
Soil Suitability for Conventional and Mound Sewage Disposal Systems	35
Soil Suitability for Residential and Commercial Developments	38
Soils Well Suited for Agricultural Use	38
Topographic Features	41
Water Resources	41
Watersheds and Subwatersheds	41
Surface Water Resources	41

Page

Lakes 45
Rivers and Streams 45
Floodlands 45
Wetlands 46
Groundwater Resources 46
Sand and Gravel Aquifer 47
Niagara Aquifer 47
Sandstone Aquifer 47
Groundwater Recharge 47
Woodlands 49
Wildlife Habitat Areas 49
Scenic Viewpoints 52
Scientific and Natural Areas 52
Park and Open Space Sites 52
Existing Parks and Outdoor Recreation Sites 59
General-Use Outdoor Recreation Sites 59
Special-Use Outdoor Recreation Sites 59
Urban Open Space Sites 59
Rural Open Space Sites 59
City of West Bend Park System 59
Selected Trail Facilities 59
Kettle Moraine Scenic Drive 62
Ice Age Trail 62
Environmental Corridors and Isolated Natural Areas 62
Criteria for Delineating Environmental Corridors and Isolated Natural Areas 64
Importance of Preserving Environmental Corridors and Isolated Natural Areas 67
Primary Environmental Corridors . . . 71
Secondary Environmental Corridors 72
Isolated Natural Areas 72

Chapter IV—INVENTORY AND ANALYSIS OF EXISTING LAND USES AND MAN-MADE FEATURES 73
Introduction 73
Existing Land Uses 73
Urban Land Uses 73
Residential Land Use 73
Commercial Land Use 76
Industrial Land Use 76
Transportation and Utilities Land Use 78
Governmental and Institutional Land Use 78

Page

Parks and Recreational Land Use 82
Rural Land Uses 82
Natural Areas 82
Extractive and Landfill Areas 82
Agricultural Lands 83
Other Open Lands 83
Historic Preservation Analyses 83
Existing Historic Preservation Inventories 83
Community Facilities 84
Public Schools 84
City Hall 87
Police Station 87
Fire Station 88
Rating of Fire Protection Services 88
Comprehensive Fire Station Location Study 88
West Bend Municipal Airport 88
Regional Airport System Plan 88
Airport Improvements 90
Public Library 90
West Bend Gallery of Fine Arts 90
Health Facilities 90
Public Utilities 92
Sanitary Sewer System and Service Area 92
Regional Water Quality Management Plan 92
Adopted Sanitary Sewer Service Area Plan 92
Public Water Supply System and Service Area 94
Engineered Stormwater Management System 94
Local Stormwater Management Plan 94
West Bend Industrial Park South Demonstration Project 94

Chapter V—EXISTING LOCAL PLAN IMPLEMENTATION DEVICES 99
Introduction 99
Existing Zoning 99
City of West Bend Zoning Ordinance 100
Site Plan Review 100
Other Zoning Ordinances 104
Town Zoning Ordinances 104

Page

Washington County Floodplain and Shoreland Zoning Ordinances 104
The Land Division Ordinance 109
City of West Bend Land Division Ordinance 113
Other Land Division Ordinances 115
The Construction Site Erosion Control Ordinance 115
An Interim Stormwater Management Ordinance 116
Official Mapping 116

Chapter VI—DEVELOPMENT OBJECTIVES, PRINCIPLES, STANDARDS, AND RELATED URBAN DESIGN CRITERIA 119
Introduction 119
Basic Concepts and Definitions 119
Urban Design Criteria 132
Residential Development Urban Design Criteria 133
Neighborhood Recreational Facilities 133
Streets 134
Reverse-Frontage Lots to Limit Arterial Highway Access 134
Street Cross-Sections 134
Street Grades 134
Street Intersections 134
Street Alignment 135
Half-Streets 135
Cul-de-Sac Streets 135
Handicapped and Bicycle Access 135
Blocks 135
General 135
Length 135
Pedestrian Ways 135
Width 135
Lots 135
General 135
Side Lots 135
Double-Frontage Lots 135
Access 135
Lot Size 135
Lot Depth 135
Lot Width 136
Corner Lots 136
Driveway Location 136
Parking Lots for Multi-Family Residential Areas 136
Parking Lot Surfacing 136

Page

Parking Space Size 136
Parking Lot Traffic Aisle Width . . . 136
Number of Parking Spaces 136
Curbs and Barriers near Structures and Lot Lines 136
Parking Lot Location 136
General Parking Lot Landscaping 136
Parking Lot Landscaped Islands 136
Parking Lot Screening 137
General Landscaping 138
General 138
Cutting and Clearing 138
Paths 139
Street Trees 139
Building Foundation Landscaping for Multi-Family Residential Areas 139
Landscaping Free-Standing Signs for Multi-Family Residential Areas 139
Screening of Dumpsters and Mechanical Equipment in Multi-Family Residential Areas . . . 139
Wind and Landscape Planting 139
Noise and Landscape Planting 141
Above-Ground Utilities and Easements 141
Above-Ground Utility Cables 141
Utility and Drainage Easements . . . 141
Stormwater Management and Erosion/Sedimentation Control 141
Industrial Development Urban Design Criteria 142
Industry-Related Streets 142
Reverse-Frontage Lots to Limit Arterial Highway Access 142
Street Cross-Sections 142
Street Grades 142
Stormwater Drainage and Street Location 142
Street Intersections, Alignment, and Half-Streets 142
Industry-Related Blocks 142
General 142
Block Width 142
Industrial Lots 143
General 143
Lot Size 143
Lot Shape 143
Lot Depth 143

Page

Lot Width 143
Corner Lots 143
Front Yard Setbacks 143
Side and Rear Yard Setbacks 143
Onsite Parking Lots 143
Placement of Off-Street Parking Lots 143
Parking Spaces 143
General Landscaping, Above-Ground Utility Cables, Easements, Stormwater Management, and Erosion/Sedimentation Control 143
Commercial Development Urban Design Criteria Excluding the West Bend Central Business District 143
Vehicular Circulation 143
Street Cross-Sections, Grades, Intersections, Alignment, and Half-Streets 144
Limitation of Arterial Highway Vehicular Access 144
Reverse-Frontage Lots to Limit Arterial Highway Access 144
Arterial Highway Access Barriers 144
Looped Land Access Streets 144
Alignment and Shared Use of Driveways 144
Driveway Design for Entering Vehicles 144
Sight Distance and Driveway Placement 145
Driveway Spacing 145
Maximum Number of Driveways per Parcel 145
Parking Lot Access from Arterial Streets 145
Parking Visibility from Arterial Streets 145
Off-Street Parking 145
Pedestrian Circulation 145
Land Use Spatial Considerations . . . 145
Commercial Business Clustering 145
Lot Sizes, Setbacks, and Driveway Locations 146
Land Use Buffers 146
Internal Site Circulation 146
Vehicular Circulation between Adjacent Properties 146
Onsite Vehicular Circulation 146

Page

Onsite Queued Vehicle Storage 147
Onsite Parking Lots 147
Parking Lot Lighting 147
Onsite Service and Loading Areas . . . 147
General Landscaping 147
Urban Landscape Plant Selection 147
Site Furniture and Amenities 147
Above-Ground Utility Cables, Easements, Stormwater Management and Erosion/ Sedimentation Control 147
General Commercial Area Maintenance 148
Central Business District (CBD) Urban Design Criteria 148
Vehicular Circulation 148
Parking 148
Delivery and Service Areas 148
Pedestrian Circulation 148
Urban Landscape Plant Selection . . . 148
Street Lighting 148
Street Furniture 149
Above-Ground Utility Wires, Mechanical Equipment, and Dumpsters 149
General Maintenance 149
Commercial and Central Business District Architectural Design 149
Commercial Streetscape Facades 149
Yards 150
Urban Scale and Mass 150
Streetscape Rooflines and Roof Shapes 150
Materials 150
Colors 150
Architectural Details 151
Accessory Buildings and Structures 151
Signage 151

Chapter VII—YEAR 2010 COMMUNITY LAND USE AND FACILITY REQUIREMENTS 153
Introduction 153
Urban Land Use Requirements 153
Residential Development 154
Commercial Development 157
Industrial Development 157
Governmental and Institutional Development 157
Recreational Development 157
Transportation System 157

Page

Arterial Street and Highway System Plan 157
Jurisdictional Highway System Plan 158
Mass Transit System 158
Car-Pooling Plan 158
Regional Transit System Plan 158
City of West Bend Local Transit System Plan 159
Railway Facilities 159
Airport System Plan 159
Community Facility Needs 160
Public Schools 160
City Hall and Governmental Offices 162
Fire Station 163
Public Library 163

Chapter VIII—THE LAND USE PLAN 167
Introduction 167
Plan Determinants 168
Population Forecast 168
Employment Forecast 168
Objectives and Standards 168
West Bend Urban Service Area 168
Neighborhoods 169
The Recommended Land Use Plan for the City of West Bend Urban Service Area 170
Environmental Corridors and Other Environmentally Significant Areas 170
Primary Environmental Corridors 170
Secondary Environmental Corridors 174
Isolated Natural Areas 175
Other Open Lands to Be Preserved 175
Residential Land Uses 175
Suburban-Density Residential Development 175
Low-Density Residential Development 175
Medium-Density Residential Development 176
Two-Family Residential Development 176
Medium-High-Density, Multi-Family Residential Development 176

Page

High-Density, Multi-Family Residential Development 176
Commercial Land Uses 176
Retail and Service Centers 177
Office Centers 177
Central Business District and Barton Business District 177
Riverfront Parkway 178
Industrial Land Uses 178
Governmental and Institutional Uses 178
Fire Protection Facilities 178
Educational Facilities 180
Park and Recreational Land Uses . . . 180
Neighborhood Parks 181
Community Parks 181
Major Public Parks, Trails, and Special Outdoor Recreation and Other Open Space Sites 181
The Recommended Land Use Plan for the City of West Bend Planning Area 182
Environmental Corridors and Other Environmentally Significant Areas 184
Residential Land Uses 185
Commercial and Industrial Land Uses 185
Extractive 186
Governmental and Institutional Land Uses 186
Parks and Recreational Land Uses 186
Prime Agricultural Lands 186
Rural-Estate and Other Agricultural and Open Lands 186
Transportation System Development 187
Street and Highway System 187
Mass Transit System 187
Car-Pooling Plan 187
Regional Transit System Plan 188
Local Transit System Plan 188
Railway 188
Airport System Plan 188

Chapter IX—PLAN IMPLEMENTATION 189
Introduction 189
Public Informational Meetings and Hearings 190

	Page
Plan Adoption	190
Zoning	190
C-1 Conservancy District	190
Extraterritorial Zoning	191
Landscape and Architectural Plan Review and Regulations	191
Official Mapping	192
Subdivision Plat Review and Regulation	192
The Capital Improvements Program	193
Impact Fee Ordinance	193
The Need for Precise Neighborhood and Urban Development Planning	193
Chapter X—SUMMARY	195
Introduction	195
Chapter Summary	195
Chapter I: Introduction	195
Chapter II: Population and Employment Inventories, Analyses, and Forecasts	195
Population and Employment Forecasts	195
Future Age Distribution	196
Household Size	196
Chapter III: Natural Resource Base Inventory and Analysis	196
Soil Suitability	196
Prime Agricultural Land	197
Primary Environmental Corridors	197
Secondary Environmental Corridors	197
Isolated Natural Areas	197
Chapter IV: Existing Land Uses and Man-Made Features	197
Existing Land Uses	198
Chapter V: Existing Local Plan Implementation Devices	198
Zoning Ordinances	198
Land Subdivision Ordinances	198
Chapter VI: Development Objectives, Principles, Standards, and Related Urban Design Criteria	199
Chapter VII: Year 2010 Community Land Use and Facility Requirements	199
Land Use Requirements	199
Transportation System Requirements	199
Community Facility Needs	200
Public Schools	200
City Hall and Governmental Offices	200
Fire Stations	200
Public Library	201
Chapter VIII: The Land Use Plan	201
The Delineation of Neighborhood Planning Units and Special Planning Districts	202
The Recommended Land Use Plan for the City of West Bend Urban Service Area	202
Environmental Corridors and Other Environmentally Significant Lands	203
Residential Land Uses	203
Commercial Land Uses	203
Industrial Land Uses	204
Governmental and Institutional Land Uses	204
Fire Protection Facilities	204
Educational Facilities	204
Park and Recreation Land Uses	204
The Recommended Land Use Plan for the West Bend Planning Area	205
Transportation System Development	205
Chapter IX: Plan Implementation	206
Concluding Remarks	206

LIST OF APPENDICES

Appendix		Page
A	Resolution of the West Bend City Plan Commission Adopting the Proposed Land Use Plan: 2010	209
B	Resolution of the West Bend Common Council Adopting the Proposed Land Use Plan: 2010	211

LIST OF TABLES

Table		Page
	Chapter II	
1	Alternative Population and Employment Forecasts for Southeastern Wisconsin, Washington County, the West Bend Planning Area, and the City of West Bend Urban Service Area: 1985 and 2010	20
2	Comparison of Historic Population Levels for the State of Wisconsin, the Southeastern Wisconsin Region, Washington County, and the City of West Bend: 1850-1989	22
3	Historic and Alternative Forecast Range for Composition of the Resident Population by Age Group and Sex in the Southeastern Wisconsin Region, Washington County, the West Bend Planning Area, and the City of West Bend Urban Service Area: 1980 and 2010	24
4	Comparison of Historic and Probable Future Population per Occupied Housing Unit in the Southeastern Wisconsin Region, Washington County, the West Bend Planning Area, and the City of West Bend Urban Service Area: 1960-2010	26
5	Historic Population and Housing Characteristics of the Southeastern Wisconsin Region, Washington County, the West Bend Planning Area, and the City of West Bend: 1960-1985	27
6	Residential Building Activity in the City of West Bend: 1962-1989	28
7	Housing Vacancy Rate for Owner- and Renter-Occupied Year-Round Housing Units in Southeastern Wisconsin, Washington County, and the City of West Bend: 1960-1980	29
8	Place of Work of Workers 16 Years and Older Living in Washington County and the City of West Bend: 1980	31
9	Estimated and Forecast Employment by Type in the City of West Bend Urban Service Area: 1985-2010	
	Chapter III	
10	Stratigraphy of Washington County	48
11	Known Scientific and Natural Areas in the City of West Bend Planning Area: 1985	55
12	General-Use Outdoor Recreation Sites in the City of West Bend Planning Area: 1989	61
13	Selected Outdoor Recreation Facilities for General Use in the City of West Bend Planning Area: 1989	63
14	Special-Use Outdoor Recreation Sites in the City of West Bend Planning Area: 1989	64
15	Rural Open Space Sites in the City of West Bend Planning Area: 1989	65
16	City of West Bend Park System: 1989	67
17	Point Values for Natural Resource Base and Natural Resource Base-Related Elements	70
18	Minimum Requirements for Classification of Primary and Secondary Environmental Corridors and Other Environmentally Significant Lands	71
19	Requirements for Linking Separated Natural Areas with Corridor Value	71
	Chapter IV	
20	Summary of Existing Land Use in the City of West Bend Planning Area: 1985	75
21	Summary of Existing Land Use in the City of West Bend: 1985	77

Table | Page

22 Historical Residential Land Subdivisions in the City of West Bend Planning Area: 1920-1985 79
23 1988-1989 School Year Enrollments and School Capacities for the West Bend School District 87

Chapter V

24 Summary of Existing Zoning for the City of West Bend: 1991 102
25 Summary of Existing Zoning for the Town of Barton: 1991 106
26 Summary of Existing Zoning for the Town of Farmington: 1991 108
27 Summary of Existing Zoning for the Town of Trenton: 1991 110
28 Summary of Existing Zoning for the Town of West Bend: 1991 111
29 Street Design Requirements of the City of West Bend Subdivision Ordinance for the City of West Bend and the City's Extraterritorial Plat Review Jurisdiction 114

Chapter VI

30 Urban Land Use Standards for the City of West Bend 121
31 Facility Site Area and Service Radius Standards for the City of West Bend 122
32 Number of Engine and Ladder Companies Needed within Travel Distance of Required Fire Flow 131
33 Outdoor Recreation Facility Requirements in a Typical Medium-Density Residential Neighborhood Unit 133
34 Highway Design Speed and Minimum Required Sight Distance for Direct-Access Driveway Placement 145
35 Highway Operating Speed and Minimum Spacing between Direct-Access Driveways 145

Chapter VII

36 Future Selected Urban Land Use Requirements for the City of West Bend Urban Service Area 155
37 Summary of Residential Land Use and Dwelling Unit Requirements for the City of West Bend Urban Service Area: 1985-2010 156
38 Existing 1988-1989 Public School Enrollments and Capacities and Forecast 2010 Public School Enrollments for the West Bend School District 161
39 Comparison of Total Book Volumes of Selected Wisconsin Public Libraries Serving Populations between 25,000 and 60,000: 1989 165

Chapter VIII

40 Summary of Existing 1985 and Planned Ultimate Land Use in the City of West Bend Urban Service Area 172
41 Summary of Existing 1985 and Planned Land Use in the City of West Bend Planning Area 183

LIST OF FIGURES

Figure | Page

Chapter I

1 The Community Land Use Planning Process 15

Figure Page

Chapter II

2 Historic and Forecast Future Population Levels for the City of West Bend Urban Service Area: 1890-2010 23
3 Estimated and Forecast Employment by Type in the City of West Bend Urban Service Area: 1985 and 2010 32
4 Estimated and Forecast Employment Levels for the City of West Bend Urban Service Area: 1985 and 2010 32

Chapter VI

5 Typical Cross-Sections for Streets and Highways in the City of West Bend Planning Area 127
6 Reverse-Frontage Lots for Limitation of Vehicular Access to Arterial Streets 134
7 Minimum Design of Landscaped Highway Access Barriers 134
8 Minimum Design Dimensions for Parking Lots at Various Angles 136
9 Recommended Landscaping of Automobile Parking Lots 137
10 Alternative Landscape Screening for Parking Lots 138
11 Alternative Landscaping for Free-Standing Advertising Signs 140
12 Landscape Planting and Wind Protection 142
13 Desirable Looping of Land Access Streets in Commercial Areas 144
14 Desirable Driveway Alignment and Shared Use of Driveways and Parking Lots in Commercial Areas 144
15 Conceptual Sketch of Clustered Commercial Areas along an Arterial Highway 146
16 Effect of Landscape Plantings on Air Temperature and Pedestrian Comfort 149
17 Urban Scale and Mass of Commercial Buildings 150
18 Commercial Streetscape Rooflines and Shapes 151
19 Use of Materials on Commercial Facades in Streetscape 151

Chapter VII

20 Process Used for Determining Year 2010 Urban Land Use Requirements for the City of West Bend Urban Service Area 154

Chapter VIII

21 Comparison of Existing 1985 and Proposed Ultimate Land Uses in the City of West Bend Urban Service Area 174
22 Comparison of Existing and Proposed Land Uses in the City of West Bend Planning Area: 1985 and 2010 184

LIST OF MAPS

Map Page

Chapter I

1 Location of the City of West Bend Planning Area in the Southeastern Wisconsin Region 2
2 Historic Urban Growth in the City of West Bend Planning Area: 1850-1985 4
3 Adopted Regional Land Use Plan as Related to the City of West Bend Planning Area: 2000 6

Map		Page
4	Recommended Washington County Jurisdictional Highway System Plan as Related to the City of West Bend Planning Area: 2000	7
5	Recommended Park and Open Space Sites and Facilities in the City of West Bend Planning Area	9
6	Old Barton Village Land Use Plan: 1985	13
	Chapter III	
7	Physiographic Features of Washington County and the Southeastern Wisconsin Region	34
8	Soil Suitability for Conventional Onsite Sewage Disposal Systems in the City of West Bend Planning Area	36
9	Soil Suitability for Mound Sewage Disposal Systems in the City of West Bend Planning Area	37
10	Soil Suitability for Residential Development with Public Sanitary Sewer Service in the City of West Bend Planning Area	39
11	Soil Suitability for Small Commercial Buildings in the City of West Bend Planning Area	40
12	Prime Agricultural Lands in the City of West Bend Planning Area: 1985	42
13	Slope Analysis for the City of West Bend Planning Area	43
14	Topography, Surface Drainage, Wetlands, Floodlands, and Watershed Features in the City of West Bend Planning Area	44
15	Woodlands in the City of West Bend Planning Area: 1985	50
16	Wildlife Habitat in the City of West Bend Planning Area: 1985	51
17	Topography and Scenic Viewpoints in the City of West Bend Planning Area	53
18	Known Scientific and Natural Areas in the City of West Bend Planning Area: 1985	54
19	Park and Open Space Sites in the City of West Bend Planning Area: 1989	60
20	City of West Bend Park System: 1989	66
21	Selected Trails within the City of West Bend Planning Area: 1989	68
22	Environmental Corridors and Isolated Natural Areas in the City of West Bend Planning Area: 1985	69
	Chapter IV	
23	Existing Land Use in the City of West Bend Planning Area: 1985	74
24	Proposed Historic Districts in the City of West Bend: 1988	85
25	City of West Bend Planning Area School District Boundaries and School Locations: 1989	86
26	Existing and Recommended Locations of Fire Stations and Their Fire Protection Service Areas for the City of West Bend Area: 2000	89
27	Recommended Site Improvements for the West Bend Municipal Airport: 2010	91
28	Existing Sanitary Sewer System and Service Area in the City of West Bend and Environs: 1989	93
29	The Adopted, Refined, and Detailed West Bend Sanitary Sewer Service Area	95
30	Existing Public Water Supply System and Service Area in the City of West Bend and Environs: 1989	96
31	Existing Stormwater Sewer System and Service Area in the City of West Bend and Environs: 1989	97
32	Stormwater Management System for the West Bend Industrial Park South Demonstration Project	98

Map | Page

Chapter V

33 Existing Zoning in the City of West Bend: 1991 101
34 Existing Zoning in the Towns of Barton, Farmington, Trenton, and West Bend in the City of West Bend Planning Area: 1991 105
35 Wetlands and Floodlands in the City of West Bend Planning Area Subject to Washington County Shoreland and Floodland Zoning Regulations: 1991 112

Chapter VII

36 Optimal Travel Distance for Fire-Fighting Vehicles for the Existing and Proposed Fire Stations in the City of West Bend Planning Area 164

Chapter VIII

37 Recommended Locations of Neighborhood Facilities in Delineated Neighborhoods and Special Planning Districts in the City of West Bend Planning Area 171
38 The Recommended Land Use Plan for the City of West Bend Planning Area: 2010 173
39 Optimal Travel Distances for Fire-Fighting Vehicles from the Existing and Proposed Fire Stations Serving the City of West Bend Urban Service Area and Environs 179

Chapter I

INTRODUCTION

BACKGROUND

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 duty and function of making and adopting a "master"—or comprehensive—plan for the physical development of the city, including any areas outside its boundaries which may impact on the development of the city. The scope and content of the comprehensive 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 City which will, in accordance with existing and future needs, best promote the public health, safety, morals, order, prosperity, and general welfare, as well as efficiency and economy in the process of development.

Acting in accordance to this statutory charge, the City of West Bend, on November 16, 1987, asked the Southeastern Wisconsin Regional Planning Commission to assist the City Plan Commission in the development of the land use and supporting transportation system elements of a comprehensive plan for the City, together with the implementing zoning ordinance and map. This report, referred to herein as the "land use plan," sets forth the findings and recommendations of the planning efforts undertaken in response to that request.

The planning effort involved extensive inventories and analyses of the factors and conditions affecting land use and transportation system development within the West Bend planning area, including extensive inventories of the existing cultural and natural resource base of the City and the surrounding area, the formulation of a set of recommended land use and transportation development objectives for the City, the preparation of forecasts of population and economic activity in the planning area, the preparation of alternative land use plans which could accommodate the forecast population and employment levels, and the selection of a recommended plan which best meets the agreed-upon land use and transportation system development objectives. The plan, when adopted by the City Plan Commission and endorsed by the Common Council, is intended to serve as a guide to the making of land use development decisions within the West Bend planning area. The plan also includes suggested amendments to the City of West Bend Zoning Ordinance to help carry out the recommended land use plan over time.

THE PLANNING AREA

The planning area considered herein is located in the north-central portion of Washington County, as shown on Map 1, and consists of the City of West Bend and the Town of West Bend, as well as portions of the Towns of Barton, Farmington, and Trenton. The total planning area consists of U. S. Public Land Survey Sections 31 through 36 in Township 12 North, Range 19 East; Sections 31 through 33 in Township 12 North, Range 20 East; Sections 1 through 36 in Township 11 North, Range 19 East; and Sections 4 through 9, 16 through 21, and 28 through 33 in Township 11 North, Range 20 East. The total planning area encompasses an area of approximately 63.4 square miles. The City of West Bend—based on 1989 corporate limits—comprises about 10.2 square miles, or about 16 percent of the total planning area; the Town of Barton comprises about 13.7 square miles, or about 21 percent of the planning area; the Town of Farmington comprises about 3.1 square miles, or about 5 percent of the planning area; the Town of Trenton comprises about 17 square miles, or about 27 percent of the planning area; and the Town of West Bend comprises about 19.4 square miles, or about 31 percent of the planning area.

HISTORIC URBAN GROWTH OF THE CITY OF WEST BEND PLANNING AREA[1]

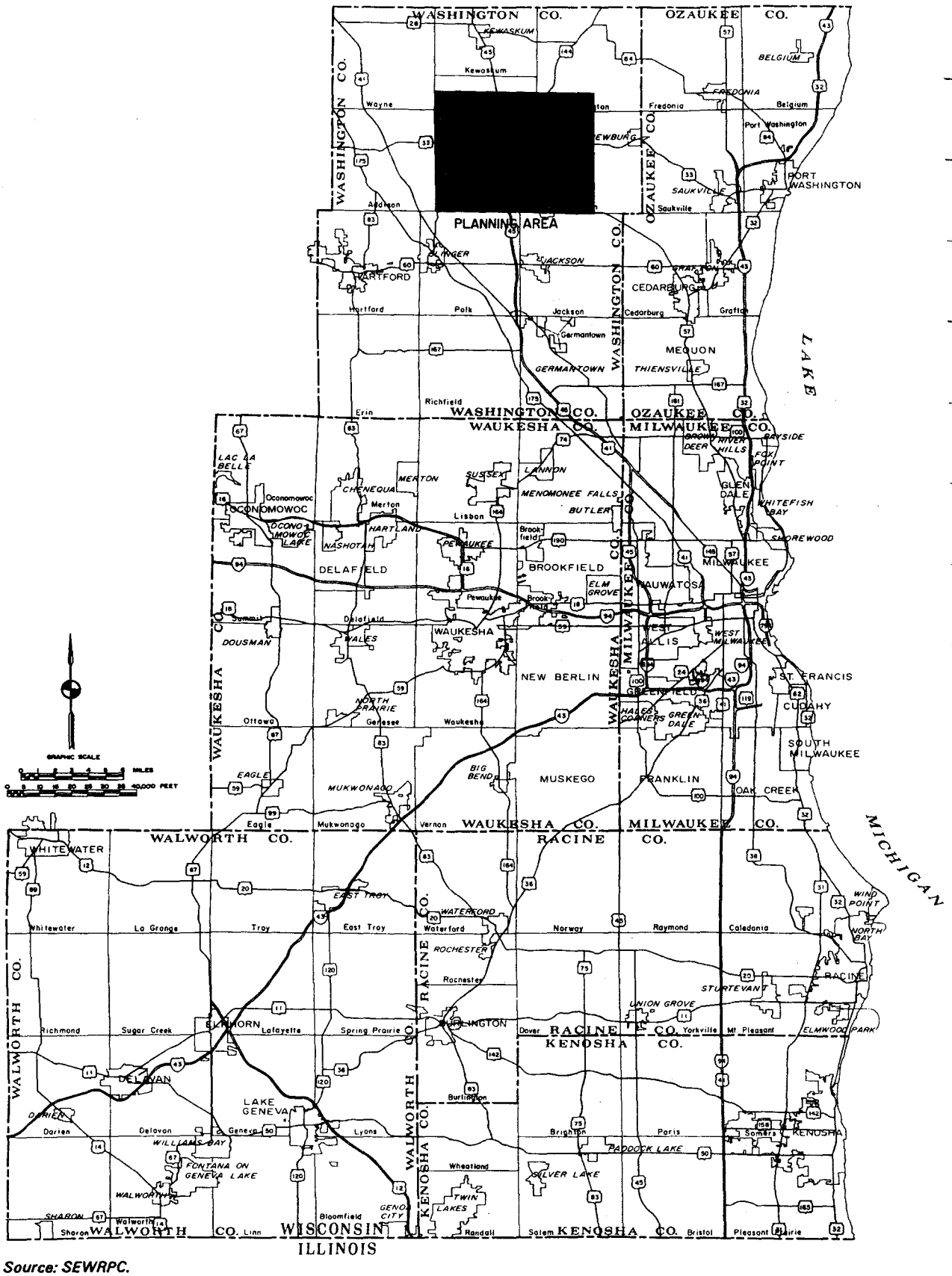
The settlement of southeastern Wisconsin by Europeans began in about 1836. In the West

---

[1] *Rathbun Associates, Final Report: Intensive Architectural/Historical Survey: West Bend Wisconsin, March 1988.*

Map 1

LOCATION OF THE CITY OF WEST BEND PLANNING AREA IN THE SOUTHEASTERN WISCONSIN REGION



Source: SEWRPC.

Bend planning area, this settlement was accompanied by the conversion of land from the native vegetation to agricultural and urban use.

In the fall of 1845, the Territorial Legislature of Wisconsin commissioned three Milwaukee men, Byron Kilbourn, James Kneeland, and Dr. Eratus B. Wolcott, to lay out a road from Milwaukee to Fond du Lac—the Milwaukee-Fond du Lac Road. While laying out the road, the survey party selected a site for a town—which eventually became the City of West Bend—at a point 40 miles northwest of Milwaukee where the road first came adjacent to the Milwaukee River. The site was selected for two reasons—first, it was approximately half way between Milwaukee and Fond du Lac and would provide a convenient stopping place for travelers between these two cities; and second, the rapid current of water in this stretch of the river had potential for water power and thus could facilitate industrial growth. An unincorporated village was platted around the Milwaukee-Fond du Lac Road in 1845 by Jasper Vliet, a member of this survey party. Vliet laid out the new streets in a grid pattern.

Immediately thereafter, Byron Kilbourn—seeing the economic advantages of locating a mill at the newly platted village—secured the financial support of Kneeland, Wolcott, and E. N. Higgins. Kilbourn, Kneeland, and Higgins purchased eight 80-acre tracts of land. As Wolcott's part of the investment in the new settlement, he agreed to finance and build a sawmill and a gristmill. After all four men entered into a partnership agreement in September 1845, they chose the name West Bend for the new village. By 1848 a dam was constructed across the Milwaukee River, as well as a sawmill and a gristmill near Beech Street.

Simultaneously with the 1845 founding of West Bend, Barton Salisbury also noticed the economic potential of the West Bend area for industrial development based upon the fall of the Milwaukee River through the area. Salisbury built a sawmill on the Milwaukee River near its confluence with Pigeon Creek. The site of this sawmill eventually became the Village of Barton so named after Barton Salisbury.

During the 1850's and 1860's the settlements located around these mills grew rapidly and became trading centers for the largely rural population of the Towns of West Bend and Barton. In 1870, the Village of West Bend was incorporated as the City of West Bend from a part of the Town of West Bend.

In 1872-1873 the Chicago & North Western Railway's Milwaukee to Fond du Lac line was constructed through West Bend and subsequently served as a catalyst for continuing development of the West Bend area. In addition to fostering the growth of the West Bend area, the railway altered the pattern of urban growth in the area. The directors of the Chicago & North Western located a depot on the east side of the Milwaukee River. Prior to that, much of West Bend's commercial, industrial, and residential land uses were located on the west side of the Milwaukee River in the pattern established by the initial plat of the Village of 1845. Between 1890 and 1930, West Bend experienced significant industrial expansion. In 1925, the Village of Barton was incorporated from a part of the Town of Barton.

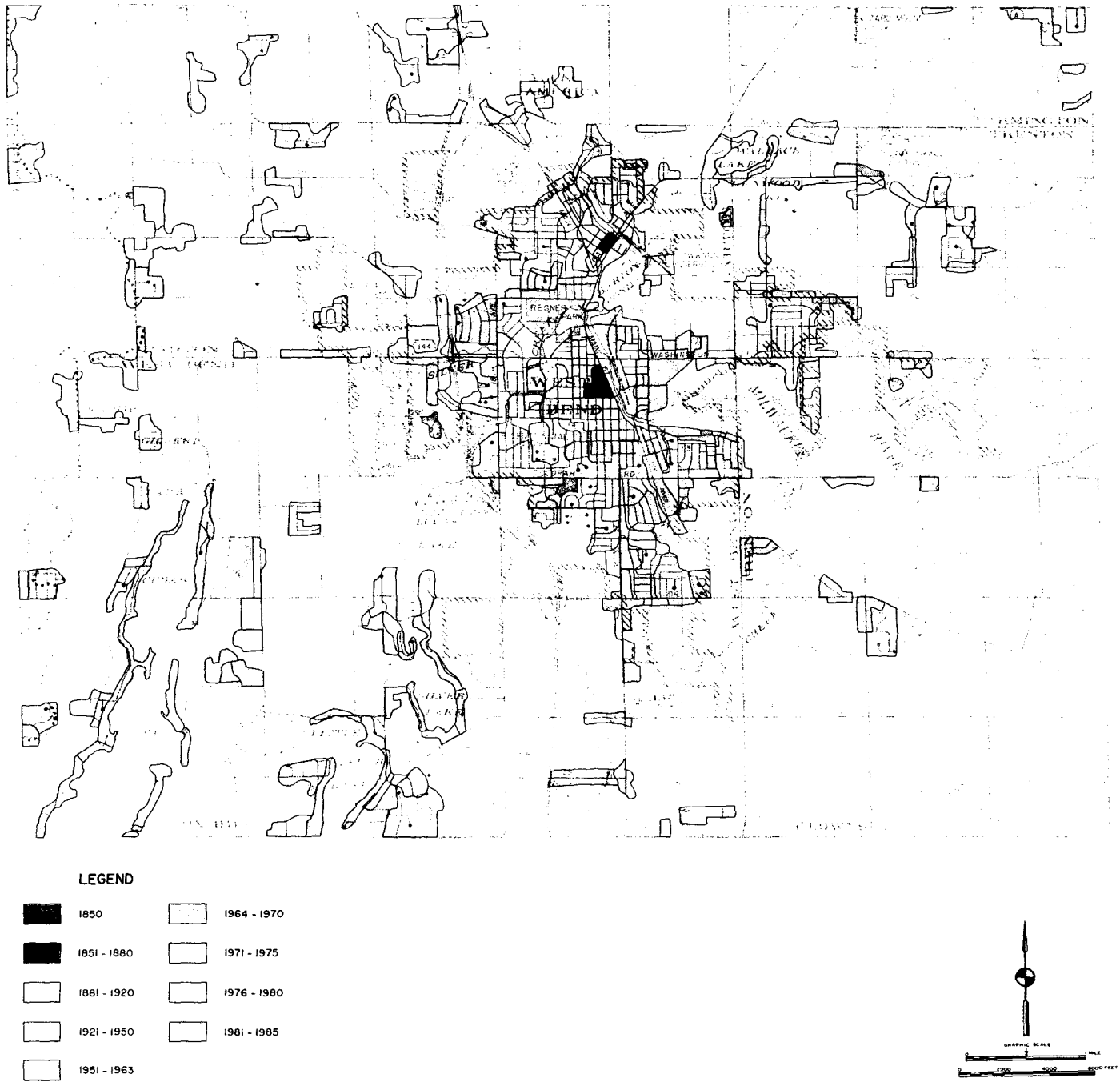
The location and extent of urban development in 1850 and selected succeeding years in the West Bend planning area are shown on Map 2. From 1850 to 1920, only a small amount of land within the West Bend planning area—located in the City of West Bend, in the Village of Barton, and around Big Cedar—was devoted to urban uses. After 1920, however, urban development increased rapidly in the area, not only spreading out from the City of West Bend, but occurring in many scattered locations throughout the planning area. The City of West Bend and the Village of Barton consolidated on November 1, 1961.

PLANNING INFLUENCES

Sound planning practice dictates that local plans be prepared within the framework of adopted areawide plans. The Southeastern Wisconsin Regional Planning Commission (SEWRPC) is the official areawide planning agency for the seven-county Southeastern Wisconsin Region, which includes Washington County and the City of West Bend and its environs. The Commission has, since its creation in 1960, pursued the preparation of an advisory plan for the physical development of the Region through the systematic formulation of those elements of such a plan most important to the units and agencies of government operating within the Region. The salient recommendations of the regional, subregional, county, and local land use plan elements applicable to the City of

Map 2

HISTORIC URBAN GROWTH IN THE CITY OF WEST BEND PLANNING AREA: 1850-1985



Source: SEWRPC.

West Bend planning area are shown on Maps 3 through 6.

The findings and recommendations of the following regional, subregional, county, and local plan elements all have important implications for any comprehensive planning effort for the City of West Bend area. Pertinent recommendations of these plan elements are reflected in the plans presented herein, and are considered further in the inventory and analysis sections of this document.

Regional Land Use Plan

The adopted regional land use plan, as set forth in SEWRPC Planning Report No. 25, A Regional Land Use Plan and a Regional Transportation Plan for Southeastern Wisconsin: 2000, and related amendments thereto, provides recommendations regarding the amount, spatial distribution, and general arrangement of the various land uses required to serve the needs of the existing and probable future resident population and economic activity levels in the Region. Particularly pertinent to the preparation of a land use plan for the City of West Bend planning area are the recommendations for the preservation of the primary environmental corridors and prime agricultural land of the Region, and for the encouragement of a more compact pattern of urban development, with such development being encouraged to occur in those areas of the Region which are covered by soils suitable for such use; which are not subject to hazards, such as flooding; and which can be readily served by such essential urban facilities as public sanitary sewerage and water supply. These three major recommendations of the regional land use plan elements provided the basic framework around which the recommended land use plan for the City of West Bend planning area was developed. The adopted regional land use plan as it pertains to the City of West Bend planning area is shown on Map 3.

Regional Transportation System Plan

The adopted regional transportation system plan, also presented in SEWRPC Planning Report No. 25, describes how the regional land use plan can best be served by highway and transit facilities. It recommends a functional and jurisdictional system of arterial streets and highways to serve the Region through the design year 2000, together with a functional network of various types of transit lines. The regional transportation system plan was developed on the basis of careful quantitative analyses of existing and probable future traffic movements, and of existing highway and transit system capacity and use.

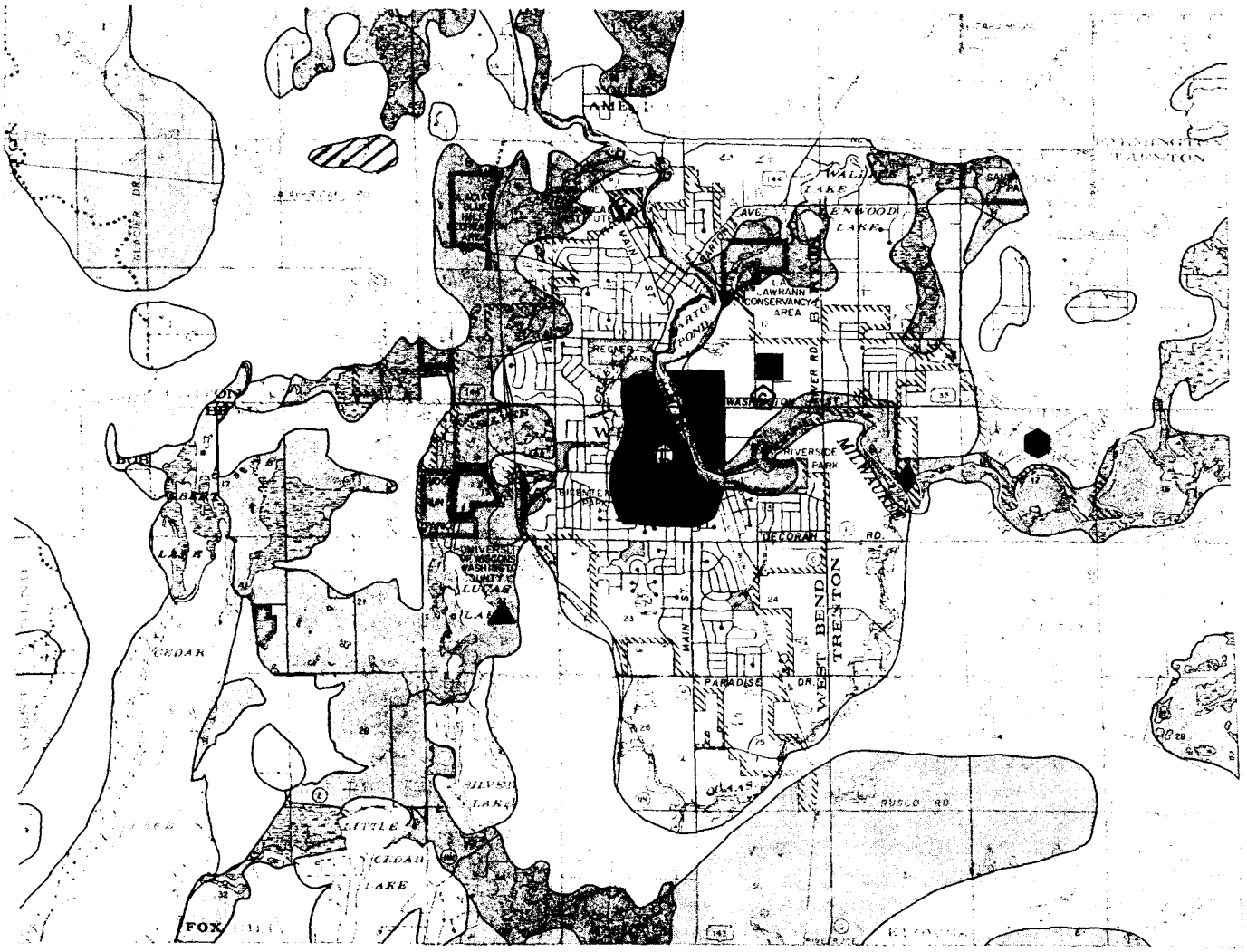
Washington County Jurisdictional Highway System Plan

On July 8, 1975, the Washington County Board of Supervisors adopted a jurisdictional highway system plan. That plan, set forth in SEWRPC Planning Report No. 23, A Jurisdictional Highway System Plan for Washington County, was based on a comprehensive study of the jurisdictional responsibilities for the construction, maintenance, and operation of arterial streets and highways in Washington County, including the City of West Bend. The plan was intended to help provide the County with an integrated highway transportation system that would, over time, effectively serve and promote a desirable land use pattern in the County; abate traffic congestion; reduce travel time and costs; reduce accident exposure; and help concentrate appropriate resources and capabilities on corresponding areas of need, thus assuring the most effective use of public resources in the provision of highway transportation.

In June 1987, the Mayor of the City of Hartford requested that the Regional Planning Commission reexamine the arterial street and highway needs of the County, particularly with respect to the need for additional arterial capacity in the western portion of the County. The Regional Planning Commission, acting in response to the request, prepared an amendment to SEWRPC Planning Report No. 23 which is documented in a Commission report entitled Amendment to the Washington County Jurisdictional Highway System Plan—2000, November 1989. The report summarizes the original Washington County jurisdictional highway system plan as adopted and amended to date; summarizes the major actions taken to date to implement both the functional highway improvement and the jurisdictional responsibility elements of the plan; documents proposed revisions to the plan emanating from the current study effort; and serves as a description of the Washington County jurisdictional highway system plan for use in the preparation of a new regional highway system plan. The recommended Washington County jurisdictional highway system plan as it pertains to the City of West Bend planning area is shown on Map 4.

Map 3

ADOPTED REGIONAL LAND USE PLAN AS RELATED TO THE CITY OF WEST BEND PLANNING AREA: 2000



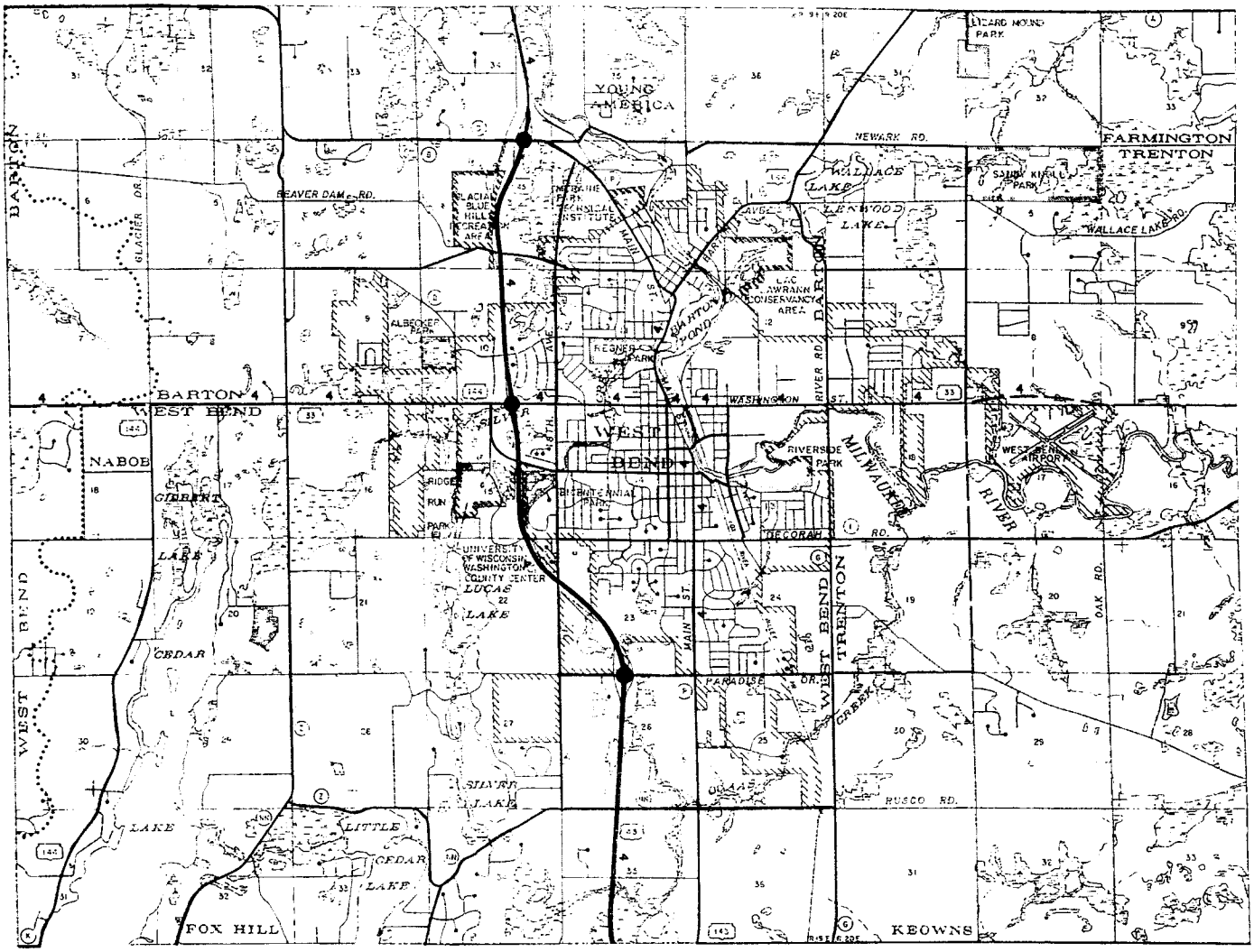
LEGEND

- SUBURBAN RESIDENTIAL (0.2-0.6 DWELLING UNITS PER NET RESIDENTIAL ACRE)
- LOW DENSITY URBAN (0.7-2.2 DWELLING UNITS PER NET RESIDENTIAL ACRE)
- MEDIUM DENSITY URBAN (2.3-6.9 DWELLING UNITS PER NET RESIDENTIAL ACRE)
- HIGH DENSITY URBAN (7.0-17.9 DWELLING UNITS PER NET RESIDENTIAL ACRE)
- MAJOR RETAIL AND SERVICE CENTER
- MAJOR INDUSTRIAL CENTER
- MAJOR PUBLIC OUTDOOR RECREATION CENTER
  M - MULTI-USE SITE
- MAJOR TRANSPORTATION CENTER
  A - AIRPORT
- MAJOR UTILITY CENTER
  S - PUBLIC SEWAGE TREATMENT PLANT
- MAJOR GOVERNMENTAL OR INSTITUTIONAL CENTER
  G - COUNTY, STATE, OR FEDERAL ADMINISTRATIVE OFFICE
  T - TECHNICAL / VOCATIONAL
  L - LIBRARY
- PRIMARY ENVIRONMENTAL CORRIDOR
- PRIME AGRICULTURAL LAND
- OTHER AGRICULTURAL AND RURAL LAND
- WATER

Source: SEWRPC.

Map 4

RECOMMENDED WASHINGTON COUNTY JURISDICTIONAL HIGHWAY SYSTEM PLAN AS RELATED TO THE CITY OF WEST BEND PLANNING AREA: 2000



LEGEND

CURRENT PLAN

FREEWAY

STATE TRUNK HIGHWAY

INTERCHANGE

STANDARD ARTERIAL

STATE TRUNK HIGHWAY

COUNTY TRUNK HIGHWAY

LOCAL TRUNK HIGHWAY

NEW PLAN AMENDMENTS

STATE TRUNK HIGHWAY

LOCAL TRUNK HIGHWAY

4 NUMBER OF TRAFFIC LANES (2 WHERE UNNUMBERED)

GRAPHIC SCALE

Source: SEWRPC.

Regional Airport System Plan

The adopted regional airport system plan, as set forth in SEWRPC Planning Report No. 38, A Regional Airport System Plan for Southeastern Wisconsin: 2010, recommends a coordinated set of airport facility and service improvements intended to provide the Southeastern Wisconsin Region with an airport system able to serve the commercial and general aviation needs of the area in an efficient and cost-effective manner. The report thus identifies the airports required in southeastern Wisconsin to provide the Region with necessary air transportation services. This plan was adopted by the City of West Bend Common Council on October 19, 1987.

Park and Open Space Plans

The adopted regional park, outdoor recreation, and related open space plan, as described in SEWRPC Planning Report No. 27, A Regional Park and Open Space Plan for Southeastern Wisconsin: 2000, identifies existing and probable future park and open space needs within the Region and recommends a system of large regional resource-oriented parks, recreational corridors, and smaller urban parks, together with their attendant recreational facility requirements to provide form and structure to urban development within the Region. The regional park and open space plan was refined and detailed for West Bend by the Commission staff in response to a request from the City of West Bend Park and Recreation Commission and Common Council on April 19, 1983. The resulting park and open space plan for the City is documented in SEWRPC Community Assistance Planning Report No. 104, A Park and Open Space Plan for the City of West Bend. The plan was adopted by the Common Council on July 15, 1985. That report addresses the park, recreation, and open space facility needs of the City of West Bend. The recommended park and open space sites and facilities in the West Bend planning area, as shown on Map 5, were incorporated into the land use plan presented herein for the City of West Bend. In 1984, the Washington County Park and Planning Commission requested that a similar detailed park and open space plan be prepared for the County. This plan was prepared and documented in SEWRPC Community Assistance Planning Report No. 136, A Park and Open Space Plan for Washington County.

Regional Water Quality Management Plan

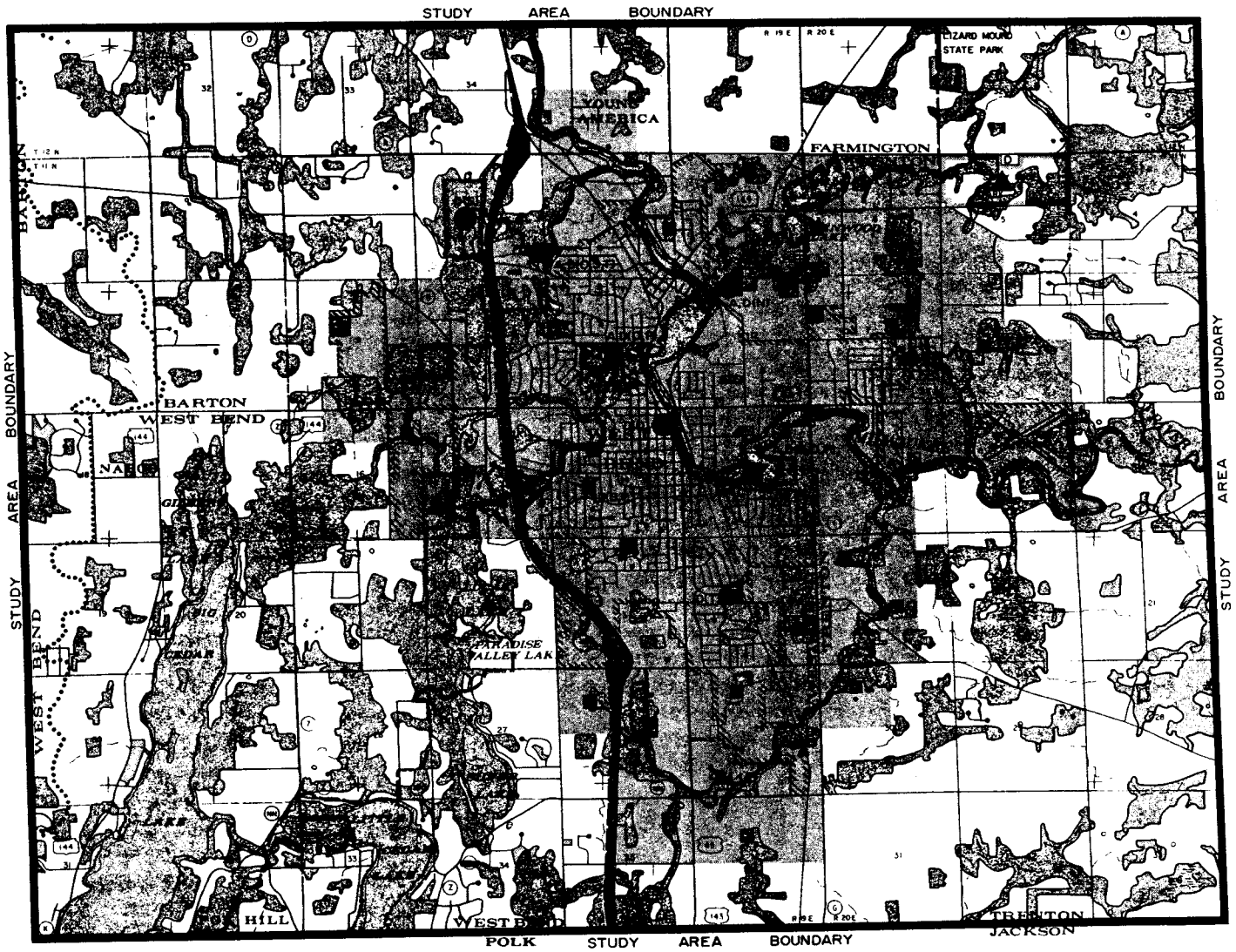
The findings and recommendations of the water quality management planning program for southeastern Wisconsin are described in SEWRPC Planning Report No. 30, A Regional Water Quality Management Plan for Southeastern Wisconsin: 2000. The plan documented in this report consists of a land use and sanitary sewer service area element, a point source water pollution abatement element, a nonpoint source water pollution abatement element, a wastewater sludge management element, and a water quality monitoring element. The regional water quality management plan includes recommended sanitary sewer service areas attendant to each recommended sewage treatment facility in the Region. These initially recommended sanitary sewer service areas were based upon the urban land use configuration identified in the Commission-adopted regional land use plan for the year 2000. As such, the delineation of the areas was necessarily general, and did not reflect detailed local planning considerations.

City of West Bend Sanitary Sewer Service Area Plan

In order to properly reflect local, as well as areawide, planning considerations relative to these sanitary sewer service areas, the Regional Planning Commission, in adopting the areawide water quality management plan, recommended that steps be taken to further refine and detail these sanitary sewer service areas in cooperation with the local units of government affected. Acting in response to these recommendations, the City of West Bend; the Towns of Barton, Trenton, and West Bend; and the Washington County Park and Planning Commission, with the assistance of the Regional Planning Commission, refined and further detailed a joint sanitary sewer service area tributary to the City of West Bend sewage treatment plant. The refined sanitary sewer service area is documented in SEWRPC Community Assistance Planning Report No. 35, Sanitary Sewer Service Area for the City of West Bend, December 1982. The City of West Bend Common Council adopted this plan on June 20, 1983. Since that time, the City Common Council has adopted extensions to the West Bend sanitary sewer service area plan in 1985, 1987, and 1988. These extensions were requested in order to resolve onsite sewage disposal system problems and to provide adequate sanitary sewer services to urban developments. Certain water quality management plan recommendations, particularly those related to the delineation of a sanitary sewer service area for the West Bend planning area, are reflected

Map 5

RECOMMENDED PARK AND OPEN SPACE SITES AND FACILITIES IN THE CITY OF WEST BEND PLANNING AREA



LEGEND

- ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL AREAS
- SURFACE WATERS
- RECREATION CORRIDOR
- URBAN SERVICE AREA
- USH 45 RIGHT-OF-WAY

EXISTING PARK AND OPEN SPACE SITE

- MAJOR
- COMMUNITY
- NEIGHBORHOOD
- OTHER EXISTING PUBLIC OPEN SPACE SITE

- A PROPOSED ADDITIONAL ACQUISITION
- D PROPOSED ADDITIONAL DEVELOPMENT
- B BALL DIAMOND OR PLAYFIELD
- N NATURE CENTER
- O OTHER FACILITIES
- P PLAY APPARATUS AREA
- S SHELTER OR RESTROOMS
- T TENNIS COURTS

PROPOSED PARK

- MAJOR
- COMMUNITY
- NEIGHBORHOOD

GRAPHIC SCALE
0 1/2 1 MILE
0 2000 4000 6000 8000 FEET

Source: SEWRPC.

in the recommended land use plan as documented herein.

Comprehensive Plan for the Milwaukee River Watershed

In addition to the regional plan elements, there is a subregional plan element which is also of importance to the City of West Bend planning area. This plan is the Milwaukee River watershed plan as documented in SEWRPC Planning Report No. 13, A Comprehensive Plan for the Milwaukee River Watershed. This subregional plan contains recommendations for floodland management, water pollution abatement, and water supply which pertain to the City of West Bend planning area.

City of West Bend Comprehensive Land Use Plans

In the past, two comprehensive land use plans have been prepared for the City of West Bend. In 1962, Mead & Hunt, Inc., of Madison prepared a report for the City entitled Master Plan - West Bend, Wisconsin. This comprehensive plan included information on the City's natural features, demographic and economic conditions, land use pattern, transportation system, public utilities, capital improvements program, and plan implementation tools. The plan was designed to meet the needs of a resident population of 25,000 to 30,000 persons. The plan set forth recommendations for the guidance and growth of the City to the plan design year 1980. This plan was adopted by both the City Plan Commission and the Common Council on August 19, 1963.

The plan called for orderly and progressive land use development through the year 1980. To achieve this goal, the plan recommended that the City identify and reserve the land areas suitable for single- and multi-family residential, commercial, industrial, institutional, and recreational development; provide the related services, such as public sanitary sewer and water facilities and police and fire protection; develop high-capacity traffic facilities for both local and interregional circulation; and offer a high quality of life for the resident population.

The 1962 plan indicated a need for, and was successful in attaining, more neighborhood parks and playgrounds and a new school—Green Tree Elementary School—to serve the community. In addition, the plan recommended the development of additional parkland areas, including the Lac Lawrann Conservancy Area and Riverside Park, and the acquisition of parkway along the Milwaukee River.

As recommended in the comprehensive plan, a number of new public facilities were constructed subsequent to plan adoption. The City of West Bend Police and Fire Departments were both relocated on December 1, 1966, from the City Hall to a common facility located at 325 N. 8th Avenue. The public library was relocated on June 22, 1969, from an older building which was originally constructed as the city high school to the new West Bend Community Memorial Library located at 230 S. 6th Avenue. The City's sewage treatment facility originally constructed in 1936 was abandoned in 1980 and a new, larger facility was constructed at the same location on the Milwaukee River on the east side of the City.

The 1962 plan also recommended improvement and expansion of the City's transportation system, including the construction of the USH 45 bypass and interchanges, and extensions to a number of collector and surface arterial streets. A general location for the USH 45 bypass was identified in the plan. The actual bypass was located about 2,000 feet farther to the west than recommended in the plan, bordering development in the western portion of the City. Improvements to the surface arterial system of the City have been made in accordance with the 1962 comprehensive plan, including: the extension of 18th Avenue between Chestnut Street and Park Avenue; the extension of Silverbrook Drive south to 13th Avenue and continuing south to Hawthorn Drive; the connection of Evergreen and Chestnut Streets; the connection of Walnut Street and Park Avenue; the partial extension of Indiana Avenue north one and one-half blocks past Washington Street; and the extension of River Road (CTH G) from just south of Washington Street to Paradise Drive.

In 1977, the City formed four subcommittees consisting of concerned citizens and public officials, and charged these subcommittees with the responsibility of formulating general development goals for the City of West Bend. Goals were to be developed for land use, transportation, open space and parks, and the central business district. In 1979, the subcommittees completed their initial work, and, with the assistance of Joseph F. Mangiamele, a Milwaukee planning consultant, published a report entitled The Land

Use Management Plan - City of West Bend. The plan was adopted by the City Plan Commission on March 12, 1979. The plan set forth goals pertaining to industrial development, annexation, land use development, downtown development, transportation facility development, and public utility development, and measures and procedures for plan implementation. The plan was designed to meet the needs of a resident population of about 48,000 persons by the design year 2000. Pertinent policy goals set forth in the 1979 report have been incorporated into Chapter VI of this planning report.

City of West Bend Downtown/
Central Business District Plans

A subarea plan was completed for the West Bend central business district in 1973 by Max Anderson Associates of Madison, and was documented in three reports. The first report, entitled Research and Analysis, Downtown Plan, West Bend, Wisconsin, described the existing conditions, and identified the growth potentials for and development costs of revitalizing the central business district of the City of West Bend. The second report, entitled Zoning Recommendations, West Bend, Wisconsin, identified proposed zoning changes for the downtown area. The third report, entitled Downtown Plan - West Bend, presented design recommendations and a strategy for implementing the plan. The downtown plan was designed to be implemented over the 1979 through 1983 time period. Significant improvements completed as a result of these planning efforts included: construction of the Walnut Street and pedestrian bridges; installation of the Mill Street, 5th and Walnut Street, and Hickory Street parking lots; reconstruction of the Island Avenue parking lot adjacent to the outlet mall; acquisition of the West Bend Equipment Company and Triangle Park properties; improvements to Main Street; creation of a traffic loop to reduce pedestrian-vehicular conflicts in the central business district; and development of landscape plans for both Milwaukee River banks.

Two traffic analysis studies and one parking study were completed for selected areas of the City of West Bend. In July 1981, the Regional Planning Commission completed a special study of the City of West Bend central business district. The findings and recommendations of this study are documented in SEWRPC Community Assistance Planning Report No. 62, A Traffic Circulation Plan for the West Bend Central Business District. The study described the travel patterns and traffic operating conditions in the central business district and analyzed the probable future impact on those conditions of the planned construction of the West Bend Freeway and the extension of CTH G, as well as the impact of the proposed downtown mall on the arterial facilities serving the West Bend central business district. The study described and compared the traffic-carrying efficiency and operating characteristics of each of the six alternative arterial street systems.

Significant improvements completed as a result of the circulation plan include the closure of that segment of Main Street between Washington Avenue and 7th Avenue and its attendant reconstruction as an off-street parking facility; the closure of Main Street from Walnut Street to Washington Street and its attendant reconstruction as a commercial shopping area, with two-way traffic operation permitted and with the provision of a northbound right-turn-lane exit from Main Street onto Washington Street; and the implementation of such traffic engineering measures as exclusive turn lanes, signing, and signalization for preferential traffic progression to encourage those vehicles diverted from Main Street to use relocated Island Avenue.

The findings and recommendations of the second transportation-related study, prepared by the Regional Planning Commission in 1987, are set forth in SEWRPC Memorandum Report No. 25, Traffic Impact Study of Proposed Development Along Paradise Drive Between the USH 45 Bypass and S. Main Street. The study analyzed the traffic impacts of, and access which should be provided to, planned urban development along Paradise Drive between the USH 45 bypass and S. Main Street, including the proposed expansion of Paradise Mall. The study recommended collector street extensions and the location and type of access that should be provided to the lands abutting Paradise Drive to both the north and south. The study also recommended improvements to Paradise Drive and to the intersection of Paradise Drive with Main Street given proposed developments adjacent to these facilities and in the City of West Bend and environs. Alternative three for the extension of Silverbrook Drive was adopted by the Plan Commission on September 1, 1987.

Under this alternative, Silverbrook Drive would be extended to the southeast to connect to 7th Avenue. The properties north of Paradise Drive between 7th Avenue and the USH 45 bypass which are currently proposed to be developed for commercial uses would be served by a single driveway which would be located approximately 550 feet east of the USH 45 bypass and 1,000 feet west of 7th Avenue extended. Access to these commercial land uses would also be provided from the extensions of Silverbrook Drive and 7th Avenue. The extension of 7th Avenue is scheduled for completion by the end of 1990. The timing of the extension of Silverbrook Avenue will be determined by future development needs.

A parking study was completed for the the City of West Bend central business district in October 1988 by Howard, Needles, Tammen and Bergendoff of Milwaukee. The findings and recommendations of the study were documented in a report entitled City of West Bend - Downtown Parking Study. The study contained objectives addressing future parking needs and identified existing and potential parking conditions and recommendations for parking improvements in downtown West Bend. Specific study elements included an evaluation of the existing parking system; a description of anticipated future conditions, including downtown growth and increased parking demand; an evaluation of and recommendations for alternative parking improvement strategies; and an outline of parking system operation and maintenance costs and financing alternatives for implementing the parking improvements. Specific parking improvements are anticipated to be completed in subsequent years.

The following general conclusions were drawn from the parking study: Both short- and long-term parking problems exist along the central segment of Main Street between 5th Avenue and Elm Street; long-term parking problems exist in the vicinity of the B. C. Ziegler Company and M & I Bank areas; problems exist relating to evening, on-street parking in the vicinity of Main Street and Mill Street; and short-term parking problems exist in the outlet mall lot. Alternative parking improvement strategies recommended by the consultant include: providing an additional 40 long-term unrestricted parking spaces along the east side of the Milwaukee River and restricting all other spaces to two-hour limits; constructing a parking structure over the Walnut Street public parking lot to accommodate 50 additional parking spaces; allowing nonpermit parking to occur in the Mill Street public lot after 5:00 p. m.; changing the two-hour parking regulation on the west side of 7th Avenue between Elm and Cedar Streets and on the east side of 7th Avenue between Hickory and Elm Streets to all day, unrestricted parking; and replacing the existing public parking lot signage with more informative signs.

Old Barton Village Redevelopment Plan

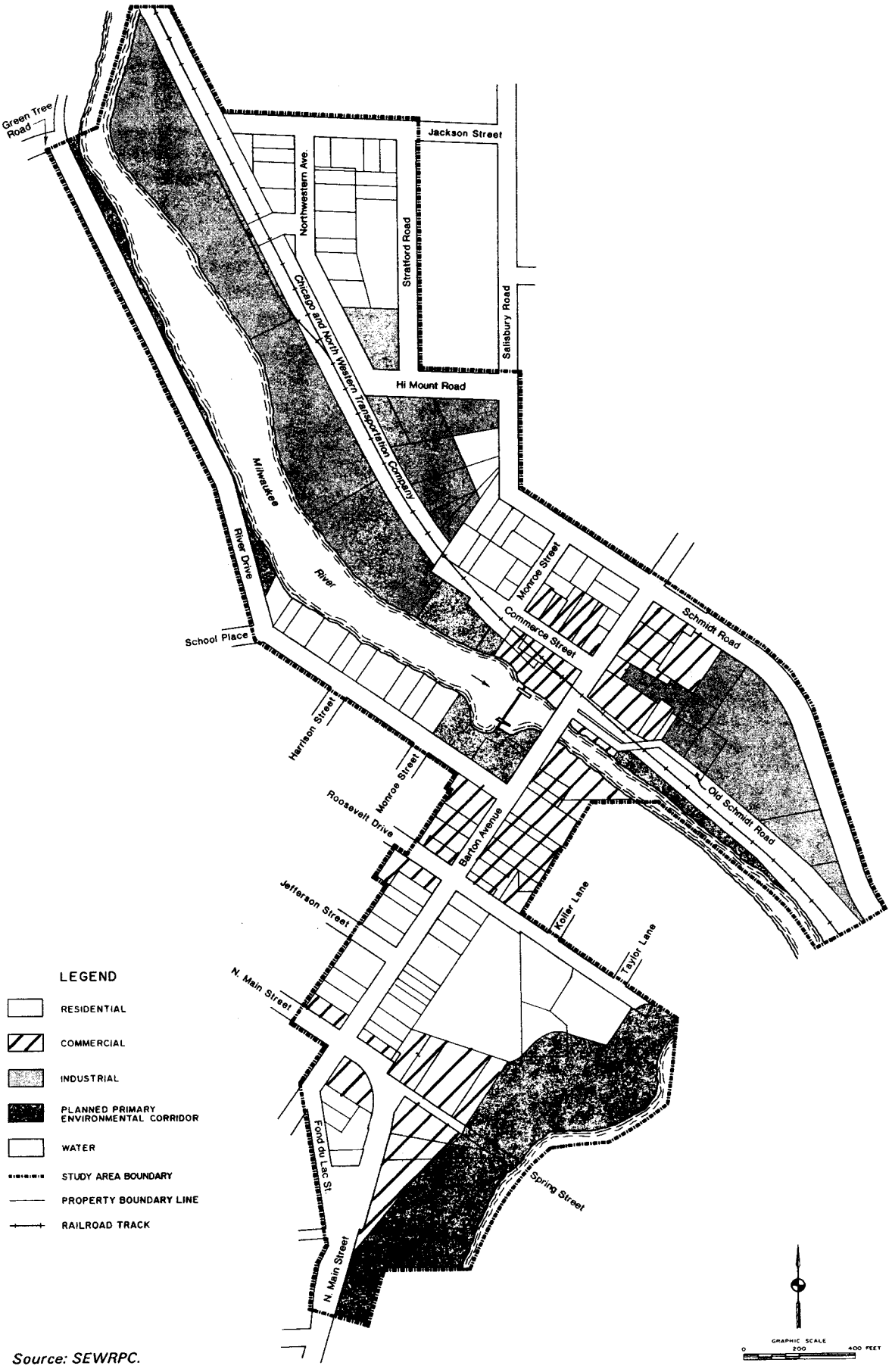
A subarea planning study was also completed for the northern portion of the City West Bend. At the request of the City, the staff of the Regional Planning Commission prepared a redevelopment plan for the Old Barton Village area. The Old Barton Village Redevelopment Plan, as set forth in a SEWRPC Planning Staff Memorandum dated August 12, 1985, presented a land use inventory and an exterior structural conditions survey, and identified project plans for the elimination of blight and the revitalization of the area that could be implemented by the public and private sectors. The Old Barton Village redevelopment plan was adopted by the City of West Bend Plan Commission on August 19, 1985.

The Commission staff conducted a detailed exterior structural conditions survey of all the principal buildings located within the Old Barton Village area. Included in the survey were the appearance of the lot upon which the structure was located, roof structure and materials, exterior wall structure, exterior wall material, foundation walls, windows, frames, doors, and exterior porches. Based upon the survey documentation and onsite field survey work, a project land use plan was prepared, and is reproduced as Map 6. The four detailed project plan areas included: 1) the former Mallard Coach property and environs: 2) the historic Gadow's Mill area; 3) the Commerce Street and Barton Avenue business district; and 4) the N. Main Street and Fond du Lac Street area on the far south side of the redevelopment area.

General recommendations for the redevelopment area which have been implemented as a result of the study include: a $1 million project involving the improvement of storm sewers, curbs and gutters, street pavements, and sidewalks in the dedicated public rights-of-way; street lighting and the planting of trees along Barton Avenue between Main Street on the south and the City

Map 6

OLD BARTON VILLAGE LAND USE PLAN: 1985



Source: SEWRPC.

of West Bend's corporate limits on the north; the demolition of two principal structures and the rehabilitation of three principal structures in the redevelopment area which were rated as poor or fair in the structural conditions survey; and the conduct of detailed historic investigations of the entire Old Barton Village redevelopment area and submittal of an application nominating the Barton area for historic district status.

Other redevelopment recommendations for each project area were made. The former Mallard Coach property and building have been rehabilitated for use as an "incubator" business and industry property. Improvements were made to the Barton Dam. The repair of building facades, the planting of street trees and landscape plantings, and the relocation of all above-ground utilities underground along Barton Avenue were completed.

City of West Bend
Comprehensive Utility System Plans

At the request of the City of West Bend, two separate studies analyzing the City of West Bend water system and sanitary sewer system were completed in August 1985, by Donohue & Associates, Inc., of Sheboygan. The first study, entitled Comprehensive Water System Plan, City of West Bend, Wisconsin, set forth the findings of an investigation of the adequacy of the existing water supply system and the capability of the water distribution system to meet both the existing and future water supply needs. The plan presented recommendations for staged improvements for adequate service in the City to the design year 2020. The plan was adopted by the City of West Bend Common Council on January 20, 1986. City of West Bend water supply system improvements resulting from these analyses during the January 1986 through December 1988 time period were associated with recent subdivision developments and the new West Bend Industrial Park South.

The second study, entitled Comprehensive Sanitary Sewer Plan, West Bend, Wisconsin, described the existing sanitary sewer system, identified the major drainage basins and proposed trunk sewers attendant to each drainage basin, and identified cost recovery alternatives for proposed trunk sewer construction. The plan identified anticipated development areas that may benefit from the proposed trunk sewer improvements, and investigated assessment procedures and a methodology for recovering future trunk sewer improvement costs. The plan, which was designed for the design year 2020, was adopted by the Common Council on January 20, 1986.

In 1989, a recommended major trunk sewer improvement was completed to serve the West Bend Mutual Insurance Company development site. This improvement involved extending the south branch of the existing west trunk sewer from the trunk on 18th Avenue, following across the USH 45 bypass, and continuing in a southerly direction to connect with the Paradise Drive sewer main.

In 1990, a major trunk sewer improvement was planned for construction in the City of West Bend. A northeast trunk sewer is proposed to be constructed along the north side of the Milwaukee River from an existing 36-inch trunk sewer extending north from the city sewage treatment facility, and continuing in a northerly direction along the west side of West Bend Municipal Airport across Washington Street (STH 33) to Creek Road, with additional extensions farther north dependent upon the development demand.

STUDY PURPOSE

City of West Bend officials recognize that conditions have changed significantly from those prevailing during the preparation of the previous city plans, and that the land use and supporting transportation elements of this plan should reflect those changes. Accordingly, the planning effort herein documented assembled and analyzed current data pertinent to land use development in the West Bend planning area, and prepared a land use plan with supporting arterial street system proposals to the design year 2010. This effort also reexamined the City's development goals and objectives and investigated the degree to which these objectives may have changed over time.

This planning effort is intended to provide the City of West Bend with the most basic and important element of a comprehensive development plan—the land use element. The land use plan set forth herein, while primarily intended to meet local development objectives, is also intended to carry related regional plan elements into greater depth and detail as necessary for sound local and regional planning. In conducting this planning effort, care was taken to

identify the physical development constraints imposed upon, and development opportunities open to, the City of West Bend and its environs; to set forth an integrated set of land use and supporting transportation system development objectives and related standards and urban design criteria for the City of West Bend and environs; to determine the probable future land use and related facility requirements within the City and environs to the plan design year 2010; and to recommend a land use pattern that can effectively meet those requirements in an economical and environmentally sound manner. Finally, implementation measures and devices needed to effectively carry out the recommended land use plan are identified, with particular emphasis upon needed revisions to the City Zoning Ordinance.

THE COMMUNITY LAND USE PLANNING PROCESS

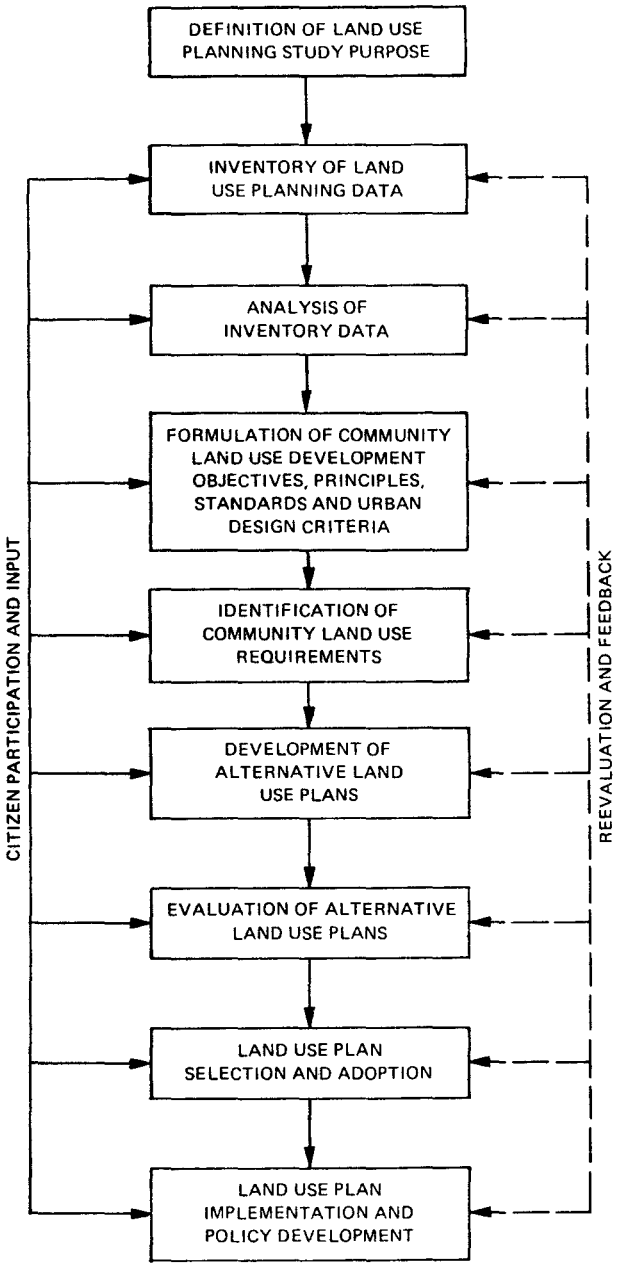
The recommended plan presented in this planning report was developed through a community land use planning process consisting of the following steps: 1) a comprehensive inventory of the factors affecting land use development and redevelopment in the City and environs; 2) a careful analysis of the inventory data; 3) the formulation of development objectives, principles, standards, and related urban design criteria; 4) the identification of land use and related facility needs in the planning area through the year 2010 based, in part, upon the population and employment forecasts and the agreed-upon development objectives and standards; 5) the development and evaluation of alternative plans; 6) the selection of a recommended plan; and 7) the recommendation of plan implementation measures. The community land use planning process utilized is graphically summarized in Figure 1. Imperative to any sound community planning process is the active participation of local public officials and interested and concerned citizens in each stage of the process. Also important to the process is the periodic reevaluation of adopted community plans, alternatives thereto, and any refinements thereof based upon the emergence of new information and changing public attitudes and opinions.

Inventory and Analysis

Reliable basic planning data are essential to the formulation of workable land use plans. Consequently, inventory becomes the first operational step in the community land use planning process. The crucial nature of factual information in the planning process should be evident, since no intelligent forecasts can be made or alternative courses of action evaluated without knowledge of the current state of the system being planned.

Figure 1

THE COMMUNITY LAND USE PLANNING PROCESS



Source: SEWRPC.

The sound formulation of a land use plan for the City of West Bend requires that factual data be developed on the existing development pattern, on the potential demand for each of the various major land use categories, on the major determinants of these demands, and on local land use development potentials and constraints, as well as on the underlying natural resource and public utility base and its ability to support development.

The necessary inventory and analyses not only provide data describing existing conditions, but also provide a basis for identifying existing and potential problems in the planning area, as well as opportunities and potentials for good development. The inventory data are also crucial to the forecasting of community land use and public facility needs, and to the formulation and evaluation of alternative plans.

Formulation of Development Objectives, Principles, Standards, and Related Urban Design Criteria

An objective may be defined as a goal or end toward the attainment of which plans and policies are directed. Planning is a rational process for formulating and attaining objectives. The objectives developed serve as a guide to the preparation of alternative plans and provide an important basis for the selection of a recommended plan from among the alternatives considered. The community land use plan should be clearly related to the defined objectives through a set of standards and urban design criteria. Objectives may change as new information is developed, as objectives are fulfilled through plan implementation, or as objectives fail to be implemented owing to changing public attitudes and values. The formulation of objectives should involve the active participation of local officials and citizens. To this end, the City Plan Commission includes citizen members and provides active guidance throughout the course of the plan.

Identification of Land Use and Facility Requirements

Although the preparation of forecasts is not planning, such preparation is essential to sound planning. In any planning effort, forecasts are required of future events and conditions which are outside the scope of the system to be planned. A land use plan must, to the extent possible, anticipate future land and facility requirements as a basis for the development of alternative plans. The future demand for land and facilities will depend primarily upon the size of the future population and the nature of future economic activity within the City. Control of changes in population and economic activity levels, however, lie largely—although not entirely—outside the scope of government activity at the local level, and therefore outside the scope of the local planning process. Therefore, future population and economic activity levels must be forecast. These levels, in turn, can be used to determine the probable future demand for various types of land uses and facilities. This is not to say that governmental policies at the local level cannot influence the course of urban growth and development, and, consequently, of population and economic activity growth rates.

Development and Evaluation of Alternative Plans and Selection and Adoption of the Recommended Plan

Having estimated the probable future demand for a variety of land use types and supporting facilities, alternative plans which meet the demand can be developed. The alternative plans should be evaluated based upon their relative ability to attain the agreed-upon development objectives, and the plan which is judged best to meet those objectives should be selected for adoption. The evaluation should be made by the City Plan Commission. Such evaluation and selection involves the use of the information obtained during the inventory and analysis stages of the planning process as well as during the later plan design stages.

Plan Implementation

Implementation of the adopted land use plan requires the use of several planning tools of a legal nature. A zoning ordinance and accompanying zoning map should be used to legally assure that private development and redevelopment occur in conformance with the adopted plan and plan elements. The zoning regulations should govern not only the types of land uses permitted in various parts of the community but the height and arrangement of buildings on the land, the intensity of the use of land, and the supporting facilities required to carry out the intent of the land use plan. Land subdivision regulations should be applied to assure that any proposed land subdivision plats and certified survey maps conform to the plan both with respect to the proposed land uses to be accom-

modated and with respect to such details as street, block, and lot layout and required infrastructure improvements. An official map should be used to assure that the land required for the streets, parkways, parks, playgrounds, and public transit facilities required to serve the recommended land use pattern is reserved for future public use. Implementation of the plan should also be furthered by the formulation of public policies which will ensure plan implementation. A capital improvements program is one particularly effective expression of such policies relating to the physical development and redevelopment of the community.

FORMAT OF THE PLAN REPORT PRESENTATION

The planning report consists of 10 chapters. Following this introductory chapter, Chapter II, "Population and Employment Inventories, Analyses, and Forecasts," presents relevant data regarding the current and historic resident population and employment levels and characteristics of the City of West Bend, as well as of the West Bend planning area, Washington County, and the Southeastern Wisconsin Region. In addition, Chapter II provides a range of population and employment forecasts to the year 2010 which were used to estimate probable future land use and facility needs. Chapter III, "Natural Resource Base Inventory and Analysis," presents relevant data pertaining to the natural resource base of the City of West Bend and its environs, including data on soils, watersheds and topography, drainage, wetlands, floodlands, scenic overlooks, woodlands, wildlife habitat, agricultural lands, parks, and other relevant features. Chapter IV, "Inventory and Analyses of Existing Land Uses and Man-Made Features," presents relevant data on significant man-made features of the City of West Bend and environs, including data on existing land use, community facilities, and public utilities. Chapter V, "Existing Local Plan Implementation Devices," describes and analyzes the existing city zoning and land subdivision ordinances, as well as certain other legal instruments that facilitate plan implementation in the City. Chapter VI, "Development Objectives, Principles, Standards, and Related Urban Design Criteria," presents a set of recommended land use and transportation system development objectives and supporting principles and standards used in the analyses and plan design processes. Chapter VII, "Year 2010 Community Land Use and Facility Requirements," presents land use and facility needs to the year 2010 based upon the forecast population and employment levels and the objectives and standards presented in Chapter VI. Chapter VIII, "The Land Use Plan," presents the key elements of a recommended land use development plan for the City of West Bend and environs. Chapter IX, "Plan Implementation," describes the legal instruments needed to implement the plan. Finally, Chapter X, "Summary," provides a summary of the significant findings and recommendations of the planning effort.

Chapter II

POPULATION AND EMPLOYMENT INVENTORIES, ANALYSES, AND FORECASTS

INTRODUCTION

Information on the size, characteristics and distribution of the resident population, on economic activity, and on anticipated changes in these socioeconomic factors over time is essential to the preparation of a sound community land use plan. In the final analysis, a land use plan should benefit the resident population of the community by helping to maintain and enhance living and working conditions. The size and characteristics of the existing and probable future resident population and of employment in the planning area have a direct influence on land use requirements and needs. The primary purpose of the land use plan is to meet those requirements and needs in an environmentally sound as well as efficient and effective manner.

POPULATION AND EMPLOYMENT FORECASTS

The population and employment forecasts that were selected for use in the planning for the West Bend area were based upon consideration of a range of alternative future population and employment levels postulated by the Commission for the Region. Three alternative future scenarios were postulated for the purpose of preparing the new regional land use plan, with two intended to identify reasonable extremes—pessimistic and optimistic scenarios—and one intended to identify a most probable future that lies between the extremes—the intermediate scenario. Population and employment changes attendant to each future were projected for the purpose of this report; however, only two of the alternative future scenarios—the intermediate and optimistic scenarios—were considered as being likely population scenarios for the West Bend planning area.[1]

[1]*For a description of the methodology used to develop these projections, see SEWRPC Technical Report No. 25, Alternative Futures for Southeastern Wisconsin; Technical Report No. 11 (2nd Edition), The Population of Southeastern Wisconsin; and Technical Report No. 10 (2nd Edition), The Economy of Southeastern Wisconsin.*

Optimistic Future Scenario

The optimistic future scenario envisions that the Region as a whole will experience only a slight decline in household size with a return to more conventional lifestyles and somewhat higher birthrates. This future also assumes that the Region will be economically competitive with other areas of the United States over the next two decades, and that the pattern of out-migration of population and of economic activities and jobs experienced in the recent past will subside. This greater attractiveness would be due to such factors as the availability of an ample high-quality water supply; availability of certain raw materials, particularly agricultural materials; the presence of a well developed and maintained transportation network; low-cost public utilities, including sanitary sewerage, public water supply, and electric power; a high-quality environment; ample recreational opportunities; a high-quality labor force; an improved tax structure; and receptive community attitudes toward the needs of business and industry.

Intermediate Future Scenario

The intermediate future assumes that even though some out-migration of population and jobs will continue, the relative attractiveness of the Region will result in a stabilization of population and employment. Aggressive marketing of selectively targeted industries would serve to stimulate some new job growth within the planning area. The assumptions underlying this future include replacement level birthrates and a slight decline in household size. There would be some decrease in the younger age groups, and the retirement age population would be expected to show a significant increase under this alternative future.

Degree of Centrality

An additional variable considered in the preparation of land use plans for each scenario was the degree of centrality of incremental urban land use development as measured by the relative nearness of new urban land uses to the major population centers in the Region. Two alternative population distributions, referred to as centralized and decentralized population distributions, were developed.

Table 1

ALTERNATIVE POPULATION AND EMPLOYMENT FORECASTS FOR SOUTHEASTERN WISCONSIN, WASHINGTON COUNTY, THE WEST BEND PLANNING AREA, AND THE CITY OF WEST BEND URBAN SERVICE AREA: 1985 AND 2010

Demographics	1985 Estimate	Alternative Future Scenario: 2010	
		Intermediate	Optimistic
Region[a]			
Population	1,742,700	1,872,200	2,316,100
Jobs	871,900	1,051,300	1,251,600
Washington County			
Population	87,250	111,700	185,000
Jobs	30,100	45,200	67,900
West Bend Planning Area			
Population	30,940	39,360	61,110
Jobs	14,370	20,680	25,900
City of West Bend Urban Service Area			
Population	23,800[b]	32,050	52,880
Jobs	12,040	18,550	23,210

[a]*Region includes Kenosha, Milwaukee, Ozaukee, Racine, Walworth, Washington, and Waukesha Counties.*

[b]*The 1985 population estimate for the City of West Bend is approximately 21,993.*

Source: Wisconsin Department of Industry, Labor and Human Relations; Wisconsin Department of Administration; and SEWRPC.

The centralized distribution concentrates population in the older urban centers of the Region and adjacent suburbs, with proportionately fewer people in outlying areas. The centralized distribution assumes that a significant proportion of the population will prefer to reside in an urban setting that provides a full range of urban facilities and services, such as public water supply and sanitary sewers. The decentralized distribution accommodates proportionately less people in the older urban centers of the Region and adjacent suburbs, and proportionately more in the outlying areas. The 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 few, if any, urban services.

Intermediate-Centralized and Optimistic-Decentralized Forecasts

For the purposes of the West Bend land use plan, two of the possible alternative future scenarios postulated by the Commission in its regional planning efforts were considered: an intermediate-centralized scenario and an optimistic-decentralized scenario. These two particular alternative future scenarios were believed to best represent the range of possible futures with respect to growth and development in the West Bend planning area. The forecast population and employment levels envisioned under the two scenarios described above for the Southeastern Wisconsin Region, Washington County, the West Bend planning area, and the City of West Bend urban service area, are set forth in Table 1.

Population and employment forecasts for the City of West Bend assume that the corporate boundaries of the City will be larger in the year 2010 than they are at present. Areas will be annexed into the City in order to extend urban services, such as public water supply and sanitary sewers, to developing areas and thereby accommodate population growth in an environmentally sound manner. For this reason, population and employment forecasts are based on an "urban service area" that is larger than the existing corporate boundaries. The urban service

area used to prepare the estimates of 1985 population and employment data encompasses the corporate limits of the City in 1985, adjusted to the nearest quarter section line. Historic population and employment census data for the City of West Bend are based on the corporate boundaries of the City.

Intermediate-Centralized Forecasts: The intermediate-centralized scenario envisions that the resident population of the Region will increase from about 1,742,700 persons in 1985 to about 1,872,200 persons in 2010, an increase of about 129,500 persons, or about 7 percent over the 1985 level; and that the number of jobs will increase from about 871,900 jobs in 1985 to about 1,051,300 jobs by 2010, an increase of about 179,400 jobs, or about 21 percent. In Washington County the intermediate-centralized scenario envisions that the resident population will increase from about 87,250 persons in 1985 to about 111,700 persons in 2010, an increase of about 24,450 persons, or about 28 percent; and that the number of jobs will increase from about 30,100 jobs in 1985, to about 45,200 jobs by 2010, an increase of about 15,100 jobs, or about 50 percent.

In the 63.4 square mile West Bend planning area, the intermediate-centralized scenario envisions that the resident population will increase from about 30,940 persons in 1985 to about 39,360 persons in 2010, an increase of about 8,420 persons, or about 27 percent; and that the number of jobs will increase from about 14,370 jobs in 1985 to about 20,680 jobs in the year 2010, an increase of about 6,310 jobs, or about 44 percent. For the City of West Bend urban service area, this scenario envisions that the resident population will increase from about 23,800 persons in 1985 to about 32,050 persons in 2010, an increase of about 8,250 persons, or about 35 percent over the 25-year period; and the number of jobs would increase from about 12,040 jobs in 1985 to about 18,550 jobs in 2010, an increase of about 6,510 jobs, or about 54 percent.

Optimistic-Decentralized Forecasts: The optimistic-decentralized scenario envisions that the resident population of the Region will increase from about 1,742,700 persons in 1985 to about 2,316,100 persons in the year 2010, an increase of about 573,400 persons, or about 33 percent; and that the number of jobs will increase from about 871,900 in 1985 to about 1,251,600 by the year 2010, an increase of about 379,700 jobs, or about 44 percent. In Washington County, the optimistic-decentralized scenario envisions that the resident population will increase from about 87,250 persons in 1985 to about 185,000 persons by the year 2010, an increase of about 97,750 persons, or about 112 percent; and that the jobs will increase from about 30,100 jobs in 1985 to about 67,900 jobs by the year 2010, an increase of about 37,800 jobs, or about 126 percent.

In the West Bend planning area, the optimistic-decentralized scenario envisions that resident population will increase from about 30,940 in 1985 to about 61,110 in the year 2010, an increase of about 30,170 persons, or about 98 percent; and that jobs will increase from about 14,370 jobs in 1985 to about 25,900 jobs by the year 2010, an increase of about 11,530 jobs, or about 80 percent. For the City of West Bend urban service area the optimistic-decentralized scenario envisions that the resident population will increase from about 23,800 persons in 1985 to about 52,880 persons in 2010, an increase of about 29,080 persons, or about 122 percent; and that the number of jobs will increase from about 12,040 jobs in 1985 to about 23,210 jobs in the year 2010, an increase of about 11,170 jobs, or about 93 percent.

Urban Growth Pattern: With respect to urban growth patterns for the Region, Washington County, West Bend planning area, and City of West Bend, the optimistic alternative future scenario projects modest growth for the Region and significant growth for Washington County, the West Bend planning area, and the City of West Bend urban service area over the plan design period while the intermediate alternative future scenario projects slight growth for the Region and modest growth for Washington County, the West Bend planning area, and the City of West Bend urban service area.

In order to set these two alternative future scenarios in perspective, the historic population levels of the State, the Region, Washington County, and the City of West Bend are presented in Table 2. This table indicates that the City of West Bend has experienced steady increases in resident population since its incorporation as a City in 1885. Figure 2 graphically shows the historic and forecast future resident population levels for the City of West Bend urban service area based upon the two alternative future scenarios.

Table 2

COMPARISON OF HISTORIC POPULATION LEVELS FOR THE STATE OF WISCONSIN, THE SOUTHEASTERN WISCONSIN REGION, WASHINGTON COUNTY, AND THE CITY OF WEST BEND: 1850-1989

Year	Wisconsin		Region		Washington County		City of West Bend[a]	
	Population	Percent Change from Previous Period	Population	Percent Change from Previous Period	Population	Percent Change from Previous Period	Population	Percent Change from Previous Period
1850	305,391	--	113,389	--	19,485[b]	--	--	--
1860	775,881	154.1	190,409	67.9	23,644	2.1	--	--
1870	1,054,670	35.9	223,546	17.4	23,919	1.3	--	--
1880	1,315,497	24.4	277,119	24.0	23,422	-2.0	--	--
1890	1,693,330	28.7	386,774	39.6	22,751	-2.9	1,296	--
1900	2,069,042	22.2	501,808	29.7	23,589	3.7	2,119	63.5
1910	2,333,860	12.8	631,161	25.8	23,784	0.8	2,462	16.2
1920	2,632,067	12.8	783,681	24.2	25,713	8.1	3,378	37.2
1930	2,939,006	11.7	1,006,118	28.4	26,551	3.3	4,760	40.9
1940	3,137,587	6.8	1,067,699	6.1	28,430	7.1	5,452	14.5
1950	3,434,575	9.5	1,240,618	16.2	33,902	19.2	6,849	25.6
1960	3,952,771	15.1	1,573,620	26.8	46,119	36.0	9,969	45.6
1970	4,417,933	11.8	1,756,086	11.6	63,839	38.4	16,555	66.1
1980	4,689,055	6.1	1,764,919	0.5	84,848	32.9	21,484	29.8
1985[c]	4,779,021	1.9	1,742,742	-1.3	87,249	2.8	21,993	2.4
1989[c]	4,863,154	1.8	1,767,757	1.4	92,971	6.6	24,119	9.7

[a]*The City of West Bend was originally incorporated as the Village of West Bend in 1868. In 1885, the Village was incorporated as a City. In 1961, the Village of Barton was consolidated with the City of West Bend, adding 1,569 residents to the City.*

[b]*In 1853, seven towns (Belgium, Cedarburg, Fredonia, Grafton, Mequon, Port Washington, and Saukville) and the Village of Port Washington, then in Washington County and which contained a resident population of 8,281 persons in 1850, were detached from the remainder of Washington County to form Ozaukee County.*

[c]*The 1985 and 1989 population data are estimates.*

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

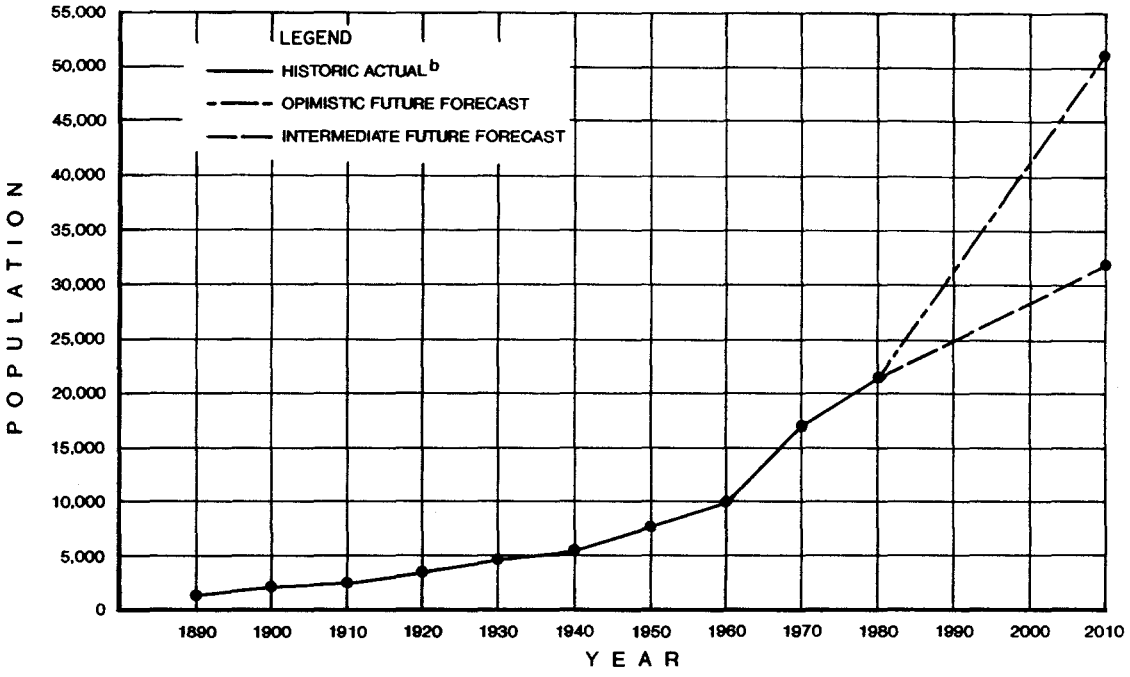
Selected Forecast: During the May 29, 1990, and June 5, 1990, City Plan Commission meetings, City officials indicated that, based upon historic population trends for the City of West Bend from 1960 to 1989, the City expressed a desire to use a design population level higher than that under the intermediate-centralized scenario for preparing the City land use plan and determining facility requirements. The City indicated at these meetings that a population level of about 35,000 persons by the year 2010 for the City of West Bend should be used in the planning effort. This figure is approximately 3,000 persons, or about 9 percent, higher than the approximately 32,000 persons postulated under the intermediate-centralized scenario. The forecast employment level is not expected to increase significantly if the higher design population level is selected. Accordingly, the employment level of approximately 18,550 postulated under the intermediate-centralized scenario would be used in the planning effort.

HISTORICAL AND ALTERNATIVE FUTURE AGE DISTRIBUTION

The historical and probable future resident population levels for the Southeastern Wisconsin Region, Washington County, the West Bend planning area, and the City of West Bend urban service area by age and sex for both the intermediate-centralized and optimistic-decentralized scenarios are set forth in Table 3. The tables indicate distinctly different population growth rates and changes for the various age groups

Figure 2

HISTORIC AND FORECAST FUTURE POPULATION LEVELS
FOR THE CITY OF WEST BEND URBAN SERVICE AREA: 1890-2010



[a]*The City of West Bend was originally incorporated as the Village of West Bend in 1868. In 1885, the Village was incorporated as a City. In 1961, the Village of Barton was consolidated with the City of West Bend.*

[b]*Historic population within the City of West Bend corporate limits.*

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

under the two alternative scenarios set forth. While a design population level slightly higher than the intermediate forecast centralized land use scenario was selected for use in the plan preparation, the age and sex data provided for the optimistic forecast decentralized land use scenario is useful in considering the need for certain public facilities in the area to the plan design year 2010.

The anticipated changes in the age composition of the resident population of the City of West Bend urban service area as set forth in Table 3 have important implications for land use. The intermediate forecast for the City area indicates that there may be a need for additional elementary educational facilities, as well as ancillary recreational facilities, for children between the ages of 5 and 14. Table 3 also indicates that the 20 to 64 age group is expected to increase from about 12,320 to about 19,090 persons, an increase of about 6,770 persons, or 55 percent. This increase may be expected to contribute to a significant increase in the number of people seeking work within the West Bend planning area. Finally, the changes indicate that, given the dramatic increase in population that is 65 years of age and older, a general aging of the population will occur which may be expected to affect the demand for elderly housing units, special transportation service, and health care within the planning area.

Table 3

HISTORIC AND ALTERNATIVE FORECAST RANGE FOR COMPOSITION OF THE RESIDENT POPULATION BY AGE GROUP AND SEX IN THE SOUTHEASTERN WISCONSIN REGION, WASHINGTON COUNTY, THE WEST BEND PLANNING AREA, AND THE CITY OF WEST BEND URBAN SERVICE AREA: 1980 AND 2010

Southeastern Wisconsin Region: 1980						
	Male		Female		Total	
Age Group	Number	Percent	Number	Percent	Number	Percent
Under 5	65,588	7.7	62,497	6.9	128,085	7.3
5 to 14	139,738	16.3	134,348	14.8	274,086	15.5
15 to 19	84,952	10.0	83,945	9.2	168,897	9.6
20 to 64	487,407	57.0	511,150	56.1	998,557	56.4
65 and Older	76,440	9.0	118,854	13.0	195,294	11.2
All Ages	854,125	100.0	910,794	100.0	1,764,919	100.0

Southeastern Wisconsin Region Alternative Forecast Range: 2010[a]						
	Intermediate and Optimistic Future Scenarios					
	Male		Female		Total	
Age Group	Number	Percent	Number	Percent	Number	Percent
Under 5	56,481-76,709	6.2-6.8	54,347-73,831	5.6-6.2	110,828-150,540	5.9-6.5
5 to 14	113,654-151,724	12.6-13.5	109,487-145,845	11.3-12.2	223,141-297,569	11.9-12.8
15 to 19	63,740-82,371	7.0-7.3	61,308-79,282	6.3-6.7	125,048-161,653	6.7-7.0
20 to 64	566,739-686,009	62.7-61.0	581,495-696,770	60.1-58.5	1,148,234-1,382,779	61.3-59.7
65 and Older	103,777-128,041	11.5-11.4	161,056-195,503	16.7-16.4	264,833-323,544	14.2-14.0
All Ages	904,391-1,124,854	100.0-100.0	967,693-1,191,231	100.0-100.0	1,872,084-2,316,085	100.0-100.0

Washington County: 1980						
	Male		Female		Total	
Age Group	Number	Percent	Number	Percent	Number	Percent
Under 5	3,637	8.6	3,471	8.1	7,108	8.4
5 to 14	8,177	19.3	7,724	18.1	15,901	18.7
15 to 19	4,343	10.3	4,239	10.0	8,582	10.1
20 to 64	23,106	54.7	23,026	54.1	46,132	54.4
65 and Older	3,000	7.1	4,125	9.7	7,125	8.4
All Ages	42,263	100.0	42,585	100.0	84,848	100.0

Washington County Alternative Forecast Range: 2010[a]						
	Intermediate and Optimistic Future Scenarios					
	Male		Female		Total	
Age Group	Number	Percent	Number	Percent	Number	Percent
Under 5	3,884-6,470	7.1-7.1	3,742-6,214	6.6-6.6	7,626-12,684	6.8-6.9
5 to 14	8,105-13,293	14.7-14.6	7,818-12,726	13.8-13.6	15,923-26,019	14.3-14.1
15 to 19	4,168-6,832	7.6-7.5	4,030-6,534	7.1-7.0	8,198-13,366	7.3-7.2
20 to 64	32,642-53,951	59.4-59.0	32,793-53,205	57.8-56.8	65,435-107,156	58.6-57.9
65 and Older	6,139-10,803	11.2-11.8	8,377-14,973	14.7-16.0	14,516-25,776	13.0-13.9
All Ages	54,938-91,349	100.0-100.0	56,760-93,652	100.0-100.0	111,698-185,001	100.0-100.0

Table 3 (continued)

West Bend Planning Area: 1980						
	Male		Female		Total	
Age Group	Number	Percent	Number	Percent	Number	Percent
Under 5	1,308	8.9	1,291	8.4	2,599	8.7
5 to 14	2,746	18.8	2,629	17.0	5,375	17.9
15 to 19	1,471	10.1	1,445	9.4	2,916	9.7
20 to 64	7,849	53.7	8,120	52.6	15,969	53.1
65 and Older	1,250	8.5	1,948	12.6	3,198	10.6
All Ages	14,624	100.0	15,433	100.0	30,057	100.0

West Bend Planning Area Alternative Forecast Range: 2010[a]						
	Intermediate and Optimistic Future Scenarios					
	Male		Female		Total	
Age Group	Number	Percent	Number	Percent	Number	Percent
Under 5	1,413-2,194	7.3-7.3	1,363-2,109	6.8-6.8	2,776-4,303	7.1-7.0
5 to 14	2,857-4,404	14.9-14.7	2,756-4,216	13.7-13.6	5,613-8,620	14.3-14.1
15 to 19	1,452-2,240	7.6-7.5	1,402-2,144	6.9-6.9	2,854-4,384	7.2-7.2
20 to 64	11,481-17,783	59.7-59.2	11,781-17,819	58.5-57.3	23,262-38,063	59.1-62.3
65 and Older	2,018-3,405	10.5-11.3	2,840-4,800	14.1-15.4	4,858-5,744	12.3-9.4
All Ages	19,221-30,026	100.0-100.0	20,142-31,088	100.0-100.0	39,363-61,114	100.0-100.0

City of West Bend Urban Service Area: 1980						
	Male		Female		Total	
Age Group	Number	Percent	Number	Percent	Number	Percent
Under 5	976	9.4	980	8.8	2,078	9.0
5 to 14	1,889	18.2	1,799	16.2	4,005	17.4
15 to 19	1,045	10.1	1,016	9.1	2,218	9.6
20 to 64	5,574	53.7	5,913	53.3	12,318	53.5
65 and Older	896	8.6	1,396	12.6	2,415	10.5
All Ages	10,380	100.0	11,104	100.0	23,034	100.0

City of West Bend Urban Service Area Alternative Forecast Range: 2010[a]						
	Intermediate and Optimistic Future Scenarios					
	Male		Female		Total	
Age Group	Number	Percent	Number	Percent	Number	Percent
Under 5	1,161-1,865	7.4-7.3	1,119-1,791	6.8-6.8	2,291-3,744	7.1-7.1
5 to 14	2,289-3,667	14.6-14.4	2,206-3,504	13.4-13.3	4,517-7,396	14.1-14.0
15 to 19	1,171-1,883	7.5-7.4	1,131-1,796	6.9-6.8	2,309-3,775	7.2-7.1
20 to 64	9,443-15,225	60.4-59.7	9,663-15,193	58.9-57.6	19,094-30,930	59.6-58.5
65 and Older	1,573-2,861	10.1-11.2	2,294-4,105	14.0-15.5	3,843-7,032	12.0-13.3
All Ages	15,637-25,501	100.0-100.0	16,413-26,389	100.0-100.0	32,054-52,877	100.0-100.0

[a]*The first number shown in the range represents forecasts based upon the intermediate population scenario—centralized development pattern; and the second number shown in the range represents forecasts based upon the optimistic population scenario—decentralized development pattern.*

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

Table 4

COMPARISON OF HISTORIC AND PROBABLE FUTURE POPULATION PER OCCUPIED HOUSING UNIT IN THE SOUTHEASTERN WISCONSIN REGION, WASHINGTON COUNTY, THE WEST BEND PLANNING AREA, AND THE CITY OF WEST BEND URBAN SERVICE AREA: 1960-2010

Year	Southeastern Wisconsin Region	Washington County	West Bend Planning Area	City of West Bend Urban Service Area
1960	3.30	3.64	--[a]	3.41[b]
1970	3.20	3.63	3.44	3.37[b]
1980	2.75	3.14	3.01	2.90[b]
1985[c]	2.64	3.03	2.95	2.87[b]
2010 Forecast				
Intermediate	2.40	2.78	2.61	2.59
Optimistic	2.67	2.93	2.89	2.87

[a]*Data are not available.*

[b]*Data are based on the City of West Bend corporate limits.*

[c]*The 1985 data are estimates.*

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

HISTORICAL AND PROBABLE FUTURE HOUSEHOLD SIZE

Table 4 compares historical and probable future household sizes in the Southeastern Wisconsin Region, Washington County, the West Bend planning area, and the City of West Bend urban service area under the intermediate and optimistic population forecasts for the year 2010. The intermediate growth forecast—centralized land use scenario—household size was selected for use in the preparation of the land use plan for the West Bend planning area.

Table 4 indicates that in 1985, the average household size in the City of West Bend was 2.87, compared to 2.95 in the City of West Bend planning area, 3.03 in Washington County, and 2.64 in the Region. The table also indicates that the average household size, under the intermediate forecast, may be expected to decline for all of the areas considered. This is in keeping with the trend exhibited from 1960 to 1985. These changes in average household size have important implications for housing and residential land use planning since the average household size is used to convert a population forecast to the number of dwelling units needed over the planning period. Based upon a City of West Bend decrease in average household size from 2.87 persons per household in 1985 to 2.59 by 2010 under the intermediate-centralized scenario, approximately 5,535 additional housing units, or an average of approximately 213 units per year, may be expected to be needed over the period 1985 to 2010 in order to meet the housing needs of the selected resident population level of the City of West Bend urban service area of about 35,000 persons.

HOUSING CHARACTERISTICS

As shown in Table 5, the available data show a steady increase in housing units as well as population in the Southeastern Wisconsin Region, Washington County, the City of West Bend planning area, and the City over the period 1960 to 1985. Table 5 indicates that, while the total number of housing units increased by about 2.5 percent in the Region during the period between 1980 and 1985, Washington County, the West Bend planning area, and the City experienced an increase in housing units during this same period of about 6.6, 5.4, and 4.1 percent, respectively. Table 5 indicates that between 1980 and 1985 the total number of persons per occupied housing unit has decreased by about 4.2 percent in the Region, about 3.5 percent in Washington County, about 1.9 percent in the West Bend planning area, and about 1.0 percent in the City of West Bend.

Table 5

HISTORIC POPULATION AND HOUSING CHARACTERISTICS OF THE SOUTHEASTERN WISCONSIN REGION, WASHINGTON COUNTY, THE WEST BEND PLANNING AREA, AND THE CITY OF WEST BEND: 1960-1985[a]

Southeastern Wisconsin Region								
Characteristics	Year				1970-1980		1980-1985	
	1960	1970	1980	1985	Change	Percent	Change	Percent
Total Population	1,573,620	1,756,083	1,764,919	1,742,742	8,836	0.5	-22,177	-1.2
Total Housing Units	500,761	566,756	664,973	681,555	8,217	17.3	16,582	2.5
Persons per Occupied Housing Unit	3.30	3.20	2.75	2.64	-0.45	-14.1	-0.11	-4.2

Washington County								
Characteristics	Year				1970-1980		1980-1985	
	1960	1970	1980	1985	Change	Percent	Change	Percent
Total Population	46,119	63,829	84,848	87,249	21,019	32.9	2,401	2.8
Total Housing Units	14,519	18,692	28,363	30,243	9,671	51.7	1,880	6.6
Persons per Occupied Housing Unit	3.64	3.63	3.14	3.03	-0.49	-13.5	-0.11	-3.5

West Bend Planning Area								
Characteristics	Year				1970-1980		1980-1985	
	1960	1970	1980	1985	Change	Percent	Change	Percent
Total Population	--[b]	22,249	30,057	30,939	7,708	34.5	885	2.9
Total Housing Units	--[b]	--[b]	10,437	11,001	--	--	564	5.4
Persons per Occupied Housing Unit	--[b]	3.44	3.01	2.95	-0.42	-12.2	-0.06	-1.9

City of West Bend								
Characteristics	Year				1970-1980		1980-1985	
	1960	1970	1980	1985	Change	Percent	Change	Percent
Total Population	9,969	16,555	21,484	21,993	4,929	29.8	509	2.4
Total Housing Units	3,061	4,913	7,483	7,790	2,570	52.3	307	4.1
Persons per Occupied Housing Unit	3.41	3.37	2.90	2.87	-0.5	-13.5	--[c]	-1.0

[a] *The 1985 data are estimates.*

[b] *Data are not available.*

[c] *Less than 0.1 percent.*

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

Table 6

RESIDENTIAL BUILDING ACTIVITY IN THE CITY OF WEST BEND: 1962-1989

Year	Single-Family Dwelling Units	Two-Family Dwelling Units	Multi-Family Dwelling Units	Total Dwelling Units
1962	61	10	0	71
1963	74	2	0	76
1964	95	4	43	142
1965	116	2	28	146
1966	109	24	68	201
1967	126	8	27	161
1968	127	48	12	187
1969	101	10	86	197
1970	93	40	142	275
1971	159	36	177	372
1972	177	14	329	520
1973	124	26	44	194
1974	146	22	18	186
1975	142	12	112	266
1976	118	50	142	310
1977	108	38	153	299
1978	95	26	4	125
1979	40	12	66	118
1980	22	20	122	164
1981	17	16	74	107
1982	11	8	51	70
1983	45	8	18	71
1984	44	4	0	48
1985	53	12	176	241
1986	53	14	166	233
1987	57	18	289	364
1988	36	26	246	308
1989	65	10	112	187
Total	2,414	520	2,705	5,639

Source: City of West Bend and SEWRPC.

City Housing Construction Activity 1962 to 1989

Table 6 provides a summary of residential building activity in the City of West Bend from 1962 through 1989. During this 28-year period, a total of 5,639 dwelling units were constructed, of which 2,414 units, or 43 percent, were single-family dwelling units; 520 units, or 9 percent, were two-family dwelling units; and 2,705, or 48 percent, were multi-family dwelling units. Since 1980, a total of 1,793 dwelling units were constructed, of which 403 units, or 22 percent, were single-family dwelling units; 136 units, or 8 percent, were two-family dwelling units; and 1,254 units, or 70 percent, were multi-family dwelling units. The table indicates that since 1980 multi-family dwelling units have been constructed in the City of West Bend at a higher rate than either single-family or two-family dwelling units. The table shows 1972 as the peak year of building activity in the City of West Bend during the 28-year period, with 1987 the second highest year in residential construction. During the 1962 to 1989 period, an average of approximately 201 dwelling units were constructed each year.

Housing Occupancy and Vacancy Rates

Table 7 provides data on the total number of both owner-occupied year-round housing units and renter-occupied year-round housing units. Between 1960 and 1980—the latter year being

Table 7

HOUSING VACANCY RATE FOR OWNER- AND RENTER-OCCUPIED YEAR-ROUND HOUSING UNITS IN SOUTHEASTERN WISCONSIN, WASHINGTON COUNTY, AND THE CITY OF WEST BEND: 1960-1980

Southeastern Wisconsin								
	1960		1970		1980		1960-1980	
Housing Unit Type	Total Units	Percent of Total	Total Units	Percent of Total	Total Units	Percent of Total	Change	Percent
Owner-Occupied Year-Round Housing Units	284,707	56.8	331,339	58.5	389,381	59.4	104,674	36.8
Renter-Occupied Year-Round Housing Units	181,206	36.2	205,147	36.2	238,574	36.4	57,368	31.7
Vacant Year-Round Housing Units for Sale	9,386	1.9	2,379	0.4	4,478	0.7	-4,908	-52.3
Vacant Year-Round Rental Units	3,526	0.7	9,101	1.6	11,205	1.7	7,679	217.8
Other Vacant Year-Round Housing Units	21,936	4.4	18,790	3.3	12,108	1.8	-3,146	-14.3
Total	500,761	100.0	566,756	100.0	655,746	100.0	154,985	30.9

Washington County								
	1960		1970		1980		1960-1980	
Housing Unit Type	Total Units	Percent of Total	Total Units	Percent of Total	Total Units	Percent of Total	Change	Percent
Owner-Occupied Year-Round Housing Units	9,139	62.9	13,123	70.2	20,314	73.3	11,175	122.3
Renter-Occupied Year-Round Housing Units	3,393	23.4	4,262	22.8	6,402	23.1	3,009	88.7
Vacant Year-Round Housing Units for Sale	287	2.0	100	0.5	288	1.0	-187	-65.2
Vacant Year-Round Rental Units	151	1.0	124	0.7	240	0.9	89	58.9
Other Vacant Year-Round Housing Units	1,549	10.7	1,083	5.8	481	1.7	1,068	-68.9
Total	14,519	100.0	18,692	100.0	27,725	100.0	13,206	91.0

City of West Bend								
	1960		1970		1980		1960-1980	
Housing Unit Type	Total Units	Percent of Total	Total Units	Percent of Total	Total Units	Percent of Total	Change	Percent
Owner-Occupied Year-Round Housing Units	1,950	63.7	3,278	66.7	4,753	63.6	2,803	143.7
Renter-Occupied Year-Round Housing Units	976	31.9	1,529	31.1	2,540	34.0	1,564	160.2
Vacant Year-Round Housing Units for Sale	20	0.7	28	0.6	82	1.1	62	310.0
Vacant Year-Round Rental Units	75	2.4	37	0.8	67	0.9	-8	-10.7
Other Vacant Year-Round Housing Units	40	1.3	41	0.8	35	0.4	-5	-12.5
Total	3,061	100.0	4,913	100.0	7,477	100.0	4,416	144.3

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

the latest year for which definitive housing data are available—the Southeastern Wisconsin Region experienced an increase in owner-occupied year-round housing units of about 37 percent while Washington County, and the City experienced increases of about 122 and 144 percent, respectively—increases over three times as high as that experienced by the Region as a whole. With respect to renter-occupied year-round housing units during this same period, the Region experienced an increase of about 32 percent, while the County and the City experienced significantly higher increases of about 89 and 160 percent, respectively.

Housing vacancy rates for both owner-occupied and rental housing units in 1980—again, the latest year for which definitive data are available—for Southeastern Wisconsin, Washington County, and the City of West Bend are shown in Table 7. The overall vacancy rate for owner-occupied housing in the City—that is, for formerly owner-occupied housing units that were for sale—was about 1.7 percent, or 82 of the total of 4,753 units concerned. In the Region this percentage was about 1.1, and for Washington County, 1.4.

The overall vacancy rate of rental units in 1980 for the City of West Bend was 67 dwelling units out of a total of about 2,540 units, or about 2.6 percent. The vacancy rate for rental units in the City was somewhat lower than the rate for Southeastern Wisconsin and Washington County, which were about 4.7 and 3.7 percent, respectively.

Standards contained in SEWRPC Planning Report No. 20, A Regional Housing Plan for Southeastern Wisconsin, suggest that local housing vacancy rates be maintained at a minimum of 4 percent and a maximum of 6 percent for rental units; and at a minimum of 1 percent and a maximum of 2 percent for owner-occupied units over a full range of housing types, sizes, and costs. These vacancy proportions are desirable to facilitate population mobility and to enable households to exercise choices in the selection of suitable housing. The City vacancy rate of 1.7 percent for owner-occupied housing falls within the recommended standard of between 1 and 2 percent. The City vacancy rate of 2.6 percent for rental housing, however, falls slightly below the recommended standard of between 4 and 6 percent. It may accordingly be concluded that the City of West Bend was in 1980 in need of additional renter-occupied year-round housing units. This need may have been met in whole or in part by the additional 1,254 multiple-family dwelling units constructed in the City between the years 1980 and 1989.

EMPLOYMENT CHARACTERISTICS AND FORECASTS

Place of Work

Table 8 shows the place of work for workers 16 years of age and older living in Washington County and in the City of West Bend in 1980, the latest year for which definitive data are available. Table 8 indicates that, for the City of West Bend, 6,107 persons, or about 64 percent of the labor force, worked in the City of West Bend; while 2,983 workers, or about 31 percent, worked outside of the City. A total of 396 workers, or about 4 percent living in the City of West Bend, did not report their place of work. For Washington County, 21,409 workers, or about 55 percent of the labor force living in the County, worked in Washington County; while 14,928 workers, or about 38 percent, worked outside Washington County. A total of 2,519 workers, or about 7 percent, living in Washington County did not report their place of work. The data for both Washington County and the City of West Bend, as shown in Table 8, indicate that in both the County and the City about one-third of the residents were employed outside the community.

Employment Types and Forecasts

Table 9 sets forth forecast employment levels for the City of West Bend urban service area to the year 2010 under the intermediate and optimistic future scenarios for the six major employment categories: retail trade; service; industrial; institutional, governmental, and educational; transportation, communication, and utilities; and agricultural. Each of these employment categories may be related to specific land use requirements, and are, therefore, useful in the allocation of land to various land use categories such as commercial, industrial, and governmental related uses. Figures 3 and 4, respectively, show the future employment levels for the City of West Bend urban service area to the year 2010 under the intermediate and optimistic future scenarios for each of the six major employment categories, and the total forecast employment levels for the City of West Bend urban service area based on the two future scenarios.

Table 8

PLACE OF WORK OF WORKERS 16 YEARS AND OLDER LIVING IN WASHINGTON COUNTY AND THE CITY OF WEST BEND: 1980

Place of Work	Washington County		City of West Bend	
	Number of Workers	Percent of Total	Number of Workers	Percent of Total
Worked in Community of Residence	21,409	55.1	6,107	64.4
Worked Outside Community of Residence				
City of Cudahy	11	--[a]	--	--
City of Milwaukee	5,803	14.9	592	6.2
City of Wauwatosa	1,299	3.3	199	2.1
City of West Allis	197	0.5	12	0.1
Village of West Milwaukee	116	0.3	52	0.5
Remainder of Milwaukee County	939	2.4	80	0.9
Ozaukee County	2,213	5.7	520	5.5
Remainder of Washington County	--	--	1,035	10.9
City of Brookfield	544	1.4	31	0.3
City of Waukesha	115	0.3	12	0.1
Remainder of Waukesha County	2,858	7.4	243	2.6
Worked Elsewhere	833	2.1	207	2.2
Subtotal	14,928	38.4	2,983	31.4
Not Reported	2,519	6.5	396	4.2
Total	38,856	100.0	9,486	100.0

[a]*Less than 0.1 percent.*

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

Table 9

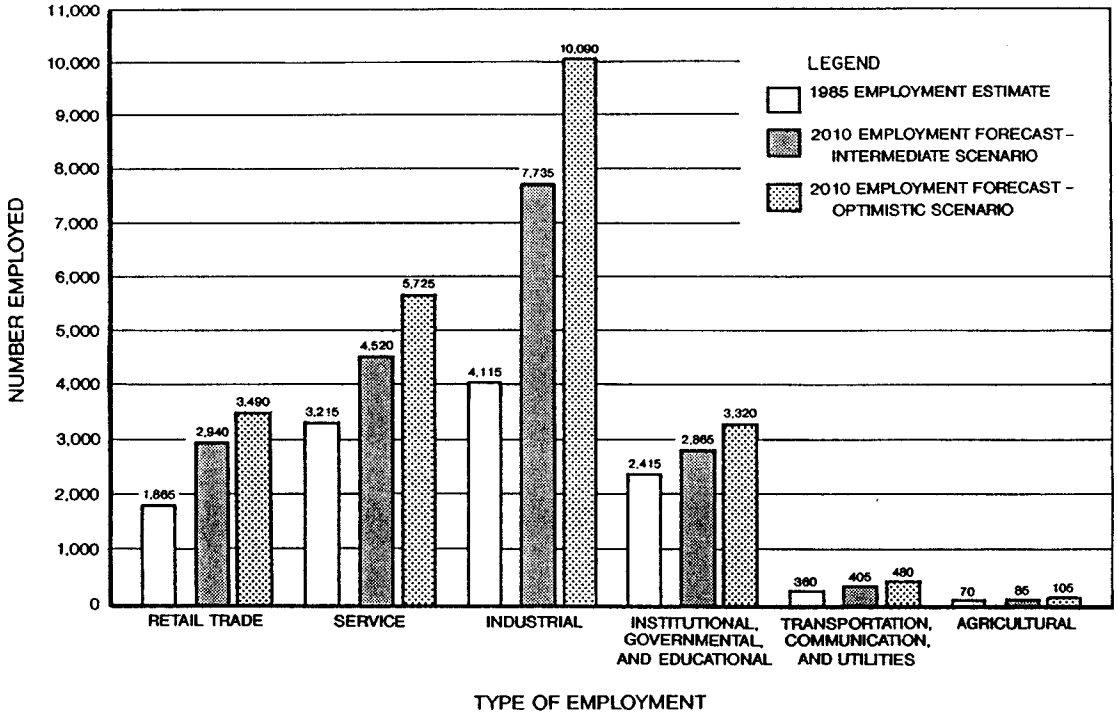
ESTIMATED AND FORECAST EMPLOYMENT BY TYPE IN THE CITY OF WEST BEND URBAN SERVICE AREA: 1985-2010

Year	Employment Type						
	Retail Trade	Service	Industrial	Institutional, Governmental, and Educational	Transportation, Communication, and Utilities	Agricultural	Total
1985 Estimate	1,865	3,215	4,115	2,415	360	70	12,040
2010 Forecast							
Intermediate	2,940	4,520	7,735	2,865	405	85	18,550
Optimistic	3,490	5,725	10,090	3,320	480	105	23,210

Source: Wisconsin Department of Industry, Labor and Human Relations; and SEWRPC.

Figure 3

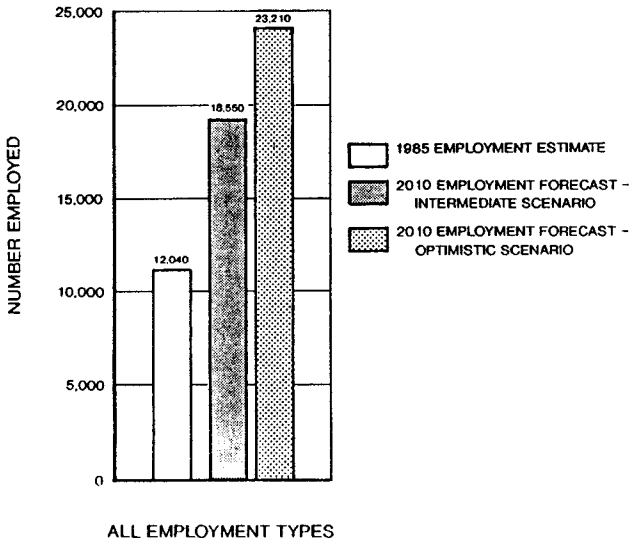
ESTIMATED AND FORECAST EMPLOYMENT BY TYPE IN THE CITY OF WEST BEND URBAN SERVICE AREA: 1985 AND 2010



Source: Wisconsin Department of Industry, Labor and Human Relations and SEWRPC.

Figure 4

ESTIMATED AND FORECAST EMPLOYMENT LEVELS FOR THE CITY OF WEST BEND URBAN SERVICE AREA: 1985 AND 2010



Source: Wisconsin Department of Industry, Labor and Human Relations and SEWRPC.

Employment in the City of West Bend urban service area may be expected to increase from 12,040 jobs in 1985 to about 18,550 jobs, or about 54 percent, by the year 2010 under the intermediate growth scenario, and to about 23,210 jobs, or about 93 percent, by the year 2010 under the optimistic scenario. The distribution of employment under the intermediate forecast, which is the selected forecast for planning purposes, is as follows: about 2,940 jobs, or 16 percent, in retail trade employment; about 4,520 jobs, or about 24 percent, in service employment; about 7,735 jobs, or about 42 percent, in industrial employment; about 2,865 jobs, or about 15 percent, in institutional, governmental, and educational employment; about 405 jobs, or about 2 percent, in transportation, communication, and utilities employment; and about 85 jobs, or about 1 percent, in agricultural employment.

Chapter III

NATURAL RESOURCE BASE INVENTORY AND ANALYSIS

INTRODUCTION

The conservation and wise use of the natural resource base is vital to the physical, social, and economic development of any area and to the continued ability of the area to provide a pleasant and habitable environment for life. The anticipated population and employment growth envisioned for West Bend area and the attendant land use development may be expected in the absence of sound planning to subject the natural resource base of the area to substantial deterioration and even destruction. Consequently, a sound land use plan for the City of West Bend planning area should identify areas with concentrations of natural resources deserving protection from intensive urban development for ecological reasons and also areas having natural resource characteristics which may impose severe limitations on urban development as well as those which have characteristics suitable for urban development.

For the purpose of this planning program, the principal elements of the natural resource base requiring consideration in the land use planning process were identified as 1) physiography and associated soil and topographic characteristics; 2) water resources, including surface water resources such as lakes, rivers, streams, and associated floodlands and wetlands; plus related watersheds and subwatersheds; and groundwater resources; 3) woodlands; and 4) wildlife habitat areas. Elements closely related to the natural resource base and considered in the planning process include scenic viewpoints, natural areas having scientific value, and park and opens space sites.

Areas of the landscape containing concentrations of high value elements of the natural resource base have been identified and termed "environmental corridors" by the Regional Planning Commission. The environmental corridors presented herein encompass those areas in southeastern Wisconsin in which concentrations of recreational, aesthetic, ecological, and cultural resources occur, and which, therefore, should be preserved and protected in essentially natural, open uses.

Without a proper understanding of the significance of these elements of the natural resource base for sound land use, human alteration of the natural environment proceeds at the risk of excessive costs in terms of both monetary expenditures and environmental degradation. The natural resource base is highly vulnerable to misuse through improper land use development. Such misuse may lead to severe environmental problems, which are difficult and costly to correct, and to the deterioration and destruction of the natural resource base itself. Intelligent selection of the most desirable land use plan from among the alternatives available must, therefore, be based in part upon a careful assessment of the natural resource base. The following discussion summarizes the inventory findings in this respect.

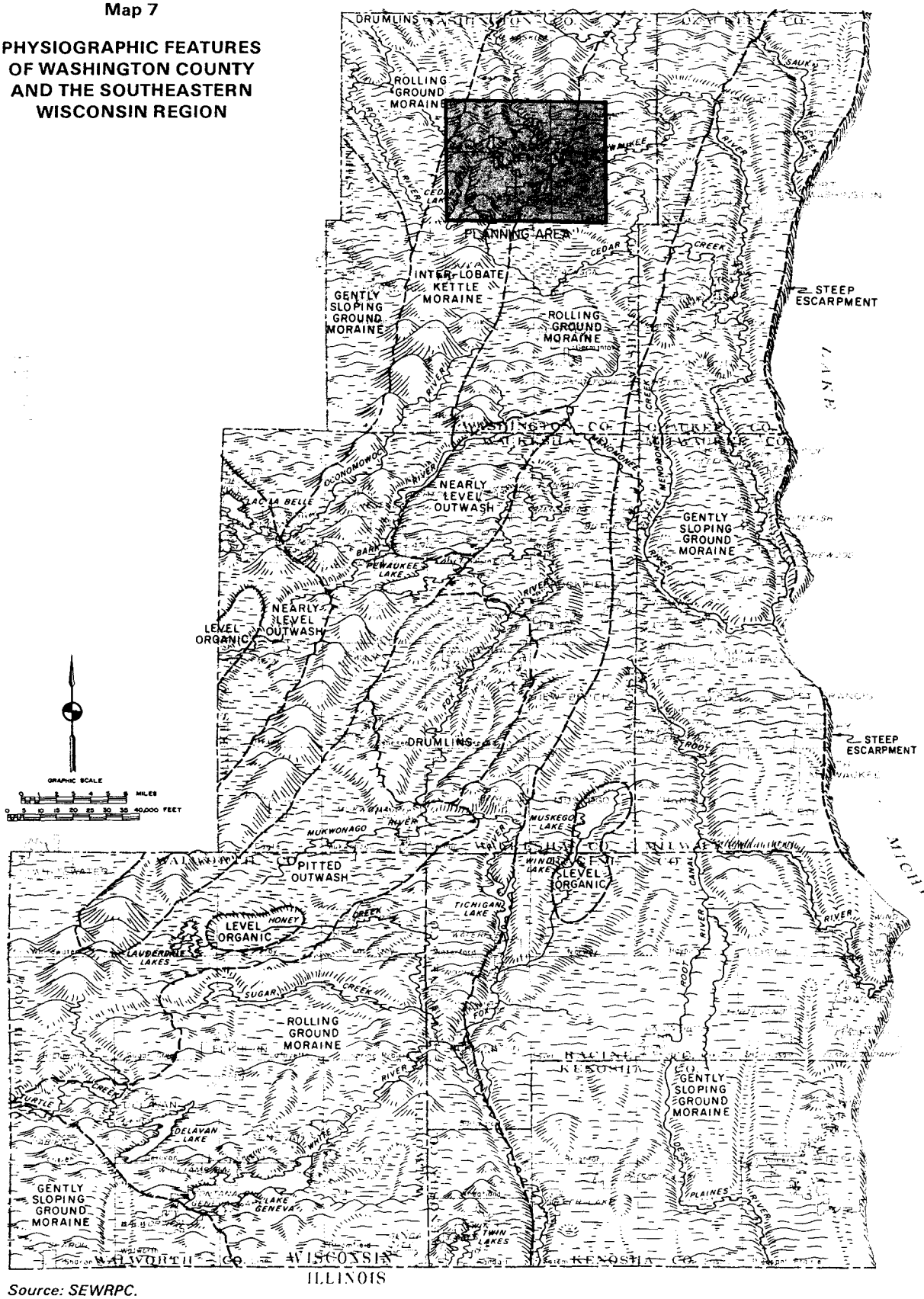
PHYSIOGRAPHY AND ASSOCIATED SOILS AND TOPOGRAPHIC CHARACTERISTICS

Physiography

Glaciation has largely determined the physiography and topography of southeastern Wisconsin, including the West Bend area. The physiographic features, or surficial land forms, of southeastern Wisconsin are shown on Map 7. The dominant physiographic feature is the Kettle Moraine, an interlobate glacial deposit, or moraine, formed between the Green Bay and Lake Michigan tongues, or lobes, of the continental glacier which moved in a generally southerly direction from its origin in what is now Canada. The Kettle Moraine, which is oriented in a general northeast-southwest direction across western Washington, Waukesha, and Walworth Counties, is a complex system of kames, or crudely stratified conical hills; kettle holes marking the site of glacial ice blocks that became separated from the ice mass and melted to form depressions; and eskers, consisting of long, narrow ridges of drift deposited in abandoned drainageways. Most of the remainder of Washington County is covered by other glacial land forms and features, including gently sloping and rolling ground moraines, heterogeneous material deposited beneath the ice; outwash plains, formed by the action of flowing glacial meltwater; and glacial lake basin deposits.

Map 7

PHYSIOGRAPHIC FEATURES OF WASHINGTON COUNTY AND THE SOUTHEASTERN WISCONSIN REGION



Source: SEWRPC.

Soils

Soil properties exert a strong influence on the manner in which the land is utilized. Soils are an irreplaceable resource, and mounting pressures upon land are constantly making this resource more and more valuable. A need exists, therefore, in any land use planning effort to examine not only how land and soils are presently used, but also how they can best be used and managed for future use. This requires a detailed soil survey, which maps the geographic locations of various types of soils; identifies their physical, chemical and biological properties; and interprets these properties for land use and public facilities planning. The resulting comprehensive knowledge of the character and suitability of the soils is extremely valuable in every phase of the planning process. A soil survey of the Southeastern Wisconsin Region was completed in 1965 by the U. S. Department of Agriculture, Soil Conservation Service (SCS), under contract to the Regional Planning Commission.

The information on soils presented therein was of particular importance in the preparation of the land use plan for the City of West Bend planning area, because it was essential to the proper analysis of existing land use patterns; to alternative plan design and evaluation; and to plan selection. The soil assessments were used in conjunction with other data in the design of desirable spatial patterns for various residential, commercial, industrial, agricultural, and recreational land uses and in the evaluation of alternative locations for various kinds of public works. Maps showing the limitations of the soils of the study area for certain uses were prepared for this report based upon the findings of the soil survey.

Soil Suitability for Conventional and Mound Sewage Disposal Systems: Interpretations of relative limitations of the various soils for specific types of urban land uses are important to land use planning in southeastern Wisconsin. Among the more important types of land uses to be considered in this respect are residential development with public sanitary sewer service and residential development with onsite sewage disposal systems. The most significant soil properties relating to these land uses are depth to bedrock, depth to the water table, permeability, presence of coarse textured sands and gravels, flooding hazard, and slope. All these characteristics are important considerations in the development of an area for urban use, particularly for residential use utilizing septic tanks for sewage disposal.

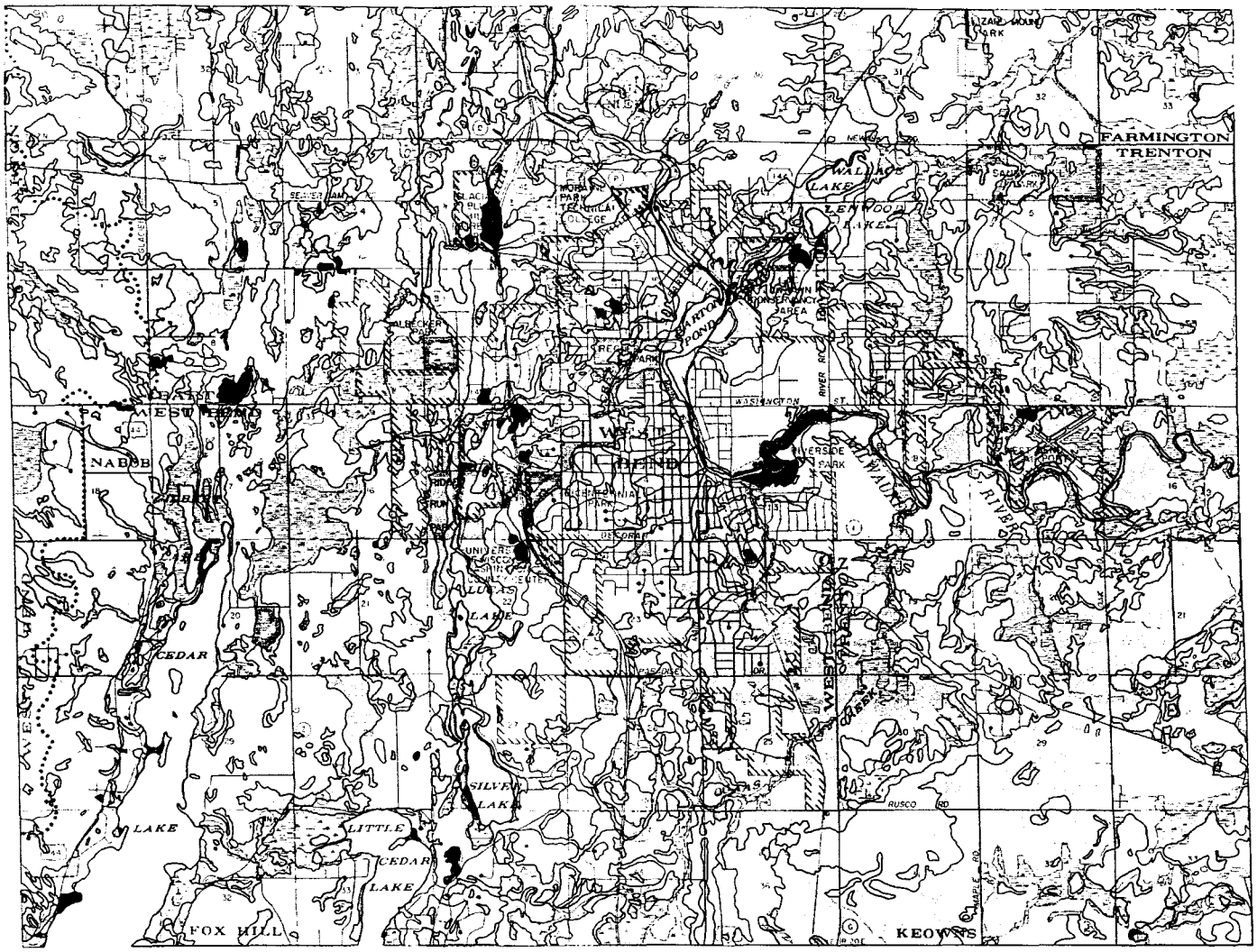
State regulations governing onsite sewage disposal systems are set forth in Chapter ILHR 83 of the Wisconsin Administrative Code. Soil and site specifications in Chapter ILHR 83 provide a basis for interpreting map units of the detailed soil surveys of southeastern Wisconsin to determine the suitability of a site for accommodating a sewage disposal system.

Maps 8 and 9 display the suitability of soils in the planning area for onsite sewage disposal systems based upon state requirements. Specifically, Map 8 shows the suitability of soils in the planning area for conventional onsite systems, and Map 9 shows the suitability of soils in the planning area for mound systems. Areas shown as "suitable" on Map 8 and 9 depict areas covered by soils that have a high probability of meeting state requirements for onsite systems. Areas shown as "unsuitable" depict areas covered by soils that have a high probability of not meeting these requirements. Areas shown as "undetermined" include soils that span the range from unsuitable to suitable for characteristics that affect the operation of onsite systems. For instance, such soils may exhibit a wide range of slopes or a wide range of percolation rates. Onsite investigation is required to determine the suitability of "undetermined" areas. Areas shown as "unclassified" are disturbed areas, such as quarries and gravel pits, for which no interpretive data are available. It should be recognized that Maps 8 and 9 are only intended to illustrate the overall pattern of soil suitability for onsite systems. Detailed site investigations based on the requirements of Chapter ILHR 83 are necessary to determine if the soils on a specific tract of land are suitable for development with onsite sewage disposal systems. In general, areas covered by soils that are classified as unsuitable for both conventional and mound systems should not be considered for urban development unless public sanitary sewers are provided.

Map 8 indicates that about 16,436 acres, or about 40 percent of the total planning area, are covered by soils that are unsuitable for the use of conventional onsite sewage disposal systems. These soils are located throughout the planning area, but primarily in association with rivers,

Map 8

SOIL SUITABILITY FOR CONVENTIONAL ONSITE SEWAGE DISPOSAL SYSTEMS IN THE CITY OF WEST BEND PLANNING AREA



LEGEND

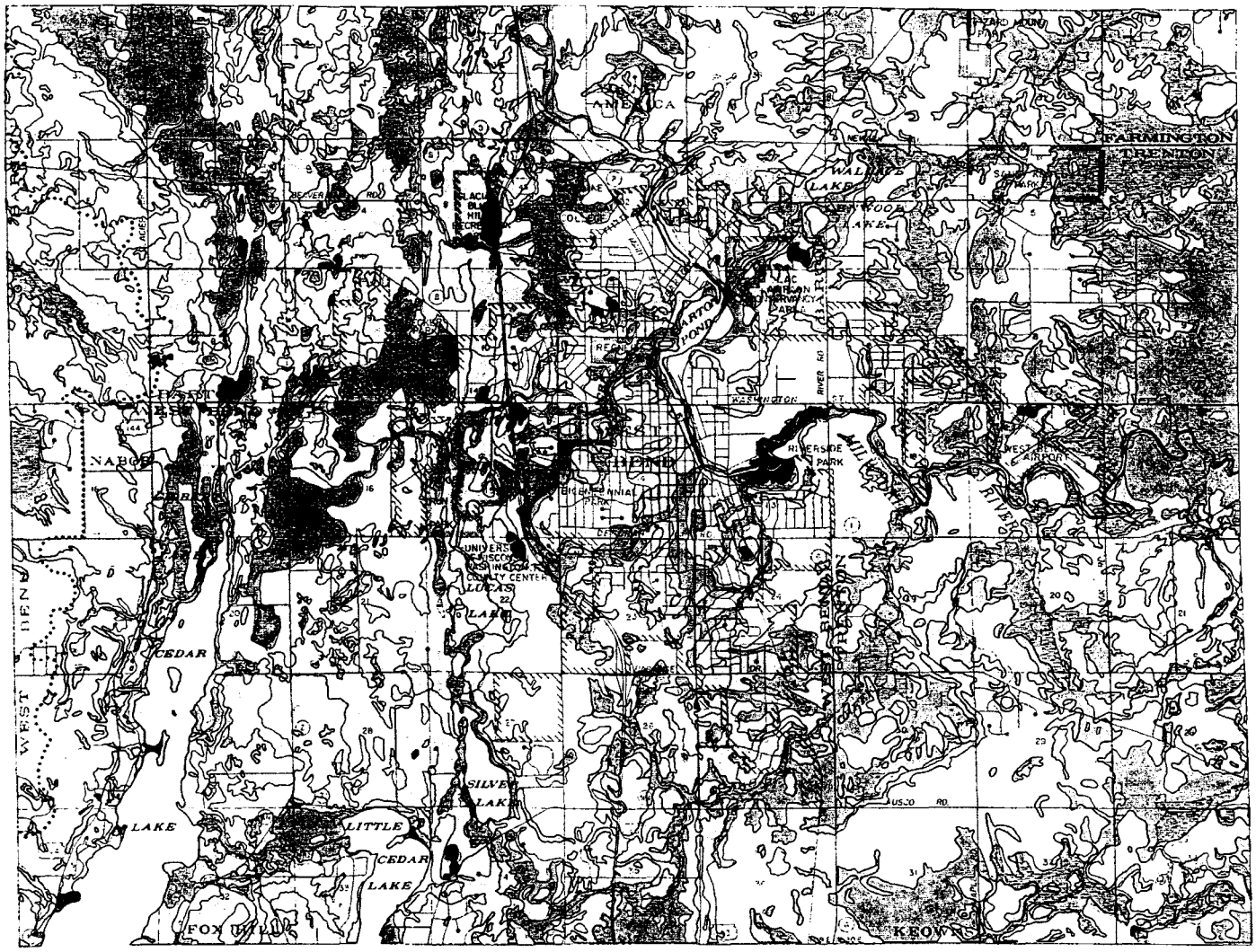
- UNSUITABLE: AREAS COVERED BY SOILS WHICH HAVE A HIGH PROBABILITY OF NOT MEETING THE CRITERIA OF CHAPTER ILHR 83 OF THE WISCONSIN ADMINISTRATIVE CODE GOVERNING CONVENTIONAL ONSITE SEWAGE DISPOSAL SYSTEMS
- UNDETERMINED: AREAS COVERED BY SOILS HAVING A RANGE OF CHARACTERISTICS AND/OR SLOPES WHICH SPAN THE CRITERIA OF CHAPTER ILHR 83 OF THE WISCONSIN ADMINISTRATIVE CODE GOVERNING CONVENTIONAL ONSITE SEWAGE DISPOSAL SYSTEMS; ONSITE INVESTIGATIONS ARE REQUIRED TO DISTINQUISH SUITABLE FROM UNSUITABLE AREAS
- SUITABLE: AREAS COVERED BY SOILS HAVING A HIGH PROBABILITY OF MEETING THE CRITERIA OF CHAPTER ILHR 83 OF THE WISCONSIN ADMINISTRATIVE CODE GOVERNING CONVENTIONAL ONSITE SEWAGE DISPOSAL SYSTEMS
- UNCLASSIFIED: AREAS CONSISTING FOR THE MOST PART OF DISTURBED LAND FOR WHICH NO INTERPRETIVE DATA ARE AVAILABLE
- SURFACE WATER AREA

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

Source: Wisconsin Department of Industry, Labor and Human Relations; U. S. Soil Conservation Service; and SEWRPC.

Map 9

SOIL SUITABILITY FOR MOUND SEWAGE DISPOSAL SYSTEMS IN THE CITY OF WEST BEND PLANNING AREA



LEGEND

- UNSUITABLE: AREAS COVERED BY SOILS WHICH HAVE A HIGH PROBABILITY OF NOT MEETING THE CRITERIA OF CHAPTER ILHR 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 ILHR 83 OF THE WISCONSIN ADMINISTRATIVE CODE GOVERNING MOUND SEWAGE DISPOSAL SYSTEMS ONSITE INVESTIGATIONS ARE REQUIRED TO DISTINGUISH SUITABLE FROM UNSUITABLE AREAS
- SUITABLE: AREAS COVERED BY SOILS HAVING A HIGH PROBABILITY OF MEETING THE CRITERIA OF CHAPTER ILHR 83 OF THE WISCONSIN ADMINISTRATIVE CODE GOVERNING MOUND SEWAGE DISPOSAL SYSTEMS
- UNCLASSIFIED: AREAS CONSISTING FOR THE MOST PART OF DISTURBED LAND FOR WHICH NO INTERPRETIVE DATA ARE AVAILABLE
- SURFACE WATER AREA

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

GRAPHIC SCALE

Source: Wisconsin Department of Industry, Labor and Human Relations; U. S. Soil Conservation Service; and SEWRPC.

streams, floodlands, wetlands, and other low-lying areas. Areas covered by soils suitable for conventional onsite systems, also shown on Map 8, encompass about 8,021 acres, or about 20 percent of the total planning area. Suitable areas include much of the developed portion of the City and upland areas in the remainder of the planning area. About 14,119 acres, or about 35 percent of the total planning area, are covered by soils whose suitability or unsuitability for conventional onsite systems is undetermined. About 2,015 acres, or about 5 percent of the total planning area, are covered either by surface water or by soils that have not been classified.

The technology and practices of onsite sewage disposal continue to change rapidly. In the past 15 years, mound sewage disposal systems have been designed and tested, and, in some cases, approved for use under more limiting soil conditions than those for which conventional systems would be acceptable. For example, mound systems may be feasible in areas with shallow bedrock or high water tables which would preclude the use of conventional systems. These alternative systems include shallow in-ground, at-grade, and mound soil absorption systems. Mound systems are similar to conventional septic tank systems in that they consist of a septic tank and a soil absorption field; however, mound systems are constructed above the surface of the ground and covered with soil, while conventional systems are located beneath the surface of the ground. In addition, a conventional septic tank system distributes sewage through the absorption field by gravity while a mound system uses a pump to purge the absorption field two or three times per day. Shallow in-ground systems or at-grade systems distribute sewage by either gravity or pressure, with dosing pumps systems preferred.

The general pattern of soil suitability for mound sewage disposal systems is shown on Map 9. Approximately 10,966 acres, or about 27 percent of the total planning area, are covered by soils unsuitable for mound sewage disposal systems, as compared to approximately 40 percent unsuitable for conventional systems. Soils shown on Map 9 as suitable for mound disposal systems encompass approximately 18,913 acres, or about 47 percent of the total planning area, while only 20 percent of the total planning area is classified as suitable for conventional systems. About 8,697 acres, or about 21 percent of the total planning area, are covered by soils whose suitability or unsuitability for mound systems cannot be determined without onsite investigation.

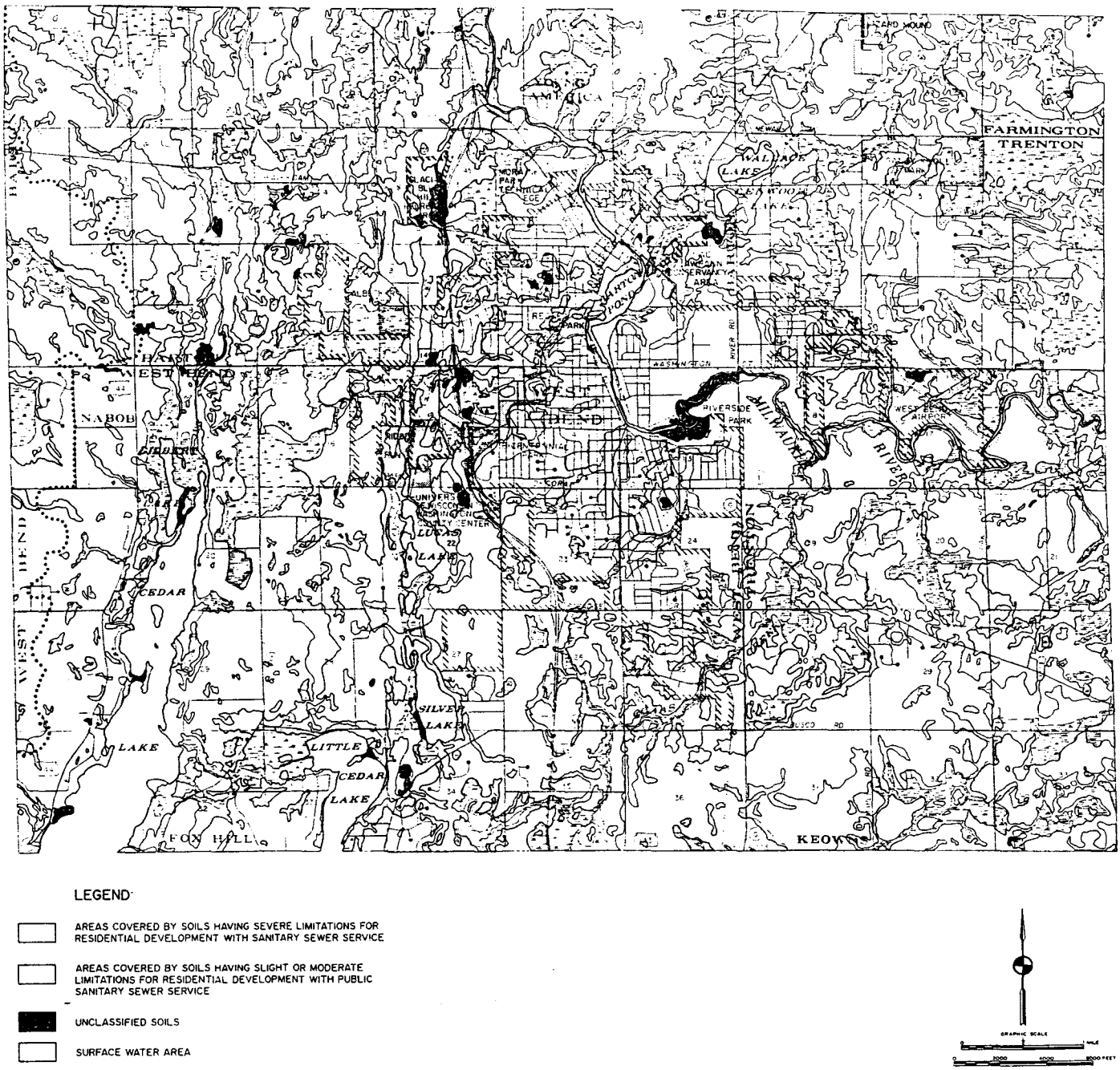
Soil Suitability for Residential and Commercial Developments: Map 10 shows the areas covered by soils with slight, moderate, or severe limitations for residential development served by public sanitary sewer facilities; while Map 11 shows the areas covered by soils with slight, moderate, or severe limitations for small commercial buildings of less than three stories without basements. In both cases, the severe limitations are due to such soil properties as high water table, slow permeability rates, erodibility on slopes, low bearing capacity, high shrink-swell potential, and frost heave potential. These soils are found throughout the planning area, but primarily in steeply sloped areas and in association with rivers, streams, floodlands, wetlands, and other low-lying areas. The development of these areas for residential or commercial uses requires particularly careful planning and above average design and management to overcome the limitations; such developments may be expected to be more costly and difficult than developments in areas with more suitable soils.

Map 10 indicates that about 15,362 acres, or about 38 percent of the total planning area, are covered by soils that have severe limitations for residential development served by public sanitary sewer facilities. Soils shown on Map 10 as having slight or moderate limitations for such developments encompass approximately 23,214 acres, or about 57 percent of the total planning area. Map 11 indicates that about 25,164 acres, or about 62 percent of the total planning area, are covered by soils having severe limitations for small commercial buildings; while approximately 13,412 acres, or about 33 percent of the total planning area, are covered by soils having slight or moderate limitations for small commercial buildings.

Soils Well Suited for Agricultural Use: Prime agricultural lands have been identified by the Regional Planning Commission as those lands which are well suited for agricultural use and which meet specific criteria regarding agricultural soil capabilities and farm size. These criteria include: 1) the farm unit must be at least 35 acres in area; 2) at least 50 percent of the farm unit must be covered by soils which meet U. S. Soil Conservation Service national standards for

Map 10

SOIL SUITABILITY FOR RESIDENTIAL DEVELOPMENT WITH PUBLIC SANITARY SEWER SERVICE IN THE CITY OF WEST BEND PLANNING AREA



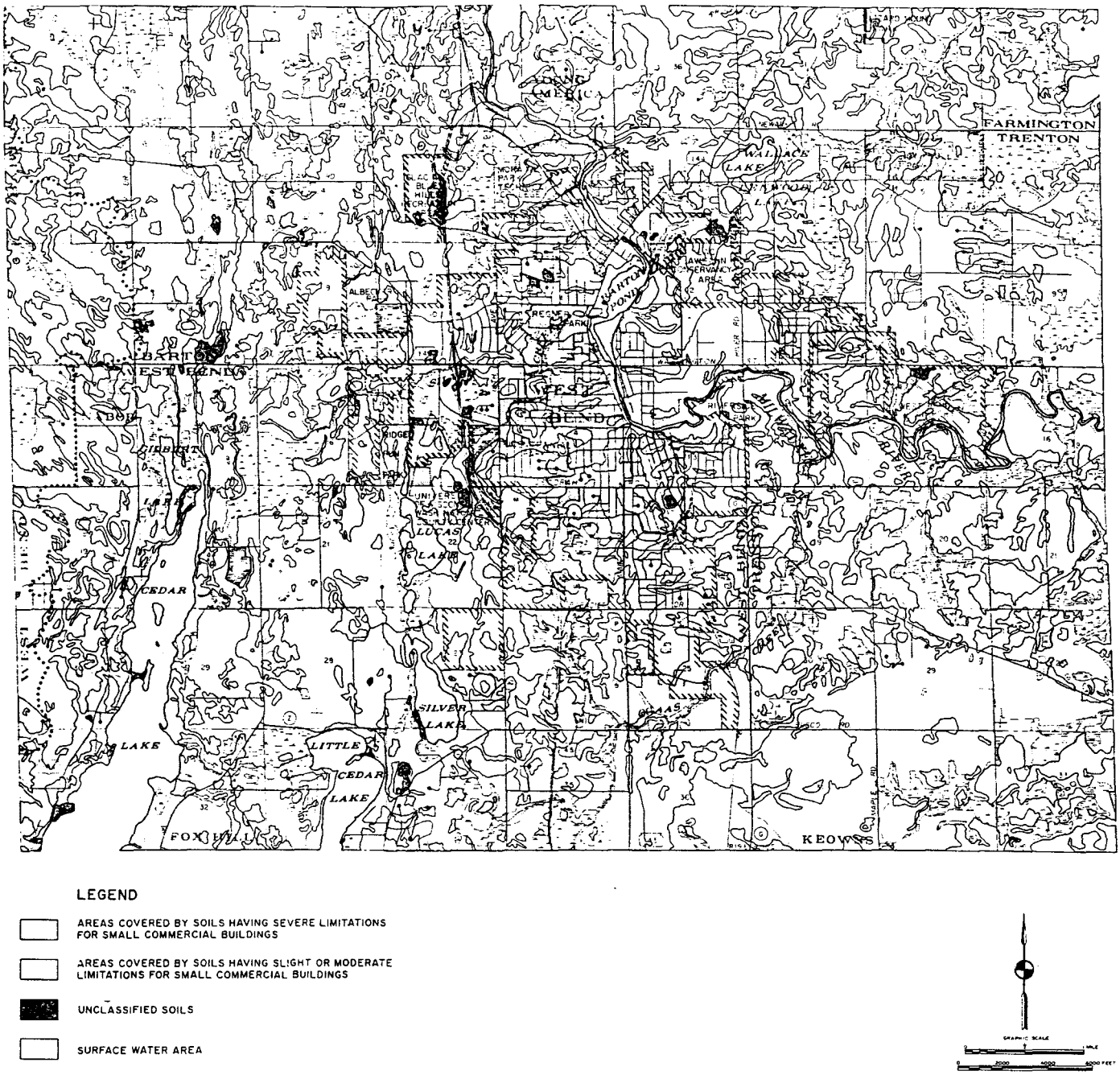
Source: U. S. Soil Conservation Service and SEWRPC.

prime farmland or farmland of statewide importance; and 3) the farm unit should be located in a block of farmland at least 100 acres in size. Areas that meet these criteria within the West Bend planning area in 1985 are shown on Map 12. In 1985, prime farmlands totaled about 10,661 acres, or about 26 percent of all lands in the West Bend planning area.

Rapid conversion of farmland to urban use has recently become a matter of increasing public concern. Partly in response to this concern, the Wisconsin Legislature in 1977 adopted a law commonly known as the "Farmland Preservation Act." It encourages the preparation of county farmland preservation plans and provides grants of state income tax credits for the

Map 11

SOIL SUITABILITY FOR SMALL COMMERCIAL BUILDINGS IN THE CITY OF WEST BEND PLANNING AREA



Source: U. S. Soil Conservation Service and SEWRPC.

maintenance of farmlands in delineated preservation areas. Ultimately, only those farmers owning lands within delineated prime agricultural areas zoned for exclusive agricultural use, and, in southeastern Wisconsin, in an area for which a farmland preservation plan has been prepared are eligible for the full state income tax credits provided under the law.

In 1981, the Washington County Board of Supervisors adopted Washington County Farmland Preservation Plan, a report prepared by the consulting firm of Stockham & Vandewalle of Madison. The adopted farmland preservation plan for Washington County is intended to serve as a guide to the preservation of agricultural lands in the County. In addition, the plan

recommends the protection of environmentally significant areas, and makes further recommendations regarding the location and intensity of urban development within the County through 2000. The plan also presents recommendations concerning implementation of the farmland preservation plan.[1]

Topographic Features

The topography, or relative elevation of the land surface, within the City of West Bend planning area has been determined, generally, by the configuration of the bedrock geology, and, more specifically, by the overlying glacial deposits. In general, the topography of the planning area is level to gently rolling, with the low-lying areas associated with the perennial stream valleys or wetland areas.

Slope is an important determinant of the practicability of certain land uses on a given parcel of land. Lands with steep slopes are generally poorly suited for urban development and for most agricultural purposes; therefore, they should be maintained in a natural state for water quality protection, wildlife habitat, and erosion control 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 areas. Lands which are gently sloping or nearly level are best suited to agricultural production and to high-density residential, industrial, or commercial uses. It should also be noted that slope is directly related to water runoff and erosion hazards and, therefore, the type and extent of both urban and rural land uses should be carefully adjusted to the slope of the land. In general, lands with slopes of 12 percent or greater should be maintained in essentially natural, open uses. Urban development, if allowed allowed on these lands, would require careful planning and above average site-specific design and management.

Map 13 provides a slope analysis of the City of West Bend planning area. This analysis serves to identify areas which have slopes ranging from 0 to 11 percent, 12 to 20 percent, and greater than 20 percent. Soils with slopes of 12 percent or greater present major obstacles to the preparation of these areas for development, and generally require excessive earth moving and grading, a practice which destroys natural cover, including trees. Most slopes of 12 percent or greater are found in the western half of the planning area and occupy about 7,194 acres, or about 18 percent of the total planning area.

WATER RESOURCES

Watersheds and Subwatersheds

A subcontinental divide traverses the southeastern Wisconsin region and the western portion of the West Bend planning area. As shown on Map 14, the City of West Bend planning area is located largely within the Milwaukee River watershed, which is a part of the Great Lakes-St. Lawrence River drainage system. The portion of the Milwaukee River watershed in the planning area can be divided into several subwatersheds, as shown on Map 14, including the Cedar Creek, Cedar Lake, Kewaskum Creek, Middle Milwaukee River, North Branch of the Milwaukee River, Silver Creek (Town of West Bend), and Upper Milwaukee River subwatersheds. A small portion of the study area is located within the Rock River watershed, a part of the Mississippi River drainage system. The two subwatersheds of the Rock River watershed within the planning area are the Kohlsville River and East Branch of the Rock River subwatersheds.

Surface Water Resources

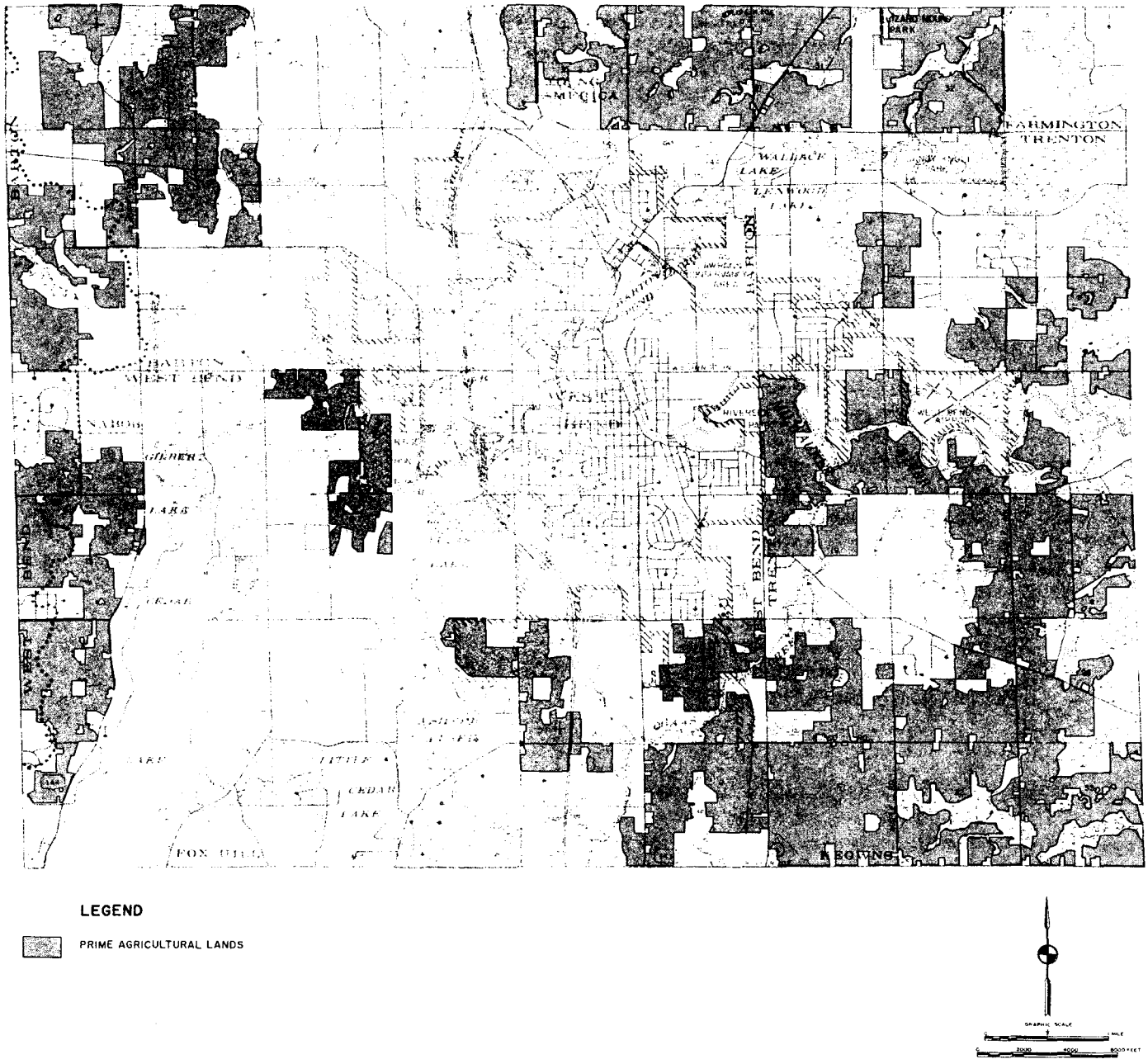
Surface water resources consisting of lakes, rivers and streams, and associated floodlands

---

[1] *The Washington County farmland preservation plan identifies farmland preservation areas within the unincorporated areas of the County. The farmland preservation areas identified under that plan are further categorized as "primary" farmland and "secondary" farmland. Primary farmlands, as defined under the County plan, with minor exceptions, meet the criteria for prime agricultural land established by the Regional Planning Commission and, accordingly, all primary farmlands identified under the County plan are included in the configuration of prime agricultural land shown in Map 12. Some areas identified under the County plan as secondary farmland, however, include farmland which does not meet the Regional Planning Commission criteria for prime agricultural land. Only those secondary farmlands which meet the Regional Planning Commission criteria have been included in the configuration of the prime agricultural land identified on Map 12.*

Map 12

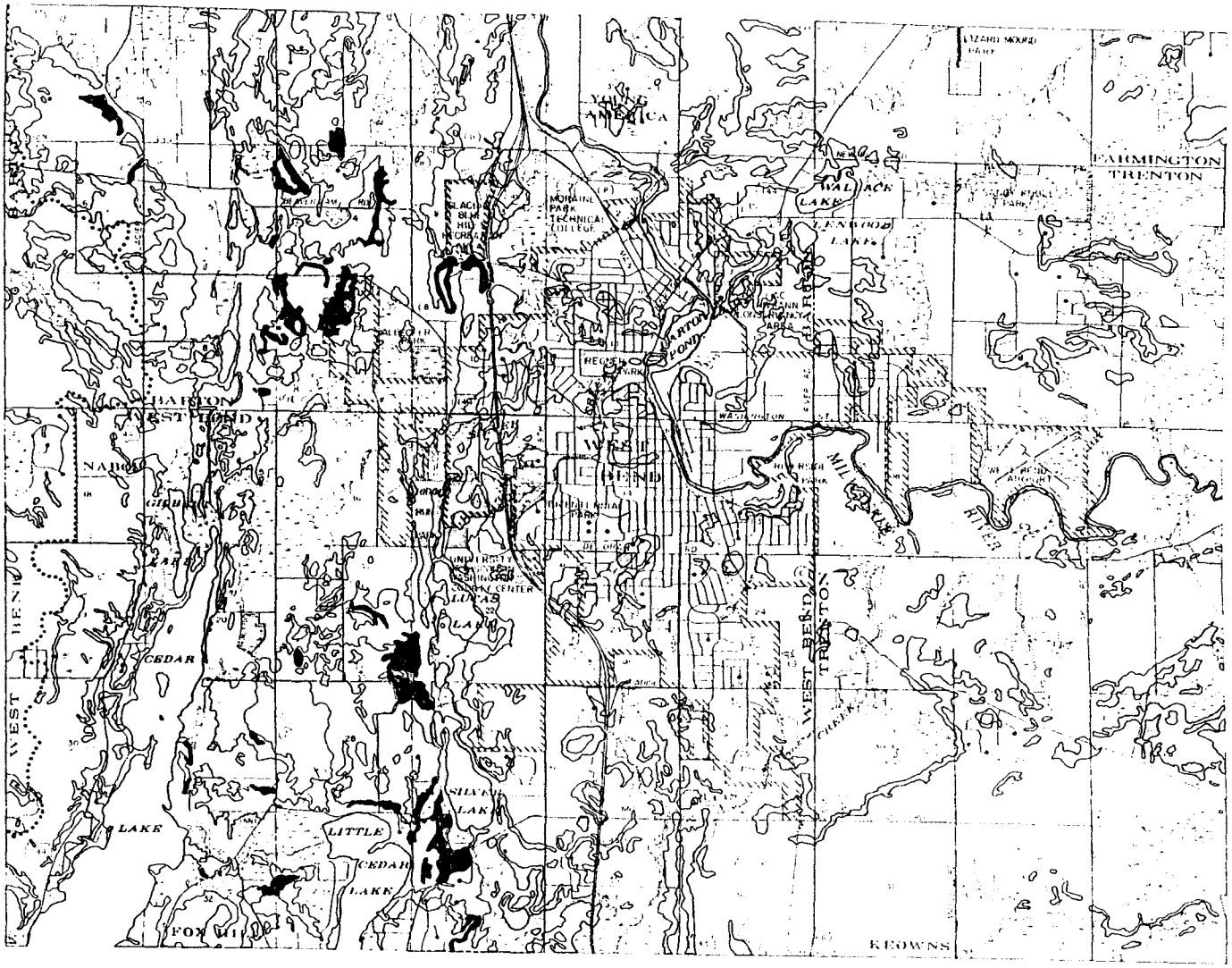
PRIME AGRICULTURAL LANDS IN THE CITY OF WEST BEND PLANNING AREA: 1985



Source: U. S. Soil Conservation Service and SEWRPC.

Map 13

SLOPE ANALYSIS FOR THE CITY OF WEST BEND PLANNING AREA



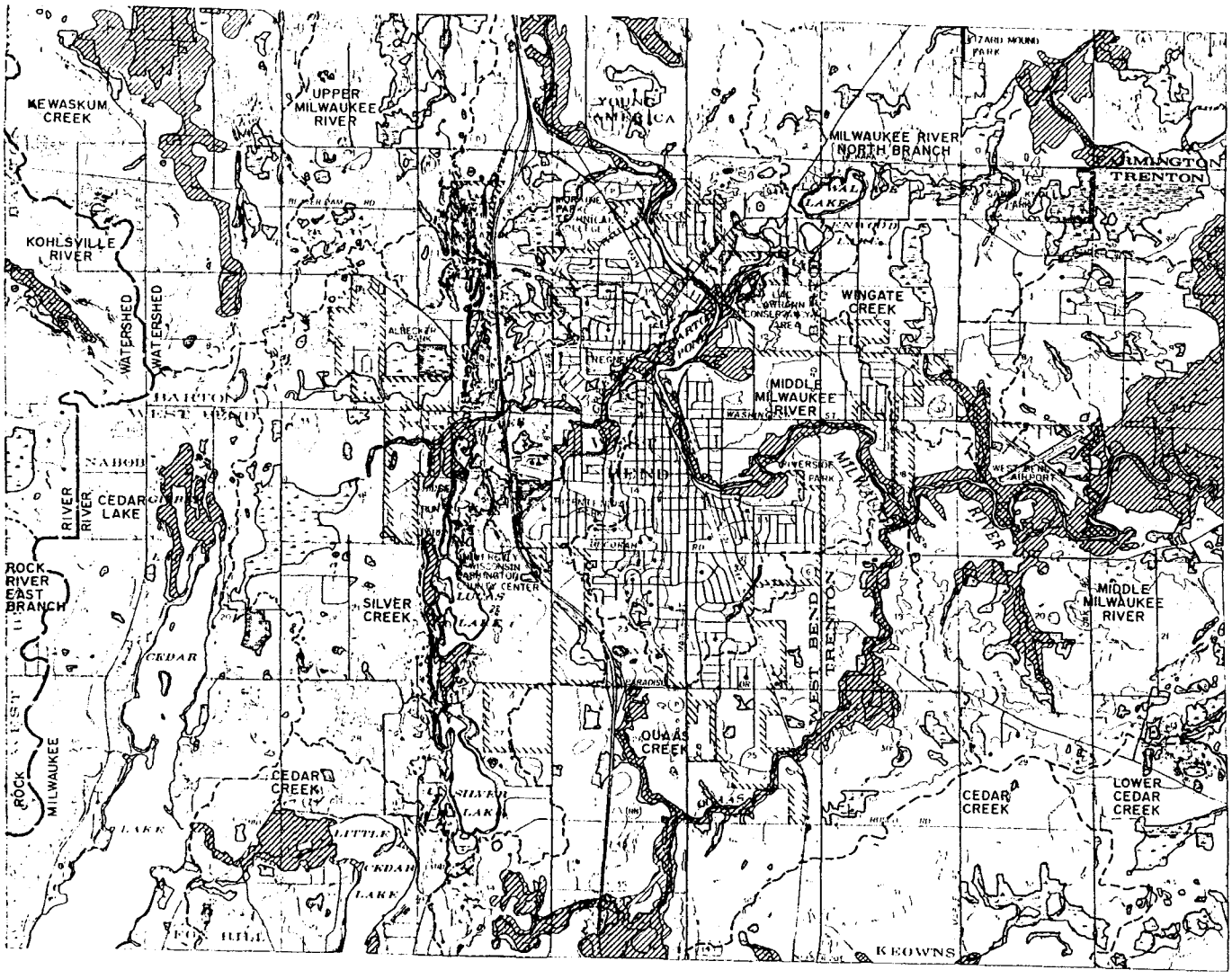
LEGEND

- SLOPES RANGING FROM 0 TO 11 PERCENT
- SLOPES RANGING FROM 12 TO 20 PERCENT
- SLOPES GREATER THAN 20 PERCENT
- SURFACE WATER AREA

Source: U. S. Soil Conservation Service and SEWRPC.

Map 14

TOPOGRAPHY, SURFACE DRAINAGE, WETLANDS, FLOODLANDS, AND WATERSHED FEATURES IN THE CITY OF WEST BEND PLANNING AREA



Source: Federal Emergency Management Agency and SEWRPC.

and wetlands, form a particularly important element of the natural resource base of the West Bend area. Surface water resources influence the physical development of an area, provide recreational opportunities, and enhance the aesthetic quality of the area. Lakes and streams constitute a focal point for water-related recreational activities, provide an attractive setting for properly planned residential development, and when viewed in the context of the total landscape and cityscape, greatly enhance the aesthetic quality of the environment. But lakes and streams are readily susceptible to degradation through improper rural, as well as urban, land use and land management. Water quality can be degraded by excessive pollutant loads, including nutrient loads; from malfunctioning and improperly located onsite sewage disposal systems, sanitary sewer overflows, and urban runoff, including runoff from construction sites; and from careless agricultural practices. The water quality of lakes and streams may also be adversely affected by the excessive development of riverine areas and the filling of peripheral wetlands, which removes valuable nutrient and sediment traps while adding to nutrient and sediment sources. Surface water resources within the West Bend planning area are shown on Map 14.

Lakes: Lakes have been classified by the Regional Planning Commission as either major or minor. Major lakes have 50 acres or more of surface area, while minor lakes have less than 50 acres of surface area. Minor lakes with a surface water area of less than five acres in were generally located within another natural resource base element, primarily wetlands, and were included with the delineation of that element of the natural resource base.

In 1989, major lakes located wholly or partially in the City of West Bend planning area were Barton Pond, 67 acres; Big Cedar Lake, 932 acres; Little Cedar Lake, 246 acres; Lucas Lake, 78 acres; Silver Lake, 118 acres; Wallace Lake, 52 acres; and Green Lake, 71 acres.

Rivers and Streams: Rivers and streams may be classified as perennial or intermittent. The perennial and certain intermittent streams within the City of West Bend planning area are also shown on Map 14. Perennial streams are defined 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 such a continuous flow throughout the year. Within the planning area, a total of 72 linear miles of perennial and intermittent rivers and streams were identified.

Floodlands: The floodlands of a river or stream are the wide, gently sloping areas contiguous to, and usually lying on both sides of, the river or stream channel. Rivers and streams occupy their channels most of the time. However, during even minor flood events stream discharges increase markedly, and the stream channels may not be able to contain and convey all of the flow. As a result, stages increase and the river or stream spreads laterally over the floodland. The periodic flow of a river onto its floodlands is a normal phenomenon and, in the absence of costly structural flood control works, will occur regardless of whether or not urban development exists on the floodland.

For planning and regulatory purposes, floodlands are normally defined as the areas, excluding the stream channel, 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, as stated another way, there is a 1 percent chance of this event being reached or exceeded in severity in any given year. Floodland areas are generally not well suited to urban development, not only because of the flood hazard, but also generally because of the presence of high water tables and of soils poorly suited to urban uses. The floodland areas, however, generally contain such important elements of the natural resource base as high-value woodlands, wetlands, and wildlife habitat and, therefore, constitute prime locations for needed park and open space areas. Every effort should be made to discourage indiscriminate and incompatible urban development on floodlands, while compatible park and open space use is encouraged.

Because of the importance of floodland data to sound land use and land management decisions, the identification of the 100-year recurrence interval flood hazard areas in the West Bend area is important to the preparation of a sound land use plan. Floodland delineations were prepared by the Regional Planning Commission as part of its Milwaukee River watershed planning program, the findings and recommendations of which are set forth in SEWRPC

Planning Report No. 13, A Comprehensive Plan for the Milwaukee River Watershed. In addition, several studies have been undertaken by the Federal Emergency Management Agency (FEMA) and the former U. S. Department of Housing and Urban Development, Federal Insurance Administration (FIA), to provide supplemental flood hazard data to be used in the identification of flood-prone areas for flood insurance purposes. In areas for which detailed hydrologic and hydraulic data were available from the Regional Planning Commission, these federal studies utilize such data. For areas in which such data were not available, the data necessary for the determination of flood hazards were developed.

The floodland delineations within the City of West Bend planning area, which reflect the removal of the Woolen Mills Dam in 1988, are shown on Map 14 and encompass an area of about 5,196 acres, or about 13 percent of the total planning area. This figure includes approximately 1,839 acres of surface water in lakes, rivers, and stream channels within the floodlands.

Wetlands: Wetlands are defined as areas that are inundated or saturated by surface or groundwater at a frequency, and with a duration, sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands include swamps, marshes, bogs, and similar areas. Precipitation provides water to wetlands by falling either as rain or snow, and then becoming surface water runoff or percolating through the soil as groundwater seepage. The location of a wetland in the landscape affects the type of water received. Wetlands can occur on slopes as well as in depressions.

Wetlands located in the City of West Bend planning area are identified on Map 14. Wetlands perform several important natural functions which make them a particularly valuable resource. These functions may be summarized as follows:

1. Wetlands enhance water quality. Aquatic plants change inorganic nutrients, such as phosphorus and nitrogen, into organic material, storing it in their leaves or in the peat composed of their remains. The stems, leaves, and roots of these plants also slow the flow of water through a wetland, allowing suspended solids and related water pollutants to settle out. Thus, the destruction of wetlands may be expected to adversely affect the quality of surface waters in the area.

2. Wetlands regulate surface water runoff, storing water during periods of flood flows and releasing such waters during periods of dryer weather. Wetlands thus help to stabilize stream flows.

3. Wetlands provide essential breeding, nesting, resting, and feeding grounds and predator-escape cover for many forms of wildlife, and thus contribute to the overall ecological health and quality of the environment of the study area, as well as providing recreational, research, and educational opportunities and adding to the aesthetic quality of the community.

4. Wetlands may serve as groundwater recharge and discharge areas.

Recognizing the important natural functions of wetland areas, continued efforts should be made to protect these areas by discouraging costly, both in monetary and environmental terms, wetland draining, filling, and urbanization.

As shown on Map 14, wetlands within the City of West Bend planning area in 1985 covered about 4,499 acres, or about 11 percent of the total planning area. 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 located at, near, or above the land surface and such areas are generally characterized by hydric soils supporting hydrophytic trees and shrubs. Wetland areas are distributed throughout the planning area, particularly in areas adjacent to Big and Little Cedar Lakes.

Groundwater Resources

An adequate supply of high quality water is essential to sound community development. The source of such a water supply for residential, commercial, industrial, and agricultural uses in the West Bend planning area currently is groundwater. The availability of groundwater can be reduced by the loss of recharge areas, excessive or overly concentrated pumping, and changes in ground cover. In additional, groundwater quality is subject to degradation from

onsite sewage disposal systems, surface water pollution, improper agricultural practices, and other soil and water pollutants. An understanding of the relationship between groundwater resources and proper land use planning is, therefore, important to prevent future developments from adversely affecting the availability and quality of groundwater.

Groundwater within the West Bend planning area is obtained from two main water-bearing geologic units. The upper unit includes the shallow limestone, referred to as the Niagara aquifer, and the overlying glacial deposits, referred to as the sand and gravel aquifer. These two interconnected aquifers are often called collectively the shallow aquifer, or shallow groundwater system. Separated from the shallow aquifer by the relatively impervious Maquoketa shale formation is the deeper sandstone aquifer. The shallow aquifer is typically under atmospheric water table conditions within the study area, while the deep sandstone aquifer is confined and under pressure.

Sand and Gravel Aquifer: The sand and gravel aquifer consists of the permeable, saturated part of the unconsolidated glacial material from the Quaternary Age deposited over bedrock. See Table 10 for a graphic presentation of the stratigraphy, i.e., that aspect of geology which deals with the origin, composition, distribution, and succession of strata—in this case, glacial deposits—of Washington County. The yield of this aquifer is affected by both the character of the unconsolidated glacial material, consisting of sand, sand and gravel, clay, and silt materials, and also the thickness of these unconsolidated deposits, which vary with surface and bedrock topography. Borings performed for the preparation of a ground water study for the City of West Bend indicate that the thickness of the glacial material in the West Bend area ranges from about 19 to about 257 feet, with an average depth to bedrock of 98 feet. The aquifer within these unconsolidated deposits may be exposed at the ground surface, or may be buried by relatively impermeable materials. Water table levels within this drift material vary seasonally and with topography.

Properly constructed wells can obtain significant yields of groundwater from the shallow sand and gravel aquifer. In August 1985 approximately 76 percent of the City's water supply was obtained from this aquifer, provided by six of the eight active municipal wells. Two inactive wells were previously constructed so as to utilize the groundwater from the sand and gravel aquifer.

Niagara Aquifer: This limestone aquifer is composed of the water saturated portions of the Silurian and Devonian dolomite bedrock lying above the relatively impermeable Ordovician Maquoketa Shale, as indicated in Table 10. This aquifer is found throughout the planning area, except within deep bedrock valleys. The groundwater yield from this aquifer varies significantly due to changes in hydraulic conductivity as affected by variations in the degree of fracturing, jointing, solution features, and lithologic composition. As already noted, the Niagara aquifer, together with the overlying sand and gravel aquifer, constitute the shallow aquifer system underlying the planning area. The depth to the Niagara aquifer is highly variable because the bedrock surface is very irregular. The City of West Bend, in August 1985, had two active municipal wells sunk into and pumping from this aquifer which supplied approximately 24 percent of the City's public water supply.

Sandstone Aquifer: The deep sandstone aquifer is confined by the Maquoketa shale formation above and the crystalline Precambrian rock below. This aquifer is composed of Cambrian and Ordovician sandstone, dolomite, siltstone, and shale, as indicated in Table 10. This aquifer, which can yield large quantities of groundwater, underlies the entire planning area. Due to the generally adequate yields of groundwater from the overlying shallow aquifers and the higher costs entailed in utilizing the deeper sandstone aquifer, the latter aquifer is not used as a source of domestic water supply in the West Bend area, although it is so used extensively elsewhere in the Region. The City of West Bend had no wells pumping from this aquifer in August 1985.

Groundwater Recharge: Local precipitation is the major form of groundwater recharge for the aquifers of the shallow system. Groundwater moves from the local recharge areas, primarily the wetlands and lakes located west of the City, eastward, discharging into the Milwaukee River and adjoining streams and wetlands. The amount of recharge is dependent upon local surficial geology and topography. Due to this dependence on local recharge, the availability and quality of groundwater from the shallow

Table 10

STRATIGRAPHY OF WASHINGTON COUNTY

System	Rock Unit	Lithology
Quarternary	Holocene deposits	Clay, silt, sand, gravel, and organic matter, unconsolidated
	Pleistocene deposits	Clay, silt, sand, gravel, cobbles, boulders, and organic matter, unconsolidated
Devonian	Dolomite and shale, undifferentiated	Dolomite, brown to gray, and shale, gray. Crevices and and solution channels abundant, but discontinuous
Silurian	Dolomite, undifferentiated	Dolomite, white to gray. Crevices and solution channels abundant, but discontinuous
Ordovician	Maquoketa shale	Shale, dolomitic, blue-gray. Dolomitic beds as thick as 65 feet occur at the top
	Galena dolomite, Decorah formation, and Platteville formation, undifferentiated	Dolomite and some slightly shaley dolomite, light gray to blue-gray
	St. Peter sandstone	Sandstone, fine- to medium-grained, white to light gray. Dolomitic in some places, shaley at base in some places
	Prairie du Chien group	Dolomite, gray or white. Some sandstone and sandy dolomite
Cambrian	Trempealeau formation	Sandstone, very fine- to medium-grained. Dolomite, light gray, interbedded with siltstone
	Franconia sandstone	Sandstone, very fine- to medium-grained; siltstone or dolomite; sandstone, dolomitic at base, medium- to coarse grained
	Galesville sandstone	Sandstone, fine- to medium-grained, light gray
	Eau Claire sandstone	Sandstone, fine- to medium-grained, light gray to light pink, dolomitic; some shale beds
	Mount Simon sandstone	Sandstone, white to light gray, fine- to coarse-grained, mostly medium; some beds dolomitic, some interbedded shale
Precambrian	Precambrian rocks, undifferentiated	Crystalline rocks

Source: Wisconsin Geological and Natural History Survey and SEWRPC.

system may be degraded by changes in land use and climatic alteration within the recharge area.

The deep sandstone aquifer's groundwater is recharged by the downward movement of water through the overlying rock formations where the relatively impervious overlying Maquoketa shale is absent. Thus the principal recharge areas of the deep aquifer lie to the west of the City. Within the Region, water moves through the sandstone aquifer in a generally southeasterly direction, primarily because of heavy pumping from this aquifer within the Milwaukee and Chicago metropolitan areas.

WOODLANDS

Woodlands are defined as those upland areas one acre or more in size having 17 or more deciduous trees per acre, each measuring at least four inches in diameter at breast height and having 50 percent or more canopy coverage. In addition, coniferous tree plantations and reforestation projects are identified as woodlands as well.

Woodlands have value beyond any monetary return as forest products. 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, the presence of woodlands within the area can contribute to the maintenance of a diversity of plant and animal life in association with human life. The existing woodlands of an area, which required a century or more to develop, can be destroyed through mismanagement within a comparatively short time. The deforestation of hillsides contributes to rapid stormwater runoff, the siltation of lakes and streams, and the destruction of wildlife habitat. Woodlands can and should be maintained for their total values, which include scenic, wildlife habitat, open space, educational, recreational, and ecological, especially air and water quality protection, benefits.

Located primarily on ridges and slopes, along lakes and streams, and in wetlands, woodlands provide an attractive natural resource of immeasurable value. Not only is the beauty of streams and glacial land forms of the area accentuated by woodlands, but, as already noted, woodlands are essential to the maintenance of the overall quality of the environment in the area. Inventories of woodlands in the West Bend area were conducted by the Regional Planning Commission as part of its 1963, 1970, 1975, 1980, and 1985 land use and woodland cover inventories. Woodlands, as shown on Map 15, occur in scattered locations throughout the planning area. Lowland wooded areas, such as tamarack swamps, were classified as wetlands because the water table in such areas is located at, near, or above the land surface and because such areas are generally characterized by hydric soils which support vegetation adapted to saturated soil conditions. As indicated on Map 15, in 1985 woodland areas covered about 4,177 acres, or about 10 percent of the total planning area.

WILDLIFE HABITAT AREAS

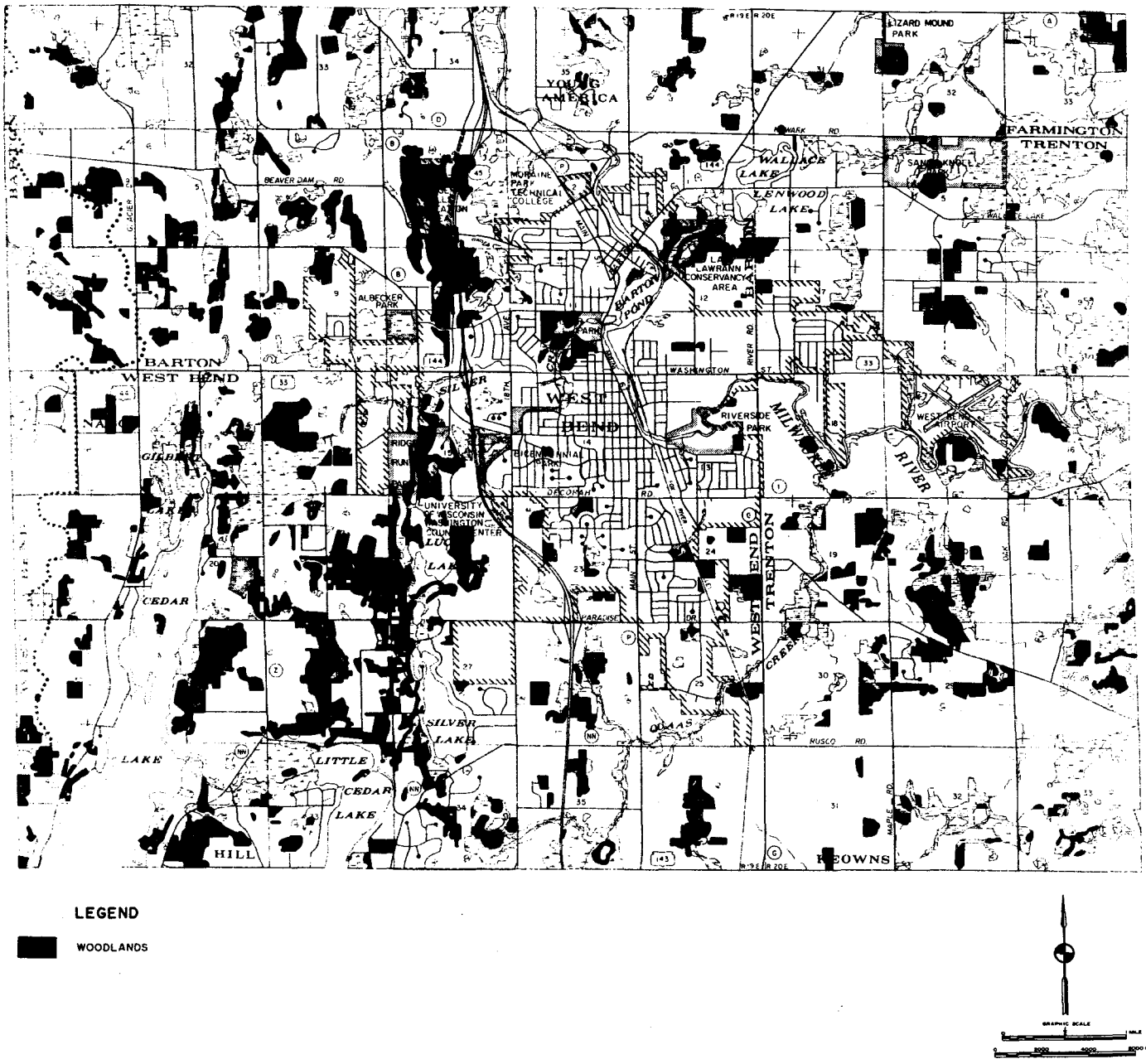
Wildlife in the West Bend area includes such upland game such as squirrel, game birds, including pheasant, and waterfowl. The remaining wildlife habitat areas provide valuable recreation opportunities and constitute an invaluable aesthetic asset to the planning area. The spectrum of wildlife species originally found in the West Bend area has, along with the habitat, undergone tremendous alterations since settlement of the area which is now the City and environs by Europeans. These alterations were the direct result of the changes in land use and wildlife habitat made by the European settlers, beginning with the clearing of forests and the draining of wetlands for agricultural purposes, and ending with the development of intensive urban land uses. This process of change, which began in the early nineteenth century, is still operative today. Successive cultural uses and attendant management practices, both rural and urban, have been superimposed on the land, bringing changes which have also affected the wildlife and wildlife habitat. In agricultural areas, these cultural management practices include land drainage by ditching and tiling and the increased use of fertilizers and pesticides. In the urban areas, cultural management practices that affect wildlife and wildlife habitat include the excessive use of fertilizers and pesticides, road salting, disruptive noise levels and damaging air pollution from heavy automotive traffic, and the introduction of domestic animals.

In 1985, the Regional Planning Commission and the Wisconsin Department of Natural Resources cooperatively conducted an inventory of the wildlife habitat of the Region underlying the West Bend area. The results of that inventory as it pertains to the City of West Bend planning area are presented in Map 16. The following five major categories were used to help classify the value of these wildlife habitats.

1. Diversity: An area must maintain a high but balanced diversity of species for a temperate climate, balanced in the sense that the proper predator-prey relationships occur; in addition, a reproductive interdependence must exist.
2. Territorial Requirements: The territorial requirements of the major species within a particular habitat must be met so as to provide for a minimum population level.

Map 15

WOODLANDS IN THE CITY OF WEST BEND PLANNING AREA: 1985



Source: SEWRPC.

3. Vegetation: The vegetal composition and structure must be such that the required levels for provision of nesting, travel routes, concealment, and weather impact modifications are met.

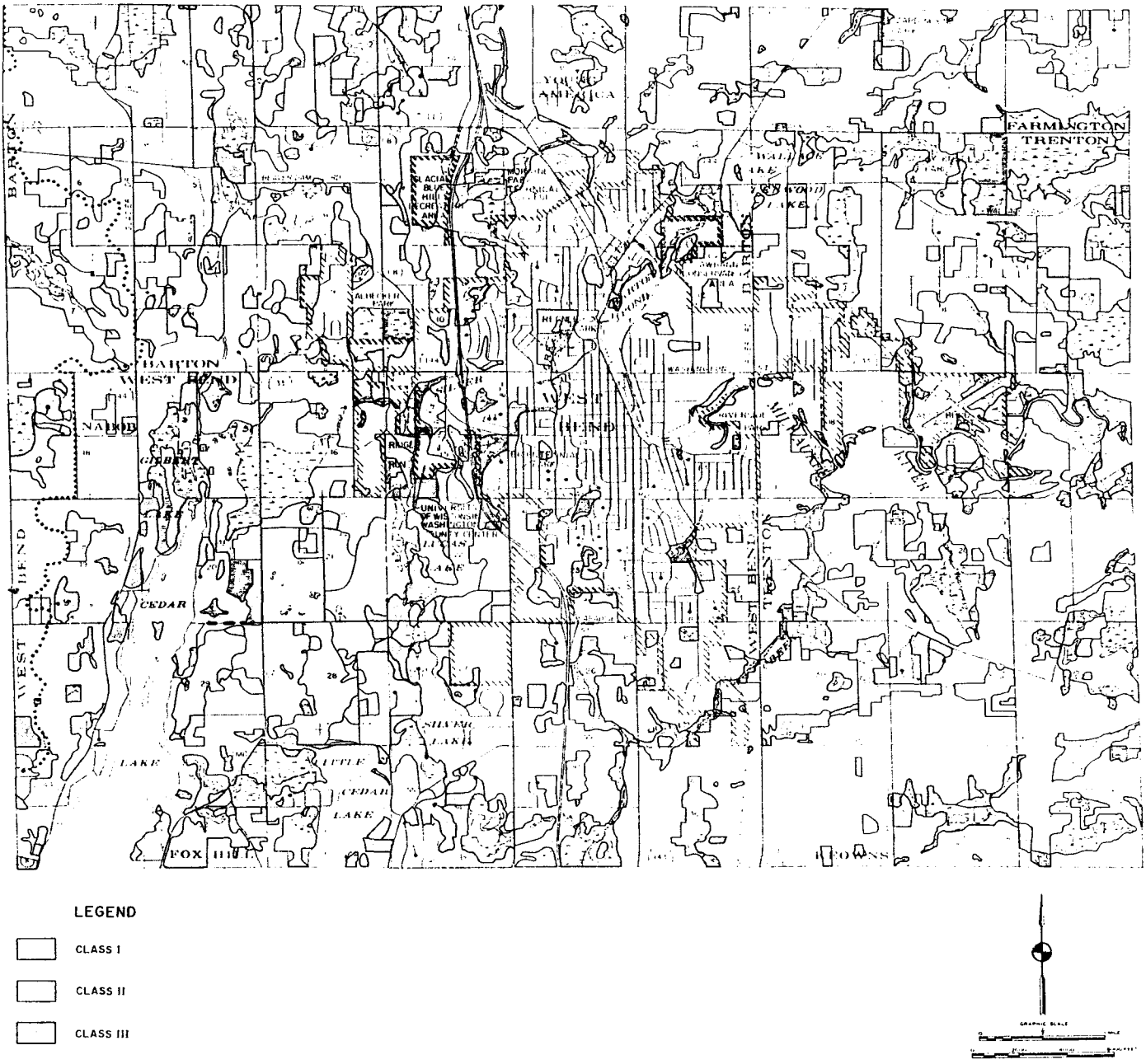
4. Location: Proximity to other wildlife habitat areas is highly desirable.

5. Disturbance: Minimal levels of disturbance from man's activities are necessary other than those activities of a wildlife management nature.

Based upon these five major factors, the inventory identified and delineated three classes of wildlife habitat: 1) Class I: wildlife habitat areas

Map 16

WILDLIFE HABITAT IN THE CITY OF WEST BEND PLANNING AREA: 1985



Source: Wisconsin Department of Natural Resources and SEWRPC.

containing good diversity of wildlife, of such size to meet all of the habitat requirements for each species, and generally located in proximity to other wildlife habitat areas; 2) Class II: wildlife habitat areas generally lacking one of the three criteria necessary for a Class I designation; and 3) Class III: wildlife habitat areas that are generally remnant in nature and lack two of the three criteria for placement in the Class I.

As shown on Map 16, wildlife habitat areas in the City of West Bend planning area generally occur in association with existing surface water, wetland, and woodland resources located along the Big and Little Cedar Lakes, Lucas Lake, and the Milwaukee River. In 1985 such areas covered about 13,231 acres, or about 33 percent of the total planning area. Of this total habitat acreage, about 4,342 acres, or about 33 percent, were

rated as Class I; about 5,542 acres, or about 42 percent, were rated as Class II; and about 3,347 acres, or about 25 percent, were rated as Class III. Class I wildlife habitat areas should be maintained in essentially natural, open uses.

SCENIC VIEWPOINTS

Scenic viewpoints are defined as areas that provide a panoramic or picturesque view. There are two important components of a scenic viewpoint: the picturesque view itself, which usually consists of a diversity of natural or cultural features, and, secondly, the vantage point from which the scene and its of features are observed. In identifying the scenic viewpoints in the West Bend area three basic criteria were applied: 1) a variety of features to be viewed should exist harmoniously in a natural or rural landscape; 2) there should be one dominant or particularly interesting feature, such as a river or lake, which serves as a focal point of the picturesque view; and 3) the viewpoint should permit an unobstructed observation area from which the variety of natural features can be seen.

A special inventory of scenic viewpoints meeting the aforementioned criteria was conducted. Using the best available topographic maps, areas with a relief greater than 30 feet and a slope of 12 percent or greater were identified. Those areas of steep slope so identified, with a ridge of at least 200 feet in length and a view of at least three features, including surface water, wetlands, woodlands, or agricultural lands within approximately one-half mile of the ridge, were identified as scenic overlooks. In the City of West Bend planning area, 161 scenic viewpoints were identified. Many of these were long, continuous ridge lines located west of the City of West Bend, around the major lakes, and along the Milwaukee River and its tributaries. The topography and locations of the scenic viewpoints in the City of West Bend planning area are shown on Map 17.

SCIENTIFIC AND NATURAL AREAS

Scientific and natural areas, as defined by the Wisconsin Scientific Areas Preservation Council, 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 pre-European settlement landscape. Scientific and natural area sites are classified into one of the following four categories: 1) state scientific areas; 2) natural areas of statewide or greater significance; 3) natural areas of countywide or regional significance; and 4) natural areas of local significance.

Classification of a scientific and natural area into one of these four categories is based upon consideration of the diversity of plant and animal species and community types present; the structure and integrity of the native plant or animal community; the extent of disturbance from human activity such as logging, grazing, water level changes, and pollution; the commonness of the plant and animal community's presence and any unique natural features within the area; the size of the area; and its educational value.

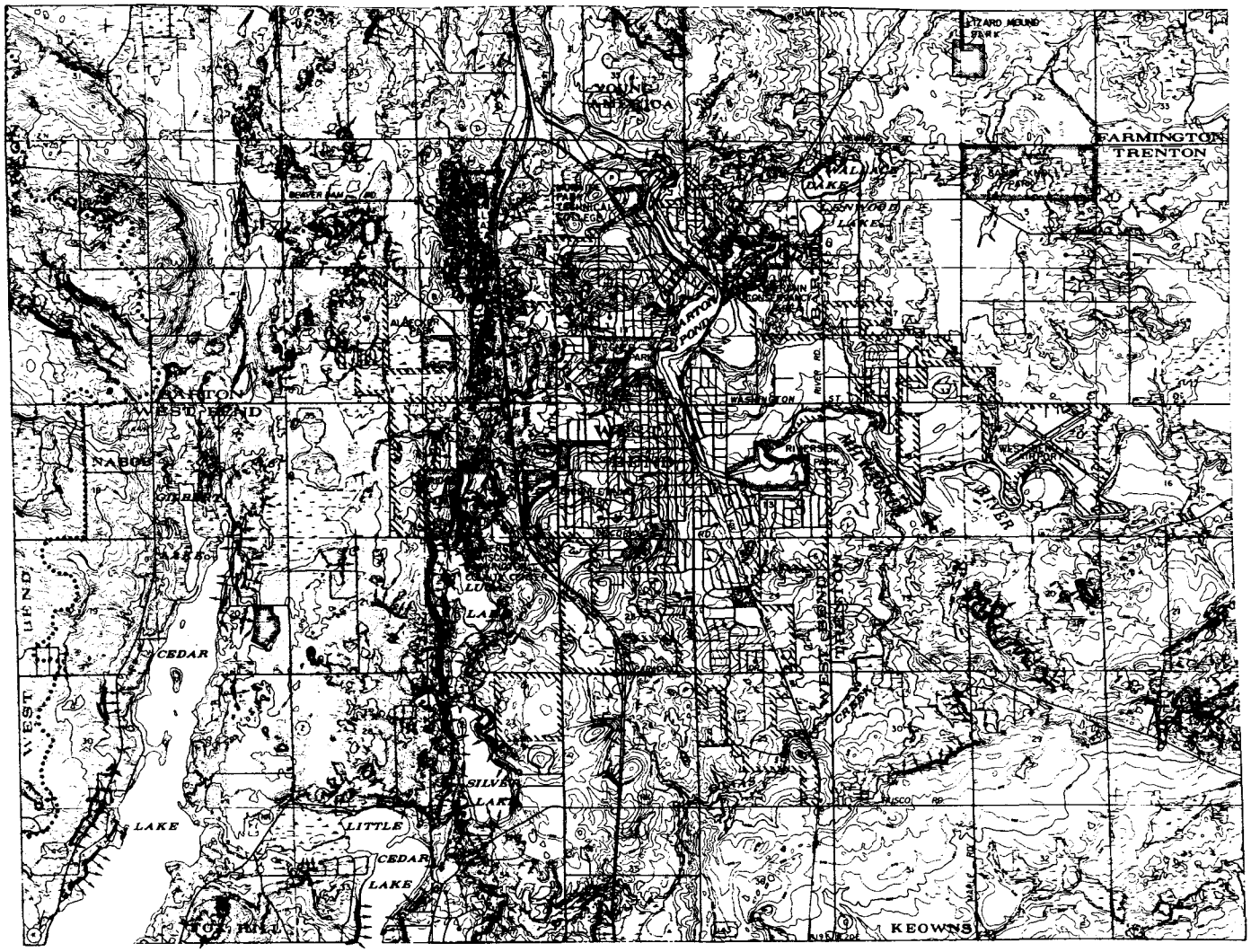
While a comprehensive inventory of scientific and natural area sites in Washington County has not yet been conducted, in 1984 an inventory of natural area sites in the West Bend area was conducted by the Commission staff. Additional scientific and natural area sites have been identified recently by area naturalists and Commission staff. As shown on Map 18 and identified in Table 11, in 1985 these inventories indicate that there were 35 known scientific and natural area sites, encompassing a total area of about 3,299 acres, or about 8 percent of the total West Bend planning area, in that area. Of this total, one site, encompassing 25 acres, was classified as a natural area of statewide or greater significance; 15 sites, encompassing a total of 1,122 acres, were classified as natural areas of county-wide or regional significance; and 15 sites, encompassing a total of 1,995 acres, were classified as natural areas of local significance. The classification of the remaining four sites, encompassing the remaining 157 acres, could not be determined, pending the completion of further field survey work at these sites.

PARK AND OPEN SPACE SITES

In order to identify needed additional park and open space sites in the City of West Bend planning area, an inventory of the existing sites must first be conducted. This section presents such inventory findings for the City of West Bend planning area. The analysis includes

Map 17

TOPOGRAPHY AND SCENIC VIEWPOINTS IN THE CITY OF WEST BEND PLANNING AREA



LEGEND

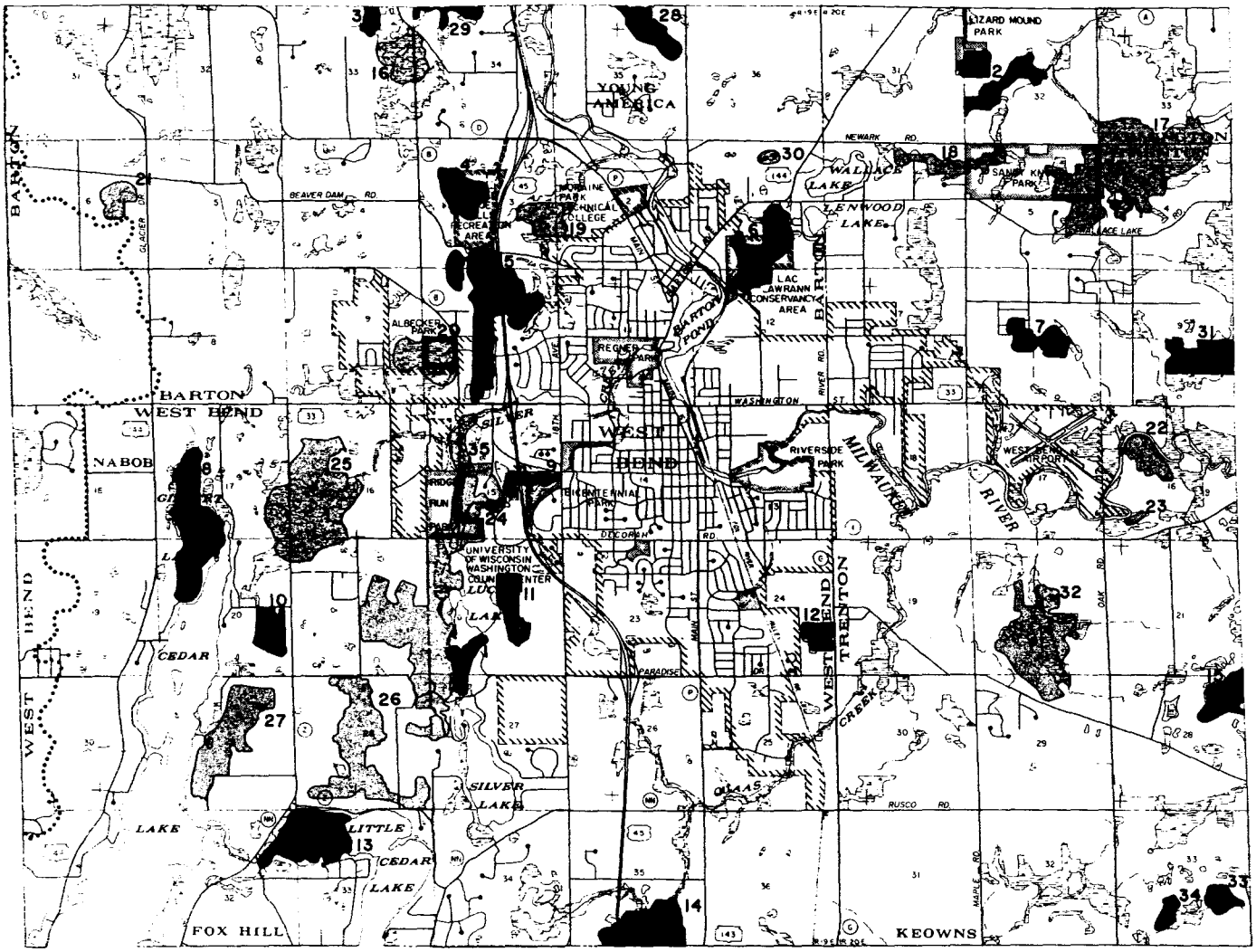
CONTOUR INTERVAL LINES -- 10 FEET

SCENIC VIEWPOINTS AND DIRECTION OF VIEW

Source: SEWRPC.

Map 18

KNOWN SCIENTIFIC AND NATURAL AREAS IN THE CITY OF WEST BEND PLANNING AREA: 1985



LEGEND

- NA-1 -- NATURAL AREA OF STATEWIDE OR GREATER SIGNIFICANCE
- NA-2 -- NATURAL AREA OF COUNTYWIDE OR REGIONAL SIGNIFICANCE
- NA-3 -- NATURAL AREA OF LOCAL SIGNIFICANCE
- UNDETERMINED CLASSIFICATION
- 6 REFERENCE NUMBER IN TABLE II

Source: Wisconsin Department of Natural Resources and SEWRPC.

Table 11

KNOWN SCIENTIFIC AND NATURAL AREAS IN THE CITY OF WEST BEND PLANNING AREA: 1985

Number on Map 18	Name	Location	Owner	Acreage	Classification Code[a]	Description
1	Paradise Valley Lake	T11N, R19E, Sections 22 and 27	Private	25	NA-1	An undeveloped nine-acre lake with a good quality calcareous sedge mat, a deep and a shallow marsh
2	Lizard Mound Park	T12N, R20E, Section 32	Washington County and private[b]	82	NA-2	A good quality wet to mesic hardwood forest. The Indian effigy mounds within the mesic forest are of state-wide significance
3	Lang Hardwoods	T12N, R19E, Sections 28 and 33	Private	13[c]	NA-2	A good quality southern mesic forest
4	Glacial Blue Hills Recreation Area	T11N, R19E, Section 3	City of West Bend	60	NA-2	A good quality beech woods adjacent to the Ice Age Trail
5	Hoffman-Wolter Woods	T11N, R19E, Sections 3 and 10	Private	200	NA-2	A large tract of mesic to dry-mesic hardwoods on a glacial topography of significant relief. The woodland has been disturbed by past grazing and selective cutting
6	Lac Lawrann Conservancy Area	T11N, R19E, Sections 1 and 12	City of West Bend and private	102	NA-2	A good quality wet to dry-mesic hardwoods with a deep and a shallow marsh, shrub carr, and a floating sedge mat around the pond. The area contains a good example of a kame and esker formation
7	Maple Dale Subdivision Hardwoods	T11N, R20E, Section 8	Private	52	NA-2	A good quality southern mesic hardwoods. Disturbances include past selective cutting and grazing. The area is presently threatened by residential development and bike trails
8	Gilbert Lake Tamaracks	T11N, R19E, Sections 17 and 20	Private	171	NA-2	A relatively undeveloped lake surrounded by a wetland complex of tamarack swamp, bog, sedge meadow, and cattail marsh
9	University Fen	T11N, R19E, Section 15	Wisconsin Department of Transportation, University of Wisconsin, and City of West Bend	26	NA-2	A good quality calcareous fen and northern lowland hardwoods. The area is adjacent to the University of Wisconsin-West Bend campus
10	Hacker Road Wildlife Area	T11N, R19E, Section 20	State of Wisconsin	40	NA-2	A good quality wetland complex containing fresh (wet) meadow, southern sedge meadow, shallow marsh, shrub carr, and scattered second-growth tamaracks

Table 11 (continued)

Number on Map 18	Name	Location	Owner	Acreage	Classification Code[a]	Description
11	Silverbrook Hardwoods	T11N, R19E, Section 22	Girl Scouts of Milwaukee and other private	58	NA-2	A good quality southern mesic hardwoods located primarily within the Girl Scout campgrounds
12	Muth Woods	T11N, R19E, Section 24	Private	29	NA-2	A good quality stand of southern mesic hardwoods with a rich ground layer. Located just south of the West Bend High School
13	Little Cedar Lake Wetlands	T11N, R19E, Section 32	Cedar Lake Conservation Foundation and other private	121	NA-2	A large wetland complex, located on the west end of Little Cedar Lake, which contains good quality deep and shallow marshes, sedge meadow, shrub carr, tamarack, and lowland hardwoods
14	Mud Lake	T11N, R19E, Section 35; T10N, R19E, Section 1	Wisconsin Department of Transportation and private	101[c]	NA-2	An undeveloped calcareous, headwater lake surrounded by lowland hardwoods and tamaracks. The site contains fen and bog floral elements
15	Camp Wowitan Property	T11N, R20E, Sections 27 and 28	YMCA and other private	48[c]	NA-2	An undeveloped lake and wetland complex with a well developed esker. A good quality calcareous fen, tamarack swamp, and mesic forest occur on the site
16	Wildwood Road Lowlands	T12N, R19E, Sections 33 and 34	Private	167	NA-3	A lowland hardwood forest area
17	Lazy Days Campground Lowland Hardwoods	T12N, R20E, Section 33; T11N, R20E, Sections 4 and 5	Washington County and private	349	NA-3	A large lowland hardwood forest. The site contains some good quality areas of wet-mesic forest ground-layer flora. Disturbances include selective and clear cutting and water level changes due to ditching
18	Sandy Knoll Wetland Complex	T11N, R20E, Sections 5 and 6	Washington County and private	44	NA-3	A small but good quality wetland complex containing tamarack, lowland hardwoods, shrub carr, shallow marsh, and sedge fen associated with a spring-fed stream
19	Sunset Park Wetlands	T11N, R19E, Section 2	City of West Bend and private	49	NA-3	A disturbed wetland complex containing shallow marsh, fresh (wet) meadow, and a good stand of tag alder (Alnus rugosa)

Table 11 (continued)

Number on Map 18	Name	Location	Owner	Acreage	Classification Code[a]	Description
20	Albecker County Park Wetlands	T11N, R19E, Sections 9 and 10	Washington County and private	79	NA-3	A shallow marsh and disturbed fresh (wet) meadow complex with some shrub carr and scattered lowland hardwoods. Much marsh bird activity. Disturbance to the wetland includes water level changes due to past draining efforts and filling
21	Riesch Woods	T11N, R19E, Section 6	Private	35	NA-3	A southern mesic hardwoods with sugar maples (Acer saccharum) and beech (Fagus grandifolia) as codominants
22	Fellenz Floodplain Forest	T11N, R20E, Section 16	Private	43	NA-3	A southern wet to wet-mesic hardwoods forest located within the Milwaukee River floodplain. The area contains bur sedge (Carex grayii) and hop sedge (Carex lupulina). Disturbances include selective cutting and excessive siltation
23	Fellenz Sedge Meadow	T11N, 20E, Section 16	Private	5	NA-3	A small but good quality southern sedge meadow
24	Ridge Run-Paradise Valley Hardwoods	T11N, R19E, Sections 15, 21, 22, 26, and 27	Washington County, Girl Scouts of Milwaukee, and other private	400	NA-3	A large, continuous tract of southern mesic to dry-mesic hardwood forest, dominated by sugar maple (Acer saccharum) and red oak (Quercus borealis) with a 15-acre tract of northern wet hardwood forest. Several areas of good quality ground layer flora occur within the site. Disturbances include selective cutting and past grazing
25	Riesch-Pick Property	T11N, R19E, Section 16	Cedar Lake Conservation Foundation and other private	267	NA-3	An upland and lowland complex containing a southern mesic hardwood dominated by sugar maple (Acer saccharum) and a shallow marsh-shrub carr complex with scattered tamarack lowland hardwoods. Disturbances include selective cutting and water level changes as indicated by the large die-off of lowland hardwoods

Table 11 (continued)

Number on Map 18	Name	Location	Owner	Acreage	Classification Code[a]	Description
26	Ziegler Woods	T11N, R19E, Section 28	Private	191	NA-3	A large stand of southern mesic to dry-mesic hardwoods dominated by sugar maple (Acer saccharum). Similar to No. 24. Disturbances include selective cutting and past grazing
27	Cedar Lake Home Woods	T11N, R19E, Section 29	Private	143	NA-3	A second-growth southern mesic hardwoods. Area contains a small sedge meadow and prairie restoration. Disturbance to the woods include selective cutting and past grazing
28	Smith Lake Wetlands	T12N, R19E, Sections 26 and 35	Private	45[c]	Undetermined	A deep and a shallow marsh and tamarack swamp
29	Lacustrine Forest	T12N, R19E, Sections 27 and 34	Union Rod and Gun Club and the West Bend Sportmen's Club	19[c]	NA-2	A large tract of lowland hardwoods and shrub carr
30	Unnamed Wetland	T11N, R19E, Section 1	Private	10	NA-3	A kettle hole wetland
31	Lacustrine Forest	T11N, R20E, Sections 9 and 10	Private	73[c]	Undetermined	A lowland hardwoods
32	Schoenbeck Woods	T11N, R20E, Sections 20 and 29	Private	187	NA-3	An upland woods
33	Bellin Pond	T11N, R20E, Section 33	Private	22	Undetermined	An undeveloped pond, deep and shallow marshes, and tamarack swamp
34	Schalla Property	T11N, R20E, Section 33	Private	17	Undetermined	A tamarack swamp
35	Unnamed Wetland	T11N, R20E Section 15	Private	26	NA-3	A deep and a shallow marsh

[a] *Classification code NA-1 denotes natural areas of statewide or greater significance; NA-2 denotes natural areas of countywide or regional significance; and NA-3 denotes natural areas of local significance.*

[b] *In 1986, the Wisconsin Department of Natural Resources transferred ownership of Lizard Mound Park to Washington County.*

[c] *This site is located partially inside and partially outside the City of West Bend planning area. This acreage total includes only the site area within the planning area.*

Source: Wisconsin Department of Natural Resources and SEWRPC.

descriptions of both publicly- and privately-owned outdoor recreation sites, trails, and facilities, with particular emphasis on the City of West Bend park system.

Existing Parks and Outdoor Recreation Sites

An inventory of the existing park and open space sites and outdoor recreational facilities in the City of West Bend planning area was conducted in 1989. Existing park and open space sites in the City of West Bend planning area were classified in four general categories: general-use outdoor recreation sites, special-use outdoor recreation sites, urban open space sites, and rural open space sites.

General-Use Outdoor Recreation Sites: This type of recreation site may be defined as an area of land and water whose primary function is the provision of space and facilities for outdoor recreational activities. Such general-use outdoor recreation sites include school-related outdoor recreation areas, private golf courses, and campgrounds. As shown on Map 19 and indicated in Table 12, in 1989 there were 55 general-use outdoor recreation sites in the City of West Bend planning area. These 55 sites encompassed a total of approximately 1,857 acres, or about 5 percent of the total planning area. Of this total, 34 sites and about 847 acres were publicly owned, while the remaining 21 sites and 1,010 acres were privately owned. Information on the quantity of selected intensive outdoor recreational facilities provided at the general-use outdoor recreation sites in the City of West Bend planning area is presented in Table 13.

Special-Use Outdoor Recreation Sites: This type of site may be defined as a spectator-oriented, rather than participant-oriented, site, or as providing facilities for unique recreational pursuits. Special-use sites include such facilities as zoos, botanical gardens, and skeet and trap shooting areas. As shown on Map 19 and indicated on Table 14, there were 10 special-use outdoor recreation sites, encompassing a total of 354 acres, or about 1 percent of the total planning area. Of this total, three sites and about 36 acres were publicly owned, and the remaining seven sites and 318 acres were privately owned.

Urban Open Space Sites: This type of open space site may be defined as those open areas, generally publicly owned, which exist in highly developed or densely populated urban settings. Such sites add variety to, and provide relief from, the surrounding urban uses and are usually developed for passive recreational pursuits. As shown on Map 19, there was one urban open space site, the publicly-owned Old Settler's Triangle in downtown West Bend.

Rural Open Space Sites: This type of site may be defined as woodlands, wetlands, wildlife habitat, or other areas owned by public agencies or private organizations for the primary purpose of preserving the lands in an essentially natural, open state. As shown on Map 19 and indicated in Table 15, the City of West Bend planning area includes 19 rural open space sites totaling about 616 acres, or about 2 percent of the total planning area. Of this total, about 466 acres, or 76 percent, were publicly owned, and about 150 acres, or 24 percent, privately owned.

City of West Bend Park System

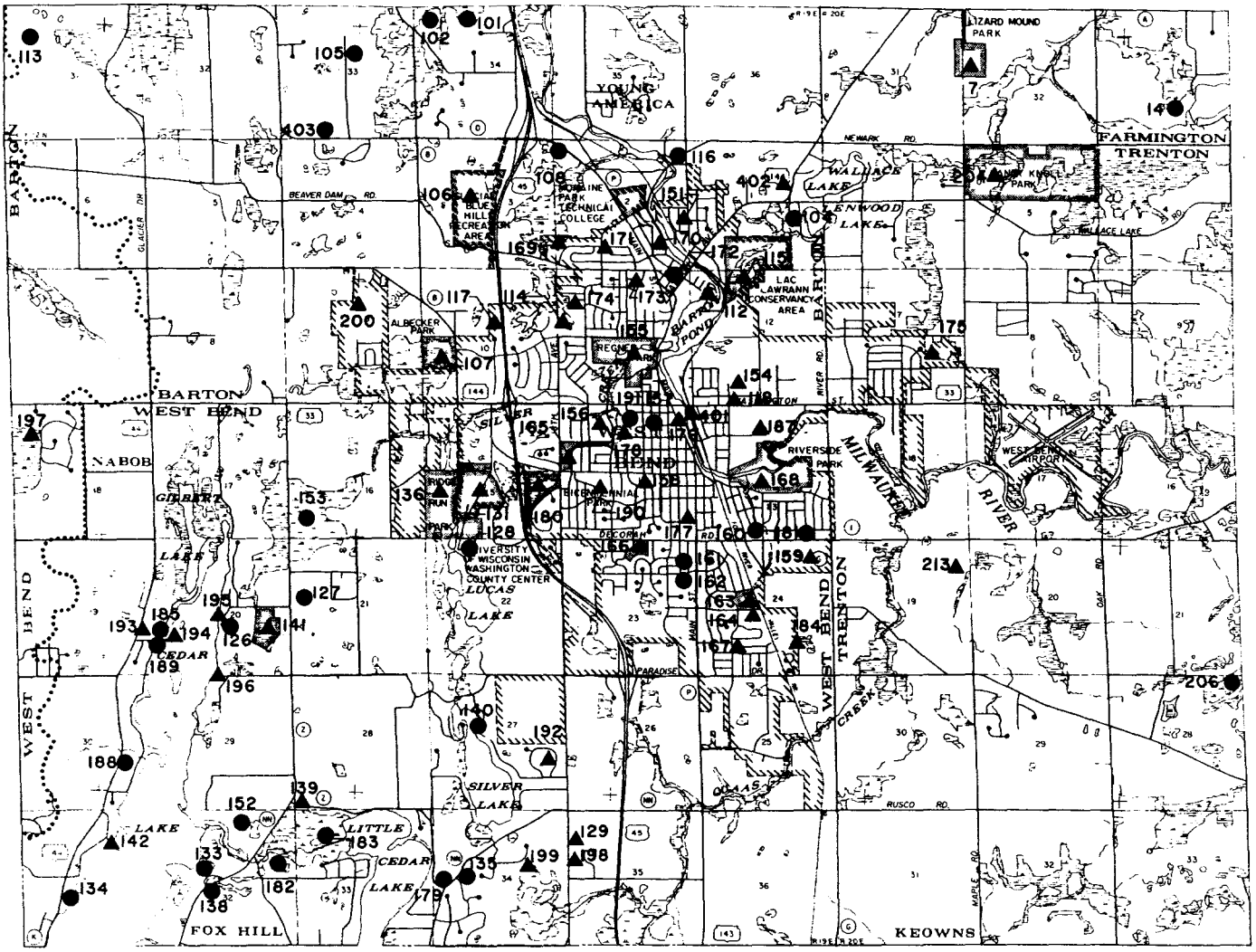
In 1989 the City of West Bend park system consisted of 22 sites, encompassing a total of approximately 605 acres, or about 9 percent of the total area within the corporate limits of the City. As shown on on Map 20 and indicated in Table 16, the city-owned sites ranged in size from Regner Park, an 88-acre community park in the center of the City furnishing a variety of outdoor recreational facilities, to Old Settler's Triangle, an urban open space site less than one-half acre in size in the City's downtown; and from the presently undeveloped 120-acre Glacial Blue Hills Recreation Area north of the city limits in a primary environmental corridor, to Forest View Park, a five-acre undeveloped park site located in the extreme southeastern portion of the City in a developing subdivision. A detailed individual description of the existing City of West Bend parks as of 1983, including outdoor recreation facilities and open space areas, is presented in SEWRPC Community Assistance Planning Report No. 104, A Park and Open Space Plan for the City of West Bend.

Selected Trail Facilities

Opportunities for extensive land-based outdoor recreation activities, such as bicycling, hiking, nature study, pleasure driving, and ski-touring are provided at trail facilities within park and open space sites in the planning area. As shown on Map 21, a major scenic drive and a national scenic trail are located within the planning area, offering the promise of enhancing the quality of the recreational amenities in the area.

Map 19

PARK AND OPEN SPACE SITES IN THE CITY OF WEST BEND PLANNING AREA: 1989



LEGEND

GENERAL USE	SPECIAL USE
▲ PUBLIC	▲ PUBLIC
● NONPUBLIC	● NONPUBLIC

168 REFERENCE NUMBER IN TABLES 12, 13, 14, AND 15

RURAL OPEN SPACE	URBAN OPEN SPACE
▲ PUBLIC	▲ PUBLIC
● NONPUBLIC	

Source: Washington County Land Use and Park Department; City of West Bend Park, Recreation, and Forestry Department; and SEWRPC.

Table 12

GENERAL-USE OUTDOOR RECREATION SITES IN THE CITY OF WEST BEND PLANNING AREA: 1989

Site Name	Number on Map 19	Ownership	Acreage
Public			
Albecker County Park	107	County	40
Badger Middle School	177	School district	15
Barton Park	151	City	6
Barton School	170	School district	4
Bicentennial Park	180	City	29
Courthouse Grounds	118	County	3
Decorah Hills Park	166	City	11
Decorah School	164	School district	7
Fair Park School	154	School district	6
Grant Triangle	173	City	1
Greentree School	174	School district	6
Hughes Burckhardt Field	187	County[a]	7
Kenny Park	190	City	9
Maplewynde Playlot	167	City	2
McLane School	158	School district	8
Muenk Playlot	171	City	1
Public Access Parking Lot	193	State	3
Regner Park	155	City	88
Ridge Run County Park	136	County	133
Riverfront Parkway	401	City	2
Riverside Park	168	City	100[b]
Sandy Knoll County Park	204	County	263
Silverbrook Parkway	165	City	14
Silverbrook School	156	School district	9
Silver Maple School	129	School district	1
Sunset Park	169	City	15
Town Boat Access	142	Town	1
Town Boat Access	194	Town	1
Town Boat Access	195	Town	1
Town Boat Access	196	Town	1
University of Wisconsin-Washington County Center	131	City/County	5
West Bend High School	159	School district	33
Wingate Park	175	City	7
Ziegler Park	163	City	15
Subtotal	--	34 Sites	847
Nonpublic			
Beginnings	179	Commercial	3
Big Cedar Inn	126	Commercial	3
Calvary Assembly of God Church	181	Organizational	1
Cedar Lake Yacht Club	134	Private	4
Fox Hill Ski Hill	138	Private	33
Gonring Marina	185	Commercial	1
Good Shepherd Lutheran School	160	Organizational	1
Hathaway's Silver Lake Resort	140	Commercial	1
Holy Angels School	157	Organizational	2
Keith's Marina	189	Commercial	5
Kettle Moraine YMCA	191	Organizational	9

Table 12 (continued)

Site Name	Number on Map 19	Ownership	Acreage
Nonpublic (continued)			
Lake Lenwood Recreation Park	104	Commercial	53
Lazy Days Campground	14	Commercial	256
St. Francis Cabrini School	162	Organizational	5
St. John's Lutheran School	161	Organizational	3
St. Mary's Immaculate Conception School	172	Organizational	2
Silverbrook GSA Camp	128	Organizational	306
Timber Trail Campground	105	Commercial	24
Timmer's Resort	133	Commercial	8
West Bend Country Club	127	Private	210
YMCA Daycamp	206	Organizational	80[c]
Subtotal	--	21 Sites	1,010
Total	--	55 Sites	1,857

[a]*Baseball diamonds are County-owned but are maintained by the City.*

[b]*Includes 10 acres of undeveloped land north of West Bend Pond.*

[c]*Includes only that portion of site within the planning area.*

Source: Washington County Land Use and Park Department; City of West Bend Park, Recreation, and Forestry Department; and SEWRPC.

Kettle Moraine Scenic Drive: This scenic route is a pleasure-driving facility connecting the Kettle Moraine State Forest—Southern Unit in Jefferson, Walworth, and Waukesha Counties with the Kettle Moraine State Forest—Northern Unit in Fond du Lac, Sheboygan, and Washington Counties. As shown on Map 21, about 10 miles of the Kettle Moraine Scenic Drive are located within the City of West Bend planning area.

Ice Age Trail: The Ice Age Trail, designated as a national scenic trail by Congress in 1982, is planned as a 1,000-mile hiking and bicycling route which will generally follow natural glacial moraines. The trail stretches from Door County in northeastern Wisconsin through the Kettle Moraine area in southeastern Wisconsin to Interstate Park in northwestern Wisconsin. As shown on Map 21, about 11 miles of the planned Ice Age Trail are located within the City of West Bend planning area.

ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL AREAS

Environmental corridors are defined by the Regional Planning Commission as linear areas in the landscape which contain concentrations of high value elements of the natural resource base. Preservation of the natural resource base related elements, especially where these elements are concentrated in identifiable geographic areas, is essential to the maintenance of the overall environmental quality of an area, to the continued provision of certain amenities that provide a high quality of life for the resident population, and to the avoidance of excessive costs associated with the development, operation, and maintenance of urban land uses in the area.

Table 13

SELECTED OUTDOOR RECREATION FACILITIES FOR GENERAL USE IN THE CITY OF WEST BEND PLANNING AREA; 1989

Site Name	Number on Map 19	Number of Selected Facilities									
		Regulation Baseball Diamonds	Basketball Goals	Ice-Skating Rinks	Picnic Tables	Playfields	Play Apparatus Areas	League Softball Diamonds	Sandlot Ball Diamonds	Swimming Beach (linear feet)	Tennis Courts
Public											
Albecker County Park	107	--	--	--	15	--	1	--	--	--	--
Badger Middle School	177	--	--	--	--	1	--	--	--	--	4
Barton Park	151	--	2	1	20	1	2	1	--	--	1
Barton School	170	--	2	--	--	1	1	--	--	--	--
Bicentennial Park	180	--	1	--	6	--	1	--	--	--	2
Courthouse Grounds	118	--	--	--	--	1	--	--	--	--	--
Decorah Hills Park	166	--	2	1	10	1	2	--	1	--	2
Decorah School	164	--	2	--	--	1	1	--	--	--	--
Fair Park School	154	--	2	--	--	1	2	--	1	--	--
Grant Triangle	173	--	--	--	--	--	1	--	--	--	--
Greentree School	174	--	1	--	--	--	2	--	1	--	--
Hughes Burckhardt Field	187	2[a]	--	--	--	--	--	--	--	--	--
Kenny Park	190	--	--	--	--	1	1	--	--	--	--
Maplewynde Playlot	167	--	--	--	--	--	1	--	1	--	--
McLane School	158	--	1	--	--	1	1	--	--	--	--
Muenk Playlot	171	--	1	--	--	--	1	--	--	--	--
Public Access Parking Lot	193	--	--	--	--	--	--	--	--	--	--
Regner Park	155	1	--	1	140	1	2	2	--	1,000	3
Ridge Run County Park	136	--	--	1	40	3	2	--	--	--	--
Riverfront Parkway	401	--	--	--	--	--	--	--	--	--	--
Riverside Park	168	1[a]	4	1	20	1	2	--	--	--	3
Sandy Knoll County Park	204	--	--	1	50	1	2	--	1	--	--
Silverbrook Parkway	165	--	--	1	--	--	1	--	--	--	--
Silverbrook School	156	--	4	--	--	1	--	--	2	--	--
Silver Maple School	129	--	1	--	--	--	1	--	--	--	--
Sunset Park	169	--	--	1	10	1	2	--	1	--	--
Town Boat Access	142	--	--	--	--	--	--	--	--	--	--
Town Boat Access	144	--	--	--	--	--	--	--	--	--	--
Town Boat Access	195	--	--	--	--	--	--	--	--	--	--
Town Boat Access	196	--	--	--	--	--	--	--	--	--	--
University of Wisconsin-Washington County Center	131	--	--	--	--	1	--	--	--	--	--
West Bend High School	159	1	--	--	--	1	--	--	2	--	8
Wingate Park	175	--	2	--	10	--	1	--	1	--	2
Ziegler Park	163	--	--	1	10	1	1	--	1	--	--
Subtotal	--	5	25	9	331	20	31	3	12	1,000	25
Nonpublic											
Beginnings	179	--	--	--	--	--	--	--	1	--	--
Big Cedar Inn	126	--	--	--	10	--	--	--	--	--	--
Calvary Assembly of God Church	181	--	2	--	--	1	--	--	--	--	--
Cedar Lake Yacht Club	134	--	--	--	--	--	--	--	--	--	--
Fox Hill Ski Hill	138	--	--	--	--	--	--	--	--	--	--
Gonring Marina	135	--	--	--	--	--	--	--	--	--	--
Good Shepherd Lutheran School	160	--	--	--	--	--	1	--	1	--	--
Hathaway's Silver Lake Resort	140	--	--	--	10	--	--	--	--	20	--
Holy Angels School	157	--	3	--	--	--	1	--	--	--	--
Keith's Marina	189	--	--	--	5	--	--	--	--	150	--
Kettle Moraine YMCA	191	--	--	--	--	--	1	--	--	--	--
Lake Lenwood Recreation Park	104	--	--	--	70	1	1	--	--	40	--
Lazy Days Campground	14	--	--	--	300	1	1	--	--	200	--
St. Francis Cabrini School	162	--	2	--	--	1	1	--	3	--	--
St. John's Lutheran School	161	--	3	--	--	--	1	--	2	--	--
St. Mary's Immaculate Conception School	172	--	2	--	--	1	1	--	1	--	--
Silverbrook GSA Camp	128	--	--	1	25	1	--	--	--	50	--
Timber Trail Campground	105	--	1	--	--	1	1	--	--	700	--
Timmer's Resort	133	--	--	--	--	--	--	--	--	--	--
West Bend Country Club	127	--	--	--	--	--	--	--	--	--	--
YMCA Daycamp	206	--	--	1	30	1	--	--	--	--	--
Subtotal	--	--	13	2	450	8	9	--	8	1,160	--
Total	--	5	38	11	781	28	40	3	20	2,160	25

[a]*These diamonds are regulation Little League baseball diamonds.*

Source: Washington County Land Use and Park Department; City of West Bend Park, Recreation, and Forestry Department; and SEWRPC.

Table 14

SPECIAL-USE OUTDOOR RECREATION SITES IN THE CITY OF WEST BEND PLANNING AREA: 1989

Site Name	Number on Map 19	Ownership	Acreage
Public			
Cedar Lake Wayside	139	County	3
Lizard Mound Park	7	County	32
Wayside	402	State	1
Subtotal	--	3 Sites	36
Nonpublic			
Cedar Lake Homes	152	Organizational	141
Faith Haven	113	Organizational	59
Highway 45 Driving Range	108	Commercial	12
Union Rod and Gun Club	102	Organizational	39
Wayside	403	Organizational	1
West Bend BMX Racing, Ltd.	116	Private	3
West Bend Sportsmen's Club	101	Organizational	63
Subtotal	--	7 Sites	318
Total	--	10 Sites	354

Source: Washington Land Use and Park Department; City of West Bend Park, Recreation, and Forestry Department; and SEWRPC.

Seven elements of the natural resource base are considered by the Regional Planning Commission as essential to the maintenance of the ecological balance and overall quality of life in an area. These elements include: 1) lakes, rivers, streams, and associated shorelands and floodlands; 2) wetlands; 3) areas covered by wet, poorly drained, and organic soils; 4) woodlands; 5) wildlife habitat areas; 6) rugged terrain and high relief topography having slopes exceeding 12 percent; and 7) prairie remnants. Six of these seven elements have been described earlier in this chapter as they occur in the planning area. No significant prairie vegetation was identified in the planning area.

As already noted, there are certain other elements which, although not a part of the natural resource base per se, are closely related to, or centered on, that base. These elements include: 1) existing parks, outdoor recreation sites, and trails; 2) potential park, outdoor recreation and related open space sites; 3) historic sites and structures; 4) scenic viewpoints; and 5) areas having scientific value.

The delineation of these 12 natural resource and natural resource-related elements on a map results in an essentially linear pattern of relatively narrow, elongated areas which have been termed "environmental corridors" by the Regional Planning Commission. Map 22 shows the location and extent of environmental corridors and other environmentally significant areas, termed "isolated natural areas", within the planning area in 1985.

Criteria for Delineating Environmental Corridors and Isolated Natural Areas

The environmental corridors and other environmentally significant areas of the West Bend planning area were delineated, using the following criteria:

1. Point values between 1 and 20 were assigned to each natural resource and natural resource-related element. These point values were based on the premise that those natural resource elements having intrinsic natural resource values and a

Table 15

RURAL OPEN SPACE SITES IN THE CITY OF WEST BEND PLANNING AREA: 1989

Site Name	Number on Map 19	Ownership	Acreage
Public			
Forest View	184	City	5
Glacial Blue Hills Recreation Area	106	City	120
Glacial Environmental Corridor	117	City	40
Juech Wildlife Area	114	City	7
Lac Lawrann Conservancy Area	115	City	104
North Point Bay	112	City	9
School System Property	178	School district	15
State Wetland Area	141	State	30
Town Land	192	Town	4
Town Land	197	Town	53
Town Land	198	Town	2
Town Land	199	Town	10
Villa Park	200	City	15
West Bend School Forest	213	School district	52
Subtotal	--	14 Sites	466
Nonpublic			
Big Cedar Lake Inland Protection and Rehabilitation District Land	188	Organizational	18
Cedar Lake Conservation Foundation (Site 1)	153	Organizational	40
Cedar Lake Conservation Foundation (Site 2)	182	Organizational	35
Cedar Lake Conservation Foundation (Site 3)	183	Organizational	55
Undeveloped Subdivision Park	135	Private	2
Subtotal	--	5 Sites	150
Total	--	19 Sites	616

Source: Washington County Land Use and Park Department; City of West Bend Park, Recreation, and Forestry Department; and SEWRPC.

high degree of natural diversity should be assigned relatively high point values, whereas natural resource-related elements, having only implied natural values, should be assigned relatively low point values. These values for each element of corridor are shown in Table 17.

2. Each element was then depicted on 1 inch equals 400 feet scale ratioed and rectified aerial photographs.

3. Cumulative point values were totaled for all areas containing natural resource and natural resource-related elements.

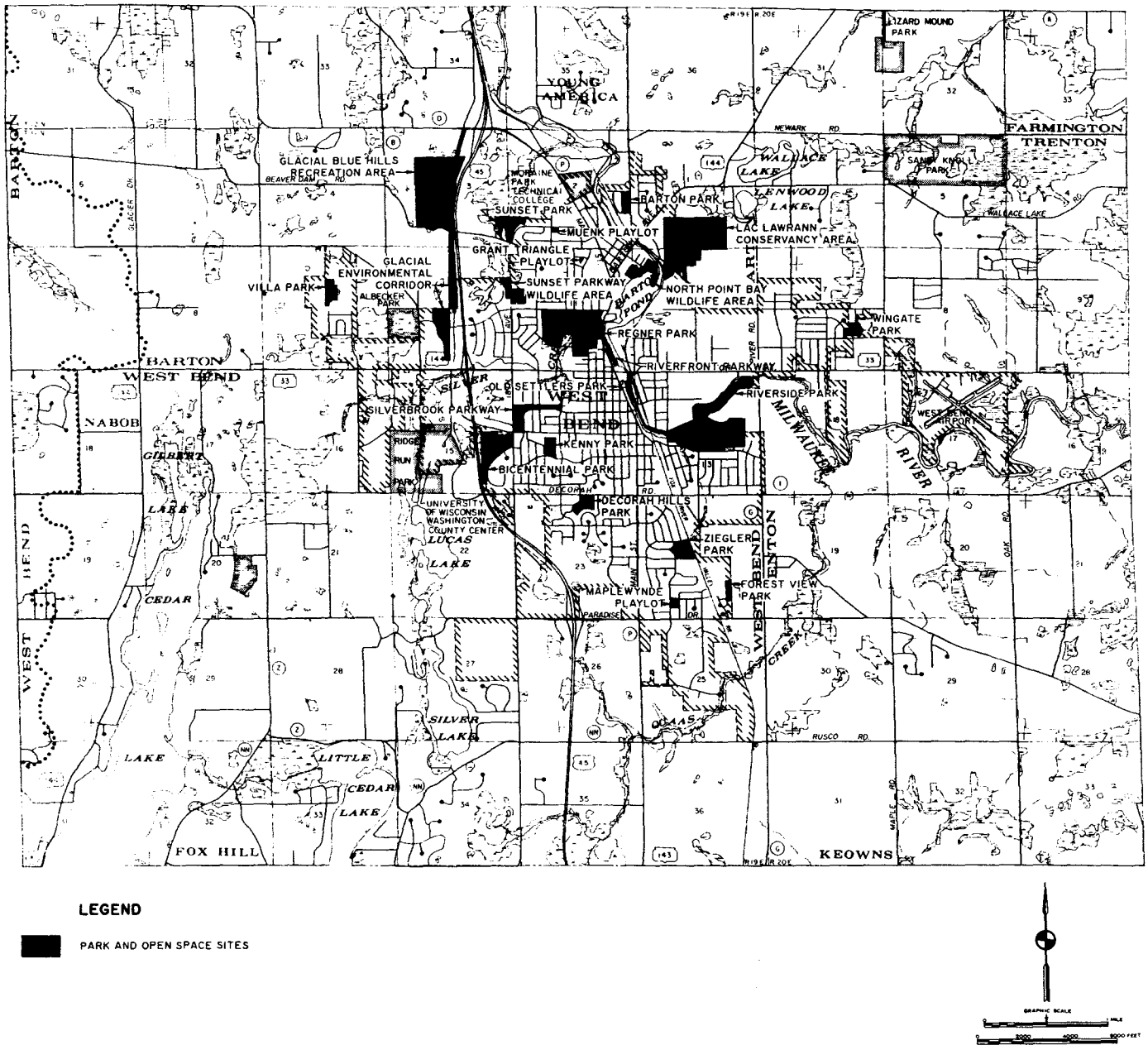
4. Environmental corridors were then delineated on the basis of the following point values and the data set forth in Table 18.

   - Areas having a point value of 10 or greater, which are at least of 400 acres in size, two miles in length, and 200 feet in width, were designated as primary environmental corridors.

   - Areas having point values of 10 or greater, which are at least 100 acres in size and one mile in length, were designated as secondary environmental corridors.

Map 20

CITY OF WEST BEND PARK SYSTEM: 1989



LEGEND

PARK AND OPEN SPACE SITES

Source: City of West Bend Park, Recreation, and Forestry Department and SEWRPC.

Table 16

CITY OF WEST BEND PARK SYSTEM: 1989

Site Name	Acreage	Site Description
Barton Park	6	Neighborhood park
Bicentennial Park	29	Wetland and wildlife area with small area for intensive recreation
Decorah Hills Park	11	Neighborhood park with large wooded area
Forest View	5	Undeveloped open land
Glacial Blue Hills Recreation Area	120	Steep topography woodlands, ponds, open areas
Glacial Environmental Corridor	40	Woodland and wildlife area
Grant Triangle	1	Playlot
Kenny Park	9	Neighborhood park
Lac Lawrann Conservancy Area	104	Wetland and wildlife area
Maplewynde Playlot	2	Playlot
Muenk Playlot	1	Playlot
North Point Bay	9	Wetland and wildlife area
Old Settlers Triangle	1	Special historic area
Regner Park	88	Community park
Riverfront Parkway	2	River walkway
Riverside Park	100	Neighborhood park
Silverbrook Parkway	14	Wetland and wildlife area
Sunset Park	15	Neighborhood park with adjoining wetland area
Sunset Parkway	11	Wetland and wildlife area
Villa Park	15	Wetland and wildlife area
Wingate Park	7	Neighborhood park
Ziegler Park	15	Neighborhood park with large woodland and wetland areas
22 Sites	605	--

Source: City of West Bend Park, Recreation, and Forestry Department and SEWRPC.

- Isolated areas having point values of 10 or greater, which are at least five acres in size and 200 feet in width, were designated as isolated natural areas.

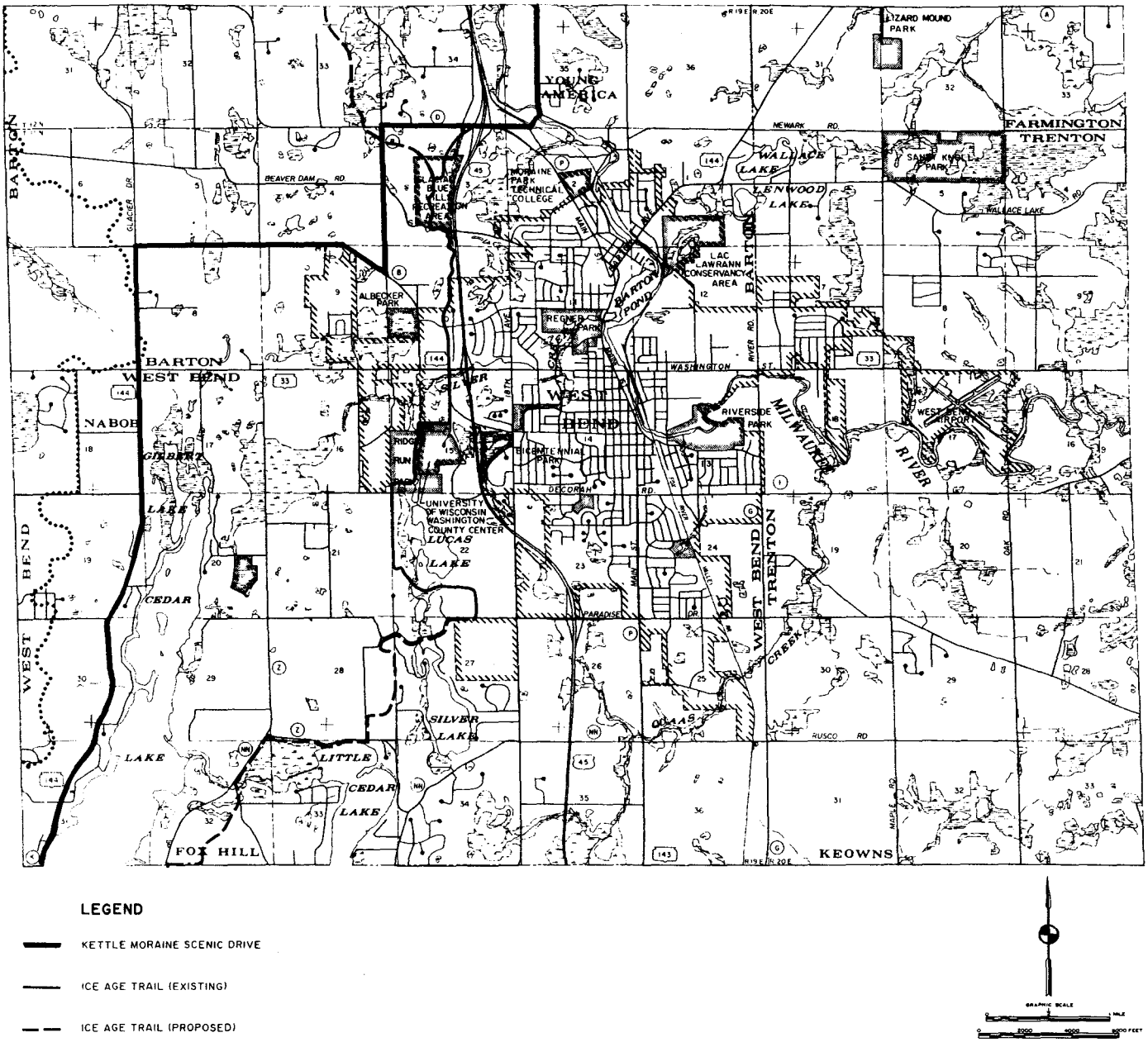
- For isolated areas with corridor values, linking segments were identified to establish corridor continuity when such areas met the qualifications set forth in Table 19.

Importance of Preserving Environmental Corridors and Isolated Natural Areas

It is important to note that, because of the many interacting relationships existing between living organisms and their environment, the destruction or deterioration of any one element of the total natural resource base may lead to a chain reaction of deterioration and destruction. The drainage and filling of wetlands, for example, may destroy fish spawning grounds, wildlife habitat, groundwater recharge areas, and the natural filtration action and flood water storage functions which contribute to maintaining high levels of water quality and stable stream flows and lake stages in a watershed. The resulting deterioration of surface water quality may, in turn, lead to the deterioration of the quality of the groundwater which serves as a source of domestic, municipal, and industrial water supply and on which low flows in rivers and streams may depend. Similarly, the destruction of woodland cover may result in soil erosion and stream

Map 21

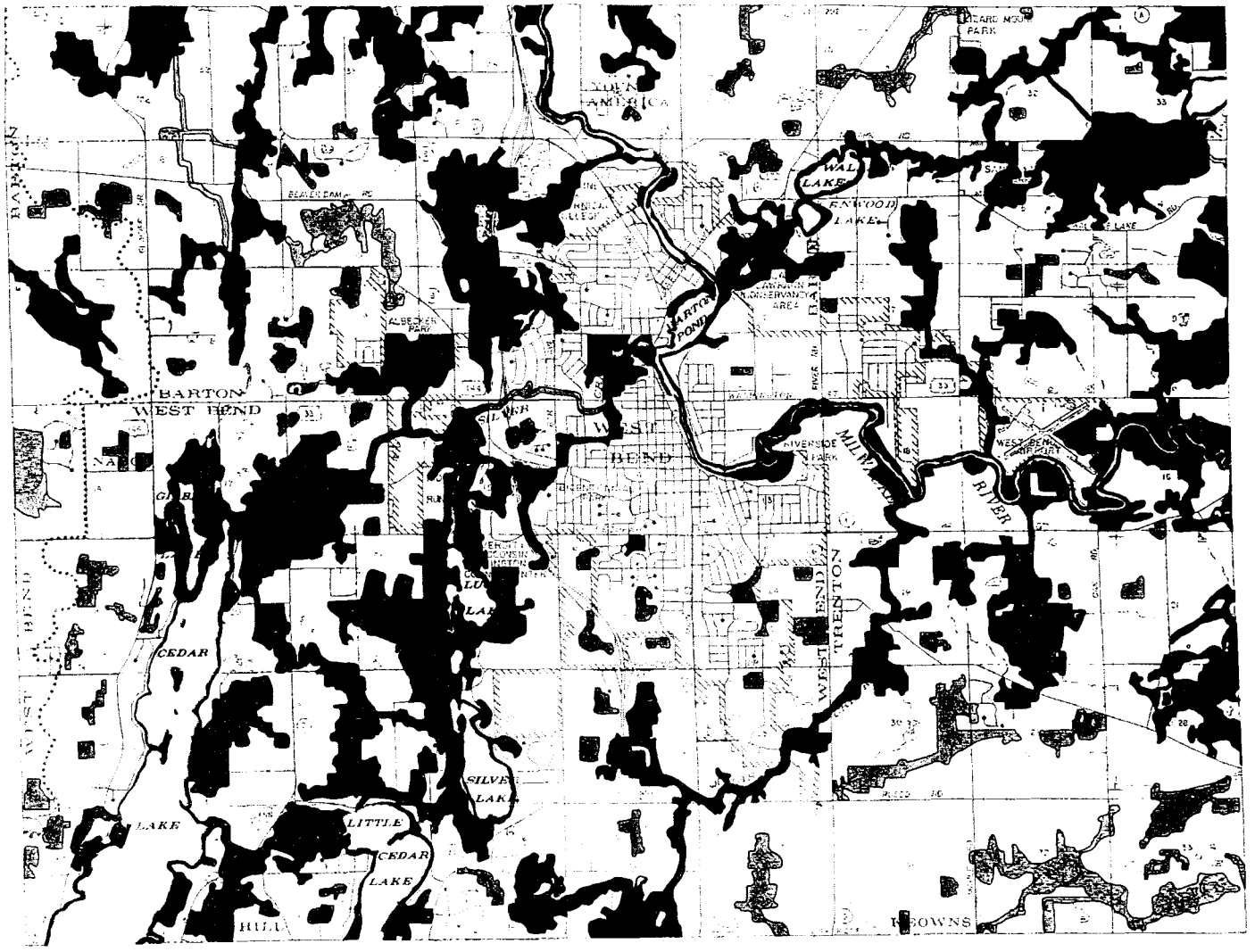
SELECTED TRAILS WITHIN THE CITY OF WEST BEND PLANNING AREA: 1989



Source: Washington County Land Use and Park Department; City of West Bend Park, Recreation, and Forestry Department; and SEWRPC.

Map 22

ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL AREAS IN THE CITY OF WEST BEND PLANNING AREA: 1985



LEGEND

- PRIMARY ENVIRONMENTAL CORRIDOR
- SECONDARY ENVIRONMENTAL CORRIDOR
- ISOLATED NATURAL AREA
- SURFACE WATER AREA

Source: SEWRPC.

Table 17

POINT VALUES FOR NATURAL RESOURCE BASE AND NATURAL RESOURCE BASE-RELATED ELEMENTS

Element	Point Value
Natural Resource Base	
Lake	
Major (50 acres or more)	20
Minor (5-49 acres)	20
Rivers or Streams (perennial)	10
Shoreland	
Lake or Perennial River or Stream	10
Intermittent Stream	5
100-Year Floodland	3
Wetland	10
Wet, Poorly Drained, or Organic Soil	--[a]
Woodland	10
Wildlife Habitat	
High Value	10
Medium Value	7
Low Value	5
Steep Slope	
20 Percent or Greater	7
12 Percent to 19 Percent	5
Prairie	10
Natural Resource Base-Related	
Existing Park or Open Space Site	
Rural Open Space Site	5
Other Park and Open Space Sites	2
Potential Park Site	
High Value	3
Medium Value	2
Low Value	1
Historic Site	
Structure	1
Other Cultural	1
Archaeological	2
Scenic Viewpoint	5
Scientific and Natural Area	
State Scientific Area	15
Natural Area of Statewide or Greater Significance	15
Natural Area of Countywide or Regional Significance	10
Natural Area of Local Significance	5

[a]*Point values were not assigned for wet, poorly drained, or organic soils. The determination of these types of soils as part of the environmental corridors is discussed in "Refining the Delineation of Environmental Corridors in Southeastern Wisconsin," Technical Record, Vol. 4, No. 2, 1981.*

Source: SEWRPC.

Table 18

MINIMUM REQUIREMENTS FOR CLASSIFICATION OF PRIMARY AND SECONDARY ENVIRONMENTAL CORRIDORS AND OTHER ENVIRONMENTALLY SIGNIFICANT LANDS

Natural Resource Features	Minimum Point Value	Minimum Area (acres)	Minimum Length (miles)	Minimum Width (feet)
Primary Environmental Corridor	10	400	2	200
Secondary Environmental Corridor[a]	10	100	1	--
Isolated Natural Areas	10	5	--	200

[a]*Secondary environmental corridors may serve to connect primary corridor segments or be linked to primary environmental corridor segments, particularly when such secondary corridors are related to surface drainage (no minimum area, length, or width requirements).*

Source: SEWRPC.

Table 19

REQUIREMENTS FOR LINKING SEPARATED NATURAL AREAS WITH CORRIDOR VALUE

Acres of Separated Corridor-Value Lands	Maximum Continuity Distance Between Separated Areas with Corridor Values
640+	2,640 feet (1/2 mile)
320-639	1,760 feet (1/3 mile)
160-319	1,320 feet (1/4 mile)
80-159	880 feet (1/6 mile)
40-79	660 feet (1/8 mile)
20-39	440 feet (1/12 mile)
5-19	220 feet (1/24 mile)

Source: SEWRPC.

siltation, more rapid stormwater runoff and attendant increased flood flows and stages, as well as destruction of wildlife habitat.

Although the effects of any one of these environmental changes 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, and destruction of the unique natural beauty of the area. The need to maintain the integrity of the remaining environmental corridors and environmentally significant lands thus becomes apparent. The adopted regional land use plan accordingly recommends that the remaining primary environmental corridors be maintained in essentially natural, open uses, which may, in some cases, include limited agricultural and low-density residential uses.

Primary Environmental Corridors

In 1985 about 10,294 acres, or about 25 percent of the total planning area, were encompassed within the primary environmental corridors shown on Map 22. The primary environmental corridors in the West Bend planning area are generally located along those perennial and intermittent streams in the eastern portion of the planning area which are tributary to the Milwaukee River and around Big and Little Cedar, Green, Gilbert, Wallace, Lucas, and Silver Lakes. The primary environmental corridors contain the best remaining woodlands, wetlands, and wildlife habitat areas within the planning area; and are, in effect, a composite of the best individual elements of the natural resource base. As such they have truly immeasurable environmental and recreational value. The protection of the primary environmental corridors from intrusion by incompatible rural and urban uses, and

thereby from degradation and destruction, should be one of the principal objectives of a local development plan. Preservation of these primary corridors in an essentially open, natural state, including park and open space uses, limited agricultural uses, and rural estate-type residential uses, will serve to maintain a high level of environmental quality in the area, protect the natural beauty of the area, and provide valuable recreational opportunities. Such preservation will also avoid the creation of serious and costly environmental and developmental problems such as flood damage, poor drainage, wet basements, failing pavements and other structures, excessive infiltration of clear waters into sanitary sewers, and water pollution.

Secondary Environmental Corridors

As shown on Map 22, in 1985 about 890 acres, or about 2 percent of the total planning area, were included within the secondary environmental corridors. The secondary environmental corridors in the City of West Bend planning area are generally located along intermittent streams or serve as links between segments of primary environmental corridors. These secondary environmental corridors often contain remnant resources from former primary environmental corridors which have been developed for intensive agricultural purposes or urban land uses. Secondary environmental corridors facilitate surface water drainage, maintain pockets of natural resource features, and provide for the movement of wildlife, as well as for the movement and dispersal of seeds for a variety of plant species. Such corridors should be preserved in essentially open natural uses as urban development proceeds within the planning area, particularly when the opportunity is presented to incorporate such corridors into urban stormwater detention areas, associated drainageways, and neighborhood parks and open spaces.

Isolated Natural Areas

In addition to the primary and secondary environmental corridors, other small concentrations of natural resource base elements exist within the planning area. These elements are isolated from the environmental corridors by urban development or agricultural uses and, although separated from the corridor network, may have important residual natural values. Isolated natural areas may provide the only available wildlife habitat in an area, provide good locations for local parks and nature study areas, and lend aesthetic character and natural diversity to an area. Important isolated natural areas within the City of West Bend planning area include a geographically well distributed variety of isolated wetlands, woodlands, and wildlife habitat. These areas should also be protected and preserved in a natural state whenever possible. Such isolated natural areas five acres or greater in size are also shown on Map 22; they encompassed about 1,134 acres, or about 3 percent of the total planning area in 1985.

Chapter IV

INVENTORY AND ANALYSIS OF EXISTING LAND USES AND MAN-MADE FEATURES

INTRODUCTION

If the City of West Bend land use plan is to constitute a sound and realistic guide for making decisions concerning the physical development of the City and environs, it must be based upon careful consideration of pertinent features of the built environment, as well as of the natural resource base, of the area. For the purposes of this land use planning effort, the pertinent features of the built environment were identified as: 1) existing land uses, 2) historic buildings and sites, 3) existing community public facilities, and 4) existing public utility systems. Each of these cultural features as it affects the physical development of the City and its environs is described in this chapter.

EXISTING LAND USES

In 1985, the Regional Planning Commission conducted detailed inventories of existing land use in the City of West Bend planning area in order to determine the type, amount, and spatial distribution of both the existing urban development and the rural land uses. The data gathered in the present land use survey were mapped and analyzed in order to provide a basis for both land use need and for appropriate patterns of future land use development in the City and environs.

The existing 1985 land uses in the City of West Bend planning area are shown on Map 23. The amount of land devoted to each area is set forth in Table 20. The existing land uses in the 1985 incorporated area of the City of West Bend are also shown on Map 23 and the amount of land devoted to each type of land use in the City is set forth in Table 21.

The planning area totals about 40,591 acres, or about 63.4 square miles. In 1985, urban land uses occupied about 7,513 acres, or about 18 percent of the total planning area. Rural land uses, which include water, wetlands, woodlands, agricultural lands, extractive lands, and other open lands, totaled about 33,078 acres, or about 82 percent of the total planning area. In 1985, the incorporated City of West Bend occupied about 5,904 acres, or about 15 percent of the total planning area. Within the City in 1985, urban land uses occupied about 3,366 acres, or about 57 percent of the City, while rural land uses occupied about 2,538 acres, or about 43 percent of the area of the City.

Several important elements of the character of the planning area can be noted from an examination of Table 20 and on Map 23. First, the largest single land use category in the planning area is still agriculture-related uses, which represents about 50 percent of the total planning area. The next largest land use in the area is water, wetlands, and woodlands, representing almost 26 percent of the total planning area. The third largest is residential land uses, representing about nine percent of the total planning area.

Urban Land Uses

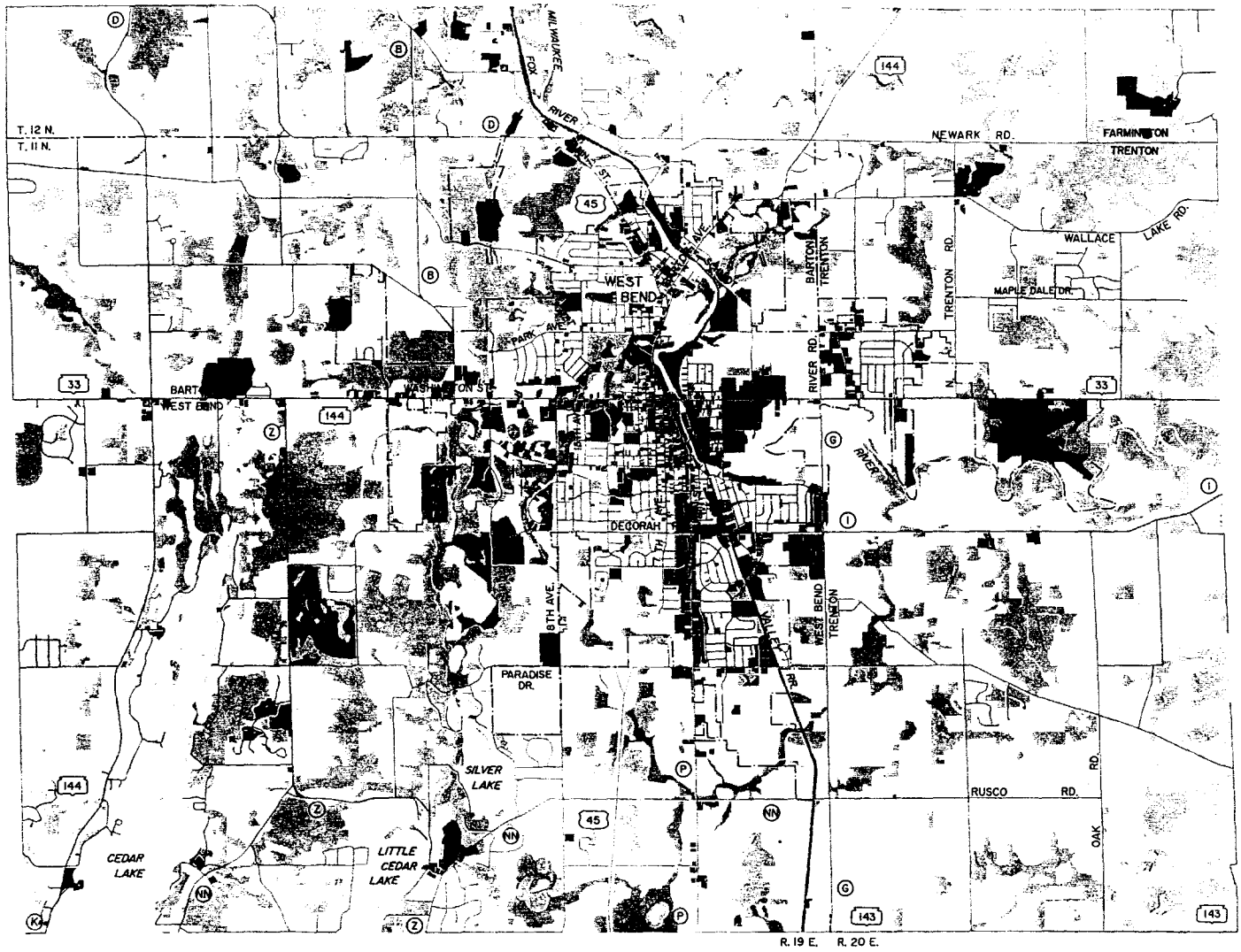
Residential Land Use: Of all the elements of a community land use plan, that portion of the plan which normally holds the interest of the largest number of inhabitants is residential land use. Since the residential land use element of the land use plan seeks primarily to provide a safe, attractive, and comfortable setting for residential development, it is very important that this element be given extremely careful and thoughtful consideration. The nature and extent of residential development is a major determinant of the type and location of community facilities and utilities needed to serve local residents.

In 1985, residential land use accounted for about 3,803 acres, or about 51 percent of the developed urban area in the planning area, but only about 9 percent of the total planning area. Within the City of West Bend 1985 corporate limits, residential land use accounted for about 1,589 acres, or about 47 percent of the urban land uses and about 27 percent of the total land uses in the City. As shown on Map 23, single-family residential land uses were scattered throughout the City. Two-family residential land uses were located predominantly in the central and western sections of the City and multi-family residential uses are scattered throughout the City.

Table 22 provides data on the developed and vacant residential subdivision lots in the West

Map 23

EXISTING LAND USE IN THE CITY OF WEST BEND PLANNING AREA: 1985



LEGEND

- SINGLE-FAMILY RESIDENTIAL
- TWO-FAMILY RESIDENTIAL
- MULTI-FAMILY RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- EXTRACTIVE AND LANDFILL
- TRANSPORTATION, COMMUNICATIONS AND UTILITIES
- GOVERNMENTAL AND INSTITUTIONAL
- RECREATIONAL
- WETLANDS
- WOODLANDS
- WATER
- AGRICULTURAL AND OTHER OPEN LANDS

Source: SEWRPC.

Table 20

SUMMARY OF EXISTING LAND USE IN THE CITY OF WEST BEND PLANNING AREA: 1985

Land Use Category	Number of Acres	Percent of Subtotal Urban and Rural	Percent of Total
Urban			
Residential			
Single-Family	3,520.4	46.9	8.7
Two-Family	152.0	2.0	0.4
Multi-Family			
Land and Buildings	104.7	1.4	0.2
Parking[a]	25.9	0.3	0.1
Multi-Family Subtotal	130.6	1.7	0.3
Subtotal	3,803.0	50.6	9.4
Commercial			
Land and Buildings	192.4	2.5	0.5
Parking[a]	110.3	1.5	0.3
Subtotal	302.7	4.0	0.8
Industrial			
Land and Buildings	193.1	2.6	0.5
Parking[a]	63.0	0.8	0.1
Subtotal	256.1	3.4	0.6
Transportation and Utilities			
Arterial Streets and Highways	504.8	6.7	1.3
Local and Collector Streets	1,363.9	18.2	3.4
Truck and Bus Terminals	18.0	0.2	--[b]
Railroads	90.5	1.2	0.2
Airports	167.9	2.2	0.4
Communications and Utilities			
Land and Buildings	49.5	0.7	0.1
Parking[a]	2.4	--[b]	--[b]
Communications and Utilities Subtotal	51.9	0.7	0.1
Subtotal	2,197.0	29.2	5.4
Governmental and Institutional			
Land and Buildings	381.9	5.1	0.9
Parking[a]	73.0	1.0	0.2
Subtotal	454.9	6.1	1.1
Parks and Recreational[c]			
Land and Buildings	488.2	6.5	1.2
Parking[a]	11.1	0.2	--[b]
Subtotal	499.3	6.7	1.2
Urban Subtotal	7,513.0	100.0	18.5

Table 20 (continued)

Land Use Category	Number of Acres	Percent of Subtotal Urban and Rural	Percent of Total
Rural			
Natural Areas			
Water	1,838.9	5.6	4.5
Wetlands	4,498.9	13.6	11.1
Woodlands	4,176.7	12.6	10.3
Subtotal	10,514.5	31.8	25.9
Extractive and Landfill	243.6	0.7	0.6
Agricultural	20,187.5	61.0	49.7
Other Open Lands	2,132.3	6.5	5.3
Rural Subtotal	33,077.9	100.0	81.5
Total	40,590.9	--	100.0

[a]*Includes associated off-street parking areas generally containing 10 or more parking spaces.*

[b]*Less than 0.05 percent.*

[c]*Includes only areas used for intensive outdoor recreational activities.*

Source: SEWRPC.

Bend planning area platted between 1920 and 1985. The total number of such lots platted in the planning area during this period was 5,435, of which 980, or about 18 percent, remained undeveloped, that is, vacant and unused, in 1985. It should be noted that some of the undeveloped lots may not be suitable for development due to existing site constraints, or may be under the ownership of adjoining developed residential lots. Between 1920 and 1985, the number of residential lots per net acre in the planning area averaged 2.57; individual lot size averaged 16,978 square feet. During this same period a total of 3,732 residential lots were platted in the City of West Bend, of which 347, or about 9 percent, remained undeveloped in 1985. The number of residential lots per net acre in the City during the 1920 through 1985 period was an average 4.22; the individual lot size averaged 10,331 square feet. From 1986 to 1989, 10 new subdivisions, totaling 260 lots, were platted in the City of West Bend corporate limits.

Commercial Land Use: In 1985, commercial retail sales and services land uses accounted for about 303 acres, or about 4 percent of the urban land uses and about 0.8 percent of the total land uses in the City of West Bend planning area. Within the City of West Bend, commercial land uses accounted for about 219 acres, or about 6 percent of the urban land uses and about 4 percent of the total land uses in the City of West Bend. Community-oriented commercial land uses in the City are located predominantly in the West Bend central business district and also along Washington Street, as shown on Map 23. Various other community- and neighborhood-oriented commercial land uses can be found in scattered locations along Main Street and in the Old Barton Village area.

Industrial Land Use: In 1985, industrial land uses accounted for about 256 acres, or about 3 percent of the urban land uses in the planning area and about 0.6 percent of the total planning

Table 21

SUMMARY OF EXISTING LAND USE IN THE CITY OF WEST BEND: 1985

Land Use Category	Number of Acres	Percent of Subtotal Urban and Rural	Percent of Total
Urban			
Residential			
Single-Family	1,312.8	39.0	22.2
Two-Family	148.8	4.4	2.5
Multi-Family			
Land and Buildings	101.4	3.0	1.7
Parking[a]	25.7	0.8	0.5
Multi-Family Subtotal	127.1	3.8	2.2
Subtotal	1,588.7	47.2	26.9
Commercial			
Land and Buildings	128.7	3.8	2.2
Parking[a]	90.0	2.7	1.5
Subtotal	218.7	6.5	3.7
Industrial			
Land and Buildings	149.9	4.5	2.6
Parking[a]	54.6	1.6	0.9
Subtotal	204.5	6.1	3.5
Transportation and Utilities			
Arterial Streets and Highways	147.0	4.4	2.5
Local and Collector Streets	515.5	15.3	8.7
Truck and Bus Terminals	11.5	0.3	0.2
Railroads	36.5	1.1	0.6
Airports	166.7	5.0	2.8
Communications and Utilities			
Land and Buildings	37.3	1.1	0.7
Parking[a]	2.4	0.1	-[b]
Communications and Utilities Subtotal	39.7	1.2	0.7
Subtotal	916.9	27.3	15.5
Governmental and Institutional			
Land and Buildings	298.4	8.8	5.0
Parking[a]	63.0	1.9	1.1
Subtotal	361.4	10.7	6.1
Parks and Recreational[c]			
Land and Buildings	70.3	2.1	1.2
Parking[a]	5.1	0.1	0.1
Subtotal	75.4	2.2	1.3
Urban Subtotal	3,365.6	100.0	57.0

Table 21 (continued)

Land Use Category	Number of Acres	Percent of Subtotal Urban and Rural	Percent of Total
Rural			
Natural Areas			
Water	173.5	6.8	2.9
Wetlands	410.0	16.1	6.9
Woodlands	281.0	11.1	4.8
Subtotal	864.5	34.0	14.6
Extractive	5.3	0.2	0.1
Agricultural	969.1	38.2	16.4
Other Open Lands	700.0	27.6	11.9
Rural Subtotal	2,538.9	100.0	43.0
Total	5,904.5	--	100.0

[a]*Includes associated off-street parking areas generally containing 10 or more parking spaces.*

[b]*Less than 0.05 percent.*

[c]*Includes only areas used for intensive outdoor recreational activities.*

Source: SEWRPC.

area. Within the City of West Bend, industrial land uses accounted for about 204 acres, or about 6 percent of the urban land uses and about 4 percent of the total land uses in the City. In 1985, industrial land uses, as shown on Map 23, were concentrated along the east side of the Fox River Valley Railroad right-of-way and near the northeastern corner of E. Washington Street and N. River Road in the West Bend Industrial Park East.

Transportation and Utilities Land Use: In 1985, transportation and utility land uses, which include arterial streets and highways, local and collector streets, railways, airports, and communications and utilities, accounted for approximately 2,197 acres of land in the City of West Bend planning area, or about 29 percent of the urban land uses and about 5 percent of the total land uses in the planning area. In the City of West Bend, these land uses amounted to about 917 acres, or about 27 percent of the urban land uses and about 16 percent of the total land uses in the City.

Governmental and Institutional Land Use: In 1985, governmental and institutional land uses accounted for about 455 acres of land in the City of West Bend planning area, representing about 6 percent of the urban land uses of the planning area and about 1 percent of the total planning area. Within the City of West Bend, these land uses accounted for about 361 acres, or about 11 percent of the urban land uses and 6 percent of the total land uses in the City. Major governmental and institutional land uses in the City included Washington County Courthouse, St. Joseph's Community Hospital of West Bend, Inc., Samaritan-Washington County Home, The University of Wisconsin-Washington County Center (UWWC), Moraine Park Technical Col-

Table 22

HISTORICAL RESIDENTIAL LAND SUBDIVISIONS IN THE CITY OF WEST BEND PLANNING AREA: 1920—1985

Municipality/Subdivision Name	Year Recorded	U. S. Public Land Survey Location				Number of Lots	Gross Acres	Net Acres	Typical Lot Size (square feet)	Number of Lots Developed	Number of Lots Vacant
		Township	Range	Section	Quarter-Section						
City of West Bend											
Bartondale Subdivision	1920	T11N	R19E	2	SE	83	21.57	14.29	7,500	81	2
The Highlands	1920	T11N	R19E	13	SW	46	9.02	6.34	6,000	46	0
Aluminum Company's Addition to Pleasant Hill	1921	T11N	R19E	12	SW	8	4.50	2.07	11,250	7	1
Walomar	1922	T11N	R19E	14	SE	25	6.66	2.75	4,800	25	0
Barton Kollers Addition	1926	T11N	R19E	12	NW	40	6.10	4.41	4,800	40	0
Walomar No. 2	1928	T11N	R19E	14	SE	55	23.95	11.59	9,180	55	0
The Highlands, Lots 47 to 107	1929	T11N	R19E	13	SW	61	12.37	8.40	6,000	61	0
Kuesters Island Subdivision	1930	T11N	R19E	11	SE	19	5.68	3.93	9,000	19	0
Decorah Lawns No. 3	1946	T11N	R19E	24	NW	60	19.06	13.06	9,480	60	0
Decorah Lawns No. 4	1947	T11N	R19E	24	NW	40	12.32	9.37	10,200	40	0
Riverview Heights	1947	T11N	R19E	13	SW	133	54.24	22.72	7,440	130	3
Decorah Lawns No. 5	1948	T11N	R19E	24	NW	10	3.39	2.75	12,000	10	0
Decorah Lawns Block 12	1949	T11N	R19E	24	SW	10	4.27	4.27	18,000	10	0
Johnson Heights	1949	T11N	R19E	11	NE	17	4.90	3.28	8,400	17	0
Barton Heights Subdivision	1951	T11N	R19E	11	NE	30	9.41	7.02	10,200	30	0
Decorah Heights	1951	T11N	R19E	13	SE	50	12.08	8.61	7,500	50	0
Park Lawn Subdivision	1952	T11N	R19E	11	SW	30	9.61	6.75	9,800	30	0
Sunset View	1952	T11N	R19E	14	NW	31	9.09	5.12	7,200	31	0
Kennywood Park	1953	T11N	R19E	14	SW	33	19.08	11.36	15,000	32	1
El Campo Heights	1954	T11N	R20E	7	SW	16	6.09	4.41	12,000	16	0
Fairview Lawns Subdivision	1954	T11N	R19E	2	SE	63	16.29	13.02	9,000	63	0
Sunrise Heights	1954	T11N	R19E	13	SE	28	10.45	6.21	9,660	28	0
Westwood Subdivision	1954	T11N	R19E	14	SW	29	11.50	5.44	9,675	29	0
Westwood Subdivision, Parcel A, Block 3	1954	T11N	R19E	14	SW	9	2.65	2.65	12,750	9	0
Decorah Hills	1955	T11N	R19E	23	NE	56	32.43	19.28	15,000	56	0
Meadowbrook Subdivision	1955	T11N	R19E	11	SW	56	16.20	12.58	9,750	56	0
Parkfield Subdivision	1955	T11N	R19E	1	SW	16	5.89	3.86	10,500	16	0
Sunset View Addition	1955	T11N	R19E	14	NW	31	10.48	5.98	8,400	28	3
Gatewood Subdivision	1956	T11N	R19E	13	NE, SE	25	8.92	5.97	10,400	0	25
Oakwood Subdivision	1956	T11N	R19E	14	NW	33	11.56	9.85	13,000	33	0
Park Hill Subdivision, Block 4	1956	T11N	R19E	11	SE	6	2.40	1.59	11,520	6	0
Sherwood Acres	1956	T11N	R19E	11	SW	22	6.29	4.92	9,750	22	0
Sunset Ridge Subdivision	1956	T11N	R19E	2	SE	38	11.39	8.37	9,600	38	0
Westwood Subdivision, Block 3	1956	T11N	R19E	14	SW	17	8.83	4.39	11,250	17	0
Barton Heights Subdivision, Addition No. 1	1957	T11N	R19E	11	NE	23	7.28	5.54	10,500	23	0
Decorah Hills Addition No. 1	1957	T11N	R19E	23	NE	18	10.86	4.37	10,578	18	0
Fair Park East	1957	T11N	R19E	12	SW	6	1.90	1.90	12,750	6	0
Oscar Miller Subdivision	1957	T11N	R19E	15	NE	24	11.39	8.26	15,000	17	7
Ridgeway Subdivision	1957	T11N	R19E	23	NE, SE	21	11.86	7.38	15,300	21	0
Skyline Acres	1957	T11N	R19E	1	SW	21	6.95	5.42	11,250	19	2
Westwood Subdivision, Blocks 4, 5, and 6	1957	T11N	R19E	14	SW	38	12.42	7.75	8,880	38	0
Laurel Acres	1958	T11N	R19E	24	SW	12	4.77	3.66	13,300	12	0
Sherwood Acres Addition No. 1	1958	T11N	R19E	11	SW	17	6.17	4.37	11,200	17	0
Silver Spring Subdivision	1958	T11N	R19E	14	SW	11	7.83	2.27	9,000	11	0
Decorah Hills Addition No. 2	1959	T11N	R19E	23	NE	43	20.39	14.81	15,000	43	0
Laurel Acres Addition No. 1	1959	T11N	R19E	24	SW	6	2.36	2.36	14,400	6	0
Oakwood Addition No. 1	1959	T11N	R19E	14	NW	10	8.97	2.94	12,800	10	0
Oakwood Addition No. 2	1959	T11N	R19E	14	NW	25	6.36	5.18	9,030	25	0
Parkfield Subdivision No. 2	1959	T11N	R19E	1	SW	37	11.79	9.98	11,748	37	0
Decorah Heights Addition No. 1	1960	T11N	R19E	13	SE	48	12.72	9.64	8,750	48	0
Lake 'N River View Hills	1960	T11N	R19E	1	NW	49	20.33	18.76	12,600	44	5
Ridgeway Subdivision Addition No. 1	1960	T11N	R19E	23	SE	23	10.71	7.66	14,500	23	0
Rolling Meadows	1960	T11N	R19E	11	NW	31	8.39	6.20	8,710	31	0
Sunrise Heights Addition No. 1	1960	T11N	R19E	13	SE	21	6.65	5.14	10,660	18	3
Westwood Subdivision, Blocks 7, 8, and 9	1960	T11N	R19E	14	SW	36	13.43	9.82	11,880	36	0
Laurel Acres Addition No. 2	1961	T11N	R19E	24	SW	17	7.30	4.60	11,790	17	0
Sherwood Acres Addition No. 2	1961	T11N	R19e	11	SW	24	7.09	4.86	8,820	24	0
Silverbrook Estates	1961	T11N	R19E	23	NW	26	13.00	8.06	13,500	26	0
Silverbrook Estates Addition No. 1	1962	T11N	R19E	23	NW	25	10.05	7.44	12,960	23	2
Maplewynde Subdivision	1963	T11N	R19E	24	SW	60	23.74	15.50	11,250	60	0
Parkfield Subdivision No. 3	1963	T11N	R19E	1	SW	17	6.01	4.39	11,250	13	4
Cabrini Subdivision	1964	T11N	R19E	23	NE	10	3.36	3.36	15,225	10	0
Cherrywood Estates	1964	T11N	R19E	10	SE	19	6.41	4.19	9,600	19	0
Laurel Acres Addition No. 3	1964	T11N	R19E	24	SW	6	2.92	1.98	14,400	6	0
Laurel Acres Addition No. 4	1964	T11N	R19E	24	SW	17	6.32	4.92	12,600	17	0
Cherrywood Estates Addition No. 1	1965	T11N	R19E	10	SE	122	55.89	40.33	14,400	117	5
Gatewood Highlands	1965	T11N	R19E	13	SE	13	5.88	3.68	12,325	13	0
Maplywynde Addition No. 1	1965	T11N	R19E	24	SW	13	6.38	3.58	12,000	13	0
Scenic View	1965	T11N	R19E	2	SW	9	2.53	1.98	9,600	9	0
Sunrise Heights Additon No. 2	1965	T11N	R19E	13	SE	7	3.45	2.23	14,168	7	0

Table 22 (continued)

Municipality/Subdivision Name	Year Recorded	U. S. Public Land Survey Location				Number of Lots	Gross Acres	Net Acres	Typical Lot Size (square feet)	Number of Lots Developed	Number of Lots Vacant
		Township	Range	Section	Quarter-Section						
City of West Bend (continued)											
Laurel Acres Addition No. 5	1966	T11N	R19E	24	SW	5	1.24	1.24	9,928	5	0
Rolling Meadows Addition No. 1, Replat of Lots 8-10	1966	T11N	R19E	11	NW	4	0.79	0.79	8,100	4	0
Rolling Meadows Addition No. 1	1966	T11N	R19E	11	NW	23	9.14	6.65	12,600	23	0
Rolling Meadows Addition No. 1, Replat of Lots 15-18	1966	T11N	R19E	11	NW	5	1.11	1.11	9,750	5	0
Rolling Meadows Addition No. 2	1966	T11N	R19E	11	NW	7	1.43	1.43	8,640	7	0
Silverbrook Estates Addition No. 2	1966	T11N	R19E	23	NW	15	5.60	4.27	12,400	4	11
Sunrise Heights Addition No. 3	1966	T11N	R19E	13	SE	11	3.59	3.59	13,600	11	0
Woodland Heights	1966	T11N	R19E	14	SE	25	16.63	11.97	20,856	25	0
Cherrywood Estates Addition No. 2	1967	T11N	R19E	10	SE	14	25.20	3.28	10,200	14	0
Gatewood Highlands Addition No. 1	1967	T11N	R19E	13	SE	13	6.19	3.88	13,000	13	0
Maplewynde No. 2	1967	T11N	R19E	24	SW, SE	78	51.65	21.76	12,150	78	0
Rolling Meadows Addition No. 3	1967	T11N	R19E	11	NW	13	4.70	2.91	9,750	13	0
Rolling Meadows Addition No. 4	1967	T11N	R19E	11	NE, NW	38	10.94	7.57	8,680	38	4
Sunrise Heights Addition No. 4	1967	T11N	R19E	13	SE	43	13.51	11.13	11,280	25	18
Cherrywood Estates Addition No. 1	1968	T11N	R19E	10	SE	6	1.20	1.20	8,352	6	0
Cherrywood Estates Addition No. 3	1968	T11N	R19E	10	SE	25	8.60	7.23	12,600	24	1
Laurel Acres Addition No. 6	1968	T11N	R19E	24	SW	6	1.83	1.43	10,400	6	0
Rolling Meadows Addition No. 5	1968	T11N	R19E	11	NE	40	12.10	8.36	9,100	40	0
Gatewood Highlands Addition No. 2	1969	T11N	R19E	13	SE	22	7.46	5.58	11,050	22	0
Jefferson Heights	1969	T11N	R19E	11	NW	6	2.58	1.49	10,800	6	0
Maple Manor	1969	T11N	R19E	24	SE	40	14.29	10.29	11,200	13	27
Scenic View Addition No. 1	1969	T11N	R19E	2	SW, SE	58	19.99	13.47	10,115	58	0
Vogt Estates	1969	T11N	R19E	23	NW	18	6.57	4.71	11,400	18	0
Rolling Meadows Addition No. 6	1970	T11N	R19E	11	NE	28	9.38	7.41	11,520	26	2
Scenic View North	1970	T11N	R19E	2	SW	9	3.05	2.11	10,200	9	0
Windgate Subdivision	1970	T11N	R20E	7	SW	114	31.36	18.98	7,254	113	1
Gateway Highlands Addition No. 3	1971	T11N	R19E	13	SE	18	5.78	5.16	12,480	18	0
Jefferson Heights Addition No.1	1971	T11N	R19E	11	NW	10	2.46	1.98	8,610	10	0
Scenic View Addition No. 2	1971	T11N	R19E	2	SW, SE	10	2.45	2.20	9,600	10	0
Scenic View Addition No. 3	1971	T11N	R19E	2	SW	67	20.45	14.77	9,600	64	3
Scenic View Addition No. 4	1971	T11N	R19E	2	SW	75	21.99	12.40	7,200	74	1
Windgate Addition No. 1	1971	T11N	R20E	7	SE, SW	106	34.47	21.32	8,760	106	0
Windgate Addition No. 2	1972	T11N	R20E	7	SW, SE	143	33.87	23.64	7,200	135	8
Cabrini Subdivision No. 2	1973	T11N	R19E	23	NE	19	6.20	4.81	11,025	19	0
Juniper Heights	1973	T11N	R19E	13	SE	11	12.22	3.55	14,065	11	0
Vogt Estates Addition No. 1	1973	T11N	R19E	23	NW	7	3.48	2.30	14,300	7	0
Cabrini Subdivision No. 3	1974	T11N	R19E	23	NE	6	3.33	1.78	12,900	6	0
Juniper Heights Addition No. 1	1974	T11N	R19E	13	SE	18	5.73	4.03	9,750	18	0
Minz Estates	1974	T11N	R19E	25	NW	15	5.98	5.61	16,280	14	1
West Ridge	1975	T11N	R19E	15	SE	19	4.75	4.42	10,125	14	5
West Ridge Addition No. 1	1975	T11N	R19E	15	SE	13	37.92	3.95	13,224	13	0
Cherrywood West	1977	T11N	R19E	10	SE	42	16.58	11.57	12,000	37	5
Ross Subdivision	1977	T11N	R19E	14	SW	13	5.19	4.66	15,600	11	2
The Meadows	1977	T11N	R19E	11	NW	37	13.59	8.24	9,696	26	11
Forest Highlands	1978	T11N	R19E	24	SE	43	16.39	11.40	11,550	16	27
Ross Subdivision Addition No. 1	1978	T11N	R19E	14	SW	18	8.21	7.61	18,408	15	3
Alberta Manor	1979	T11N	R19E	22	NE	34	15.06	11.26	14,420	3	31
Villa Park	1980	T11N	R19E	9	SE	74	30.76	14.51	8,540	35	39
Willowbrook	1980	T11N	R19E	10	NE, SE	53	18.81	10.99	9,030	4	49
Fullpail's First Addition to the City of West Bend	1981	T11N	R20E	7	NW	26	9.81	5.67	9,500	7	19
Fullpail's First Addition to the City of West Bend, Plat No. 2	1983	T11N	R20E	7	NW	16	5.00	3.16	8,600	16	0
The Meadows Addition No. 1	1984	T11N	R19E	11	NW	18	6.00	3.71	8,980	16	2
The Meadows Addition No. 2	1985	T11N	R19E	11	NW	24	8.00	5.48	9,950	10	14
Subtotal	--	--	--	--	--	3,732	1,397.14	885.14	--	3,389	347
Town of West Bend											
Cedardale Addition	1921	T11N	R19E	30	SE	8	2.01	2.01	8,000	8	0
Miller's Addition No. 2, Algoma Plat	1921	T11N	R19E	30	NE	12	2.70	2.34	8,500	12	0
Miller's Addition to Algoma Plat	1921	T11N	R19E	30	NE	8	1.57	1.57	7,500	8	0
Peter's Beach Subdivision	1921	T11N	R19E	27	NW	10	3.43	2.87	12,500	10	0
Miller's Addition No. 3, Algoma Plat	1922	T11N	R19E	30	NE	6	1.46	1.46	9,750	6	0
Miller's Addition No. 4, Algoma Plat	1922	T11N	R19E	30	SE	16	2.48	2.48	6,750	16	0
North Point	1922	T11N	R19E	20	SW	10	1.91	1.91	7,000	10	0
Peter's Beach Addition No. 1	1922	T11N	R19E	27	NW	4	0.93	0.93	11,000	4	0
Reichert's Subdivision	1922	T11N	R19E	20	NE, NW	4	4.06	3.64	39,600	3	1
Tuscola	1922	T11N	R19E	30	NE	11	4.24	3.78	14,960	11	0
Tuscola Addition	1922	T11N	R19E	30	NE	11	1.98	1.70	6,750	11	0

Table 22 (continued)

Municipality/Subdivision Name	Year Recorded	U. S. Public Land Survey Location				Number of Lots	Gross Acres	Net Acres	Typical Lot Size (square feet)	Number of Lots Developed	Number of Lots Vacant
		Township	Range	Section	Quarter-Section						
Town of West Bend (continued)											
Cedar Heights Subdivision	1923	T11N	R19E	30	SE	17	7.39	7.39	18,750	17	0
Paradise Park Addition	1923	T11N	R19E	27	NW	8	1.53	1.53	8,750	8	0
South Shore Heights	1923	T11N	R19E	33	SW	26	10.16	8.80	14,750	26	0
Cedar Heights Addition	1925	T11N	R19E	30	SE	12	3.48	2.75	10,000	12	0
Paradise Park	1925	T11N	R19E	27	NW	8	2.40	2.40	12,150	8	0
Paradise Park Addition No. 2	1925	T11N	R19E	27	NW	8	1.34	1.34	7,500	8	0
Silver Lake Homes	1926	T11N	R19E	27	SE	37	11.16	10.32	12,150	37	0
Cedar Lake Heights, Wild and Mertens	1927	T11N	R19E	31	SW	30	4.33	3.44	5,000	17	13
Gonrings Heights	1927	T11N	R19E	19, 20	SE, SW	5	0.94	0.94	8,225	5	0
Wickert's Subdivision	1927	T11N	R19E	33	NE	8	2.08	2.08	10,750	8	0
Silver Lake Homes Addition No. 1	1932	T11N	R19E	27	SW, SE	37	27.87	10.28	12,100	37	0
Thomas Subdivision	1957	T11N	R19E	33	SE	10	6.07	4.59	20,000	10	0
Schneider Subdivision	1967	T11N	R19E	19	SE	20	13.65	11.11	24,200	12	8
Margolis Subdivision	1968	T11N	R19E	33	NW	37	29.81	20.64	24,300	19	18
Wiedmeyer's Heights	1968	T11N	R19E	34	SW	48	32.27	23.72	21,525	41	7
Cedarview Heights	1970	T11N	R19E	19	SW	44	26.19	21.41	21,200	44	0
Hickory Knoll	1971	T11N	R19E	19	SW	17	13.92	7.86	20,150	11	6
Schneider's Kettle Moraine Park	1972	T11N	R19E	30	SE	7	5.89	3.52	21,904	3	4
Cedar Village	1974	T11N	R19E	31	NW	18	22.42	18.70	45,264	16	2
Far Horizons No. 1	1974	T11N	R19E	34	SW	33	69.42	31.66	41,796	21	12
Fullpail Acres	1976	T11N	R19E	19	SW	8	8.93	8.37	45,567	8	0
Juniper Hollow	1976	T11N	R19E	35	NW	20	26.27	21.34	46,480	2	18
Whispering Hills	1976	T11N	R19E	34	SW	20	25.92	18.37	40,000	7	13
Cedar Lake Glen	1977	T11N	R19E	18	NW	56	145.37	60.98	47,433	8	48
Mt. Vernon Estates	1978	T11N	R19E	34	NW, NE, SW	42	79.84	64.91	67,320	3	39
Silver Lake Highlands	1978	T11N	R19E	27	SE	34	48.30	37.58	48,150	2	32
Cedar Creek Village Addition No. 1	1980	T11N	R19E	31, 30	NW, SW	16	19.64	15.06	40,994	6	10
Subtotal	--	--	--	--	--	726	673.36	445.78	--	495	231
Town of Barton											
Kettle Moraine Country Homes Wrights	1957	T11N	R19E	4	SW	24	12.09	9.92	18,000	20	4
Smith Lake View	1959	T12N	R19E	26	SW, SE	16	10.37	6.14	16,720	14	2
Bendamar Heights	1964	T12N	R19E	35	SW, SE	30	22.49	17.22	25,000	24	6
Glacier Ridge Estates	1971	T12N	R19E	34	SW	11	14.51	11.36	45,000	8	3
Hillside Meadows	1972	T11N	R19E	4	NW, NE	7	12.07	6.78	42,180	5	2
Alpine Estates	1974	T12N	R19E	33	NW	10	14.48	9.55	41,600	8	2
Bendamar Heights Addition No. 1	1976	T12N	R19E	35	SW	7	7.26	3.96	24,625	7	0
Bendamar Heights Addition No. 2	1977	T12N	R19E	35	SW, SE	27	22.43	14.40	23,232	18	9
Hillside Meadows Addition No. 1	1977	T11N	R19E	4	NW	5	8.25	6.00	52,260	3	2
Town Line Heights	1977	T11N	R19E	6	NW	21	30.31	20.25	42,000	14	7
Barton Hills	1978	T12N	R19E	34	NW	13	16.00	11.66	39,060	1	12
Scenic View Addition No. 5	1978	T11N	R19E	3	SE	11	4.83	4.83	19,352	11	0
Glacier Hills	1979	T11N	R19E	5	SW	11	20.14	15.47	61,250	7	4
Wild Ridge Estates	1979	T11N	R19E	9	NW	10	30.35	17.94	78,155	3	7
Schuster Heights	1981	T11N	R19E	5	SW	15	19.66	18.60	54,000	1	14
Subtotal	--	--	--	--	--	218	245.24	174.08	--	144	74
Town of Trenton											
Eisenmann's Subdivision	1926	T11N	R20E	6	NW	12	3.12	2.04	7,395	12	0
Arthur Laufer Subdivision	1957	T11N	R20E	18	NW	21	10.88	7.23	15,000	5	16
Mapledale Subdivision	1957	T11N	R20E	8	NW	33	16.45	11.21	14,800	28	5
Wallace Creek Subdivision	1958	T11N	R20E	6	NE	13	10.45	8.62	28,875	12	1
Mapledale Addition No. 1	1964	T11N	R20E	8	NW	43	20.49	14.81	15,000	12	31
Springdale Estates	1965	T11N	R20E	9	NW	37	20.81	13.59	16,000	34	3
Walsh Acres	1966	T11N	R19E	19	SW	32	17.76	13.96	19,000	32	0
Summit Shores	1968	T11N	R20E	6	NW	17	10.88	7.03	18,000	11	6
Newburg Heights	1970	T11N	R20E	12	NE	31	15.94	9.68	13,600	27	4
Assessor's Plat of Birchwood Hills North	1973	T11N	R20E	34	SW, SE	20	40.74	19.51	42,500	14	6
Maple Dale North	1973	T11N	R20E	5, 8	SW, NW	98	61.40	34.82	15,478	28	70
Willow Ridge Farm	1973	T11N	R20E	22, 15	NE, SE	12	80.63	35.35	128,312	10	2
Paradise Valley Estates	1974	T11N	R20E	27	SW	12	32.95	30.95	134,794	8	4
Paradise Valley Estates Addition No. 1	1975	T11N	R20E	27	SW	4	11.67	10.67	133,096	3	1
Forest View	1976	T11N	R20E	8, 5	NE, SE	29	39.89	27.48	41,280	26	3
Maple View Subdivision	1977	T11N	R20E	29	NW	40	47.58	39.13	42,614	22	18
Indian Lore Estates	1978	T11N	R20E	8, 5	NE, SE	13	17.60	11.97	40,112	10	3
Orchard Knoll	1979	T11N	R20E	24	SE	26	34.70	24.02	40,250	4	22
Terry Jak	1979	T11N	R20E	1	SE	6	7.70	5.63	40,905	1	5
Wallace Lake Estates East	1980	T11N	R20E	6	SW, SE	17	68.71	21.07	54,000	7	10
Paradise Pines	1982	T11N	R20E	29	NW	24	30.26	26.67	48,400	1	23
Subtotal	--	--	--	--	--	540	600.61	375.44	--	307	233

Table 22 (continued)

Municipality/Subdivision Name	Year Recorded	U. S. Public Land Survey Location				Number of Lots	Gross Acres	Net Acres	Typical Lot Size (square feet)	Number of Lots Developed	Number of Lots Vacant
		Township	Range	Section	Quarter-Section						
Town of Farmington											
Cedar Park Subdivision	1926	T12N	R20E	33	SE	24	18.10	6.01	10,900	16	8
Green Lake Subdivision No. 2	1949	T12N	R20E	33	NE, SE	16	17.03	8.82	24,000	16	0
Emerald Valley	1959	T12N	R20E	12	SW	27	10.54	8.18	13,200	11	16
Whitewood Estates	1973	T12N	R20E	20	NW	22	80.43	35.23	69,750	15	7
Homestead Park No. 1	1975	T12N	R20E	35	SW	5	10.77	8.57	74,694	5	0
Lakehaven	1977	T12N	R20E	34	SW, SE	72	152.13	70.35	42,560	45	27
Wesley Estates	1978	T12N	R20E	20	NE	9	34.87	33.87	223,104	4	5
Homestead Park No. 2	1979	T12N	R20E	35	SW	5	13.64	10.71	93,297	1	4
Marywood	1979	T12N	R20E	33	NE	2	4.73	4.73	96,254	2	0
Shalom Meadows	1979	T12N	R20E	28	NE	14	14.97	12.88	40,077	0	14
Star Valley	1979	T12N	R20E	28	SE	11	14.10	10.88	43,065	4	7
Windy Acres	1979	T12N	R20E	5, 8	SE, NE	12	29.26	27.68	100,485	5	7
Subtotal	--	--	--	--	--	--	219	400.57	237.91	--	124	95
Total	--	--	--	--	--	--	5,435	3,316.92	2,118.35	--	4,459	980

Source: SEWRPC.

lege, West Bend East and West High Schools, Badger and Silverbrook Middle Schools, Barton, Decorah, Fair Park, Green Tree, and McLane Elementary Schools, West Bend Municipal Garage, West Bend Community Memorial Library, and a number of smaller governmental and institutional land uses scattered throughout the City, as shown on Map 23.

Parks and Recreational Land Use: In 1985, parks and recreational land uses represented approximately 499 acres of land, or about 7 percent of the urban land use portion of the City of West Bend planning area and about 1 percent of the total land area in the planning area. Within the City, parks and recreational land uses accounted for about 75 acres, about 2 percent of the developed portion of the City and about 1 percent of the total City area. The major parks and recreational land use sites in the City include Regner Park, Lac Lawrann Conservancy Area, Riverside Park, Bicentennial Park, Ziegler Park, Sunset Park, and Silverbrook Parkway, along with a number of smaller parks and recreational sites identified on Map 23.

Rural Land Uses

Natural Areas: Natural areas include surface waters, wetlands, and woodlands. In 1985, surface water areas represented about 1,839 acres, or about 6 percent of the rural area in the planning area and about 4 percent of the total planning area. Within the City of West Bend, surface water areas accounted for about 174 acres, or about 7 percent of the rural land area and about 3 percent of the total area in the City. In 1985, wetland areas covered about 4,499 acres, or about 14 percent of the rural area in the planning area and approximately 11 percent of the total planning area. Within the City, wetland areas encompassed about 410 acres, or about 16 percent of the rural area and about 7 percent of the total area in the City. In 1985, woodlands occupied about 4,177 acres of land, about 13 percent of the rural area in the planning area and about 10 percent of the total planning area. Within the City corporate limits, woodlands extended over about 281 acres, or about 11 percent of the rural area and about 5 percent of the total area in the City. Information regarding the distribution and importance of natural areas in the planning area is provided above, in Chapter III of this report.

Extractive and Landfill Areas: In 1985, extractive and landfill uses occupied about 244 acres of land, or about 0.7 percent of the rural area in the planning area and 0.6 percent of the total planning area. Within the City of West Bend, extractive lands occupied about five acres, or less than 1 percent of both the rural and total area of the City. No landfills were located in the City; the extractive and landfill areas are located outside the City of West Bend, in the western portion of the planning area.

Agricultural Lands: Prime and other agricultural lands occupied about 20,188 acres of land, or about 61 percent of the rural area in the planning area and 50 percent of the total planning area in 1985. Within the City limits, agricultural lands occupied about 969 acres of land, or about 38 percent of the rural area and about 16 percent of the total area in the City. The agricultural land use category includes all croplands, pasture lands, orchards and nurseries, farm buildings, and such special agricultural uses as poultry farms and fur farms. Farm residences, together with a 20,000-square-foot dwelling site, were classified as single-family residential land uses; all other farm buildings were included in the overall agricultural land use category.

Other Open Lands: Unused or open lands accounted for about 2,132 acres of land, or about 6 percent of the rural area in the planning area and about 5 percent of the total planning area in 1985. Within the City, unused or open lands accounted for about 700 acres of land, or about 28 percent of the rural area in the City and about 12 percent of the total City area.

HISTORIC PRESERVATION ANALYSES

Historic preservation planning, as it relates to local units of government such as the City of West Bend, can be defined as an effort to ensure that the community's historic resources are protected and enhanced over time. Preservation planning recognizes that historic places are valuable resources whose damage or loss would be detrimental to the community. The elements necessary for effective historic preservation planning are: 1) a thorough survey of historic resources, 2) community support for historic preservation, and 3) integration of the historic preservation planning into the comprehensive community planning process. The principal means for implementing historic preservation planning include creation by municipal ordinance of a local landmarks or historic preservation commission, proper delineation of districts and adoption of district regulations in the zoning ordinance to protect historic sites and structures, and a demolition control ordinance. These principal means may be supplemented by the use of easements and taxation policies.

The importance of historic preservation planning lies in the assumption that the historic resources of a community are valuable and should be carefully considered in planning for community development and redevelopment. Historic preservation can help to maintain the unique identity of a community, especially in a community's central business district, in a time when many factors are tending to create a national homogeneity in the environment. Other benefits of historic preservation may include the following: promotion of tourism, increased real estate values and municipal tax revenues, arrest of decay in declining areas, fostering community pride, and conservation of cultural resources. Despite these benefits, the forces of economics, attitudes, and existing laws can sometimes work against historic preservation. Through proper planning, however, the impediments to historic preservation can be reduced.

Historic preservation planning for communities such as the City of West Bend should be integrated into the overall community planning process. As an integral part of that total process, historic preservation can be considered along with all the other needs and goals of the community, thereby affording such preservation equal consideration with other planning issues. In this way, historic preservation can become an issue of continuing concern and can be built into the ongoing development and redevelopment decision-making process of the community.

Existing Historic Preservation Inventories

Realizing the importance of historic preservation in the City of West Bend, an inventory of the significant architectural and historical sites and buildings in the City of West Bend was completed in February 1988, by Rathbun Associates, Hollandale, Wisconsin. The findings of the inventory are documented in a report entitled Final Report: Intensive Architectural/Historical Survey, West Bend, Wisconsin, published in March, 1988. The report focuses on the identification, evaluation, documentation, and registration of the significant architectural and historico-cultural resources in the City of West Bend. Specifically, the survey provides a listing of the architectural and historic sites in the City of West Bend, including historical information for many selected sites in the inventory, with maps showing the location of proposed historic districts encompassing many of the most significant historic sites.

The inventory is intended to provide a basis for the nomination for inclusion in the National Register of Historic Places of the most signifi-

cant sites and buildings in respective districts listed in the inventory, thereby according them special status. The survey document inventories and describes the historic places and buildings in a given area and identifies certain sites and buildings as potentially eligible for listing on the National Register, pending a further detailed examination. The reconnaissance survey cards and intensive survey forms used in the conduct of the inventory contain pertinent information about the sites and buildings in proposed historic districts, including information on location, ownership, building site and construction, historic significance, and historic and bibliographic references. These data can be drawn upon when establishing historic preservation zoning districts, when making decisions regarding property identified as of historic value, or when making improvements in the historic districts.

The City has been the subject of other inventories and studies, including the Wisconsin Inventory of Historic Places, maintained by the State Historical Society of Wisconsin; the National Register of Historic Places, listing of sites including both places which are listed and nominated; the National Park Service's inventory, Historic American Buildings Survey, 1941; H. Russell Zimmermann's inventory in his book, The Heritage Guidebook: Landmarks and Historical Sites in Southeastern Wisconsin, 1975; and the inventory conducted in the preparation of the Southeastern Wisconsin Regional Planning Commission Planning Report No. 27, A Regional Park and Open Space Plan for Southeastern Wisconsin, 1977. Most, if not all, of the buildings and structures located in the City of West Bend identified in these surveys and which may be of historic significance were included in the aforereferenced Final Report: Intensive Architectural/Historical Survey, West Bend, Wisconsin, 1988.

The six historic preservation surveys conducted of the City of West Bend all identify historic sites and buildings, and, as might be expected, there is some overlap among the six surveys, with most buildings appearing on two or more surveys. The most extensive list of sites is found in the previously cited Final Report: Intensive Architectural/Historical Survey for West Bend, Wisconsin, by the Rathbun Associates, which includes 1,249 properties. Of this total, 90 sites had been previously identified as significant in the Wisconsin Inventory of Historic Places of the State Historical Society in 1977. The list found in H. Russell Zimmermann's The Heritage Guidebook: Landmarks and Historical Sites in Southeastern Wisconsin, includes 25 historic buildings in the City of West Bend. SEWRPC Planning Report No. 27, A Regional Park and Open Space Plan for Southeastern Wisconsin, lists 13 sites as being of historical significance. Four known historic sites identified in the surveys were listed in the National Register of Historic Places: Gadow's Mill (Barton Roller Mill), was listed in 1975; the Old Washington County Courthouse and the Old Washington County Jail, both listed in 1982; and the Leander F. Frisby House, listed in 1985.

The Final Report: Intensive Architectural/Historical Survey for West Bend, Wisconsin, has identified two potential historic districts in the City: the Barton Historic District and the West Bend Residential Historic District. The two districts encompass the highest concentrations of significant historic buildings in the City of West Bend. The Barton Historic District is located in the northern portion of the City of West Bend along the Milwaukee River, and the West Bend Residential Historic District is located in the center of the City. As shown on Map 24, the Barton Historic District is bounded by Salisbury Road on the north, Barton Avenue on the east, Jefferson Street on the south, and Harrison Street on the west. The focal point of the proposed Barton Historic District is the Old Barton (Gadow's) Roller Mill. The proposed West Bend Residential Historic District, as shown on Map 24, is bounded by Walnut Street on the north, 7th Street on the east, Poplar Street on the south, and the west side of 10th Street on the west.

The large number of identified historic places in the City of West Bend indicates that the area is rich in historic resources. The recent survey work has identified a large percentage of them; however, additional field work may be necessary before the National Register eligibility can be determined for the identified sites and buildings.

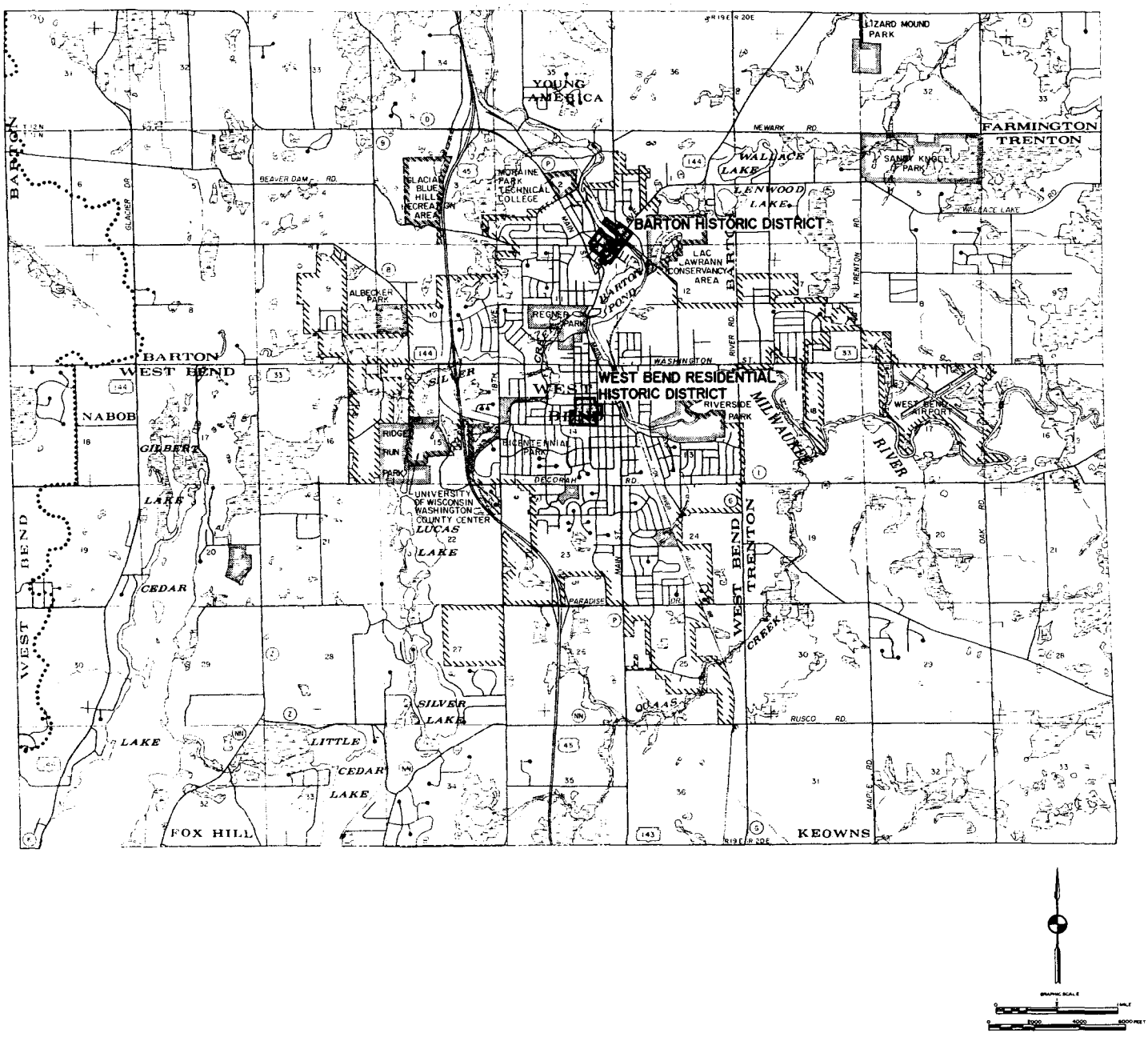
COMMUNITY FACILITIES

Public Schools

The City of West Bend planning area lies within the boundaries of three school districts: the West

Map 24

PROPOSED HISTORIC DISTRICTS IN THE CITY OF WEST BEND: 1988

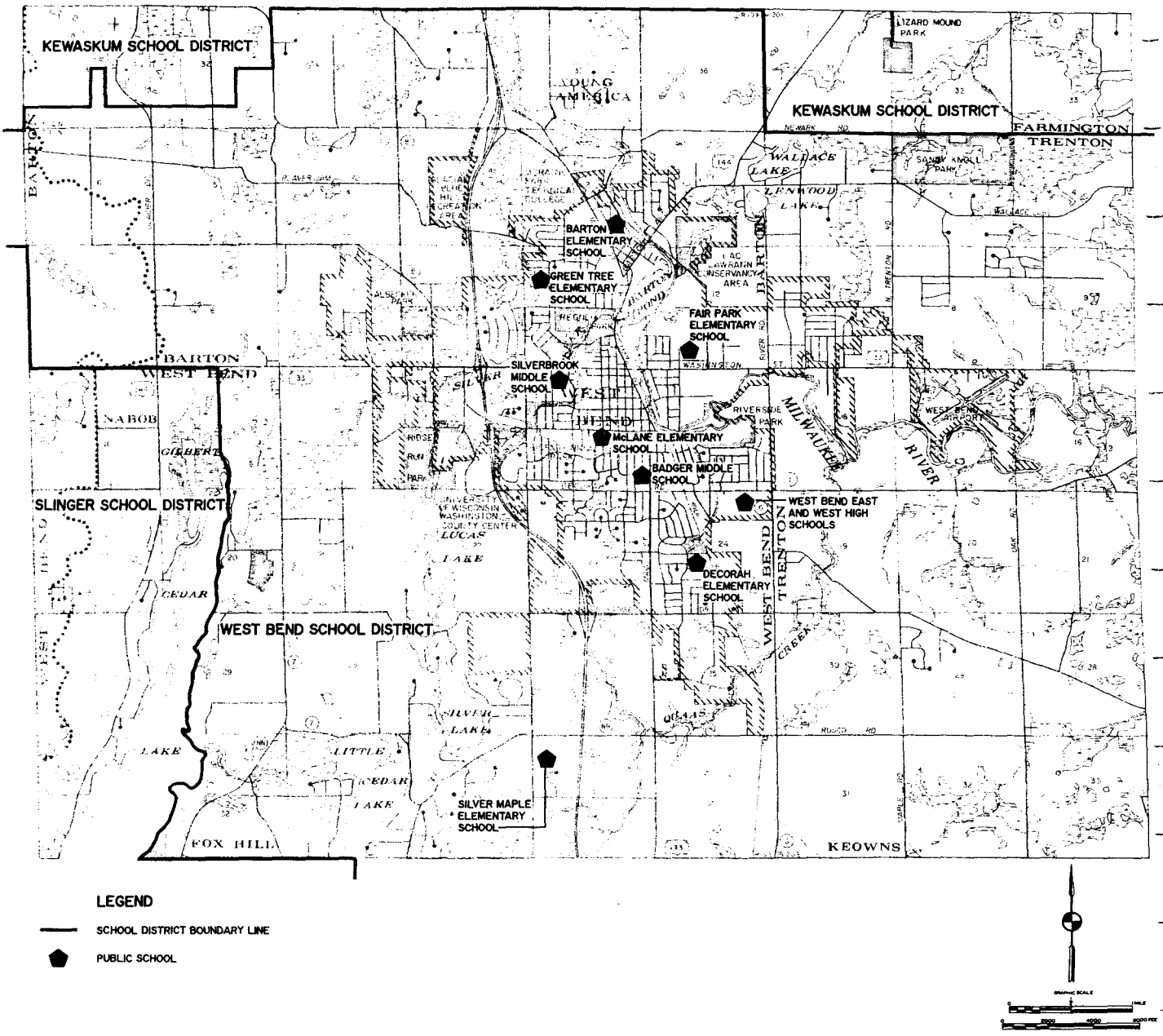


Source: Rathbun Associates, City of West Bend Community Development Department, and SEWRPC.

Bend School District, the Slinger School District, and the Kewaskum School District. The location of these three school districts in the City of West Bend planning area is shown on Map 25. The West Bend School District owns and operates 11 schools: West Bend East and West High Schools, Badger Middle School, Silverbrook Middle School, and Barton, Decorah, Fair Park, Green Tree, Jackson, McLane, and Silver Maple Elementary Schools. Ten of these are located in the City of West Bend planning area, as shown on Map 25. The Slinger School District operates

Map 25

CITY OF WEST BEND PLANNING AREA SCHOOL DISTRICT BOUNDARIES AND SCHOOL LOCATIONS: 1989



Source: SEWRPC.

four schools: Slinger High School, Slinger Middle School, and Slinger and Allenton Elementary Schools, none of which is located in the City of West Bend planning area. The Kewaskum School District operates six schools: Kewaskum High School, Kewaskum Middle School, and Beechwood, Farmington, Kewaskum and Wayne Elementary Schools, none of which is located in the City of West Bend planning area. The 1988-1989 school year enrollments and capacities for each school in the City of West Bend School District are set forth in Table 23.

In addition to the public primary and secondary educational system, two public institutions of higher education serve the City of West Bend

planning area. The University of Wisconsin-Washington County Center, located south of Washington Street and University Drive on the City's west side, is one of 14 two-year campuses in the University of Wisconsin system. UWWC offers a well-balanced program of liberal and professional courses. In addition to instructional facilities of a general nature, facilities at UWWC include a multipurpose physical education facility, a fine arts area, a theater, a student recreation area, and a library. The courses offered at UWWC, which may be transferred to four-year colleges and universities, provide students with a foundation for more than 50 different professional and specialized fields of study.

The Moraine Park Technical College, located on the northeast corner of Main Street and Green Tree Road in the City of West Bend, is part of the State of Wisconsin Vocational, Technical and Adult Education (VTAE) system. The college offers classes which emphasize vocational education which prepares for jobs that require special technical skills. The types of general programs available at the technical college include associate degree programs, vocational diploma programs, adult and continuing education programs, and apprenticeship training.

City Hall

The West Bend City Hall is a 10,217-square-foot facility at 100 N. 6th Avenue in West Bend's central business district. In 1988, the Common Council of the City of West Bend identified a number of "needs" resulting from inadequacies of the existing building and site. Identified deficiencies included: inadequate office space for department expansions, lack of handicapped accessibility to the second floor, and inadequate parking adjacent to the facility.

Police Station

The City of West Bend Police Department shares a building with the City's Fire Department at 325 N. 8th Avenue. In 1989, the Police Department was manned by 40 full-time officers. The Department occupies approximately 7,062 square feet of space in the building, which is inadequate for current, as well as probable future, spatial needs. In 1986, the City of West Bend Police Chief prepared a five-year plan recommending facility improvements. The improvements recommended included: expansion of the office area, roll call and briefing room, storage area, evidence room, men's locker room, and garage parking area; addition of a conference room, a booking room, two holding cells, a women's locker room and rest room, a witness room, a computer room, a physical fitness room, and provision of additional parking spaces for employees and the public.

Table 23

1988-1989 SCHOOL YEAR ENROLLMENTS AND SCHOOL CAPACITIES FOR THE WEST BEND SCHOOL DISTRICT

School	1988-1989 Enrollment	School Capacity[a]
West Bend East High School (grades 9 - 12)	1,041	1,250
West Bend West High School (grades 9 - 12)	1,051	1,250
Badger Middle School[b] (grades 5 - 8)	791	950
Silverbrook Middle School[b] (grades 5 - 8)	612	850
Barton Elementary School (grades K - 5)	381	480
Decorah Elementary School (grades K - 4)	442	480
Fair Park Elementary School (grades K - 5)	518	550
Green Tree Elementary School (grades K - 4)	412	550[c]
Jackson Elementary School (grades K - 5)	411	490
McLane Elementary School (grades K - 4)	395	600[c]
Silver Maple Elementary School[d] (pre-school)	99	--[e]
Total	6,155[f]	7,450

[a]Schoolroom capacities exclude art rooms, music rooms, early childhood/exceptional needs (EEN) rooms, work rooms, and special subject classrooms.

[b]Temporarily includes the fifth grade level to alleviate potential overcrowding in elementary schools.

[c]Includes additional capacity that will be provided by the building expansion constructed during the 1988-1989 school year.

[d]The school operates two pre-school programs. The Chapter 1 program had an enrollment of 29 students, while the Head Start program had an enrollment of 70 students. Students in these programs do not necessarily attend on a daily basis.

[e]School capacity information was not available.

[f]Total enrollment includes two tuition students for whom information on the grades and the school they attended were not available.

Source: The West Bend School District and SEWRPC.

Fire Station

The City of West Bend and portions of the Towns of Barton and West Bend are served by one fire station, located at 325 N. 8th Avenue in the City of West Bend. The existing City Department shares the facility with the City of West Bend Police Department. The Fire Department occupies an approximately 12,016-square-foot area in the existing building, which is inadequate for current, as well as probable future, spatial needs. In 1989, the station was manned by 27 full-time fire fighters and 24 part-time fire fighters. The station, built in 1966, presently houses all of the City's fire fighting apparatus. The West Bend Fire Department has reciprocal service agreements with surrounding community fire departments whereby additional fire fighters and equipment can be called if additional capability is needed.

Rating of Fire Protection Services: The adequacy of fire protection in the City is evaluated by the Insurance Services Office (ISO) through the use of the Grading Schedule for Municipal Fire Protection. The schedule provides criteria to be used by insurance grading engineers in classifying the fire defenses and physical conditions of municipalities. Gradings obtained under the schedule are used throughout the United States in establishing base rates for fire insurance. While ISO does not presume to dictate the level of fire protection services that should be provided by a municipality, reports of surveys made by its Municipal Survey Office generally contain recommendations for correcting any serious deficiencies found and, over the years, have been accepted as guides by many municipal officials in planning improvements to their fire fighting services. The ISO gradings are obtained on the basis of their analyses of fire department equipment, alarm systems, water supply, fire prevention programs, building construction, and the distance from the station to potential hazard areas, such as the central business district. In rating a community, total deficiency points in the several areas of evaluation are used to assign a 1 to 10 numerical rating, with 1 representing the best protection and 10 representing an essentially unprotected community. Class Nine usually indicates a community without effective public water supply and hydrant protection, while higher categories have such facilities. In 1989, the area in the City of West Bend served by public water supply hydrants were rated Class Four by the ISO, 0.6 of a point short of attaining a Class Three rating. Those areas in the planning area which were not served by public water supply hydrants were rated Class Nine.

Comprehensive Fire Station Location Study: In October 1980 the West Bend Fire Department completed a study entitled, Comprehensive Fire Station Location Study, West Bend, Wisconsin. The report investigated the adequacy of the existing fire station to meet both the existing and proposed land uses in the City of West Bend area over the next 20 years. In 1980 the Insurance Services Office rated the fire protection service for the City of West Bend area as a Class Five and, in order to maintain this rating for the next 20 years, the study recommended the acquisition of two sites, as shown on Map 26, for future fire stations; new fire station facilities including rescue and fire fighting equipment; and additional fire fighters to staff the facilities. In 1988, about three acres of land were acquired for a second fire station at the southeast corner of Paradise Drive and Stonebridge Road, in the West Bend Industrial Park South on the City's south side. The new fire station is to include a watch room; a combination kitchen, training room, and lounge; locker room; rest rooms with showers; sleeping area; repair area; and an apparatus floor area.

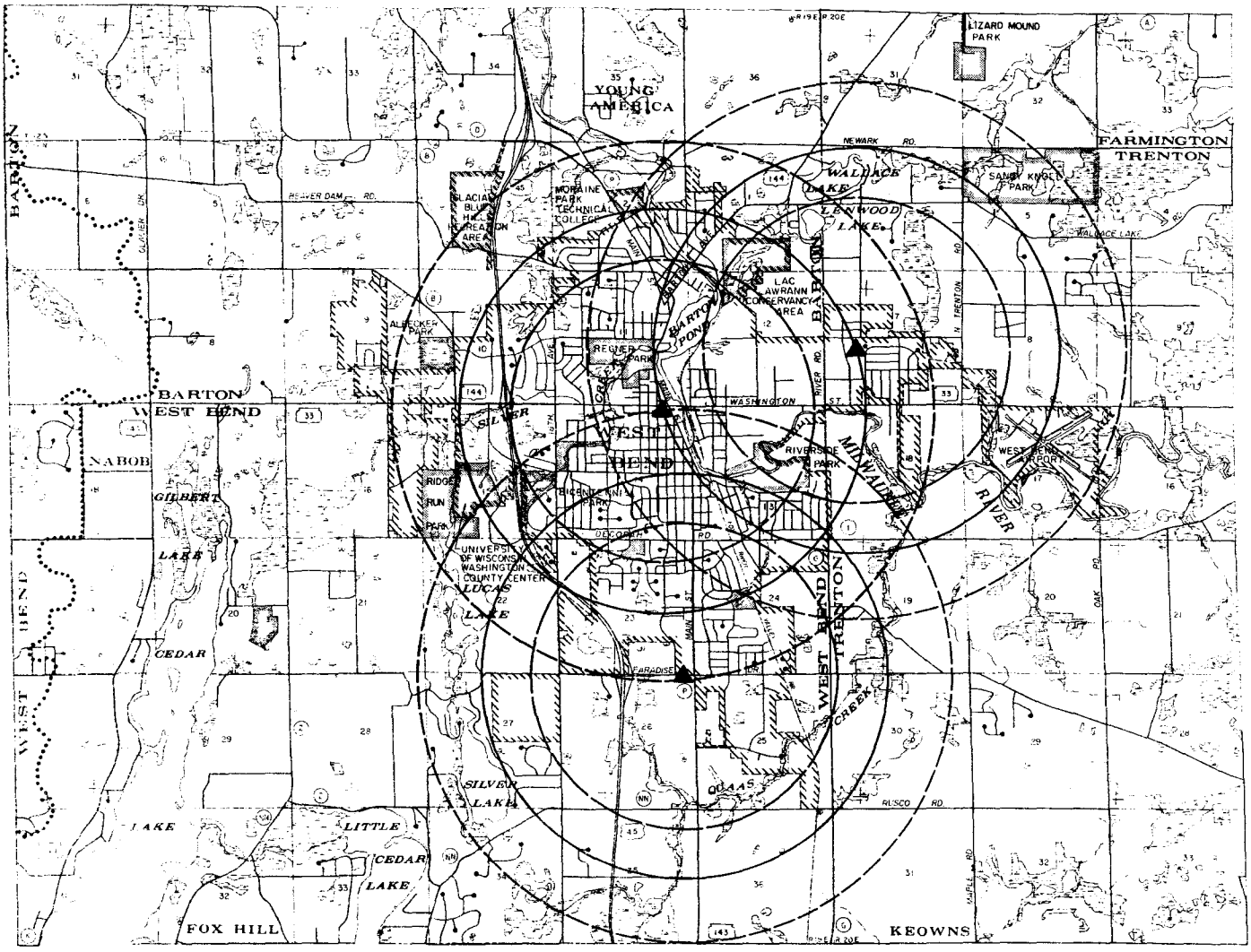
West Bend Municipal Airport

The West Bend Municipal Airport is located in the City of West Bend about one and one-half miles east of River Road (CTH G) on Washington Street (STH 33). The facility is classified as a General Utility-Stage I airport, that is, it is open to public use and is intended to meet the needs of corporate and other business and commercial users, as well as for recreational aviation. Facilities at the airport are capable of accommodating all types of general aviation aircraft up to and including many, but not all, business jets.

Regional Airport System Plan: Working closely with the Wisconsin Department of Transportation, the Regional Planning Commission has prepared and adopted a regional airport system plan, as noted in Chapter I of this report. The plan is documented in SEWRPC Planning Report No. 38, A Regional Airport System Plan for Southeastern Wisconsin: 2010, May 1987. The

Map 26

EXISTING AND RECOMMENDED LOCATIONS OF FIRE STATIONS AND THEIR FIRE PROTECTION SERVICE AREAS FOR THE CITY OF WEST BEND AREA: 2000



LEGEND

- ▲ EXISTING FIRE STATION
- ▲ PROPOSED FIRE STATION

1 1/8 MILE SERVICE RADIUS OF A FIRE STATION AT FIRST RESPONSE FOR COMMERCIAL, INDUSTRIAL, AND INSTITUTIONAL AREAS

- — — EXISTING FIRE STATION LOCATION
- — — PROPOSED FIRE STATION LOCATION

1 1/2 MILE SERVICE RADIUS OF A FIRE STATION AT FIRST RESPONSE FOR ONE, TWO, AND MULTIPLE FAMILY RESIDENTIAL AREAS

- ——— EXISTING FIRE STATION LOCATION
- ——— PROPOSED FIRE STATION LOCATION

2 MILE SERVICE RADIUS OF A FIRE STATION AT FIRST RESPONSE FOR ONLY ONE AND TWO FAMILY RESIDENTIAL AREAS

- — — — EXISTING FIRE STATION LOCATION
- — — — PROPOSED FIRE STATION LOCATION

Source: City of West Bend Fire Department and SEWRPC.

regional airport system plan for southeastern Wisconsin, a key component of the statewide airport system plan, contains specific recommendations for the improvement of each of the 11 public-use airports recommended to comprise the regional airport system, and includes the West Bend Municipal Airport. The major improvements recommended to upgrade the West Bend Airport from General Utility-Stage I to a General Utility-Stage II facility in order to accommodate all types of business jets include: the construction of a 1,600-foot extension of the primary runway to provide an ultimate runway length of 5,500 feet; the widening and strengthening of other runways and taxiways; a precision instrument landing system; other lighting and navigational aids; and the acquisition of additional land for airport site improvements and clear zone protection. The extension of the primary runway will require the long-planned relocation of STH 33 to the north. The recommended site improvement plan for the West Bend Municipal Airport is shown on Map 27.

Airport Improvements: The City of West Bend, the airport's owner, together with the Wisconsin Department of Transportation and the Federal Aviation Administration (FAA), have been working toward the implementation of the improvements recommended in the adopted regional airport system plan. During 1986, improvements totaling $205,000 were completed including the installation of a localized, one element of an instrument landing system. During 1987, improvements totaling $311,000 were completed, including reconstruction of a runway, taxiways, and apron; land acquisition; and the installation of improved runway lighting and signage. During 1988, improvements totaling $320,000 were completed, including the extension of a taxiway, airfield lighting improvements, and airport electrical power supply improvements. The funding of these improvements was provided in part by grants from the Federal Aviation Administration and the Wisconsin Department of Transportation.

On October 4, 1989, the Federal Aviation Administration, as recommended in the adopted regional airport system plan, designated the West Bend Municipal Airport as a reliever facility to Milwaukee County's General Mitchell International Airport. The reliever status will provide additional opportunities for financial assistance for eligible capital improvements and land acquisition as identified in the regional airport system plan for the West Bend Municipal Airport.

Public Library

The City of West Bend Community Memorial Library is located at 230 S. 6th Avenue. The facility occupies about 31,270 square feet, of which 15,978 square feet are on the main floor, and 15,293 square feet in the basement, also including 12,340 square feet of storage. As of December 31, 1989, the library housed 5,220 recordings, 250 subscription periodicals, and over 90,000 books. The library has an annual circulation of about 321,200 and is a member of the Washington County Federated Library System. The community room in the library is available for all City of West Bend public meetings.

West Bend Gallery of Fine Arts

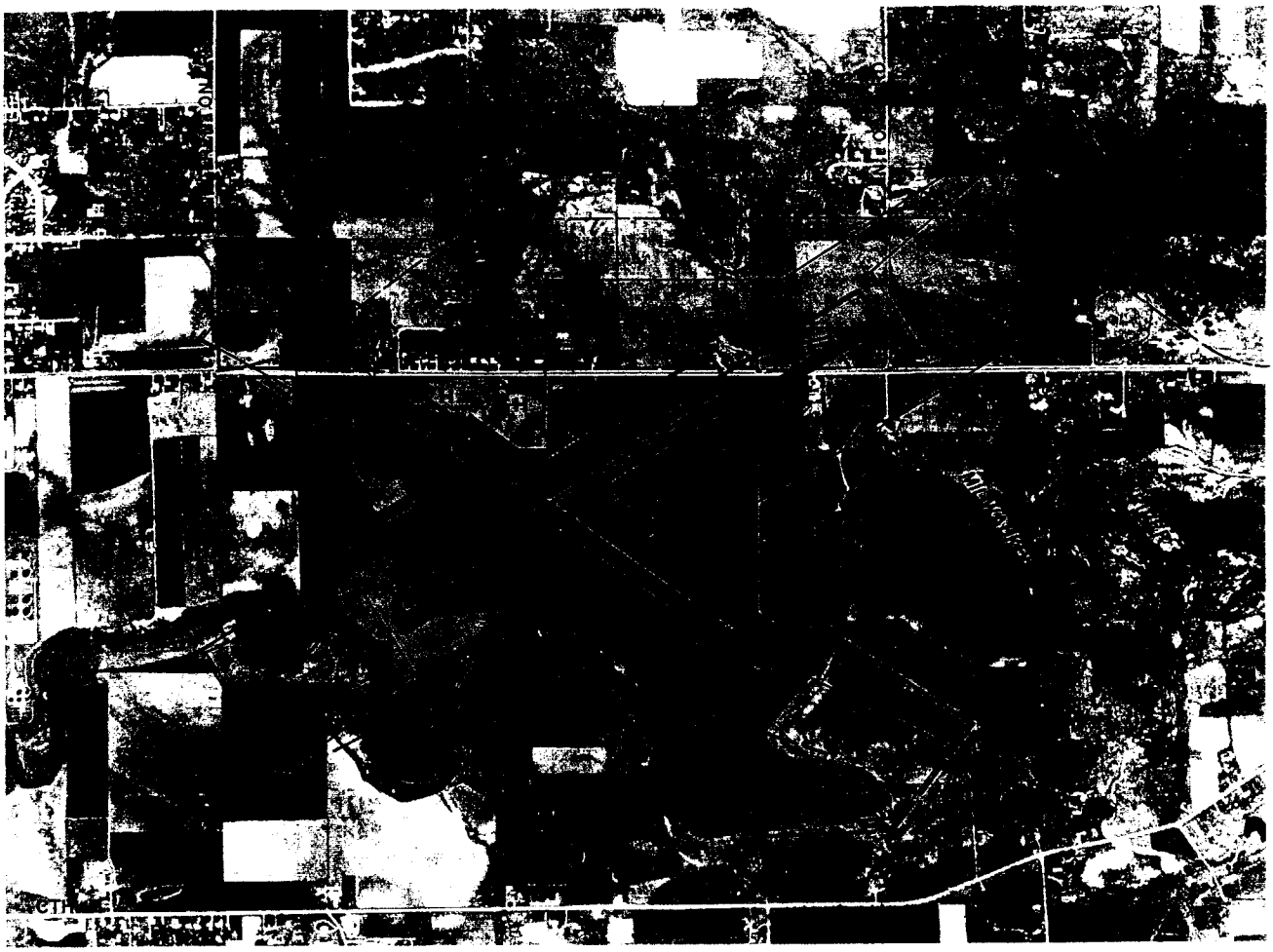
The West Bend Gallery of Fine Arts is both an art gallery and an art museum. The gallery displays the works of many nationally known and local artists. The gallery, a nonprofit organization, is supported by the dues of its members and by voluntary contributions. Membership in the gallery is open to the general public. The programs at the gallery include monthly exhibits, social activities, films, lectures and tours, armchair travelogs, and professionally instructed classes in painting, drawing, sculpture, pottery, ceramics, photography, and music.

Health Facilities

St. Joseph's Community Hospital, located at 551 Silverbrook Drive, is a 139-bed, nonprofit, fully accredited hospital that has served the City of West Bend and environs since 1930. In 1988, St. Joseph's had an active medical staff of 50 and an additional courtesy/consulting staff of 38. St. Joseph's provides general medical-surgical, intensive, and ambulatory care in pediatrics, obstetrics, gynecology, orthopedics, ophthalmology, pathology, radiology, gastroenterology, urology, neurology, and dentistry. It also provides clinical training for medical, nursing, and other students in cooperation with Moraine Park Technical College and the University of Wisconsin-Washington County Center. The hospital plans to open a major addition in 1991 with an emergency room, an outpatient unit, and surgery and therapy areas.

Map 27

RECOMMENDED SITE IMPROVEMENTS FOR THE WEST BEND MUNICIPAL AIRPORT: 2010



LEGEND

AIRPORT LANDS

EXISTING	PROPOSED	
▭	▭	AIRPORT PROPERTY
— —	— —	CLEAR ZONE EASEMENT
- - -	- - -	AVIGATION EASEMENT

RUNWAY CLEAR ZONE

▱	ULTIMATE CLEAR ZONE AREA

AIRPORT FACILITIES

EXISTING	PROPOSED	
⊥	⊥	RUNWAYS, TAXIWAYS, AND APRONS
T	T	TERMINAL/ADMINISTRATION BUILDING
H	H	AIRCRAFT HANGERS
P	P	AUTOMOBILE PARKING

HIGHWAY REALIGNMENT

- - -	APPROXIMATE LOCATION

GRAPHIC SCALE
0 1000 2000 FEET

Source: SEWRPC.

Another major health facility is the Samaritan-Washington County Home at 531 E. Washington Street, in the County's government complex. The 251-bed facility offers physical therapy, occupational therapy, social services, and adult day care for the elderly and disabled.

In 1989, the City's two major medical clinics relocated and enlarged their facilities. The General Clinic, located on Valley Avenue, is a 55,300-square-foot facility; the West Bend Clinic, the former Oakbrook Clinic, is a 22,600-square-foot facility, located at the intersection of Paradise Drive and S. 18th Avenue.

PUBLIC UTILITIES

Public utility systems are among the most important elements influencing community growth and development. Moreover, certain utility facilities are closely linked to the surface water and groundwater resources of the area, and may, therefore, affect the overall quality of the natural resource base. This is particularly true of sanitary sewerage, water supply, and stormwater drainage facilities, which are in a sense modifications of, or extensions to, the natural lake, stream, and watercourse system of the area and of the underlying groundwater reservoir. Knowledge of the nature, location, and capacities of these utilities is, therefore, essential to intelligent land use planning.

Sanitary Sewer System and Service Area

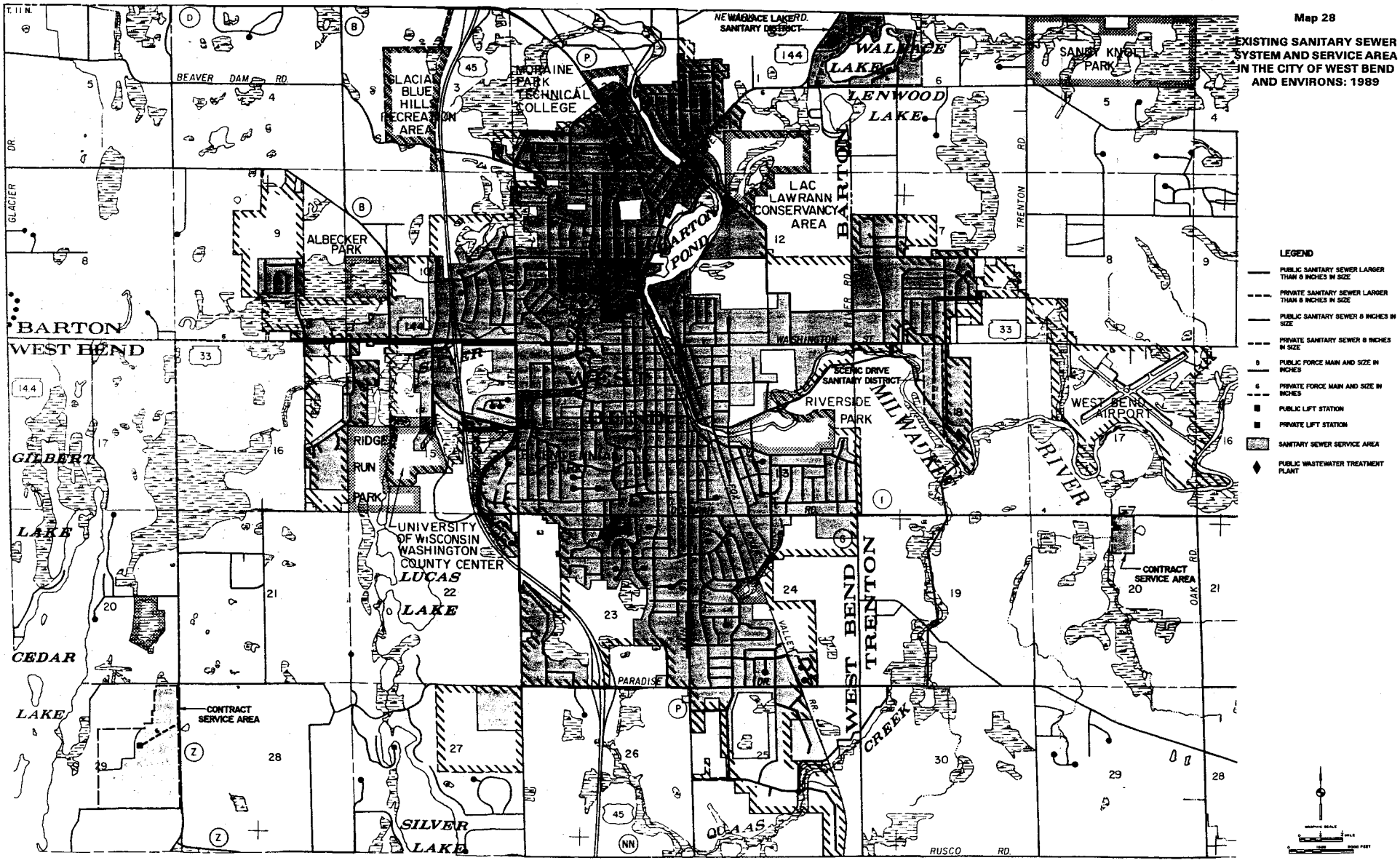
The existing sanitary sewer service area and the sanitary sewer system tributary to the West Bend wastewater treatment facility are shown on Map 28. In 1989, the existing sanitary sewer service area totaled approximately 4,478 acres, or about 11 percent of the total planning area and about 64 percent of the total area in the City of West Bend corporate limits. As shown on Map 28, the City sanitary sewage treatment plant also provides contracted sanitary sewer services to the Wallace Lake Sanitary District, the Scenic Drive Sanitary District, and two urban developments, Cedar Lake Home Campus and Serigraph Sales and Manufacturing, Inc. The City of West Bend sewerage system consists of a plant designed to treat an average daily flow of 9,000,000 gallons per day, and a maximum flow of 28,000,000 gallons per day; two lift stations; and a network of trunk, main, and lateral sewers. In 1989, the West Bend wastewater treatment facility treated an average daily flow of approximately 3,500,000 gallons per day.

Regional Water Quality Management Plan: As noted in Chapter I of this report, the Regional Planning Commission in 1979 adopted an areawide water quality management plan for southeastern Wisconsin. This plan is documented in SEWRPC Planning Report No. 30, A Regional Water Quality Management Plan for Southeastern Wisconsin: 2000. The plan is intended to help achieve clean, wholesome surface waters in the seven-county Region. This adopted plan includes recommended sanitary sewer service areas attendant to each recommended sewage treatment facility based upon the general urban land use configurations identified in the Commission-adopted regional land use plan for the year 2000 (see Map 3 in Chapter I). As such, the delineations are necessarily general, and do not reflect local planning considerations. The areawide water quality management plan recommends that each community served by public sanitary sewerage facilities refine and detail sanitary sewer service areas for their area to the year 2000.

Adopted Sanitary Sewer Service Area Plan: In response to the recommendation of the adopted regional water quality management plan, the City of West Bend adopted, on June 20, 1983, a refined sanitary sewer service plan designating a detailed sanitary sewer service area tributary to the City of West Bend sewage treatment plant. This plan is documented in SEWRPC Community Assistance Planning Report No. 35, entitled, Sanitary Sewer Service Area for the City of West Bend, December 1982. Since the adoption of this plan, the City Common Council has adopted three amendments to the plan, in 1985, 1987, and 1988, respectively. These amendments were necessary to resolve onsite sewage disposal system problems and to provide adequate sanitary sewer services to existing and proposed urban developments in the West Bend area. The West Bend Sanitary Sewer Service Area Plan, including the three amendments, is shown on Map 29. As shown on this map, the gross sanitary sewer service area in the West Bend planning area totaled about 13,037 acres, or about 20.37 square miles, and about 32 percent of the total West Bend planning area. This gross area includes about 4.19 square miles, or about 20.5 percent, of primary environmental corridor; about 0.07 square miles, or about 0.3 percent, of

Map 28

EXISTING SANITARY SEWER SYSTEM AND SERVICE AREA IN THE CITY OF WEST BEND AND ENVIRONS: 1989



Source: City of West Bend Engineering Department and SEWRPC.

secondary environmental corridor; and about 0.47 square miles, or 2.3 percent, of isolated natural areas.

The adopted regional water quality management plan recommends that sanitary sewers not be extended into primary environmental corridors merely to accommodate urban development in the corridors. However, the plan recognizes that, in some cases, it would be necessary to construct sanitary sewers across and through primary environmental corridors, and that certain land uses requiring sanitary sewer service could be properly located in the corridors, including certain park and outdoor recreation areas and certain institutional uses. In some cases, very-low-density residential development on five-acre lots, compatible with the preservation of the corridors in essentially natural, open uses, may also be permitted to occupy corridor lands; it may be desirable to extend sewers into the corridors to serve such uses. Basically, however, the plan seeks to ensure that the primary environmental corridor lands are not destroyed through conversion to urban uses.

Public Water Supply System and Service Area

The existing public water supply system and service area for the City of West Bend and environs are shown on Map 30. In 1989, the existing water supply service area totaled approximately 4,105 acres, or about 10 percent of the total planning area and about 61 percent of the total area in the City limits. The water system is served by 10 wells, five elevated towers, two in-ground storage reservoirs, one filtration plant, one booster station, and a water distribution system. The pumping capacity of the entire system is about 11,000,00 gallons per day, with an average daily consumption of about 3,600,000 gallons per day in 1989.

Engineered Stormwater Management System

The existing storm sewer system and service area for the City of West Bend and environs are shown on Map 31. In 1989, the system served about 3,502 acres, or about 9 percent of the total planning area and about 56 percent of the total area in the City of West Bend corporate limits.

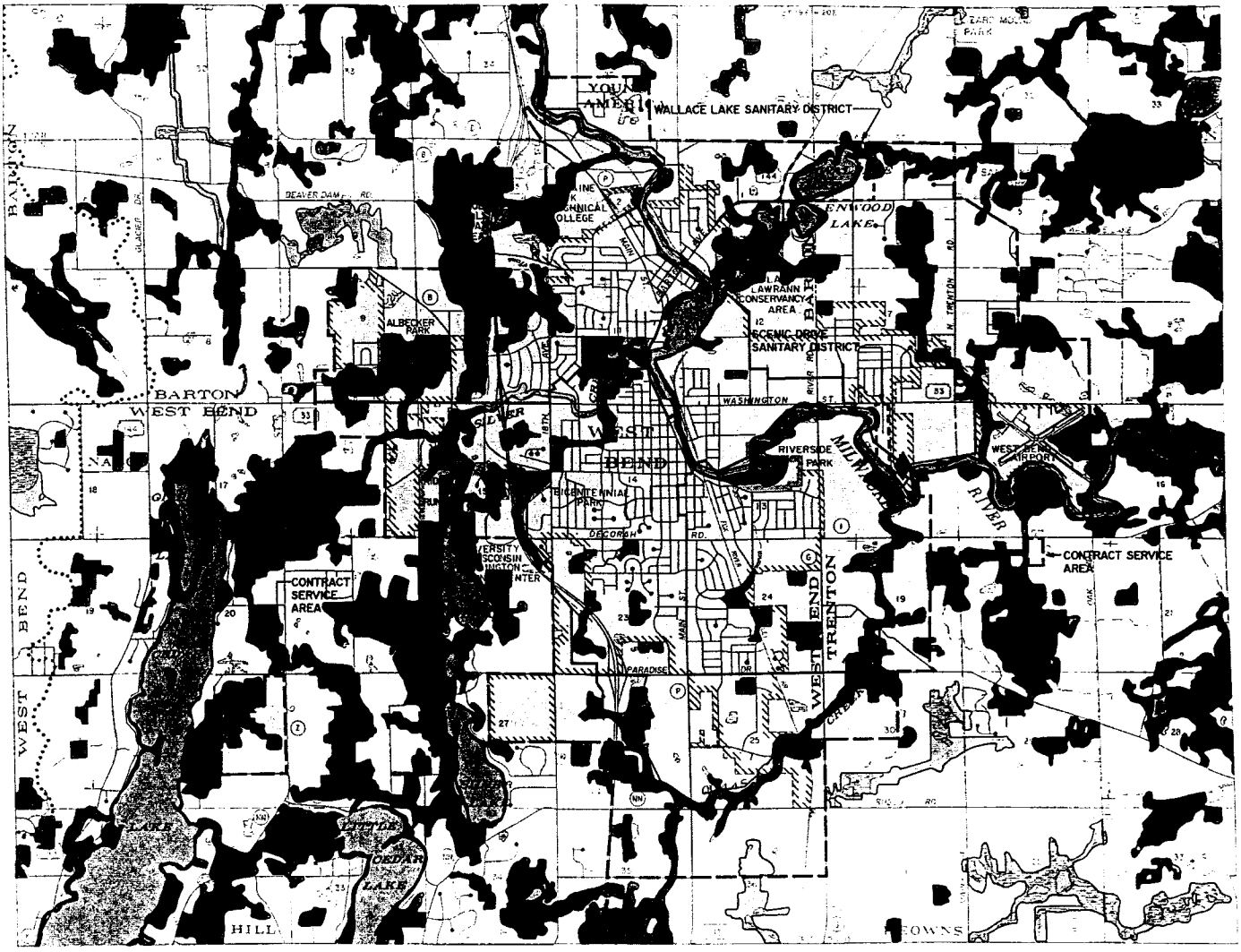
Local Stormwater Management Plan: Recognizing the need for a systematic plan to manage existing stormwater drainage and to avoid the creation of new problems as urban development proceeds in the City of West Bend and environs, the City, in January 1985, requested the Regional Planning Commission to assist in the preparation of a stormwater management program plan. The planning work, to be completed over a four year period, was funded by the City of West Bend. The plan seeks to promote the development of an effective stormwater management system, adequate to serve the City through at least the year 2010. To the extent practicable, the plan is intended to ameliorate existing stormwater drainage problems, to avoid the creation of new stormwater drainage problems as the area continues to develop, to mitigate the effects of nonpoint source pollution on surface water quality, and to help reduce downstream flooding.

The plan is to be presented in a series of four volumes. The first volume, adopted by the City on July 17, 1989, sets forth the basic principles and concepts underlying the stormwater management planning effort; presents forecasts of anticipated future use in the area; describes the existing stormwater drainage system; and identified generally existing stormwater management problems. The second volume, also adopted by the City on July 17, 1989, presents the findings of an inventory and evaluation of the existing stormwater management system serving that portion of the planned urban service area of the City of West Bend lying in the Silver Creek subwatershed; describes and evaluates stormwater management plans designed to serve the watershed; and recommends a stormwater management plan for the subwatershed. The second volume contains information for plan implementation and a financing schedule. Volumes three and four will present similar information and recommendations for the Quaas Creek subwatershed and the Milwaukee River direct drainage area.

West Bend Industrial Park South Demonstration Project: In 1985, the City of West Bend entered into an agreement with the Wisconsin Department of Natural Resources to conduct the first urban demonstration project under the Milwaukee River priority watershed planning program. Under the agreement, the City is to develop a stormwater management system in the Industrial Park South that is intended to reduce peak stormwater flow, and to control construction erosion and downstream sedimentation. An important feature of the system is the elimination of the use of curbs, gutters, and storm sewers typical of an urban development. Instead, stormwater runoff is collected in roadside

Map 29

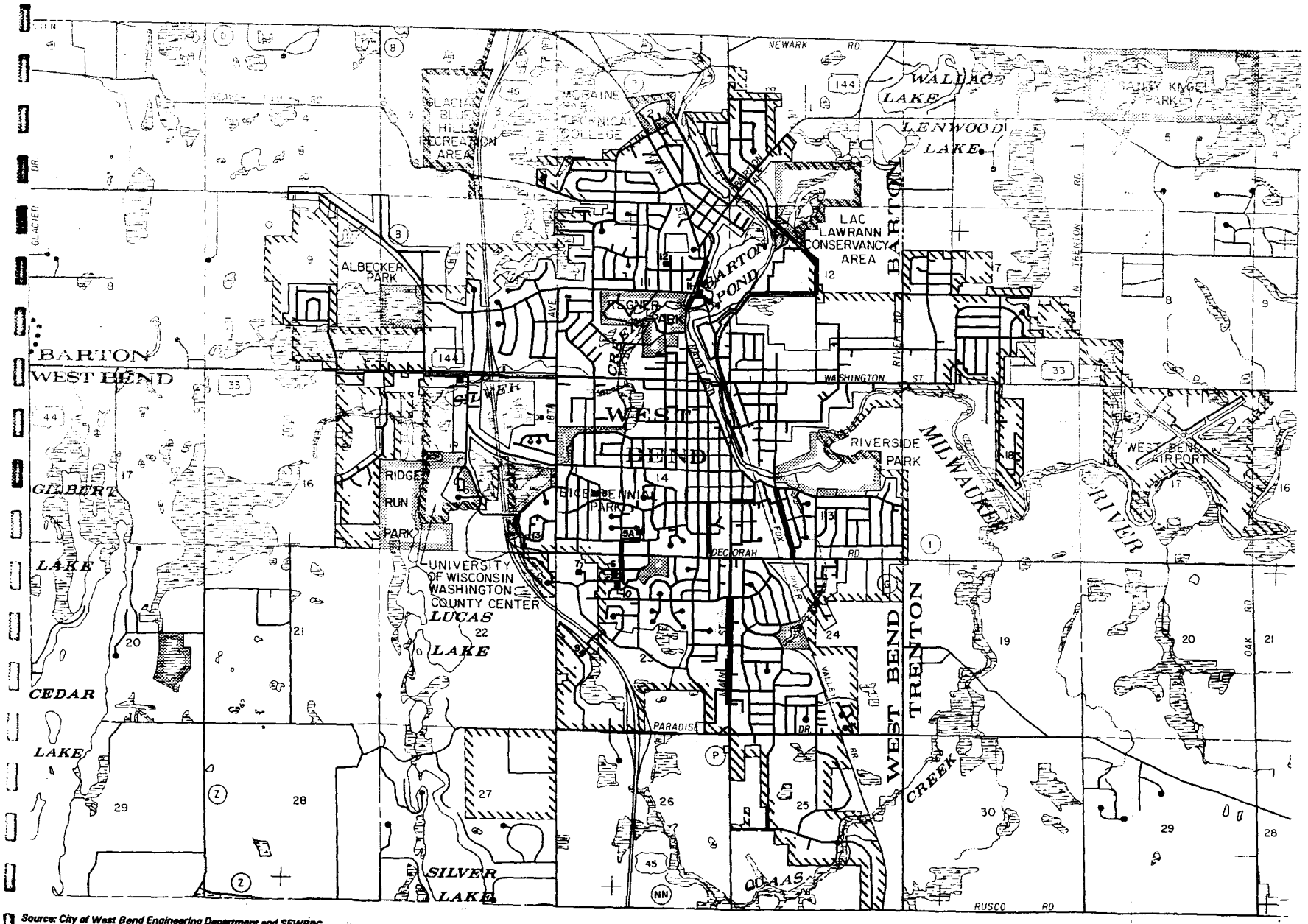
THE ADOPTED, REFINED, AND DETAILED WEST BEND SANITARY SEWER SERVICE AREA



LEGEND

- PRIMARY ENVIRONMENTAL CORRIDOR
- SECONDARY ENVIRONMENTAL CORRIDOR
- ISOLATED NATURAL AREA
- GROSS SANITARY SEWER SERVICE AREA BOUNDARY
- NET SANITARY SEWER SERVICE AREA
- EXISTING SEWAGE TREATMENT PLANT
- EXISTING TRUNK SEWER
- PROPOSED TRUNK SEWER

Source: City of West Bend Engineering and Community Development Departments and SEWRPC.



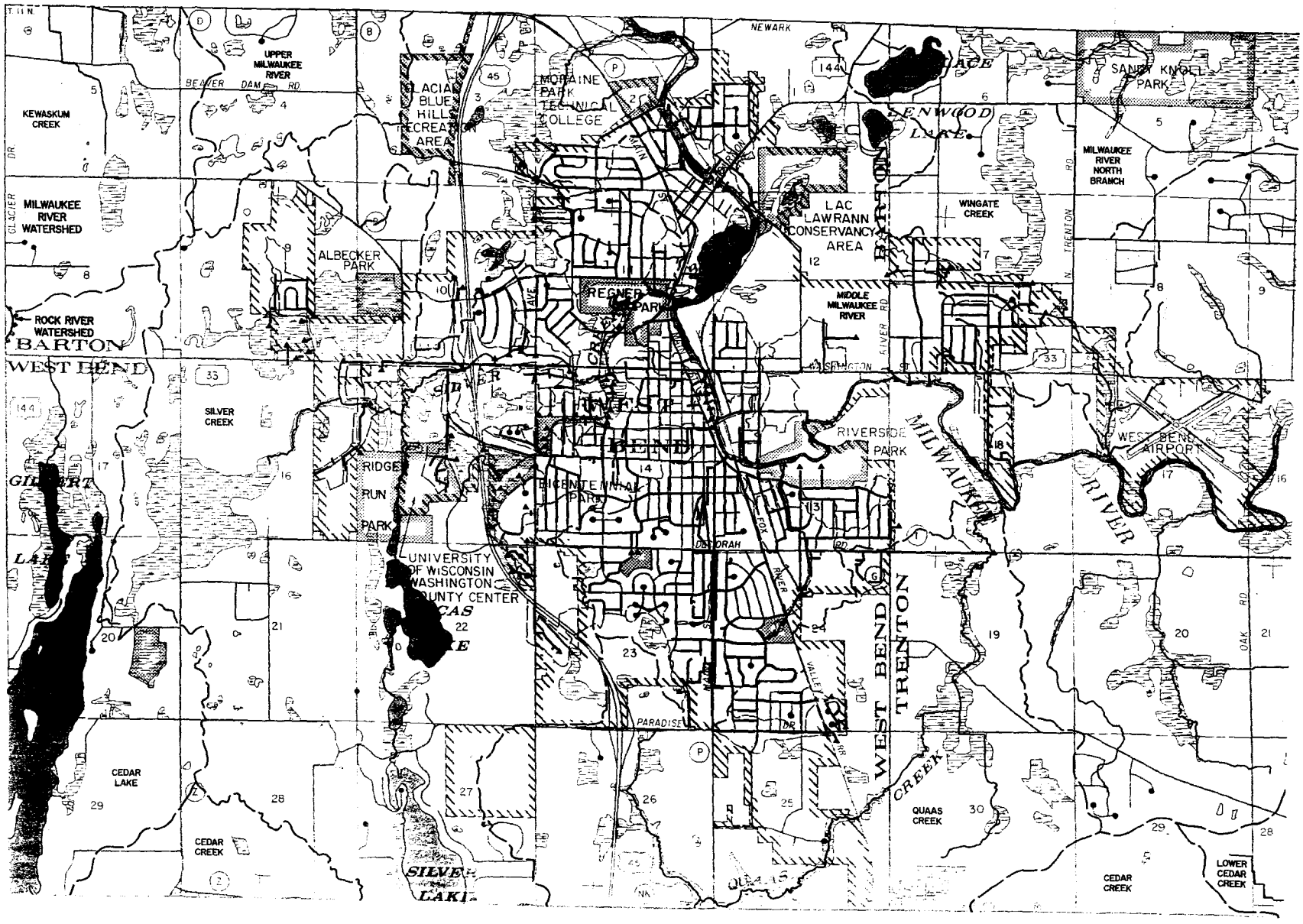
Map 30

EXISTING PUBLIC WATER SUPPLY SYSTEM AND SERVICE AREA IN THE CITY OF WEST BEND AND ENVIRONS: 1989

LEGEND

- PUBLIC WATER MAIN LARGER THAN 6 INCHES IN SIZE
- PUBLIC WATER MAIN 6 INCHES OR SMALLER IN SIZE
- 9 PUBLIC WATER SUPPLY WELL AND NUMBER
- WATER TOWER
- IN-GROUND RESERVOIR
- BOOSTER STATION
- WATER FILTRATION PLANT
- PUBLIC WATER SERVICE AREA

Source: City of West Bend Engineering Department and SEWRPC.



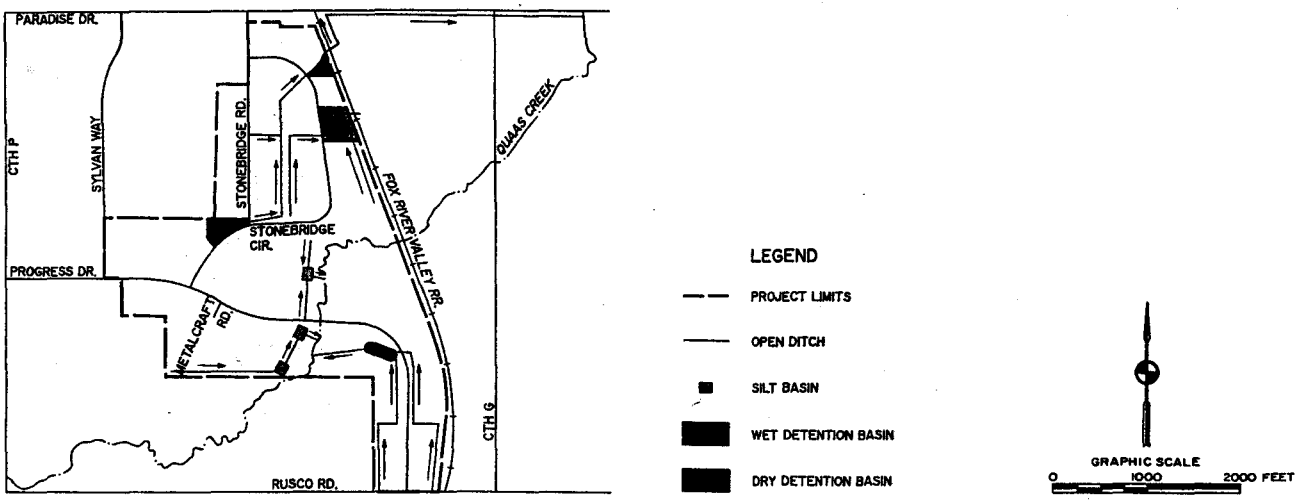
Map 31

EXISTING STORMWATER SEWER SYSTEM AND SERVICE AREA IN THE CITY OF WEST BEND AND ENVIRONS: 1989

Source: City of West Bend Engineering Department and SEWRPC.

Map 32

STORMWATER MANAGEMENT SYSTEM FOR THE WEST BEND INDUSTRIAL PARK SOUTH DEMONSTRATION PROJECT



Source: SEWRPC.

ditches and swales. The roadside ditches are lined with sod and steeper areas are lined with rock to prevent channel erosion. All stormwater runoff is channeled into silt basins or detention ponds to settle out sediments and other pollutants before discharge to nearby Quaas Creek. The completed stormwater management system for the demonstration project is shown on Map 32.

In areas adjacent to the Industrial Park South, the impact of urban development on stormwater runoff has been minimized through channels and ponds designed to detain water, settle out sediments and related pollutants, and allow some infiltration for groundwater recharge. As a result, downstream flooding and stream bank and channel erosion have been prevented, and a brook trout fishery has been preserved.

Chapter V

EXISTING LOCAL PLAN IMPLEMENTATION DEVICES

INTRODUCTION

The proper preparation of a land use plan requires careful consideration of existing pertinent land use and development regulations. The existing regulations which require examination in this respect include the City's zoning ordinance, land division ordinance, construction site erosion control ordinance, interim stormwater management ordinance, and official map. Regulations implemented by Washington County and the Towns of Barton, Farmington, Trenton, and West Bend, located within the City of West Bend planning area, are also considered. Each of these existing plan implementation devices is described in this chapter as it affects the physical development of the City and its environs.

EXISTING ZONING

Good community development depends not only upon sound long-range plan formulation at all levels of government, but also upon practical plan implementation as well. Zoning is one of the major plan implementation devices available to any community. The primary functions of zoning are to implement the community land use plan and to protect desirable existing development. Zoning should be a major tool for the implementation of community plans and not a substitute for such plans.

A zoning ordinance is a public law which regulates and restricts the use of private property in the public interest. A zoning ordinance divides a community into districts for the purpose of regulating: 1) the use of land, water, and structures, 2) the height, size, shape, and placement of structures, and 3) the density of population. Zoning seeks to confine certain land uses to those areas of the community which are well suited to those uses, and seeks to set aside land for these particular uses, thereby encouraging the most appropriate use of land throughout the community. Zoning seeks to assure adequate light, air, and open space for each building; to reduce fire hazard; to prevent the overcrowding of land, traffic congestion, and the overloading of the utility systems. Zoning should also seek to protect and preserve the natural resource base.

A single set of regulations applied to an entire community could not achieve these objectives of zoning, since different areas of the community differ in character and function. In this respect the zoning ordinance differs from building, housing, and sanitation codes which, in general, apply uniformly to all lands or buildings of like use wherever they may be located in a community. Zoning regulations for various types of districts within a city may be different, but regulations within any given district must be uniform. Accordingly, a zoning ordinance consists of two parts: 1) a text setting forth regulations which apply to each of the various zoning districts, together with related procedural, administrative, and legal provisions, and 2) a map delineating the boundaries of the various districts to which the differing regulations apply.

Wisconsin enabling legislation requires that zoning regulations shall be made in accordance with a "comprehensive plan." There are a number of quite different meanings applied to the term "comprehensive plan". These vary from 1) the idea that in order to be deemed in accordance with a comprehensive plan, zoning must regulate land use, building height, and lot area through 2) the idea that zoning must be applied to the entire corporate limits of the community, or 3) must be based upon a careful and comprehensive study prior to adoption, to 4) the idea that the zoning must be based upon a documented long-range land use plan and must seek to implement that plan. The fourth concept represents sound planning practice. It is most commonly accepted by professional planners, and is the concept followed in this report.

Each zoning ordinance text and its accompanying zoning map must be carefully tailored to the individual community, or certain hardships will doubtless be created which may result in litigation and the possibility that the zoning ordinance may be set aside by court action as arbitrary, capricious, or unconstitutional. The preparation of a zoning ordinance text and map, therefore, is a complex task, calling for exhaustive studies and close cooperation between the land use planning and legal professions. The zoning text and map must be prepared so as to bear a just relationship with existing conditions

and yet to direct the future development of the community along better lines. If challenged in court, the municipality should be able to show that sufficient data were utilized in the drafting of the ordinance to meet the legal requirement of reasonableness. The lack of such data could result in the zoning ordinance being declared invalid.

City of West Bend Zoning Ordinance

All land development and building activities in the City of West Bend are regulated by the City Zoning Ordinance. The present Zoning Ordinance of the City of West Bend, set forth in Chapter 17 of the Municipal Code and amendments thereto, is characterized by the provision of 27 basic zoning districts: four single-family residential districts, two two-family residential districts, and four multi-family residential districts; six commercial districts; three industrial districts; one institutional and public service district; one park, recreation, and open space district; one floodway district; one floodway wetland district; one floodplain wetland district; one floodplain storage district; one shoreland wetland district; and one nonshoreland wetland district plus two overlay districts: a floodplain fringe overlay district and a planned unit development overlay district. The extent of these districts, as of January 1991, is shown on Map 33. Table 24 presents a brief summary of the zoning regulations applicable within each of these 29 districts, including permitted and conditional uses, maximum residential density, minimum lot size, minimum yard requirements, and maximum building height.

Even though the floodplain areas in the City are regulated by the City's comprehensive zoning district map at a scale of one inch equals 200 feet, the City also uses a separate "Supplementary Floodland Zoning Map," prepared at a scale of one inch equals 200 feet, which is based upon large-scale topographic maps with a vertical contour interval of two feet. This map delineates the 100-year recurrence interval floodplain within the City of West Bend area and provides such information about the floodplain as the distance of critical cross-sections in river or stream miles from Lake Michigan or, generally, of tributaries from their confluence with the Milwaukee River, and the 100-year recurrence interval flood elevation in feet above the National Geodetic Vertical Datum. This information is essential to the proper administration of floodland zoning.

The existing City of West Bend Zoning Ordinance, originally adopted on June 21, 1937, has been updated by the City from time to time as problems arose. This continuing effort to maintain a current documents has made the West Bend zoning ordinance responsive to changing conditions relating to both urban development and urban redevelopment in the City.

Site Plan Review: Good zoning practice dictates that for major developments the developer submit a site plan to the City Plan Commission for review and approval. Through such review, the community can be assured that the development proposal will not: create traffic congestion or safety problems; prevent an adjacent property from receiving adequate light and air; substantially increase the danger of fire; create drainage, flooding, or erosion problems; or in any way endanger the public health and safety or substantially diminish property values. More specifically, through a careful site plan review of a proposed development, the community can be assured that:

1. The proposed use conforms to the uses permitted in that zoning district and the community land use plan.

2. The dimensional arrangement of buildings and structures conforms to the required yard, setback, and height restrictions of the ordinance.

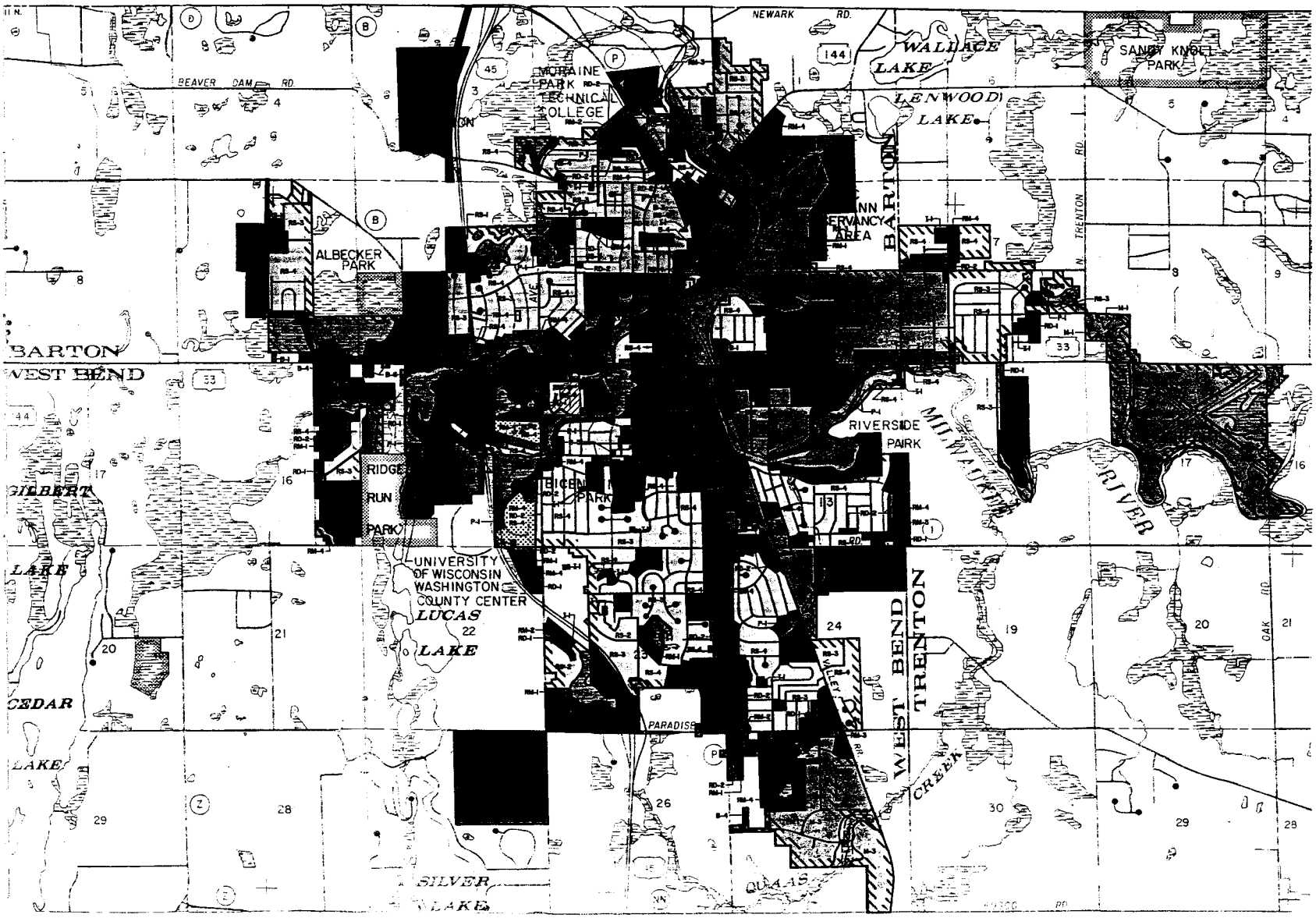
3. The proposed use conforms to all use and design provisions and requirements in the zoning ordinance.

4. There is a proper relationship between the existing and proposed streets and highways in the vicinity of the project, so as to assure the safety and convenience of pedestrian and vehicular traffic. This can be best accomplished by using site plan review and a sound planning tool for arterial street and highway access management.

5. The proposed buildings, structures, and entryways on the site are situated and designed to minimize adverse effects on owners and occupants of adjacent and surrounding properties by means of ade-

Map 33

EXISTING ZONING IN THE CITY OF WEST BEND: 1991



LEGEND

ZONING DISTRICT BOUNDARY LINE

RESIDENTIAL DISTRICTS

- RS-1 SINGLE-FAMILY RESIDENTIAL
- RS-2 SINGLE-FAMILY RESIDENTIAL
- RS-3 SINGLE-FAMILY RESIDENTIAL
- RS-4 SINGLE-FAMILY RESIDENTIAL
- TWO-FAMILY RESIDENTIAL
- TWO-FAMILY RESIDENTIAL
- MULTI-FAMILY RESIDENTIAL
- MULTI-FAMILY RESIDENTIAL
- MULTI-FAMILY RESIDENTIAL
- MULTI-FAMILY RESIDENTIAL

BUSINESS DISTRICTS

- COMMUNITY BUSINESS
- CENTRAL BUSINESS
- NEIGHBORHOOD BUSINESS
- GENERAL BUSINESS AND WAREHOUSING
- NEIGHBORHOOD OFFICE AND SERVICE
- OFFICE PARK

MANUFACTURING/INDUSTRIAL DISTRICTS

- LIMITED INDUSTRIAL
- GENERAL INDUSTRIAL
- PLANNED INDUSTRIAL PARK

PUBLIC/QUASI-PUBLIC DISTRICTS

- INSTITUTIONAL AND PUBLIC SERVICE
- PARK, RECREATION, AND OPEN SPACE

FLOODLAND/WETLAND DISTRICTS

- FW FLOODWAY, FWW FLOODWAY-WETLAND, FPW FLOODPLAIN-WETLAND, FPS FLOODPLAIN- STORAGE, SW SHORELAND-WETLAND, NSW NON-SHORELAND WETLAND

OVERLAY DISTRICTS

- PUD PLANNED UNIT DEVELOPMENT OVERLAY
- FFO FLOODPLAIN FRINGE OVERLAY

GRAPHIC SCALE

Source: City of West Bend and SEWRPC.

Table 24

SUMMARY OF EXISTING ZONING FOR THE CITY OF WEST BEND: 1991

Zoning District	Principal Permitted Uses	Conditional Uses	Maximum Residential Density (dwelling units per net acre)	Minimum Lot Size			Minimum Yard Requirements			Maximum Principal Building Height (feet)
				Total Area (square feet)	Area per Dwelling Unit (square feet)	Lot Width (feet)	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	
RS-1 Single-Family Residential	Single-family dwellings, foster and adult family homes, community living arrangements, family day care homes, minor home occupations	Community living arrangements for nine to 15 persons, facilities for domestic abuse victims, major home occupations, churches	2.90	15,000	15,000	100	35	10 on each side; 25 total	35	35
RS-2 Single-Family Residential	All RS-1 permitted uses	All RS-1 conditional uses	3.46	12,600	12,600	90	30	8 on each side; 20 total	35	35
RS-3 Single-Family Residential	All RS-1 permitted uses	All RS-1 conditional uses	4.54	9,600	9,600	80	30	8 on each side; 18 total	30	35
RS-4 Single-Family Residential	All RS-1 permitted uses	All RS-1 conditional uses	6.05	7,200	7,200	60	30 from major street 25 from minor street	6 on each side; 14 total	20	35
RD-1 Two-Family Residential	Two-family dwellings, foster and adult family homes, community living arrangements, family day care homes, minor home occupations	Community living arrangements for nine to 15 persons, facilities for domestic abuse victims, major home occupations, churches single-family dwellings	7.58	11,500	5,750	90	30	8 on each side; 20 total	30	35
RD-2 Two-Family Residential	All RD-1 permitted uses	All RD-1 conditional uses	10.89	8,000	4,000	80	30 from major street 25 from minor street	8	25	35
RM-1 Multi-Family Residential	Multi-family dwellings, foster and adult family homes, community living arrangements up to 15 persons	Family day care homes, facilities for domestic abuse victims, major home occupations, churches, public buildings, parks, clubs, meeting places	7.09 to 9.58, depending upon dwelling unit type	13,635 to 18,435, depending upon dwelling unit type	One-bedroom, 4,545 Two-bedroom 5,445 Three-bedroom or more, 6,145	120[a]	30	10 on each side; 22 total	20	40
RM-2 Multi-Family Residential	All RM-1 permitted uses	All RM-1 conditional uses	8.71 to 12.00, depending upon dwelling unit type	10,890 to 15,000, depending upon dwelling unit type	One bedroom, 3,630 Two-bedroom, 4,350 Three-bedroom or more, 5,000	120	30	10 on each side; 22 total	20	40
RM-3 Multi-Family Residential	All RM-1 permitted uses	All RM-1 conditional uses	10.01 to 13.83, depending upon dwelling unit type	9,450 to 13,050, depending upon dwelling unit type	One bedroom, 3,150 Two-bedroom, 3,630 Three-bedroom or more, 4,350	120	30	15 on each side; 35 total	25	40
RM-4 Multi-Family Residential	All RM-1 permitted uses	All RM-1 conditional uses and mobile homes	13.61 to 15.02, depending upon dwelling unit type	8,700 to 9,600, depending upon dwelling unit type	One- and two-bedroom, 2,900 Three-bedroom or more, 3,200	120	30	20	25	40
B-1 Community Business	Retail stores, offices, shops, clinics, theaters, restaurants, services, hotels and motels	Animal hospitals, outlet stores, gasoline service stations, recycling drop-off centers, boardinghouses	--	22,000[b]	--	80	42	10 on each side; 30 total	15	35
B-2 Central Business	Retail stores, offices, shops, clinics, theaters, restaurants, services, hotels and motels	Adult establishments, bed and breakfast establishments, building supply stores, funeral homes, gasoline service stations, communication stations, boardinghouses	--	4,800	--	40	--	--	10	50
B-3 Neighborhood Business	Retail stores and shops, offices, customer service establishments, churches	Medical clinics, dental clinics, utilities, boardinghouses	--	7,200	--	60	42	10 on each side; 30 total	25	35
B-4 General Business and Warehousing	Wholesale service and/or retail sales and warehousing	Animal hospitals, construction services, laboratories, freight services, locker plants, cabinetmaking and lumber yards, solid waste collection and recycling centers, communication towers	--	22,000	--	100	42	15 on each side; 40 to total	25	35

Table 24 (continued)

Zoning District	Principal Permitted Uses	Conditional Uses	Maximum Residential Density (dwelling units per net acre)	Minimum Lot Size			Minimum Yard Requirements			Maximum Principal Building Height (feet)
				Total Area (square feet)	Area per Dwelling Unit (square feet)	Lot Width (feet)	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	
B-5 Neighborhood Office and Service	Certain professional and special services, governmental and public service offices, churches	Athletic and health clubs, child-care facilities, drive-in and drive-through financial institutions, restaurants except drive-in and drive-through, certain other services, and retail sales	--	7,200	--	60	42[c]	8 on each side; 20 total	25	35
B-6 Office Park	Certain professional and business services; governmental and public service	Athletic clubs, child-care facilities, gift shops, business guest lodging, conference/meeting facilities, residential condominiums	--	43,560 (one acre)	--	150	42	10 on each side; 30 total	25	60
M-1 Limited Industrial	Processing, manufacturing, and/or storage	Service clubs; locker plants; manufacturing, processing, and/or storage of lumber	--	20,000	--	100	30	15 on each side; 35 total	25	35
M-2 General Industrial	All M-1 permitted uses and other processing, manufacturing, and/or storage	Bottling plants, construction of wood buildings and structural members, laboratories, locker plants, related offices, outdoor storage, transportation terminals, related retail stores and services, solid waste collection and recycling centers	--	40,000	--	150	30	15 on each side; 40 total	25	65
M-3 Planned Industrial Park	All M-1 and M-2 permitted uses	All M-2 conditional uses	--	43,560 (one acre)	--	150	50	15 on each side; 40 total	25	65
I-1 Institutional and Public Service	Schools, child-care facilities, churches, hospitals, nursing homes, clinics, museums, art galleries, cemeteries, crematory service buildings, lodges, public buildings	Gift stores, florists, utilities, funeral homes, communication towers, solid waste management and recycling facilities	--	9,600	--	80	30	10	25	50
P-1 Park, Recreation, and Open Space	Private and public recreation uses, art galleries, forest reserves	Amphitheaters, amusement parks, aquariums, archery ranges, drive-in theaters, certain other recreation uses	--	--[d]	--	--[d]	50	40	50	35
FW Floodway	Agricultural uses, excluding structures, fish hatcheries, forest preserves, utility facilities	Navigational structures, bridges, utilities, park and recreational areas excluding structures, other open space uses	--	--	--	--	--	--	--	--
FWW Floodway-Wetland	Agricultural uses excluding structures and certain recreational uses	Floodproofed roads and utilities	--	--	--	--	--	--	--	--
FPW Floodplain-Wetland	All FWW permitted uses	All FWW conditional uses	--	--	--	--	--	--	--	--
FPS Floodplain-Storage	All FW permitted uses	All FW conditional uses and floodproofed non-habitable structures	--	--	--	--	--	--	--	--
SW Shoreland-Wetland	Recreational uses, existing agricultural uses, silviculture, utilities	--	--	--	--	--	--	--	--	--
NSW Nonshoreland-Wetland	All SW permitted uses	--	--	--	--	--	--	--	--	--
FFO Floodplain Fringe Overly	Any use of land, except structure, permitted in the underlying zoning district	Filling and floodproofed structures and utilities permitted in the underlying zoning district	--[e]	--[e]	--[e]	--[e]	--[e]	--[e]	--[e]	--[e]
PUD Planned Unit Development Overlay	--[e,f]	--[e,f]	--[e]	--	--	--	--	--	--	--

Footnotes to Table 24

[a]*The minimum lot width for four-family dwelling units shall be 100 feet.*

[b]*The minimum lot area is 9,600 square feet for lots bordering S. Main Street from Oak Street to Chestnut Street, and N. Main Street from Beech Street to N. Silverbrook Drive, and from Jefferson Street to a point 700 feet north of Roosevelt Drive.*

[c]*The minimum required front yard setback is 15 feet for areas bounded by Cedar Street on the north, 9th Avenue on the west, Walnut Street on the south, and Main Street on the east, and in areas on either side of Barton Avenue, bounded by Roosevelt Drive on the north and Main Street on the south.*

[d]*Lots shall provide sufficient area for the principal structure and its accessory structures, off-street parking, and loading areas, and all required yards.*

[e]*As per underlying basic zoning district requirements.*

[f]*Uses of a different zoning district not allowed in the underlying zoning district may be permitted provided they are only accessory to the principal use and not separate, distinct principal uses.*

Source: City of West Bend Zoning Ordinance and SEWRPC.

quate design of ingress/egress, interior/exterior traffic flow, stormwater drainage, erosion control, grading, lighting, and parking, as specified by the local zoning ordinance or other laws.

6. Natural features of the landscape are retained where they can enhance the development on the site, where they furnish a barrier or buffer between the project and adjoining properties used for dissimilar purposes, or where they assist in preserving the general safety, health, and appearance of the area.

7. Adverse effects of the proposed development and activities on adjoining residents or owners are minimized by appropriate screening, fencing, or landscaping, as provided or required by the local zoning ordinance.

8. Buildings and structures are readily accessible to emergency vehicles and the handicapped.

9. The site plan, as approved, is consistent with the intent and purpose of the local zoning ordinance, which promotes the public health, safety, and general welfare; encourages the use of lands in accordance with their character and adaptability; avoids the overcrowding of population; lessens congestion on public roads and streets; reduces hazards to life and property; and facilitates existing land use and development plans.

The City of West Bend Zoning Ordinance includes provisions which address local site plan review of development and redevelopment proposals. As indicated in the this ordinance, the developer must submit a site plan to the City Plan Commission for any proposed new or altered use, paved areas, or structures except single-family and two-family dwelling units. All site plans submitted must be acted upon by the City Plan Commission. Certificates of occupancy are not issued by the City Building Inspector until all improvements shown on the site plan are completed. Any changes to the proposed improvements shown to the original site plan may be subject to further review by the City Plan Commission. In addition, the Commission may require a developer's agreement addressing such elements of the project as density, required improvements, timing or phasing of the project, land dedications and/or park fees, consent and waiver of special assessments, and easements or dedications of land for road improvements and/or public utilities.

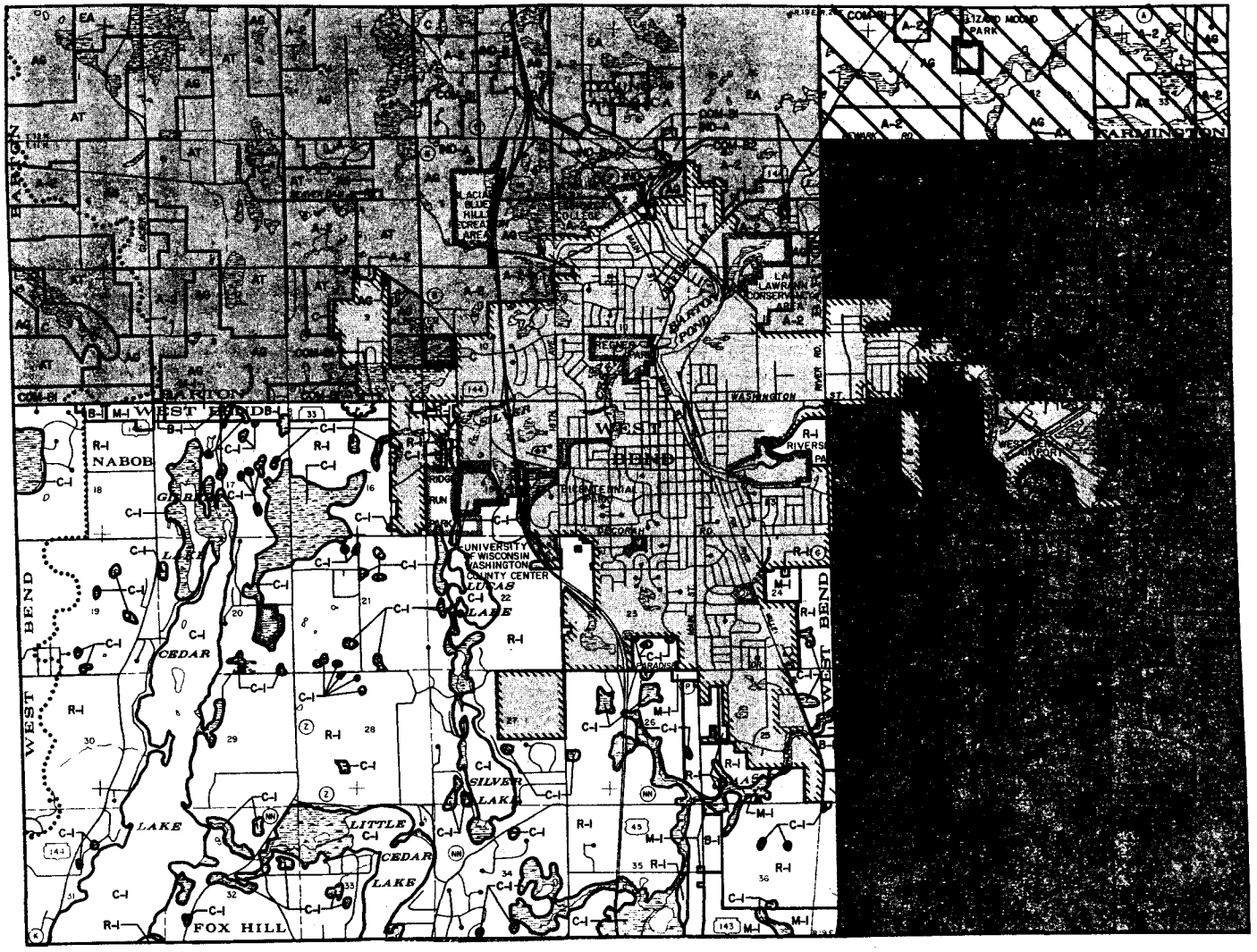
Other Zoning Ordinances

Town Zoning Ordinances: The planning area, as noted in Chapter I, consists of portions of the Towns of Barton, Farmington, Trenton, and West Bend, each of which utilizes its own zoning ordinance. The application of these town zoning districts within the City of West Bend planning area as of January 1991 is illustrated on Map 34. Tables 25 through 28 present a summary of these townships' zoning regulations, including permitted and conditional uses, minimum lot sizes, minimum yard requirements, and maximum building heights.

Washington County Floodplain and Shoreland Zoning Ordinances: The Washington County floodplain and shoreland regulations were adopted on February 19, 1975, as "Washington County Shoreland Floodplain Zoning Ordinance" and amended on April 15, 1986, as "Washington County Floodplain Zoning Ordinance and Washington County Shoreland and Wetland Zoning Ordinance." The floodplain and "shoreland" areas in the aforementioned townships are regulated by the aforereferenced Washington County ordinances. The Washing-

Map 34

EXISTING ZONING IN THE TOWNS OF BARTON, FARMINGTON, TRENTON, AND WEST BEND IN THE CITY OF WEST BEND PLANNING AREA: 1991



LEGEND

ZONING DISTRICT BOUNDARY

CITY OF WEST BEND

TOWN OF BARTON

AG	AGRICULTURAL
EA	EXCLUSIVE AGRICULTURAL
AT	AGRICULTURAL TRANSITION
C	WETLAND CONSERVANCY
A—2	RESIDENTIAL
RES—8	RESIDENTIAL
COM—B1	COMMERCIAL
COM—B2	COMMERCIAL
IND—A	INDUSTRIAL
IND—B	INDUSTRIAL

TOWN OF FARMINGTON

AG	AGRICULTURAL
A—2	RESIDENTIAL
COM—B1	COMMERCIAL

TOWN OF WEST BEND

R—1	SINGLE-FAMILY RESIDENTIAL
B—1	BUSINESS
M—1	INDUSTRIAL
C—1	CONSERVANCY

TOWN OF TRENTON

EA	EXCLUSIVE AGRICULTURAL
AT	AGRICULTURAL TRANSITION
A—1	AGRICULTURAL
R—1	RURAL RESIDENTIAL
R—2	SINGLE-FAMILY RESIDENTIAL (UNSEWERED)
R—3	SINGLE-FAMILY RESIDENTIAL (UNSEWERED)
R—4	SINGLE-FAMILY RESIDENTIAL (SEWERED)
R—5	SINGLE-FAMILY RESIDENTIAL (SEWERED)
R—6	TWO-FAMILY RESIDENTIAL (UNSEWERED)
B—2	HIGHWAY BUSINESS
M—1	INDUSTRIAL
P—1	PARK
I—1	URBAN INSTITUTIONAL (SEWERED)

Source: Towns of Barton, Farmington, Trenton, and West Bend; and SEWRPC.

Table 25

SUMMARY OF EXISTING ZONING FOR THE TOWN OF BARTON: 1991

Zoning District	Principal Permitted Uses	Conditional Uses	Maximum Residential Density (dwelling units per net acre)	Minimum Lot Size			Minimum Yard Requirements			Maximum Principal Building Height (feet)
				Total Area	Area per Dwelling Unit	Lot Width (feet)	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	
AG Agricultural	Farm and single-family dwellings, farms, churches, schools, public parks, roadside stands, home occupations, professional offices	Mobile homes, cemeteries, agricultural buildings, greenhouses, livestock operations, kennels, manure pits	1.09	40,000 square feet	40,000 square feet	125	25 or more[a]	25	25	35
EA Exclusive Agricultural	Floriculture, dairying, feed lots, nurseries, beekeeping, raising of grains and trees, roadside stands, single-family dwellings	Fish hatcheries, churches, schools, cemeteries, farm machinery, kennels, veterinarian services, governmental structures, farm and single-family dwellings	0.03	35 acres	35 acres	600	25 or more[a]	25	25	35
AT Agricultural Transition Zone	All EA permitted uses	All EA conditional uses	0.03	35 acres	35 acres	600	25 or more[a]	25	25	35
WC Wetland Conservancy	Agricultural uses, wild crop harvesting, trails, preserves, conservation practices, public park and recreation excluding buildings	Drainage projects, hatcheries, private recreational facilities, transmission lines	--	--	--	--	--	--	--	--
RR-III Rural Residential III	Single-family dwellings, home occupations, parks, playgrounds, community living arrangements	Keeping of domestic livestock, farming, community living arrangements for nine or more persons, kennels	0.33	Three acres	Three acres	300	42 or more[a]	25	50	35
Residential A-1	Single-family dwellings, parks, playgrounds, churches, schools, home occupations and related offices, community living arrangements	Farming, keeping of livestock and poultry, wholesale fish hatcheries, community living arrangements for nine or more persons	1.09	40,000 square feet	40,000 square feet	125	25 or more[a]	7.5 on one side; 20 total	25	35
Residential A-2	All Residential A-1 permitted uses and nondwelling accessory uses and structures	Two-family dwellings and community living arrangements for nine or more persons	1.09	40,000 square feet	40,000 square feet	100	25 or more[a]	7.5 on one side; 20 total	25	35
Residential A-3	All Residential A-1 permitted uses, nondwelling accessory uses and structures, two-family dwellings, community living arrangements	Multi-family (three to eight units) dwellings and community living arrangements for 16 or more persons	3.63 to 7.26, depending upon dwelling type	12,000 square feet	Single-family, 12,000 square feet Two-family, 6,000 square feet	86	25 or more[a]	7.5 on one side; 20 total	25	35
Residential B	All Residential A-2 permitted uses, two- to eight-family dwellings, community living arrangements up to 15 persons	Community living arrangements for 16 or more persons	3.63 to 10.89, depending upon dwelling unit type	12,000 square feet	Single-family, 12,000 square feet Two-family, 6,000 square feet Multi-family, 4,000 square feet	75	25 or more[a]	25	25	45
Residential C	All Residential A-2 permitted uses, two- to four-family dwellings, community living arrangements up to 15 persons	Community living arrangements for 16 or more persons	0.33 to 1.33, depending upon dwelling unit type	Three acres	32,670 square feet to three acres, depending upon dwelling unit type	125	25 or more[a]	25	25	45
Commercial A	All Residential A-2 permitted uses, except community living arrangements, grocery, hardware and shoe stores, restaurants, service offices, taverns, and other general retail stores	Hospitals, service stations, laundromats, hotels, motels, kennels, restaurants	--	Unsewered, 40,000 square feet Sewered, 12,000 square feet	--	Unsewered, 125 Sewered, 75	25 or more[a]	25	10	Residential, 45 Commercial, one foot for each foot of front setback
Commercial B-1	All Commercial A permitted uses, offices, clubs	Drive-in theatres and kennels	--	Unsewered, 40,000 square feet Sewered, 12,000 square feet	--	Unsewered, 125 Sewered, 75	25 or more[a]	25	10	Residential, 45 Commercial, one foot for each foot of front setback
Commercial B-2	All Commercial B-1 permitted uses, except dwelling units	Auto body shops and kennels	--	Unsewered, 40,000 square feet Sewered, 5,000 square feet	--	Unsewered, 125 Sewered, 75	25 or more[a]	25	10	One foot for each foot of front setback

Table 25 (continued)

Zoning District	Principal Permitted Uses	Conditional Uses	Maximum Residential Density (dwelling units per net acre)	Minimum Lot Size			Minimum Yard Requirements			Maximum Principal Building Height (feet)
				Total Area	Area per Dwelling Unit	Lot Width (feet)	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	
Industrial A	All Commercial B-1 permitted uses, except churches, schools, and dwelling units; warehousing, distributing, terminals, printing, and bottling plants	None	--	Unsewered, 40,000 square feet Sewered, 5,000 square feet	--	Unsewered, 125 Sewered, 75	25 or more[a]	25	10	45
Industrial B	All Industrial A permitted uses and other manufacturing, fabricating, processing, and storage uses	Salvage yards, storage, manufacturing and processing of certain materials	--	Unsewered, 40,000 square feet Sewered, 5,000 square feet	--	Unsewered, 125 Sewered, 75	25 or more[a]	25	10[b]	45
Highway Interchange Overlay	Single- and two-family dwellings	All principal or accessory uses permitted in the Residential B, Commercial A, B-1, and B-2, Industrial A Districts	--[c]	--[c]	--[c]	--[c]	--[d]	--[d]	--[d]	45

[a] *The setback distance from a Class A highway shall be 100 feet from the centerline of the road or 42 feet from the highway right-of-way line, whichever is greater; from a Class B highway a 75-foot setback from the centerline of the road or 30 feet from the highway right-of-way line, whichever is greater; and from a Class C highway, 55 feet from the centerline of the road or 25 feet from the highway right-of way, whichever is greater.*

[b] *Conditional uses allowed in this district must have a rear yard setback of at least 25 feet.*

[c] *Underlying zoning district requirements apply.*

[d] *All minimum yard requirements of the underlying districts shall be increased by 50 feet on yards abutting interchange right-of-way.*

Source: Town of Barton Zoning Ordinance and SEWRPC.

ton County Floodplain Zoning Ordinance is characterized by the provision of a floodway district, a flood fringe district, and a general floodplain district which protect floodplain areas by regulating proposed development within the 100-year recurrence interval floodplains as delineated in the federal Flood Insurance Study, County of Washington, Wisconsin, Unincorporated Areas: March 1, 1983. Of the three floodplain zoning districts established within Washington County, only the general floodplain district has been delineated within the City of West Bend planning area, as shown on Map 35.

The Shoreland and Wetland Zoning Ordinance of Washington County regulates "shoreland" areas, defined as those lands lying within 1,000 feet of the ordinary high-water mark of natural lakes, ponds, or flowages, or 300 feet of the ordinary high-water mark of navigable rivers or streams or to the landward side of the floodplain, whichever distance is greater. Lakes, ponds, flowages, rivers, and streams are presumed to be navigable if they are listed in the Wisconsin Department of Natural Resources (DNR) publication, Surface Water Resources of Washington County, or are shown on the United States Geological Survey quadrangle maps.

The Washington County Shoreland and Wetland Zoning Ordinance also applies to areas in the City of West Bend annexed after May 7, 1982. Section 59.971(7) of the Wisconsin Statutes requires county shoreland regulations to remain in effect in areas annexed after that date unless a city or village has adopted shoreland regulations that are at least as restrictive as the County's regulations. County shoreland regulations are almost always more restrictive than city or village regulations, because state regulations requiring the adoption of shoreland zoning ordinances specify more restrictive standards for county ordinances than for city and village ordinances. Some of the standards that must be included in county shoreland ordinances but are not required in city and village ordinances are larger minimum lot sizes; 75-foot minimum setback requirements from the ordinary high-water mark of rivers, streams, and lakes; limitations on the removal of shore cover within

Table 26

SUMMARY OF EXISTING ZONING FOR THE TOWN OF FARMINGTON: 1991

Zoning District	Principal Permitted Uses	Conditional Uses	Maximum Residential Density (dwelling units per net acre)	Minimum Lot Size			Minimum Yard Requirements			Maximum Principal Building Height (feet)
				Total Area	Area per Dwelling Unit	Lot Width (feet)	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	
AG Agricultural	Farm and single-family dwellings, farms, churches, schools, public parks, roadside stands, home occupations, professional offices	Mobile homes, cemeteries, agricultural buildings, greenhouses, livestock operations, kennels, manure pits	1.09	40,000 square feet	40,000 square feet	125	25 or more[a]	25	25	35
EA Exclusive Agricultural	Floriculture, dairying, feed lots, nurseries, beekeeping, raising of grains and trees, roadside stands, single-family dwellings	Fish hatcheries, churches, schools, cemeteries, farm machinery, kennels, veterinarian services, governmental structures, farm and single-family dwellings	0.03	35 acres	35 acres	600	25 or more[a]	25	25	35
AT Agricultural Transition Zone	All EA permitted uses	All EA conditional uses	0.03	35 acres	35 acres	600	25 or more[a]	25	25	35
WC Wetland Conservancy	Agricultural uses, wild crop harvesting, trails, preserves, conservation practices, public park and recreation excluding buildings	Drainage projects, hatcheries, private recreational facilities, transmission lines	--	--	--	--	--	--	--	--
RR-III Rural Residential III	Single-family dwellings, home occupations, parks, playgrounds, community living arrangements	Keeping of domestic livestock, farming, community living arrangements for nine or more persons, kennels	0.33	Three acres	Three acres	300	42 or more[a]	25	50	35
Residential A-1	Single-family dwellings, parks, playgrounds, churches, schools, home occupations and related offices, community living arrangements	Farming, keeping of livestock and poultry, wholesale fish hatcheries, community living arrangements for nine or more persons	1.09	40,000 square feet	40,000 square feet	125	25 or more[a]	7.5 on one side; 20 total	25	35
Residential A-2	All Residential A-1 permitted uses and nondwelling accessory uses and structures	Two-family dwellings and community living arrangements for nine or more persons	1.09	40,000 square feet	40,000 square feet	100	25 or more[a]	7.5 on one side; 20 total	25	35
Residential A-3	All Residential A-1 permitted uses, nondwelling accessory uses and structures, two-family dwellings, community living arrangements	Multi-family (three to eight units) dwellings and community living arrangements for 16 or more persons	3.63 to 7.26, depending upon dwelling type	12,000 square feet	Single-family, 12,000 square feet Two-family, 6,000 square feet	85	25 or more[a]	7.5 on one side; 20 total	25	35
Residential B	All Residential A-2 permitted uses, two- to eight-family dwellings, community living arrangements up to 15 persons	Community living arrangements for 16 or more persons	3.63 to 10.89, depending upon dwelling unit type	12,000 square feet	Single-family, 12,000 square feet Two-family, 6,000 square feet Multi-family, 4,000 square feet	75	25 or more[a]	25	25	45
Residential C	All Residential A-2 permitted uses, two- to four-family dwellings, community living arrangements up to 15 persons	Community living arrangements for 16 or more persons	0.33 to 1.33, depending upon dwelling unit type	Three acres	32,670 square feet to three acres, depending upon dwelling unit type	125	25 or more[a]	25	25	45
Commercial A	All Residential A-2 permitted uses, except community living arrangements, grocery, hardware and shoe stores, restaurants, service offices, taverns, and other general retail stores	Hospitals, service stations, laundromats, hotels, motels, kennels, restaurants	--	Unsewered, 40,000 square feet Sewered, 12,000 square feet	--	Unsewered, 125 Sewered, 75	25 or more[a]	25	10	Residential, 45 Commercial, one foot for each foot of front setback
Commercial B-1	All Commercial A permitted uses, offices, clubs	Drive-in theatres and kennels	--	Unsewered, 40,000 square feet Sewered, 12,000 square feet	--	Unsewered, 125 Sewered, 75	25 or more[a]	25	10	Residential, 45 Commercial, one foot for each foot of front setback
Commercial B-2	All Commercial B-1 permitted uses, except dwelling units	Auto body shops and kennels	--	Unsewered, 40,000 square feet Sewered, 5,000 square feet	--	Unsewered, 125 Sewered, 75	25 or more[a]	25	10	One foot for each foot of front setback

Table 26 (continued)

Zoning District	Principal Permitted Uses	Conditional Uses	Maximum Residential Density (dwelling units per net acre)	Minimum Lot Size			Minimum Yard Requirements			Maximum Principal Building Height (feet)
				Total Area	Area per Dwelling Unit	Lot Width (feet)	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	
Industrial A	All Commercial B-1 permitted uses, except churches, schools, and dwelling units; warehousing, distributing, terminals, printing, and bottling plants	None	--	Unsewered, 40,000 square feet Sewered, 5,000 square feet	--	Unsewered, 125 Sewered, 75	25 or more[a]	25	10	45
Industrial B	All Industrial A permitted uses and other manufacturing, fabricating, processing, and storage uses	Salvage yards, storage, manufacturing and processing of certain materials	--	Unsewered, 40,000 square feet Sewered, 5,000 square feet	--	Unsewered, 125 Sewered, 75	25 or more[a]	25	10[b]	45
Highway Interchange Overlay	Single- and two-family dwellings	All principal or accessory uses permitted in the Residential B, Commercial A, B-1, and B-2, Industrial A Districts	--[c]	--[c]	--[c]	--[c]	--[d]	--[d]	--[d]	45

[a]The setback distance from a Class A highway shall be 100 feet from the centerline of the road or 42 feet from the highway right-of-way line, whichever is greater; from Class B highways, 75 feet from the centerline of the road or 30 feet from the highway right-of-way line, whichever is greater; and from Class C highways, 55 feet from the centerline of the road or 25 feet from the highway right-of way, whichever is greater.

[b]Conditional uses allowed in this district must have a rear yard setback of at least 25 feet.

[c]Underlying zoning district requirements apply.

[d]All minimum yard requirements of the underlying districts shall be increased by 50 feet on yards abutting interchange right-of-way.

Source: Town of Fermington Zoning Ordinance and SEWRPC.

35 feet of the ordinary high-water marks; and restrictions on filling, grading, lagooning, dredging, ditching, and excavating in shoreland areas.

The Washington County shoreland regulations in effect on the date an annexation took place after May 7, 1982, continue to apply within the area annexed and are administered by the City. In the City of West Bend, shoreland areas annexed between May 7, 1982, and April 15, 1986, as shown on Map 35, are subject to regulations that are at least as restrictive as the county shoreland regulations adopted in February 19, 1975. Those shoreland areas annexed on and after April 15, 1986, are subject to regulations that are at least as restrictive as the county ordinance adopted on that date.

Wetlands five acres or more in area in the unincorporated shoreland jurisdiction areas are protected by the regulations established for the Shoreland-Wetland Zoning District. The shoreland areas and the shoreland wetlands in unincorporated areas within the City of West Bend planning area are both shown on Map 35.

THE LAND DIVISION ORDINANCE

A land division ordinance is a public law regulating the dividing of land. Such regulation is necessary to ensure that:

1. The subdivision of land will fit properly into the existing and proposed land use pattern and overall plan for the physical development of the community.
2. Adequate provision is made for necessary community and neighborhood facilities, like parks, schools, walkways, and roads, so that a harmonious and desirable environment will result.
3. Adequate standards are met in the design of the land divisions and the improvement of the land being subdivided, with particular attention to such requirements as utilities, stormwater drainage, street improvements, and lot improvements.
4. A sound basis is provided for clear and accurate records of property boundaries.

Table 27

SUMMARY OF EXISTING ZONING FOR THE TOWN OF TRENTON: 1991

Zoning District	Principal Permitted Uses	Conditional Uses	Maximum Residential Density (dwelling units per net acre)	Minimum Lot Size			Minimum Yard Requirements			Maximum Principal Building Height (feet)
				Total Area	Area per Dwelling Unit	Lot Width (feet)	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	
EA Exclusive Agriculture	Apiculture, dairy farming, orchards, plant nurseries, sod farming, farm buildings, poultry and livestock raising, existing dwellings	Single- or two-family farm dwelling, accessory apartments, topsoil and sod removal, energy conservation uses, utility substations	0.03	35 acres	35 acres	600	75	25	25	35
AT Agricultural Transition	All EA permitted uses	All EA conditional uses	0.03	35 acres	35 acres	600	75	25	25	35
A-1 Agricultural	All EA permitted uses, agricultural warehousing, grist milling, horticultural services, general farm buildings, single-family dwellings	Airport, utility substations, two-family dwellings, disposal areas, energy conservation uses, accessory apartments, commercial raising of animals	1.09	40,000 square feet	40,000 square feet	125	75	25	25	35
R-1 Rural Residential	Single-family dwellings, domestic stock raising, hunting, fishing, home occupation	Governmental and cultural uses, utility substations, schools, clubs, accessory apartments, energy conservation uses	0.33	Three acres	Three acres	300	75	25	25	35
R-2 Single-Family Residential (unsewered)	Single-family dwellings and home occupations	All R-1 conditional uses	1.09	40,000 square feet	40,000 square feet	125	75	25	25	35
R-3 Single-Family Residential (unsewered[a])	All R-2 permitted uses	All R-1 conditional uses	1.09	40,000 square feet	40,000 square feet	125	40	25	25	35
R-4 Single-Family Residential (sewered)	Single-family dwellings and home occupations	All R-1 conditional uses	2.18	20,000 square feet	20,000 square feet	100	40	10	25	35
R-5 Single-Family Residential (sewered)	All R-4 permitted uses	All R-1 conditional uses, except accessory apartments	3.63	12,000 square feet	12,000 square feet	75	25	10	25	35
R-6 Two-Family Residential (sewered)	Two-family dwellings and home occupations	All R-5 conditional uses	1.45	60,000 square feet	30,000 square feet	175	50	25	25	35
R-7 Two-Family Residential (sewered)	All R-6 permitted uses	All R-5 conditional uses, rest homes, clinics, children's nurseries	4.36	20,000 square feet	10,000 square feet	100	25	10	25	35
B-1 Local Business	Antique, appliance and book stores, clinics, offices, restaurants, taxidermy, theatres, laundries, and other general retail shops	Governmental and cultural uses, utility substations, terminals, funeral homes, drive-in banks, gasoline service stations, animal hospitals, commercial recreation facilities, energy conservation uses	--	--[b]	--	--[b]	50	25	25	35
B-2 Highway Business	Gasoline service stations, motels, building supply stores excluding lumber, restaurants, taverns, automotive sales and service	All B-1 conditional uses excluding gasoline service stations, drive-in theatres, communication facilities	--	40,000 square feet	--	125	100	25	25	35
M-1 Industrial	Processing, manufacturing, and/or storage	Airports, governmental and cultural uses, water treatment facilities, utility substations, terminals, animal hospitals, communication facilities, disposal areas, manufacturing and processing, mineral extraction, energy conservation uses	--	40,000 square feet	--	125	100	25	25	45
I-1 Rural Institutional (unsewered)	Schools, churches, funeral homes, hospitals, libraries, government and public utility offices	Airports, utility substations, water treatment facilities, cemeteries, correctional institutions, clubs, accessory apartments, funeral homes, energy conservation uses	--	40,000 square feet	--	125	75	25	25	35
I-2 Urban Institutional (sewered)	All I-1 permitted uses	All I-1 conditional uses, except correctional institutions. Rest homes, clinics, children's nurseries	--	12,000 square feet	--	75	25	10	25	35

Table 27 (continued)

Zoning District	Principal Permitted Uses	Conditional Uses	Maximum Residential Density (dwelling units per net acre)	Minimum Lot Size			Minimum Yard Requirements			Maximum Principal Building Height (feet)
				Total Area	Area per Dwelling Unit	Lot Width (feet)	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	
P-1 Park	Botanical gardens, exhibition halls, fair grounds, trails, parks, playgrounds, historic movements, tennis courts	Governmental and cultural uses, utility substations, elementary schools, certain recreational-related uses, energy conservation uses	--	--	--	--	75	50	50	35
PDO Planned Development Overlay	--[c]	--[c]	--[c]	--	--	--	--	--	--	--[c]

[a] *Requires lower minimum building size requirements than R-2 District.*

[b] *Lots in the B-1 District shall provide sufficient area for the principal structure and its accessory structures, off-street parking and loading areas, and all required yards.*

[c] *Like underlying basic zoning district requirements, except those in the EA Exclusive Agricultural District, AT Agricultural Transition District, A-1 Agricultural District, and R-1 Residential District which do not allow the PDO District.*

Source: Town of Trenton Zoning Ordinance and SEWRPC.

Table 28

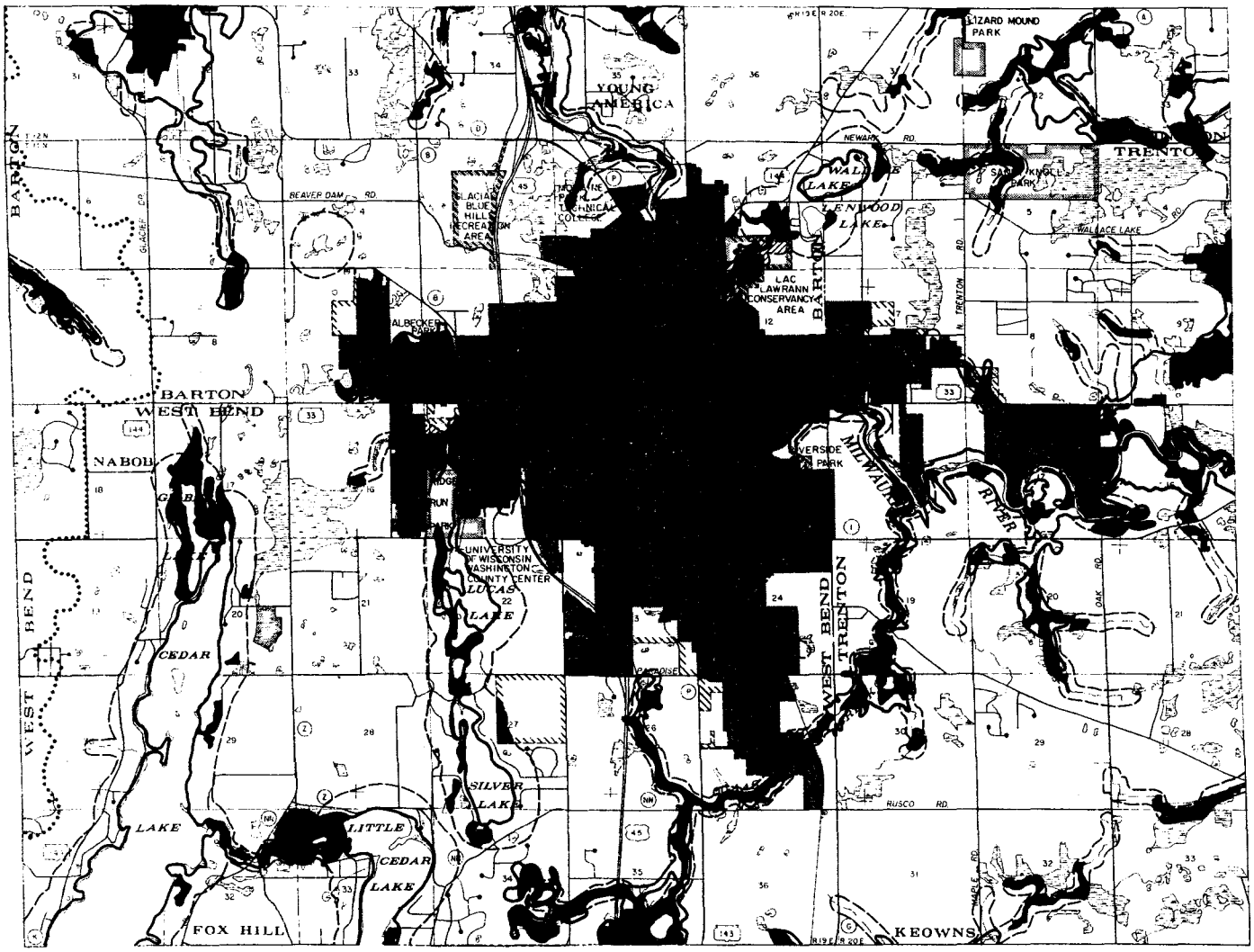
SUMMARY OF EXISTING ZONING FOR THE TOWN OF WEST BEND: 1991

Zoning District	Principal Permitted Uses	Conditional Uses	Maximum Residential Density (dwelling units per net acre)	Minimum Lot Size			Minimum Yard Requirements			Maximum Principal Building Height (feet)
				Total Area	Area per Dwelling Unit	Lot Width (feet)	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	
R-1 Single-Family Residential	Single-family dwellings, existing farms and agricultural uses, home occupations	Governmental and cultural uses, utility substations, elementary schools, cemeteries, clubs, rest homes, children's nurseries, recreational uses, energy conservation uses	1.00	43,560 square feet (one acre)	43,560 square feet (one acre)	125	25	10 on one side; 25 total	25	35
B-1 Business	Antique and appliance stores, galleries, banks, bakeries, shops, offices, lounges, clinics, and other general retail stores	Governmental and cultural uses, utility substations, drive-in banks, transmitting towers, rental equipment, animal hospitals, archery ranges, commercial recreational facilities, energy conservation uses	--	43,560 square feet (one acre)	--	125	50	25	25	35
M-1 Industrial	Automotive repair, manufacturing, warehousing, wholesaling, cleaning, dyeing, packaging, distributing, or other similar uses	Governmental and cultural uses, utility substations, animal hospitals, disposal areas, incinerators, manufacturing and processing, storage, mineral extraction operation, energy conservation uses	--	43,560 square feet (one acre)	--	125	50	25	25	45
C-1 Conservancy	Agricultural uses, fishing, hunting, historic areas, fish hatcheries, lakeshore protection, water retention, wildlife preserves	Certain recreational uses, excluding structures	--	--	--	--	--	--	--	--

Source: Town of West Bend Zoning Ordinance and SEWRPC.

Map 35

WETLANDS AND FLOODLANDS IN THE CITY OF WEST BEND PLANNING AREA SUBJECT TO WASHINGTON COUNTY SHORELAND AND FLOODLAND ZONING REGULATIONS: 1991



LEGEND

- AREAS INCORPORATED BEFORE MAY 8, 1982 (NOT SUBJECT TO COUNTY SHORELAND REGULATIONS)
- GENERAL COUNTY FLOODPLAIN DISTRICT BOUNDARY
- SHORELAND REGULATION LIMITS IN EFFECT IN UNINCORPORATED AREAS
- SHORELAND AREAS INCORPORATED BETWEEN MAY 7, 1982, AND APRIL 15, 1986
- SHORELAND AREAS INCORPORATED BETWEEN APRIL 14, 1986, AND JANUARY 28, 1991
- UNINCORPORATED SHORELAND WETLANDS

Source: Washington County Land Use and Park Department and SEWRPC.

5. The health, safety, and general welfare of all citizens in the community, as well as the future occupants of the land to be subdivided, are protected.

Land division control regulations are a vital tool for the implementation of a community's comprehensive plan. As such, land division regulations should coordinate and integrate development with the land use plan, and are, therefore, properly prepared within the context of such a plan. Land division is far more than a means of marketing land; its is the first step in the process of building a community. Therefore, substantial benefits are derived from sound subdivision regulations. Much of the form and character of a community is determined by the quality of its land divisions and the standards which are built into them. Once land has been divided into blocks and lots, streets established, and utilities installed, the development pattern is permanently established and unlikely to be changed. For generations, the entire community, as well as the individuals who occupy these subdivisions, will be influenced by the quality and character of their design.

City of West Bend Land Division Ordinance

The present land division ordinance used by the City of West Bend, Chapter 18 of the Municipal Code, referred to as "Subdivision and Platting Code," was adopted by the Common Council on May 6, 1985, and has been amended as perceived necessary since its initial effective date. By reference and associated text, Chapter 18 of the Municipal Code conforms to the procedures outlined in Chapter 236.45 of the Wisconsin Statutes for platting lands within the corporate limits of the City and its extraterritorial plat approval jurisdiction, that is, areas located outside of the City's corporate limits but within three miles of the City. The land division ordinance regulates all land divisions which create lots, including subdivisions, minor land divisions, and replattings, within the City's corporate limits and extraterritorial plat review jurisdiction.

To satisfy the growing need for a survey control system in the City and for an integrated parcel based information system, final plats must meet all surveying and monumentation requirements of Chapter 236.15 of the Statutes. In this way, each land division can be properly related to a geographic reference for cadastral mapping purposes. All final plats located within a U. S. Public Land Survey quarter section in which the corners have been relocated, monumented, and coordinated by the City of West Bend or the Regional Planning Commission, must be tied directly to one of the section or quarter-section corners. The exact grid bearing and distance of this tie, determined by field measurements and the Wisconsin State Plane Coordinates of the monument marking the relocated section or quarter corner to which the plat is tied should be provided on the plat, together with a description of the monument concerned. The survey control system is capable of handling a variety of information, ranging from flood hazard boundary line locations to cadastre-related boundary line locations.

The City's land division ordinance sets forth design standards and other specific data requirements to be provided on all preliminary plats, final plats, and certified survey maps. Table 29 provides a summary of specific street design requirements for proposed developments within the City's corporate limits and the its extraterritorial plat review jurisdiction. A summary of other subdivision design requirements includes, but is not limited to, the following:

1. Controlled access design requirements include: access to arterial streets, highways, or railways shall be limited by providing reverse frontage lots with a planting screen and/or earth berm in a nonaccess reservation, or by the use of frontage streets; streets parallel to a limited access highway or railway right-of-way, when intersecting an arterial street, highway, or collector street which crosses said highway or railway, shall be located at least 250 feet from said highway or railway right-of-way; minor streets immediately adjacent to and parallel to railway rights-of-way shall be avoided; and the location of minor streets immediately adjacent to arterial streets, highways, and railway rights-of-way shall be avoided in residential areas.

2. Street layout design requirements include: cul-de-sac lengths shall not exceed 750 feet; new half-streets shall not be permitted; minimum street design standards are

Table 29

STREET DESIGN REQUIREMENTS OF THE CITY OF WEST BEND SUBDIVISION ORDINANCE FOR THE CITY OF WEST BEND AND THE CITY'S EXTRATERRITORIAL PLAT REVIEW JURISDICTION

Type of Street	Urban Street Cross-Section[a]		Rural Street Cross-Section[a]		Urban and Rural Street Grade	Urban and Rural Street Curvature
	Minimum Right-of-Way Width to be Dedicated	Minimum Dimensions	Minimum Right-of-Way Width to be Dedicated	Minimum Dimensions	Maximum Centerline Grade of Street[b] (percent)	Minimum Curvature Radius of Continuous Street[c]
Arterial Streets	100 feet	48-foot pavement (face of curb to face of curb)[d] 20-foot tree banks Five-foot sidewalks (if required) Two-foot outside sidewalks	100 feet	24-foot pavement 10-foot shoulders 28-foot roadside ditches	6	500
Collector Streets	80 feet	40-foot pavement (face of curb to face of curb) 13-foot tree banks (curb lawn) Five-foot sidewalks Two-foot outside sidewalks	80 feet	22-foot pavement 10-foot shoulders 19-foot roadside ditches	8	300
Minor Streets	66 feet	36-foot pavement (face of curb to face of curb) Eight-foot tree banks (curb lawn) Five-foot sidewalks Two-foot outside sidewalks	66 feet	22-foot pavement Six-foot shoulders 16-foot roadside ditches	10[e]	100
Cul-de Sac Turn-Around (without center island)	60-foot radius	45-foot pavement radius Eight-foot tree banks (curb lawn) Five-foot sidewalks (if required) Two-foot outside sidewalks	60-foot radius	45-foot pavement radius Five-foot shoulders 16-foot roadside ditches	10	--
Cul-de-Sac Turn-Around (with center island)	75-foot radius	38-foot radius median 24-foot circumferential pavement Six-foot tree banks (curb lawn) Five-foot sidewalks (if required) Two-foot outside sidewalks	75-foot radius	32-foot radius median 22-foot circumferential pavement Five-foot shoulders 16-foot roadside ditches	10	--
Cul-de-Sac Barrel (serving single-family residential development)	50 feet	32-foot pavement (face of curb to face of curb) Nine-foot tree banks (curb lawn)	66 feet	22-foot pavement Six-foot shoulders 16-foot roadside ditches	10	--
Cul-de-Sac Barrel (serving two-family and multi-family residential development)	60 feet	36-foot pavement (face of curb to face of curb) Five-foot tree banks (curb lawn) Five-foot sidewalks Two-foot outside sidewalks	66 feet	22-foot pavement Six-foot shoulders 16-foot roadside ditches	10	--

[a]The construction of concrete curb and gutter and the surfacing of streets proposed to be dedicated to the City shall be done in accordance with plans and standard specifications approved by the City Engineer. The City Common Council may waive the provision of curb and gutter in commercial areas, industrial areas, and planned unit developments.

[b]Unless necessitated by exceptional topography subject to the approval of the City Plan Commission, the maximum centerline grade of any street or public way shall not exceed these requirements. The grade of any street, however, shall in no case exceed 12 percent or be less than 0.5 percent. Pedestrian ways shall not exceed a grade of 12 percent unless steps or stairs of acceptable design are provided. All changes in street grade shall be connected by vertical curves of a minimum length equivalent in feet to 15 times the algebraic difference in the rates of grade for all streets.

[c]Required in minimum radius of curvature when a continuous street centerline deflects at any point by more than 10 degrees. A tangent of at least 100 feet in length shall be provided between reverse curves on arterial and collector streets.

[d]Arterial streets on the federal aid primary and federal aid urban street system shall have a minimum pavement width of 48 feet (face of curb to face of curb).

[e]Includes alleys and frontage roads.

Source: City of West Bend Subdivision Ordinance and SEWRPC.

provided for private streets in planned unit developments; streets shall intersect each other at right angles; the number of streets converging at one intersection shall be held to a minimum; the distance between arterial street or highway intersections shall be not less than 1,200 feet; and minor streets intersecting arterial or collector streets from opposite sides should avoid jogs and be continuous.

3. Block design requirements include: residential blocks shall not be less than 600 feet nor more than 1,500 feet in length; a minimum 15-foot-wide pedestrian way may be required across any block over 900 feet in length; the width of blocks shall be able to accommodate at least two tiers of lots; and utility easements, where practical, shall be placed on mid-block easements.

4. Lot and easement design requirements include: area and dimensions of lots proposed within the City shall conform to the requirements of the City's Zoning Ordinance; side lot lines shall be at approximately right angles to straight street lines or radial to curved street lines; double and reverse frontage lots shall be prohibited

except where necessary to provide separation of residential development from through traffic or to overcome specific disadvantages of topography and orientation; lots shall abut for a distance of at least 50 feet on a public street; depth of lots shall be a minimum of 120 feet; the desirable lot depth to lot width ratio is two to one; the width of lots shall be no less than 60 feet at the building setback line; corner lots shall have an extra width of 10 feet; easements of width deemed adequate for the intended purpose shall be provided.

5. Slope and grading design requirements include: lots shall not have more than 50 percent of its minimum required area in slopes of 15 percent or greater after grading; and cut and fill lands within street rights-of-way shall be graded to slopes not exceeding three on one or the soil's angle of repose, whichever is less, and be covered with permanent vegetation.

This ordinance, as a matter of importance, requires any subdivider to install subdivision improvements such as street pavements, sidewalks, utilities, street lamps, and stormwater drainage facilities; to provide easements for certain improvements; and to make provision for park, playground, and open space sites or pay a fee in lieu of site dedication.

Other Land Division Ordinances

The City of West Bend planning area lies within Washington County, containing portions of the Towns of Barton, Farmington, Trenton, and West Bend, each of which has adopted a land division ordinance. These ordinances regulate all divisions of land into parcels of 10 acres or less in size, as set forth in Chapter 236 of the Wisconsin Statutes. The County has also adopted an ordinance for regulating similar land divisions in its unincorporated areas.

Similar to the City of West Bend land division ordinance, each of the five town land division ordinances require that design standards and specific data be provided on all preliminary plats, final plats, and certified survey maps. Proposed land divisions in the West Bend urban service area outside the corporate limits but inside the City of West Bend extraterritorial plat review jurisdiction are also regulated by the design requirements specified in the applicable town land division ordinance and the Washington County land division ordinance. The design standards in the Towns' and county land division ordinances, in general, are similar to those in the City of West Bend land division ordinance, but, in some cases, the City's design standards are more restrictive. Where a conflict occurs between town and city ordinances, the more restrictive of the design standards applies to a proposed land division.

These ordinances also require the subdivider to install subdivision improvements prior to final plat approval and to make provision for public sites such as park, playground, or open space sites by paying a fee in lieu of public site dedication. The Land Division Ordinance of Washington County requires land to be dedicated for park purposes. It specifies that a fee in lieu of dedication may be required only by a town board.

THE CONSTRUCTION SITE EROSION CONTROL ORDINANCE

The purpose of Section 62.11(5) of the Wisconsin Statutes is to set forth regulations designed to conserve the soil, water, and related resources and to control erosion and sedimentation caused by land disturbance. Specifically, this regulation provides for the control, and to the extent possible, the prevention, of soil erosion. It thereby seeks to preserve the natural resources of the area, to control flooding, to protect the capacity of drainage facilities, to prevent impairment of dams and reservoirs, to protect the quality of surface waters, to preserve wildlife, to protect the tax base, and, generally, to protect and promote the health, safety, and general welfare of all the citizens in the community.

In 1987 the Wisconsin League of Municipalities, in cooperation with the Wisconsin Department of Natural Resources, developed a "Model Construction Site Erosion Control Ordinance." The intent of the model ordinance is to require erosion control practices that will reduce the amount of sediment and other pollutants leaving construction sites during land development or land disturbance activities. The DNR perceives local adoption of the construction site erosion control ordinances as an important step in Wisconsin's water resource management program.

Acting in response to the State's recommendation, the City of West Bend Erosion Control

Ordinance, Chapter 22 of the Municipal Code, was adopted by the City on May 6, 1985. The freestanding ordinance, similar to the Wisconsin model, the construction site erosion control ordinance sets forth erosion control administrative procedures, performance standards, and enforcement standards. The ordinance is a means to control the accelerated erosion hazards attendant to the urbanization of lands in the City of West Bend and the adjacent lands subject to extraterritorial land subdivision control. The erosion control regulations, therefore, implement the community's objectives of protecting the natural resource base underlying and adjacent to planned land uses identified in the City's land use plan.

AN INTERIM STORMWATER MANAGEMENT ORDINANCE

Proper stormwater drainage is one of the most important needs addressed by sound urban development practice and is essential to the provision of an attractive, efficient, safe, and healthful urban environment. Stormwater drainage, or as it is more recently termed, stormwater management, consists of the collection, temporary storage, transport, and disposal of excess stormwater. Inadequate stormwater management can be costly and disruptive and can have adverse effects on the overall quality of the environment.

Substantial urban development has recently taken place and is anticipated to continue to take place in the City of West Bend and environs. In the absence of adequate drainage planning and engineering, this development may be expected to exacerbate existing, and create costly new, stormwater management and flood control problems in the City. Given the anticipated growth, the City, in January 1985, requested the Regional Planning Commission to prepare a stormwater management and nonpoint source water pollution abatement plan for the City and environs. In order to regulate stormwater drainage until such time that the stormwater management plan is completed, an interim stormwater management ordinance was prepared by the Regional Planning Commission for the City of West Bend. The ordinance was adopted by the Common Council on May 6, 1985.

The stormwater management ordinance and subsequent stormwater management plan are intended to facilitate the development of an effective stormwater management system for the City that will minimize the damages attendant to poor drainage as well as the costs of the stormwater management facilities. To the extent practicable, the recommended stormwater management plan for the City of West Bend focuses on stormwater drainage, addressing flood control problems only as necessary to avoid the intensification of existing problems or the creation of new problems along the natural streams and watercourses in the City of West Bend and environs which receive the discharges from the urban drainage facilities.

The stormwater management ordinance and its related plan provide the community with important guidelines for coordinating land use development and stormwater management. The stormwater management plan will assist municipal officials in guiding the physical development of the City. In this respect, implementation of the stormwater management will contribute towards enhancing the overall quality of the environment within the City thereby helping to making the City a safer, more attractive, and more efficient and economical area in which to live and work.

OFFICIAL MAPPING

The official map is one of the oldest plan implementation devices at the disposal of the local communities. It is also one of the most effective and efficient devices to manage the problem of reserving land for future public use. Section 62.23(6) of the Wisconsin Statutes provides that the common council of any city may establish an official map for the precise identification of the location and width of right-of-way lines and site boundaries of streets, highways, waterways and parkways, and the location and extent of railway rights-of-way, public transit facilities, and parks and playgrounds. Such a map has the force of law and is deemed to be final and conclusive with respect to the location and width of both existing and proposed streets, highways, waterways and parkways and to the location and extent of railway rights-of-way, public transit facilities, and parks and playgrounds. The Statutes further provide that the official map may be extended to include areas

beyond the corporate limits but within the extraterritorial plat approval jurisdiction of the municipality.

The official map is intended to be used as a precise planning tool to implement public plans for streets, highways, waterways and parkways, railways, public transit facilities, parks, and playgrounds. One of the basic purposes of the official map is to prohibit the construction of buildings or structures and associated improvements on land that has been designated for future public use. The official map is a plan implementation device that operates on a communitywide basis in advance of land development, and can thereby effectively assure the integrated development of the street and highway system. Unlike land subdivision control, which operates on a plat-by-plat basis, the official map can operate over the entire city and environs in advance of development proposals. The official map is a useful device to achieve public acceptance of long-range plans in that it serves legal notice of the government's intention to all parties concerned well in advance of any actual improvements. It thereby avoids the altogether too common situation of development being undertaken without knowledge or regard for the long-range plan. Thus it can help avoid public resistance when plan implementation becomes imminent.

A certain practical and desirable degree of flexibility is given to the official map by Section 62.23(6)(d) of the Wisconsin Statutes. This Section provides that changes or additions to the official map made by duly processed and approved subdivision plats shall not require the public hearings or the common council action normally required for such changes or additions provided. However, the changes or additions may not affect any lands outside the platted area in which the changes are proposed.

The Common Council of the City of West Bend adopted the first Official Map of the City and environs in 1940. The Official Map of the City of West Bend was revised in 1953, 1954, 1961 (incorporating the Village of Barton's Official Map at that time), 1965, 1969, and 1979 to reflect various changes that have taken place since the adoption of the map. The present Official Map should be updated to reflect current conditions and plan proposals relating to streets, highways, waterways and parkways, railways, public transit facilities, parks, and playgrounds.

Chapter VI

DEVELOPMENT OBJECTIVES, PRINCIPLES, STANDARDS, AND RELATED URBAN DESIGN CRITERIA

INTRODUCTION

Planning is a rational process for formulating and meeting objectives. Therefore, the formulation of objectives is an essential task which must be undertaken before a land use plan can be prepared. Accordingly, a set of recommended land use and transportation system development objectives was formulated for the West Bend planning area. This chapter sets forth those objectives together with supporting principles and standards. The land use development objectives relate primarily to the amount and to the allocation and distribution of the various land uses required to meet the needs of the resident population of the West Bend area and also to the provision to those land uses of essential urban facilities and services.

BASIC CONCEPTS AND DEFINITIONS

The terms "objective," "principle," "standard," "design criteria," "plan," "policy," and "program" are subject to differing interpretations. To clarify the meanings of these terms and the concepts involved, the following definitions of these terms are used within the context of this plan:

1. Objective: A goal or end toward the attainment of which plans and policies are directed.
2. Principle: A fundamental, generally accepted tenet used to support objectives and prepare standards and plans.
3. Standard: A criterion used as a basis of comparison to determine the adequacy of plan proposals to attain objectives.
4. Design criteria: A body of information which can be applied to the development of a solution or solutions to a specific design problem or set of problems.
5. Plan: A design which seeks to achieve agreed-upon objectives.
6. Policy: A rule or course of action used to ensure plan implementation.
7. Program: A coordinated series of policies and actions to carry out a plan.

Although this chapter deals with only the first five of these terms, an understanding of the interrelationships of these terms and of the concepts represented is essential to understanding the land use development objectives, principles, standards, and related urban design criteria presented herein. These development objectives, principles, and standards, as approved by the City Plan Commission, deal primarily with: 1) the allocation of land to the various uses, 2) the spatial distribution of the various uses, 3) the protection of the natural resource base and agricultural lands, 4) the preservation of sufficient high-quality open space lands, 5) the provision of outdoor recreational opportunities, 6) the provision of safe and efficient transportation facilities, 7) the provision of fire protection, 8) the provision of adequate location and choice of housing, and 9) the preservation of historic sites and structures. Each objective, together with its supporting principles and standards, follows.

OBJECTIVES, PRINCIPLES, AND STANDARDS

OBJECTIVE NO. 1—LAND USE ALLOCATION

A balanced allocation of space to the various land use categories which meets the social, physical, and economic needs of the resident population of the West Bend area.

PRINCIPLE

The planned supply of land set aside for any given use should approximate the known and anticipated demand for that use.

STANDARD

The amount of land area set aside for accommodating forecast growth in the West Bend planning area should be determined by application of the standards set forth in Table 30.

OBJECTIVE NO. 2—LAND USE SPATIAL DISTRIBUTION

A spatial distribution of the various land uses that is properly related to the supporting transportation, utility, and public facility systems in order to assure the economical provision of transportation, utility, and public facility services and a compatible arrangement of land uses.

PRINCIPLE

The transportation and public utility facilities and the land use pattern which these facilities serve and support are mutually interdependent in that the land use pattern determines the demand for, and loadings upon, transportation and utility facilities. These facilities, in turn, are essential to, and form a basic framework for, land use development.

STANDARDS

1. Urban development should be located so as to maximize the use of existing transportation and utility systems.

2. All lands developed or proposed to be developed for urban uses should be located in areas readily serviceable by extensions of the existing public sanitary sewerage system and preferably within the gravity drainage area tributary to such system.

3. All lands developed or proposed to be developed for urban uses should be located in areas readily serviceable by extensions of the existing public water supply system.

4. Adequate stormwater management facilities should be provided for all urban development.

PRINCIPLE

The proper allocation of urban uses to land can avoid or minimize hazards and dangers to the public health, safety, and general welfare and maximize amenity and convenience in terms of accessibility to supporting land uses.

STANDARDS

1. Sites for commercial, educational, transportation, recreational, and employment facilities to serve the neighborhood and community should be provided in accordance with the standards set forth in Table 31.

2. Urban residential uses should be located in planned areas which are served by centralized public sanitary sewerage and water supply facilities and which contain, within a reasonable walking distance, necessary supporting local service uses, such as neighborhood park, commercial, and elementary school facilities, and should have reasonable access through the appropriate component of the transportation system to employment, to community and regional commercial, cultural, and to governmental centers and secondary schools and higher educational facilities. Housing types should be provided pursuant to Objective No. 8 and at densities consistent with those shown in Table 30.

3. Rural and suburban residential uses should have reasonable access through the appropriate component of the transportation system to employment; community and regional commercial, cultural, and governmental centers; and primary and secondary educational facilities.

4. Neighborhood, community, and regional commercial uses should be located in established centers of concentrated retail and service activity and should be afforded direct access to the arterial street system. Sites for neighborhood, community, and regional service facilities should be provided in accordance with the service radius standards set forth in Table 31.

5. General industrial uses should be located in planned industrial districts so as to have direct access to arterial street and highway facilities and reasonable access through an appropriate component of the transportation system to residential areas and should not be intermixed with commercial, residential, governmental, recreational, educational, or institutional uses. In addition, industrial uses should be provided with adequate water supply, with public sanitary sewerage and stormwater management facilities, and with adequate power supply, including natural gas and electricity.

Table 30

URBAN LAND USE STANDARDS FOR THE CITY OF WEST BEND

Land Use Category	Development Standard (gross area)[a]
Residential[b]	
Single-Family Dwellings	
Rural-Estate Density (5.0-acre lots or greater)	588 acres per 100 dwelling units
Suburban-Density (1.5 acre to 4.9 acre lots)	204 acres per 100 dwelling units
Low-Density (20,000- to 65,339-square foot lots)	109 acres per 100 dwelling units
Medium-Density (7,200- to 19,999-square foot lots)	32 acres per 100 dwelling units
Two- and Multi-Family Dwellings	
Medium-High Density (6.1 to 10.9 dwelling units per net residential acre[c])	17 acres per 100 dwelling units
Multi-Family Dwellings	
High-Density (11.0 to 15.0 dwelling units per net residential acre[c])	10 acres per 100 dwelling units
Commercial	6.0 acres per 100 commercial employees
Industrial	9.0[d] acres per 100 industrial employees
Governmental and Institutional	
Public Elementary	2.9 acres per 100 students
Public Middle School	3.2 acres per 100 students
Public High School	2.2 acres per 100 students
Church	2.5 acres per 1,000 persons
Other[e]	4.5 acres per 1,000 persons
Public Outdoor Recreation	
Regional and Multi-Community	As recommended in the Regional Park and Open Space Plan
Community[f]	
In Park Sites	2.2 acres per 1,000 persons
In Middle Schools or High School Sites	0.9 acres per 1,000 persons
Neighborhood[f]	
In Park Sites[g]	1.7 acres per 1,000 persons
In Elementary School Sites	1.6 acres per 1,000 persons

[a]Gross areas include associated street rights-of-way and off-street parking for each land use category. These standards have been based upon existing land use studies of the Southeastern Wisconsin Region since 1963 and are reasonably responsive to expected future as well as present conditions.

[b]Based upon the year 2010 intermediate growth-centralized scenario forecast of 2.59 persons per occupied housing unit in the City of West Bend urban service area, along with adopted regional land use plan standards.

[c]Net residential acreage includes only those areas occupied by dwelling units and associated buildings, plus required yards and open spaces. It does not include associated street and utility rights-of-way.

[d]Assuming a net land-to-building ratio of from 5:1 to 7:1. If the net land-to-building ratio is between 3:1 and 5:1, then six acres per 100 employees should be used.

[e]This category includes hospitals, city hall, libraries, post offices, police and fire stations, and other related governmental and institutional uses.

[f]Natural areas may be incorporated into the design of a park site; however, acreages for areas with steep slopes, poor soils, floodwater storage, drainageways and natural vegetations such as wetlands and woodlands should be considered as additions to the park-school standards.

[g]Park site should be associated with a school. Park sites not associated with a school site should have a minimum area of 16 acres per park site.

Source: SEWRPC.

Table 31

FACILITY SITE AREA AND SERVICE RADIUS STANDARDS FOR THE CITY OF WEST BEND

Facility Type	Number of Persons Served	Required Site Area (gross acres)	Maximum One-Way Walking Distance Medium-Density Neighborhood (miles)	Maximum One-Way Travel Time (minutes)	
				Automobile at 25 mph	Transit Facility (total elapsed time)
Commercial					
Neighborhood Retail and Service Center	4,000-10,000	5-15	1.00[a]	3	--
Community Retail and Service Center	10,001-75,000	15-60	1.50[a]	5	8
Regional Retail and Service Center	75,001-150,000	60 minimum	10.00[a]	30	45
Highway-Oriented Commercial Development	15,000[b]	5-25	--	10	--
Community Office Development	1,000 minimum employees	20 minimum	--	10	30
Community Industrial	300-3,500 employees	20-320	--	10	30
Local Transit	--	--	0.25	--	--
Educational					
Public Elementary School (grades K-5)	550 students	16[c,d]	0.50[g]	--	--
Public Middle School (grades 6-8)	900 students	29[c,e]	0.75[g]	15	20
Public Senior High School (grades 9-12)	2,500 students	55[c,f]	1.00[g]	20	30
Outdoor Recreational					
Neighborhood	6,500	11[h]	0.75[a] (urban)	--	--
Community	--	25-99	2.00[a] (urban)	20	--
Multi-Community	--	100-249	4.00[a] (urban)	--	--
	--	--	10.00[a] (rural)	--	--
Regional	--	250 or more	10.00[a]	--	--

[a] *Minimum facility service radius (not walking distance).*

[b] *Indicates minimum average weekday traffic volume required on abutting freeway or arterial street or highway.*

[c] *Includes both land for the school facility and for associated school-related outdoor recreation facilities.*

[d] *Elementary school site area is based upon the standard of 10 acres plus one acre for each 100 students.*

[e] *Middle school site area is based upon the standard of 20 acres plus one acre for each 100 students.*

[f] *High school site area is based upon the standard of 30 acres plus one acre for each 100 students.*

[g] *West Bend School District's minimum busing radius is a 0.5 mile for kindergarten; 1.5 miles for grades one through five; and two miles for grades six through 12.*

[h] *Neighborhood park sites not associated with a school site should have a minimum area of 16 acres per park site.*

Source: City of West Bend Community Development Department and SEWRPC.

OBJECTIVE NO. 3—NATURAL RESOURCE BASE PROTECTION

A spatial distribution of the various land uses which will result in the protection, preservation, and wise use of the natural resources and agricultural lands of the area, including soils, lakes and streams, wetlands, woodlands, and wildlife.

PRINCIPLE

The proper allocation of land uses can assist in maintaining an ecological balance between the activities of man and the natural environment which supports him.

A. Soils

Principle

The proper relation of urban and rural land use development to soil type and distribution can serve to avoid costly environmental and developmental problems, aid in the establishment of better settlement patterns, and promote the wise use of an irreplaceable resource.

Standards

1. Sewered urban developments should not be located in areas covered by soils identified as having severe limitations for such development on Maps 9 and 10. When development is proposed on soils exhibiting severe limitations, careful attention must be given in the design to overcoming these limitations properly.

2. Unsewered suburban and rural residential developments in the unincorporated West Bend planning area should not be located in areas covered by soils identified on Maps 8 and 9 as being unsuitable for such developments. When development is proposed on soils exhibiting unsuitable conditions, careful attention must be given in the design to overcome these limitations properly.

B. Lakes and Streams

Principle

Inland lakes and streams and the associated shorelands and floodlands contribute to the atmospheric water supply through evaporation; provide a suitable environment for desirable and sometimes unique plant and animal life; provide the population with opportunities for certain scientific, cultural, and educational pursuits; constitute prime recreational areas; provide a desirable aesthetic setting for certain types of land use development; serve to store and convey flood waters; and provide certain water withdrawal requirements.

Standards

1. A minimum of 25 percent of the perimeter of shoreline frontage of lakes with a surface area in excess of 50 acres should be maintained in a natural state.

2. No more than 50 percent of the length of a shoreline of inland lakes with a surface area in excess of 50 acres should be allocated to urban development, except for park and outdoor recreational uses.

3. It is desirable that 25 percent of the shoreline of each inland lake with a surface area in excess of 50 acres should be maintained in either a natural state or some low-intensity public use, such as parkland.

4. A minimum of 10 percent of the shoreline of each inland lake with a surface area in excess of 50 acres should be maintained for public uses, such as a beach area, pleasure craft marina, or park.

5. Floodlands should not be allocated to any urban development which would cause, or be subject to, flood damage.

6. The floodwater storage capacity of natural floodlands should not be reduced by urban or rural development.

7. The flow capacity of perennial stream channels and associated floodlands should not be reduced below existing conditions.

C. Wetlands

Principle

Wetlands support a wide variety of desirable and sometimes unique plant and animal life; assist in the stabilization of lake levels and streamflows; trap and store plant nutrients in runoff, thus reducing the rate of enrichment of surface waters and obnoxious weed and algae growth; contribute to the atmospheric oxygen supply; contribute to the atmospheric water supply; reduce stormwater runoff by providing area for floodwater impoundment and storage; trap soil particles suspended in runoff and thus reduce stream sedimentation; and provide the population with opportunities for certain scientific, educational, and recreational pursuits.

Standards

1. Wetland areas adjacent to streams or lakes, wetlands within areas having special wildlife and other natural values and wetlands having an area of five acres or more should not be allocated to any urban development except limited recreation and should not be drained or filled. To the extent practicable, areas within 75 feet of wetlands should be kept in open space uses, such as agriculture or limited recreation uses. All wetlands five acres or larger located in floodland and shoreland areas must be preserved in accordance with Chapter NR 117 of the Wisconsin Administration Code.

2. Nonshoreland wetlands should be protected and regulated similarly to shoreland wetlands in accordance with the City's Shoreland-Wetland Zoning Ordinance, except that urban uses may be permitted by the City Plan Commission, provided the purpose for preserving such wetlands, as stated in the City's Zoning Ordinance, is maintained.

D. Woodlands

Principle

Woodlands assist in maintaining unique natural relationships between plants and animals; reduce stormwater runoff; contribute to the atmospheric oxygen supply; contribute to the atmospheric water supply through transpiration; aid in reducing soil erosion and stream sedimentation; provide the resource base for the forest product industries; provide the population with opportunities for certain scientific, educational, and recreational pursuits; and provide a desirable aesthetic setting for certain types of land use development.

Standard

Woodland areas with an area of five acres or more should not be allocated to urban development except for limited recreation uses. When urban development does occur in such areas, the impact upon the woodland areas should be minimized.

E. Wildlife

Principle

Wildlife, when provided with a suitable habitat, supplies the resident population with opportunities for certain scientific, educational, and recreational pursuits; comprises an integral component of the life systems which are vital to beneficial natural processes, including the control of harmful insects and other noxious pests and the promotion of plant pollination; provides food sources; offers an economic resource for the recreation industries; and serves as an indicator of environmental health.

Standard

The most suitable wildlife habitat, that is, the area in which fish and game can best find food, shelter, and reproduce, is a natural habitat. Since the natural habitat for fish and game can best be achieved by preserving or maintaining in a wholesome state other resources such as soil, water, wetlands, and woodlands, the standards for each of these other resources, if met, would ensure the preservation of a suitable wildlife habitat and population.

OBJECTIVE NO. 4—OPEN SPACE PRESERVATION

The preservation of sufficient high-quality open space lands for protection of the underlying and sustaining natural resource base and enhancement of the social and economic well-being and environmental quality of the area.

PRINCIPLE

Ecological balance and natural beauty are important determinants of a community's ability to provide a pleasant and habitable environment for all forms of life and to maintain social and economic well-being. Preservation of the most significant aspects of the natural resource base, that is, primary environmental corridors and prime agricultural lands, contributes to the maintenance of ecological balance, natural beauty, and economic well-being of the City and environs.

A. Environmental Corridors and Isolated Natural Areas

Principle

The primary and secondary environmental corridors and isolated natural areas are a composite of the best individual elements of the natural resource base, which includes lakes, rivers, and streams and their associated floodlands; wetlands; woodlands; wildlife habitat areas; rugged terrain with slopes 12 percent or greater; wet, poorly drained, or

organic soils; and significant geological formations. By protecting these elements of the natural resource base, flood damage can be reduced, soil erosion abated, water supplies protected, air cleansed, wildlife population enhanced, and continued opportunities provided for scientific, educational, and recreational pursuits.

1. All remaining undeveloped lands within the designated primary environmental corridors in the planning area should be preserved in essentially natural, open uses.

2. All remaining undeveloped lands within the designated secondary environmental corridors and isolated natural areas in the West Bend planning area should be considered for preservation as urban development proceeds and should be used as drainageways, floodwater detention areas, and parks.

B. Prime Agricultural Lands

Principle

The preservation of prime agricultural lands ensures that the most productive existing farmlands will remain available to provide food and fiber, contribute to the agricultural and agriculture-related economy of the area, maximize the return on capital invested in agricultural irrigation and drainage systems and soil and water conservation practices, minimize conflicts between farming operations and activities associated with urban land uses, and contribute to energy conservation since prime agricultural soils require less energy to farm than do other soils.

Standards

1. All remaining prime agricultural areas within the West Bend planning area not required to meet the land use needs of the forecast design year resident population and economic activity levels should be preserved for agricultural use. These areas should be protected through the application of zoning and land division ordinances which permit only agricultural uses and agriculture-related uses and which specify a relatively large parcel size, such as 35 acres.

2. The location of nonfarm residential development in prime agricultural areas in the West Bend planning area should be discouraged. If permitted, development should be limited to densities of five acres or greater per dwelling unit, providing the locations are covered by soils suitable for the use of onsite sewage disposal systems.

OBJECTIVE NO. 5—RECREATION

The provision of an integrated system of public general-use outdoor recreation sites and related open space areas, areas for intensive nonresource-oriented outdoor recreational activities, areas for intensive resource-oriented outdoor recreational activities, areas for land-based outdoor recreational activities, and for water-based outdoor recreational activities will allow the resident population of the West Bend planning area adequate opportunity to participate in a wide range of outdoor recreation activities.

PRINCIPLE

Attainment and maintenance of good physical and mental health is an inherent right of all residents of the West Bend area. The provision of outdoor recreation sites and related open space areas contributes to the attainment and maintenance of physical and mental health by providing opportunities to participate in a wide range of activities. An integrated park and open space system properly related to the natural resource base, such as the existing surface water network, can generate the dual benefits of satisfying recreational demands in an appropriate setting while protecting and preserving valuable natural resource amenities. Finally, an integrated system of outdoor recreation sites and related open space areas can contribute to the orderly growth of the metropolitan area by lending form and structure to urban development.

STANDARD

The public sector should provide sufficient open space lands to accommodate a system of resource-oriented recreation areas to meet the demand of residents for extensive recreational activities. To fulfill these requirements, the recreation-related open space standards contained in SEWRPC Community Assistance Planning Report No. 104, A Park and Open Space Plan for the City of West Bend, should be met.

OBJECTIVE NO. 6—TRANSPORTATION SYSTEM

An integrated transportation system which, through its location, capacity, and design, will effectively serve the existing and proposed land use pattern and promote the implementation of the plan, meeting the anticipated travel demand generated by the existing and proposed land uses.

PRINCIPLE

An integrated areawide transportation system serves to freely interconnect the various land use activities within the neighborhoods, the City, and the Region, thereby providing the attribute of accessibility essential to the support of these activities.

STANDARDS

1. The transportation system should provide access not only to all land presently devoted to urban development but also to land proposed to be used for such development.

2. The transportation system should be comprised of an orderly functional hierarchy of arterial, collector, and land access streets configured to meet the transportation and land use needs of the planning area. All streets and highways in the planning area should be placed into one of the following functional classifications:

Arterial Streets: This subsystem provides for the expeditious movement of through traffic into, out of, and within the community. Arterial streets should be so located as to minimize the penetration of existing and proposed residential areas.

Collector Streets: This subsystem collects traffic from urban uses and distributes traffic to land access streets and conveys it to arterial streets.

Land Access Streets: This subsystem provides access to and from individual building sites.

3. Streets and highways in the West Bend planning area should be improved to the cross-sections similar to the City of West Bend's preferred cross-sections, shown in Figure 5, as related to functional classification.

4. Arterial streets and highways in the West Bend area should be provided at intervals of no more than one-half mile in each direction in urban high-density areas, at intervals of no more than one mile in each direction in urban medium-density areas, and at intervals of no more than two mile in each direction in urban low-density and suburban-density areas.

5. Transportation terminal facilities, such as off-street parking and off-street truck loading, should be located in proximity to the principal land uses to which they are accessory.

OBJECTIVE NO. 7—FIRE PROTECTION

Provide facilities necessary to maintain high-quality fire protection throughout the City.

PRINCIPLE

The adequacy of fire protection in the City depends on the relationship between the size and distribution of the resident population and employment and the location of fire-fighting facilities available to serve that population.

STANDARD

Fire stations and equipment distribution should be based, in part, upon the standards shown in Table 32.

OBJECTIVE NO. 8—HOUSING

The provision of an adequate variety of housing types for varied age and income groups for households of various sizes.

PRINCIPLE

Adequate choice in size, cost, and location of housing units will assure equal housing opportunity.

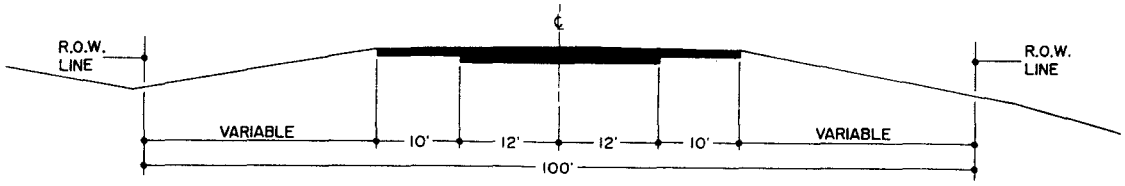
STANDARDS

1. Housing units within the City of West Bend area should be geographically well distributed and should include a full range of housing types, sizes, and costs, including detached single-family dwellings, attached two-family dwellings, attached multi-family rowhouses or townhouses, and attached multi-family garden apartments or condominiums.

Figure 5

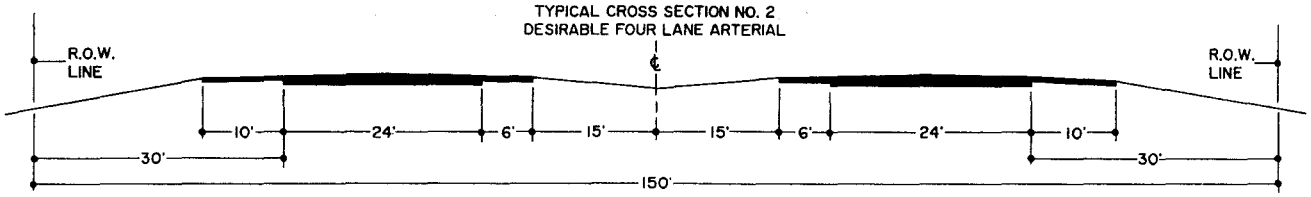
TYPICAL CROSS-SECTIONS FOR STREETS AND HIGHWAYS IN THE CITY OF WEST BEND PLANNING AREA[a]

RURAL AREA
TYPICAL CROSS SECTION NO. 1
DESIRABLE TWO LANE ARTERIAL



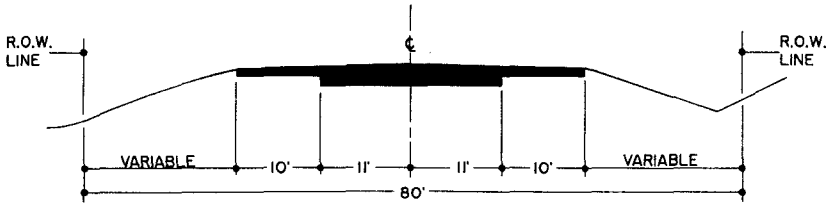
GRAVEL BASE VARIES
24' HIGH TYPE PAVEMENT, 100' R.O.W.
2' MINIMUM DITCH DEPTH
4 : 1 MAXIMUM DITCH FORESLOPE

RURAL AREA
TYPICAL CROSS SECTION NO. 2
DESIRABLE FOUR LANE ARTERIAL



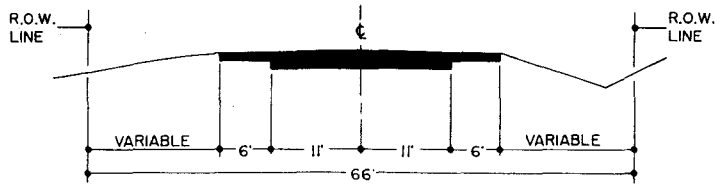
GRAVEL BASE VARIES
DUAL 24' HIGH TYPE PAVEMENT, 150' R.O.W.
2' MINIMUM DITCH SLOPE
4 : 1 MAXIMUM DITCH FORESLOPE

RURAL AREA
TYPICAL CROSS SECTION NO. 3
DESIRABLE TWO LANE
COLLECTOR STREET



GRAVEL BASE VARIES
22' HIGH TYPE PAVEMENT, 80' R.O.W.
2' MINIMUM DITCH DEPTH
4 : 1 MAXIMUM DITCH FORESLOPE

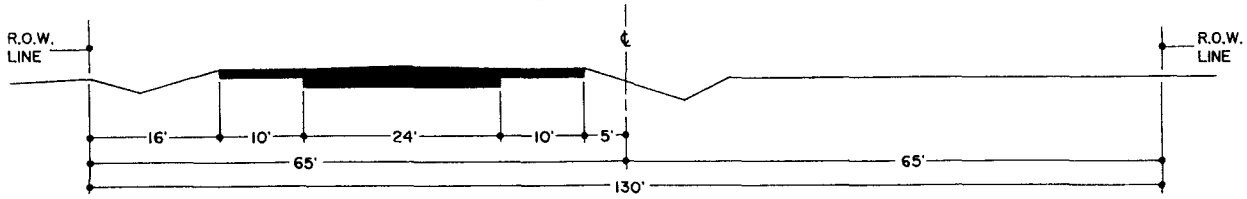
RURAL AREA
TYPICAL CROSS SECTION NO. 4
DESIRABLE TWO LANE
MINOR STREET



GRAVEL BASE VARIES
22' HIGH TYPE PAVEMENT, 66' R.O.W.
2' MINIMUM DITCH DEPTH
4 : 1 MAXIMUM DITCH FORESLOPE

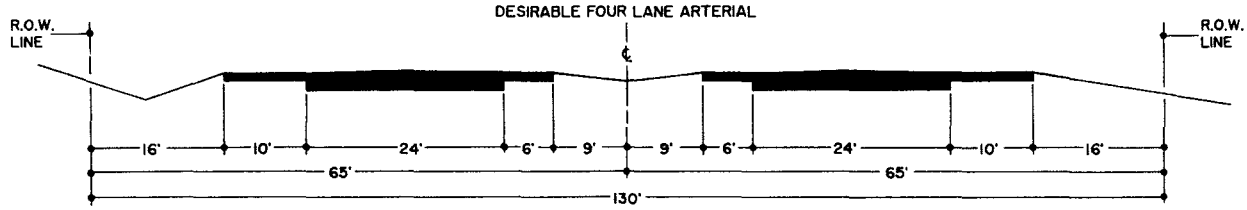
Figure 5 (continued)

URBANIZING AREA
TYPICAL CROSS SECTION NO. 5
DESIRABLE TWO LANE ARTERIAL
(INITIAL STAGE OF FUTURE FOUR LANE ARTERIAL)



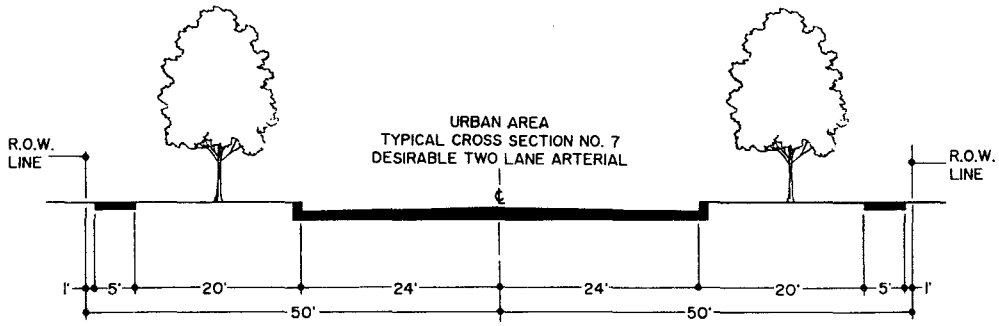
GRAVEL BASE VARIES
24' HIGH TYPE PAVEMENT, 130' R.O.W.
2' MINIMUM DITCH DEPTH
4 : 1 MAXIMUM DITCH FORESLOPE

URBANIZING AREA
TYPICAL CROSS SECTION NO. 6
DESIRABLE FOUR LANE ARTERIAL



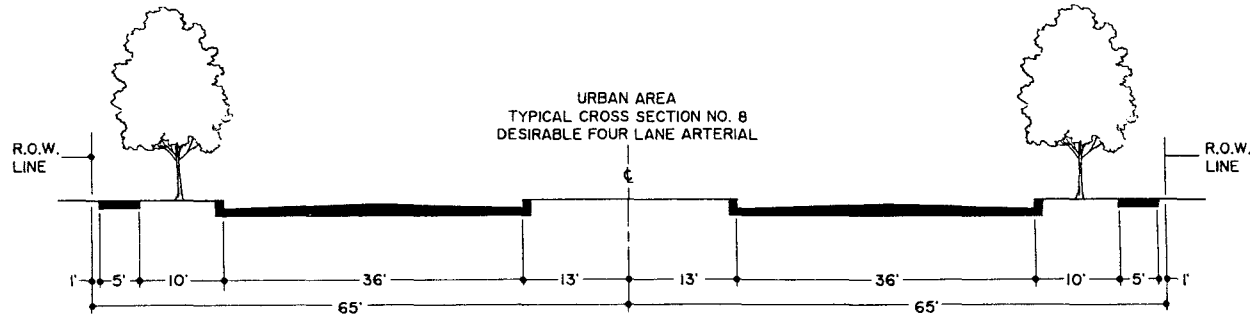
GRAVEL BASE VARIES
DUAL 24' HIGH TYPE PAVEMENT, 130' R.O.W.
2' MINIMUM DITCH SLOPE
4 : 1 MAXIMUM DITCH FORESLOPE

URBAN AREA
TYPICAL CROSS SECTION NO. 7
DESIRABLE TWO LANE ARTERIAL



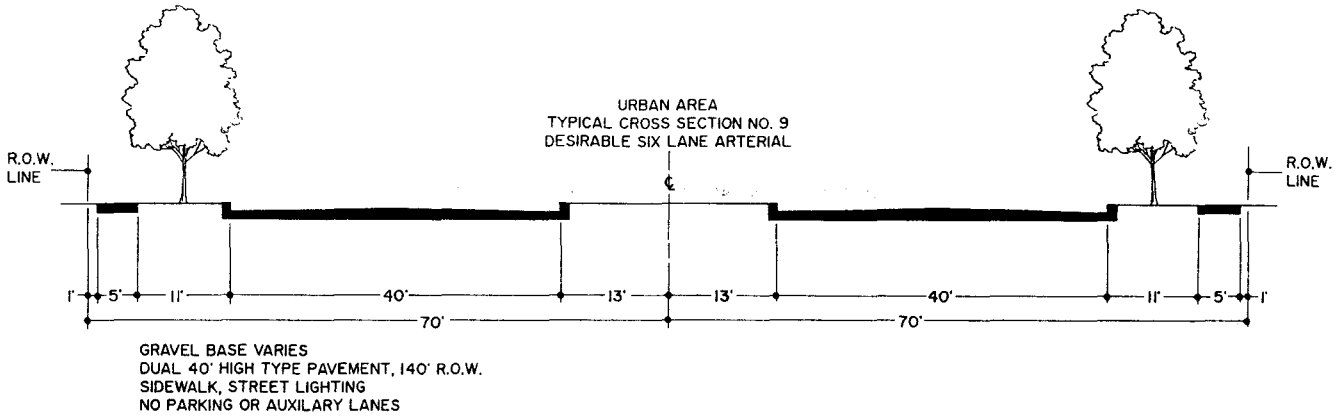
GRAVEL BASE VARIES
48' HIGH TYPE PAVEMENT, 100' R.O.W.
(ADDITIONAL R.O.W. MAY BE RESERVED
IN UNDEVELOPED AREAS)
SIDEWALK, STREET LIGHTING
TWO PARKING OR AUXILARY LANES

URBAN AREA
TYPICAL CROSS SECTION NO. 8
DESIRABLE FOUR LANE ARTERIAL

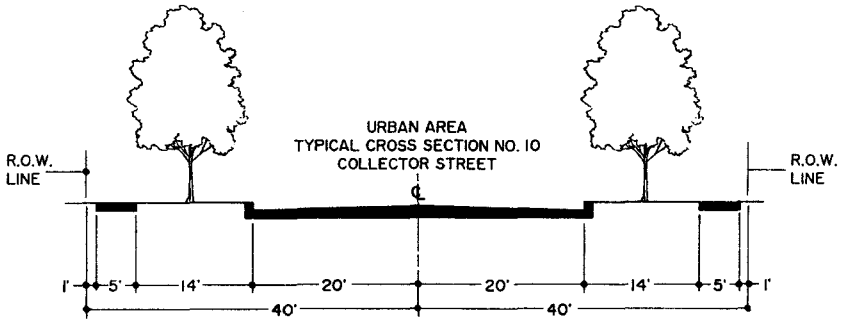


GRAVEL BASE VARIES
DUAL 36' HIGH TYPE PAVEMENT, 130' R.O.W.
SIDEWALK, STREET LIGHTING
TWO PARKING OR AUXILARY LANES

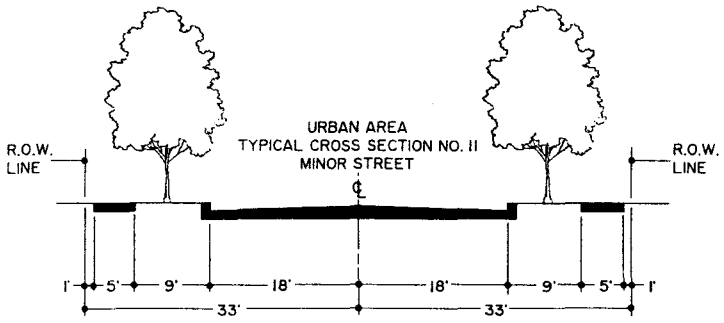
Figure 5 (continued)



GRAVEL BASE VARIES
DUAL 40' HIGH TYPE PAVEMENT, 140' R.O.W.
SIDEWALK, STREET LIGHTING
NO PARKING OR AUXILARY LANES

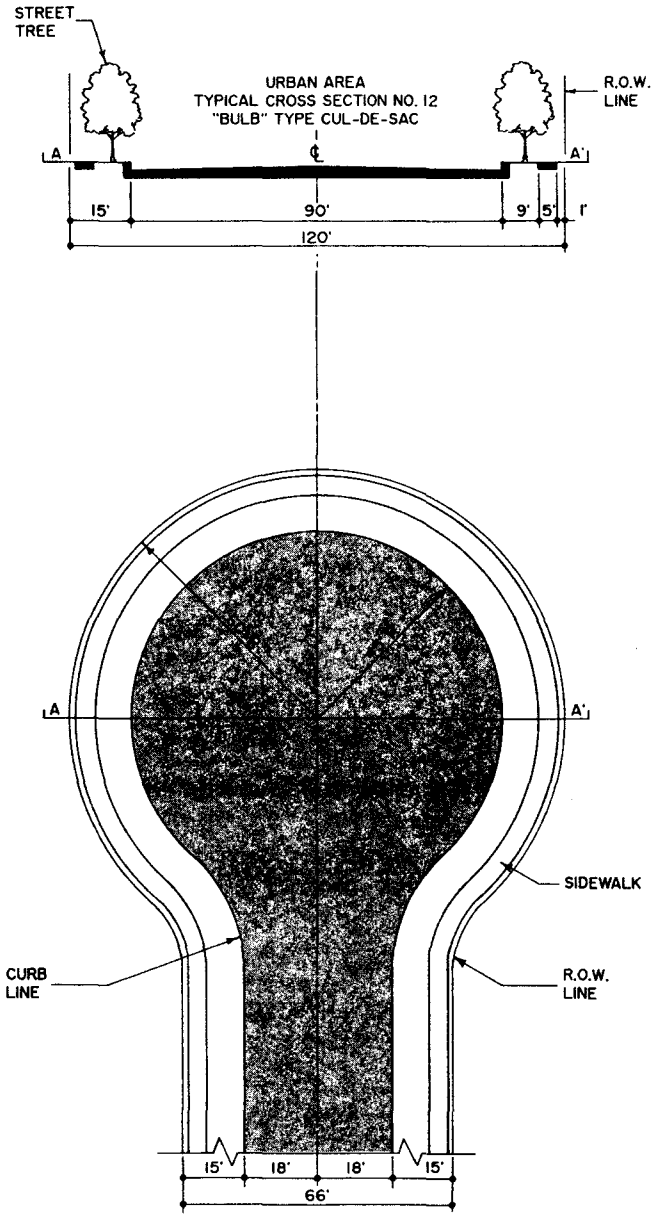


GRAVEL BASE VARIES
40' HIGH TYPE PAVEMENT, 80' R.O.W.
TWO PARKING LANES



GRAVEL BASE VARIES
36' HIGH TYPE PAVEMENT, 66' R.O.W.
TWO PARKING LANES

Figure 5 (continued)



[a]*The City of West Bend's preferred cross-sections shown are, in all cases, typical, and are subject to variations with regard to a number of considerations, including topography, vehicular and pedestrian traffic patterns and volumes, traffic and parking lane widths, right-of-way widths, and relation to adjacent land uses, such variations appropriately being the subject of further consideration under subsequent preliminary engineering studies. These cross-sections are shown in order to provide the appropriate jurisdictional agencies and local officials with an indication both of the amount of right-of-way that should be considered for reservation to accommodate the required number of traffic lanes, and of what pavement widths are being suggested as a point of departure for the preliminary engineering studies.*

Source: SEWRPC Planning Report No. 23, A Jurisdictional Highway System Plan for Washington County; The Land Use Management Plan, City of West Bend, adopted by the City Plan Commission on March 12, 1979; and the City of West Bend Engineering Department.

Table 32

NUMBER OF ENGINE AND LADDER COMPANIES NEEDED WITHIN TRAVEL DISTANCE OF REQUIRED FIRE FLOW

Fire Flow (gallons per minute)	First Due				First Alarm				Maximum Multiple Alarm			
	Engine Company		Ladder Company		Engine Company		Ladder Company		Engine Company		Ladder Company	
	Number	Miles	Number	Miles	Number	Miles	Number	Miles	Number	Miles	Number	Miles
Less than 2,000	1	1.50[a]	1[b]	2.0[c]	2[d]	4.0	1[b]	2.0[c]	2[d]	4.0	1[b]	2.0[c]
2,000	1	1.50[a]	1[b]	2.0[c]	2	2.5	1[b]	2.0[c]	2	2.5	1[b]	2.0[c]
2,500	1	1.50	1[b]	2.0	2	2.5	1[b]	2.0	2	2.5	1[b]	2.0
3,000	1	1.50	1[b]	2.0	2	2.5	1[b]	2.0	3	3.0	1[b]	2.0
3,500	1	1.50	1[b]	2.0	2	2.5	1[b]	2.0	3	3.0	1[b]	2.0
4,000	1	1.50	1	2.0	2	2.5	1	2.0	4	3.5	1	2.0
4,500	1	1.50	1	2.0	2	2.5	1	2.0	4	3.5	1	2.0
5,000	1	1.00	1	1.5	2	2.0	1	1.5	5	3.5	2	2.5
5,500	1	1.00	1	1.5	2	2.0	1	1.5	5	3.5	2	2.5
6,000	1	1.00	1	1.5	2	2.0	1	1.5	6	4.0	2	2.5
6,500	1	1.00	1	1.5	2	2.0	1	1.5	6	4.0	2	2.5
7,000	1	1.00	1	1.5	2	1.5	1	1.5	7	4.0	3	3.5
7,500	1	1.00	1	1.5	2	1.5	1	1.5	8	4.5	3	3.5
8,000	1	1.00	1	1.5	2	1.5	1	1.5	9	4.5	3	3.5
8,500	1	1.00	1	1.5	2	1.5	1	1.5	9	4.5	3	3.5
9,000	1	0.75	1	1.0	3	1.5	2	2.0	10	4.5	4	4.0
10,000	1	0.75	1	1.0	3	1.5	2	2.0	12	5.0	5	4.0
11,000	1	0.75	1	1.0	3	1.5	2	2.0	14	5.0	6	5.0
12,000	1	0.75	1	1.0	3	1.5	2	2.0	15	5.0	7	5.0

[a]May be increased to two miles for residential districts consisting of single- and two-family dwelling units, and to four miles where such dwelling units have an average separation of 100 feet or more.

[b]Where there are less than five buildings of a height corresponding to three or more stories, a ladder company may not be needed to provide ladder service.

[c]May be increased to three miles for residential districts consisting of single- and two-family dwellings, and to four miles where such dwelling units have an average separation of 100 feet or more.

[d]Same as First Due where only one engine company is required in the municipality.

Source: Insurance Services Office and SEWRPC.

2. The supply of vacant and available housing units should be sufficient to facilitate consumer turnover. Rental unit vacancy rates should be maintained at a minimum of 4 percent and a maximum of 6 percent. Owner-occupied unit vacancy rates should be maintained at a minimum of 1 percent and a maximum of 2 percent of the total homeowner units over a full range of housing types, sizes, and costs.

3. Residential densities in the City of West Bend planned urban service area should generally be provided and maintained in accordance with the following guidelines:

a. Approximately 2 percent of the total residential dwelling units should consist of single-family dwelling units on lots 20,000 square feet or larger.

b. Approximately 53 percent of the total residential dwelling units should consist of medium-density, single-family dwelling units on 7,200- to 19,999-square-foot lots, or 2.2 to 6.0 dwelling units per net residential acre.

c. Approximately 25 percent of the total residential dwelling units should consist of medium-high-density, two- and multi-family dwelling units at densities ranging from 6.1 to 10.9 dwelling units per net residential acre. Of this percentage, 56 percent should consist of two-family dwelling units and the remaining 44 percent should consist of multi-family dwelling units.

d. Approximately 20 percent of the total residential dwelling units should consist of high-density, multi-family dwelling units at densities ranging from 11.0 to 15.0 dwelling units per net residential acre.

OBJECTIVE NO. 9—HISTORIC PRESERVATION

The preservation of the historical heritage of the West Bend area.

PRINCIPLE

The preservation of buildings, sites, and districts possessing historical or architectural significance will promote the educational, cultural, and general welfare of residents of the West Bend area by providing for a more interesting, attractive, and vital community. Accordingly, it is in the public interest to promote for the protection, enhancement, perpetuation, and use of sites and improvements of special historical interest or value.

STANDARDS

The City of West Bend should use the standards promulgated by the U. S. Secretary of Interior for historic preservation projects. In general, these standards should govern all forms of historic preservation treatments, including acquisition, protection, stabilization, preservation, rehabilitation, restoration, and reconstruction. The following standards apply to the treatment of designated historic properties in the City of West Bend.

1. Every reasonable effort should be made to provide a compatible use for a property requiring minimal alteration of the building structure, site, and environment or to use a property for its original purpose.

2. The distinguishing original qualities or character of a building, structure, or site and its environment should not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided whenever possible.

3. All buildings, structures, and sites should be recognized as products of their own time. This should be considered before alterations with no historical basis and which seek to create an "antique" appearance are undertaken.

4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. If these changes have acquired significance in their own right, their significance should be recognized and respected.

5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site, should be treated with sensitivity.

6. Deteriorated architectural features should be repaired, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

7. The surface cleaning of structures should be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials should not be used.

8. Every reasonable effort should be made to protect and preserve archaeological resources affected by, or adjacent to, any acquisition, protection, stabilization, preservation, rehabilitation, restoration, or reconstruction project.

The objectives, principles, and standards set forth in this chapter express the physical development intent of the City of West Bend. The standards perform a particularly important function in land use plan design since they form the basis upon which estimates of future community land use needs are based. Community land use requirements are developed in Chapter VII based upon these objectives, principles, and standards.

URBAN DESIGN CRITERIA

In order to develop physical solutions to urban design problems in West Bend, certain urban design criteria must be agreed upon. In this respect, urban design criteria can be defined as a body of information which can be applied to the development of a solution or solutions to a specific urban design problem or set of problems. Specific urban design decisions should be based, in part, upon urban design criteria, as well as on the underlying objectives, principles, and standards outlined herein. Urban design criteria are intentionally specific in order to assist in the development of detailed urban design solutions to specific problems. Urban design criteria have

Table 33

OUTDOOR RECREATION FACILITY REQUIREMENTS IN A TYPICAL MEDIUM-DENSITY RESIDENTIAL NEIGHBORHOOD UNIT[a]

Facility	Minimum Public Facility Requirement Standard		Total Acreage Required[b]
	Facility per 1,000 Urban Residents	Number of Facilities Required	
Active Recreation			
Baseball Diamond	0.09	0.59 = 1[c]	4.50
Basketball Goal	0.91	5.92 = 6	0.42
Ice-Skating Rink	0.15	0.98 = 1	0.35 Minimum
Playfield	0.39	2.54 = 3	4.95 Minimum
Playground	0.35	2.28 = 2	1.24 Minimum
Softball Diamond	0.53	3.45 = 2[c]	5.36
Tennis Court	0.50	3.25 = 3	0.96
Subtotal	--	--	17.78 Minimum
Passive Recreation Area	Add 10 percent of active recreation area total		1.78
Other Recreation Area[d]	Add 10 percent of active recreation area total		1.78
Total	--	--	21.34 Minimum

[a]Medium density is defined in the Regional Land Use Plan as 2.3 to 6.9 dwelling units per net residential acre, with a total population of 6,500 within an area of one square mile (640 acres). The values listed in this table are for a combined neighborhood park and school site.

[b]Natural areas may be incorporated into the design of a park site; however, acreages for areas with steep slopes, poor soils, floodwater storage, drainageways and natural vegetations such as wetlands and woodlands should be considered as additions to the park-school standards.

[c]Though the provision of a baseball diamond is not strictly required through application of the standards, one baseball diamond replaces a softball diamond in a typical neighborhood park-school site.

[d]Picnicking facilities should be provided in a neighborhood park.

Source: SEWRPC.

been developed in relation to residential development, industrial development, and commercial and central business district development. These criteria should be used by City officials to assist in the evaluation of general urban design proposals and their related site and building plans.

RESIDENTIAL DEVELOPMENT URBAN DESIGN CRITERIA

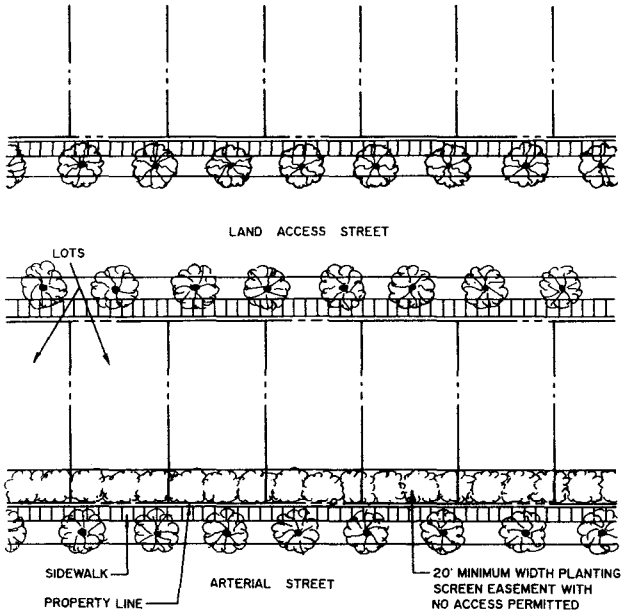
Urban design criteria relating to residential development are described with respect to residential neighborhood recreation facilities; street, block, and lot layouts and arrangements; multi-family residential area parking lots; general landscaping; utilities and easements; and storm-water management and erosion/sedimentation control.

Neighborhood Recreational Facilities

Recreational lands at the neighborhood level should provide a focal point for neighborhood activities and should be located and developed in conjunction with a neighborhood elementary school. The elementary school and recreational facilities should be provided on a common site available to serve the recreation demands of both the school student and the resident neighborhood population. The individual recreational facility requirements for a combined neighborhood park and school site should be based upon the values listed in Table 33.

Figure 6

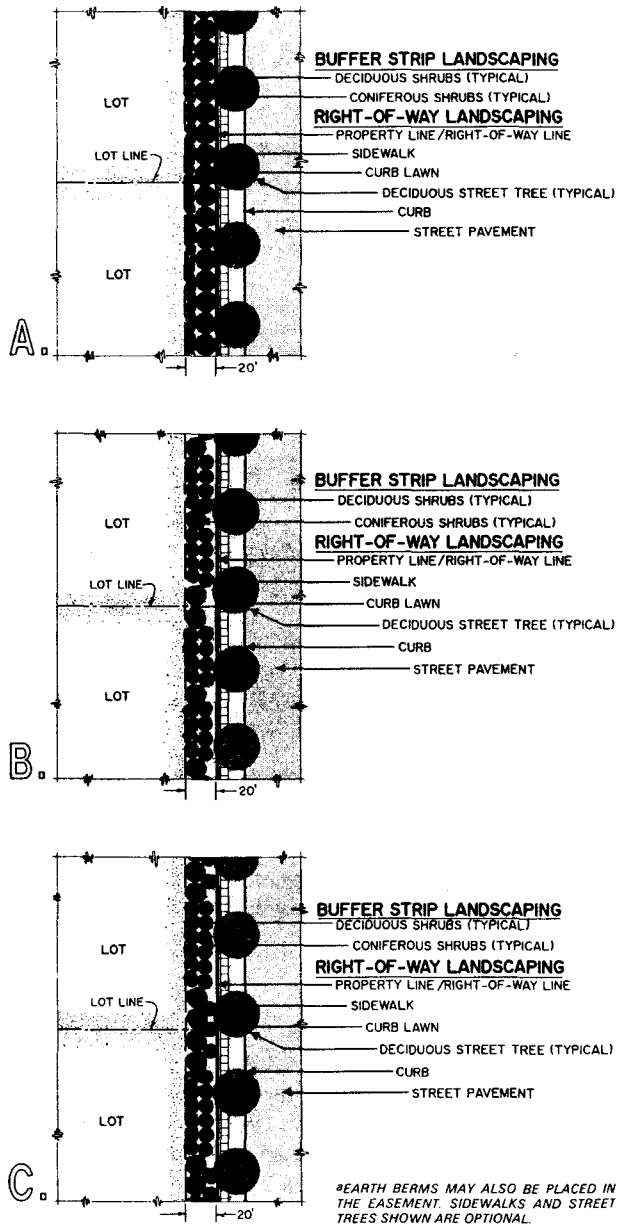
REVERSE-FRONTAGE LOTS FOR LIMITATION OF VEHICULAR ACCESS TO ARTERIAL STREETS



Source: SEWRPC.

Figure 7

MINIMUM DESIGN OF LANDSCAPED HIGHWAY ACCESS BARRIERS



Source: SEWRPC.

Streets

Reverse-Frontage Lots to Limit Arterial Highway Access: Whenever proposed residential land uses abut an arterial street or highway, the character of the residential uses and the capacity and safety of the arterial facility should be protected by limiting access from the abutting land uses, and by separating through and local traffic, where possible, as shown in Figure 6. In addition, a planting screen should be provided in a nonaccess reservation along the rear property line, as shown in Figure 7.

Street Cross-Sections: Street cross-section design criteria for arterial, collector, land access, and cul-de-sac streets are shown graphically in Figure 5.

Street Grades: Unless necessitated by exceptional topography, the maximum grade of any street should not exceed the following: arterial streets, 6 percent; collector streets, 8 percent; and minor streets, alleys, and frontage streets, 10 percent. In addition, the grade of any street should not exceed 12 percent or be less than 0.5 percent. Street grades should be established so as to avoid excessive grading, the promiscuous removal of ground cover and tree growth, and unnecessary leveling of the topography.

Street Intersections: Streets should intersect each other at, or as near to, right angles as topography and other limiting factors of design permit. In addition, the number of streets converging at one intersection should be held to a minimum, preferably to not more than two streets at one intersection; the number of inter-

sections along arterial streets and highways should be held to a minimum and the distance between such intersections should generally not be less than 1,200 feet. Minor street or land access street openings onto arterial streets should be minimized to improve traffic flow and reduce traffic hazard. Property lines at street intersections should be rounded with a minimum radius of 15 feet or greater depending on the curb return radii of the adjoining intersection, or preferably, should be cut off by a straight line through the points of tangency of an arc having a radius of 15 feet or greater.

Street Alignment: Minor and collector streets should not necessarily continue across arterial streets. If the distance between the centerline intersections of any street and any intersecting arterial street is less than 250 feet measured along the centerline of the intersecting streets, or less than 125 feet measured along the centerline of other intersecting streets, then the street location should be adjusted so that the distance is increased or the alignment across the intersecting street is continuous, thus avoiding a jog in the flow of traffic.

Half-Streets: The platting of half-streets should be avoided. Half-streets put an unrealistic reliance on the chance that adjacent property owners will develop their adjacent properties at the same time. If half streets are allowed and then improved, their narrow width may result in street maintenance as well as traffic circulation problems.

Cul-de-Sac Streets: Cul-de-sacs which are designed to have one end permanently closed should generally not exceed 750 feet in length. Such cul-de-sac streets should terminate in a circular turn around with a design similar to the design shown graphically in Figure 5.

Handicapped and Bicycle Access: Wheelchair and bicycle curb ramps should be installed at street intersection crosswalks pursuant to Section 66.616 of the Wisconsin Statutes.

Blocks

General: The widths, lengths, and shapes of blocks should be suited to the planned use of the land; zoning requirements; the need for convenient access, control, and safety of street traffic; and the limitations of and opportunities provided by topography.

Length: Blocks in residential areas should not be less than 600 feet nor more than 1,500 feet in length unless otherwise dictated by exceptional topography or other limiting factors of good design.

Pedestrian Ways: Pedestrian ways of not less than 15 feet in width may be required near the center and entirely across any block of more than 900 feet in length to provide adequate pedestrian circulation and access to schools, parks, shopping centers, churches, or transportation facilities.

Width: Blocks should be wide enough to provide for two tiers of lots of appropriate depth except where required to separate residential development from through traffic.

Lots

General: The size, shape, and orientation of lots shall be appropriate for the location of the subdivision and for the type of development and use contemplated. The lots should be designed to provide an aesthetically pleasing building site and a proper architectural setting for the building contemplated.

Side Lots: Side lot lines should be at right angles to straight street lines or radial to curved street lines on which the lots face. Lot lines should follow municipal boundary lines rather than cross them.

Double-Frontage Lots: Double-frontage, or "through," lots should be prohibited except where necessary to provide separation of residential development from arterial traffic or to overcome specific disadvantages of topography and orientation.

Access: Every lot should front or abut a public street for a distance of at least 50 feet.

Lot Size: Area and dimensions of all lots should conform to the requirements of the City of West Bend Zoning Ordinance.

Lot Depth: Excessive depth of lots in relation to width should be avoided; a proportion of two-and-one-half to one should be considered a maximum depth-to-width ratio. Lot depth should be increased by at least 20 feet when abutting an arterial highway where no direct access is permitted to the arterial highway to allow for a landscaped buffer strip between the arterial highway and the residential land use.

Lot Width: Lots within the interior of a block should have the width at setback required by the City of West Bend Zoning Ordinance for the district in which the subdivision is located.

Corner Lots: Corner lots should have an additional width of 10 feet to permit adequate building setbacks from side streets.

Driveway Location: Driveways on corner lots should be located sufficiently back from intersecting streets so that they do not interfere with traffic movement. No new direct private access should be permitted within 200 feet from the intersection of the right-of-way lines of two intersecting arterial streets; 100 feet from the intersection of the right-of-way lines of an arterial street and a collector or minor land access street; 75 feet from the intersection of the right-of-way lines of a collector street and another collector street or minor land access street, except a lesser distance could be allowed for single- and two-family residential areas; and 50 feet from the intersection of the right-of-way lines of two minor land access streets.

Parking Lots for Multi-Family Residential Areas

Parking Lot Surfacing: All off-street parking areas should be graded and hard surfaced so as to be dust free and be properly drained. Parking areas for more than five vehicles should have the aisles and parking spaces clearly marked in order to distinguish between parking stalls and vehicular circulation areas. Minimum dimensions for parking lots are shown in Figure 8.

Parking Space Size: The size of each parking space should be not less than 162 square feet exclusive of the space required for ingress and egress to the parking space. Additional space shall be provided for those stalls assigned for the use of the physically handicapped.

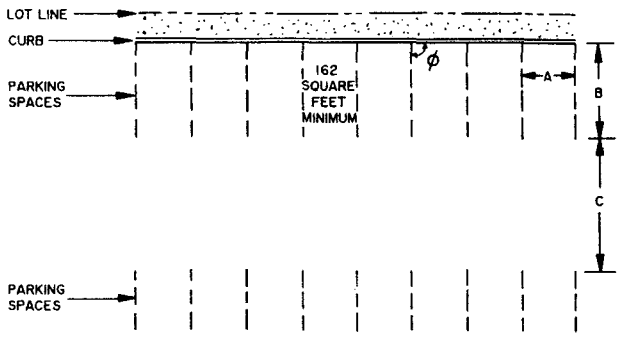
Parking Lot Traffic Aisle Width: Parking lot traffic aisles should be a minimum of 24 feet wide for two-way traffic and at least 12 feet wide or wider for one-way traffic, depending on the angle of parking stalls.

Number of Parking Spaces: Parking spaces should be provided in sufficient number to meet the requirements of the City Zoning Ordinance. Parking spaces shall also be provided to serve the handicapped.

Curbs and Barriers near Structures and Lot Lines: Curbs or barriers should be installed a minimum of five, preferably 10, feet from structures and property lines to prevent the parked vehicles from damaging structures and extending over any lot lines and to provide adequate space for landscaping and visual screening as necessary.

Figure 8

MINIMUM DESIGN DIMENSIONS FOR PARKING LOTS AT VARIOUS ANGLES



PLAN VIEW OF LOT

Design Dimensions in Feet	Key	Degrees (ϕ)				
		0	30	45	60	90
Stall Width	A	8.0	9.0	9.0	9.0	9.0
Stall Length	B	22.0	18.0	18.0	18.0	18.0
Aisle Width	C	12.0	12.0	13.0	16.0	24.0[a]

[a] *Two-way aisle.*

Source: SEWRPC.

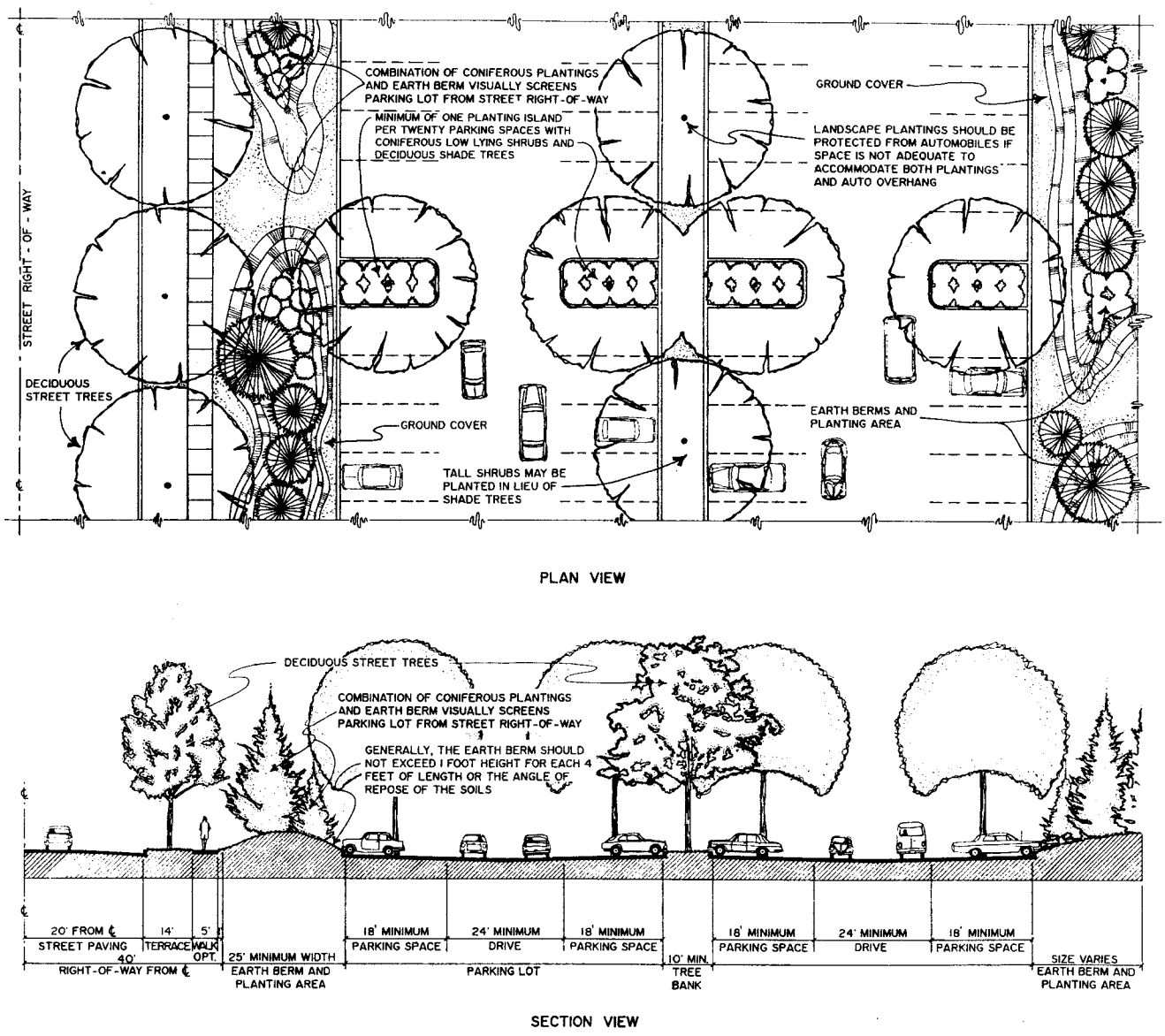
Parking Lot Location: Parking lots should be so located on the site to minimize walking distances to the facility the parking lot is serving.

General Parking Lot Landscaping: The interior of off-street parking areas serving 20 vehicles or more should be provided with evenly dispersed landscape areas totaling not less than 5 percent of the total surfaced parking area. The minimum size of each landscape area should be 150 square feet and not less than nine feet in width or length. Trees should be provided at the rate of one deciduous tree for every 20 parking spaces, to be located in the landscaped areas provided within the parking lot. Location of landscape areas, selection of plant materials, protection afforded the plantings, provision of curbing, and maintenance should be considered. Landscaping similar to that shown in Figure 9 should be provided in parking lots.

Parking Lot Landscaped Islands: At the end of each parking bay, or row of spaces, a landscaped island at least nine feet in width and 15 feet in

Figure 9

RECOMMENDED LANDSCAPING OF AUTOMOBILE PARKING LOTS



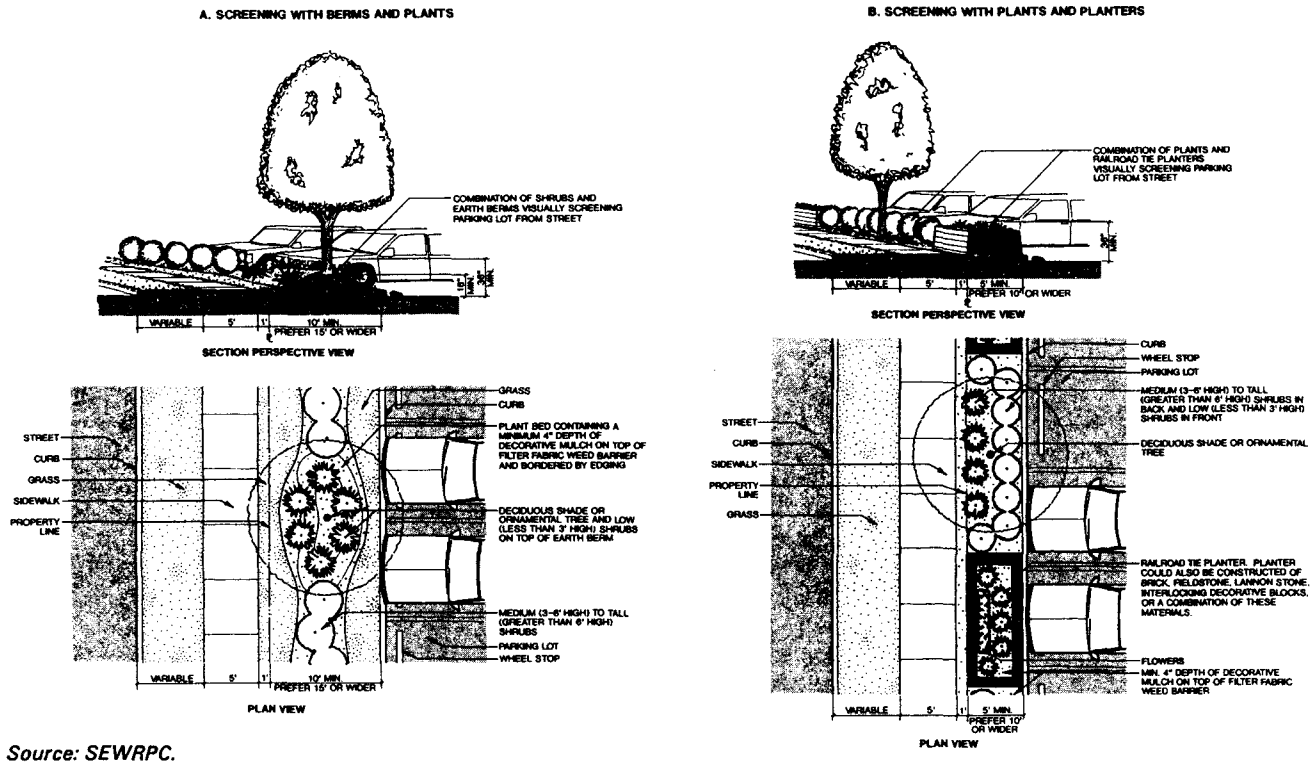
Source: SEWRPC.

length should be provided to separate the bays from each other or from traffic lanes. The ends of double-row parking spaces should contain landscaped islands at least nine feet in width and 30 feet in length. For each row of 20 parking spaces, a landscape island should be provided contiguous to said row of spaces. The design dimensions of landscaped islands may vary from the aforementioned dimensions to provide such desirable geometric design features as rounded corners and angles to facilitate maneuvering of automobile traffic. However, the total area of any island should not be decreased as a result of such design changes.

Parking Lot Screening: All parking areas should be screened from abutting single- and two-family residential uses by a solid wall, fence, berm, dense evergreen planting, or other effective means, constructed and maintained at a minimum height of six feet. Parking lots located in front yards and visible from a street right-of-way

Figure 10

ALTERNATIVE LANDSCAPE SCREENING FOR PARKING LOTS



Source: SEWRPC.

should also be partially screened to reduce the negative impacts of such a use. The height of this screen should be at least three feet above the parking surface and could consist of a combination of plantings atop berms or in planters, provided the combined height is at least three feet after three years. Figure 10 illustrates alternative landscape screenings for parking lots in public view.

If berms are used as a screen, they should have a minimum height of one and one-half feet, a crown at least four feet wide, and side slopes no greater than four to one. The berms should be curved and undulate throughout their entire length. Fences and walls, excluding planters, should be constructed no less than three feet high and built of material compatible with the principal building of the site. Where applicable, gaps in the screen should be provided to allow for pedestrian access.

When only plantings are used for screening, the minimum width of the perimeter landscape area should be 10 feet. If berms are provided as barriers, the width of the landscape area should be adequate to accommodate the size, slope, height, and form of the berms. When structural barriers are used, the minimum width could be five feet. Plantings should be provided between the structure and the adjacent property line in order to reduce the visual impact of the structure from public view.

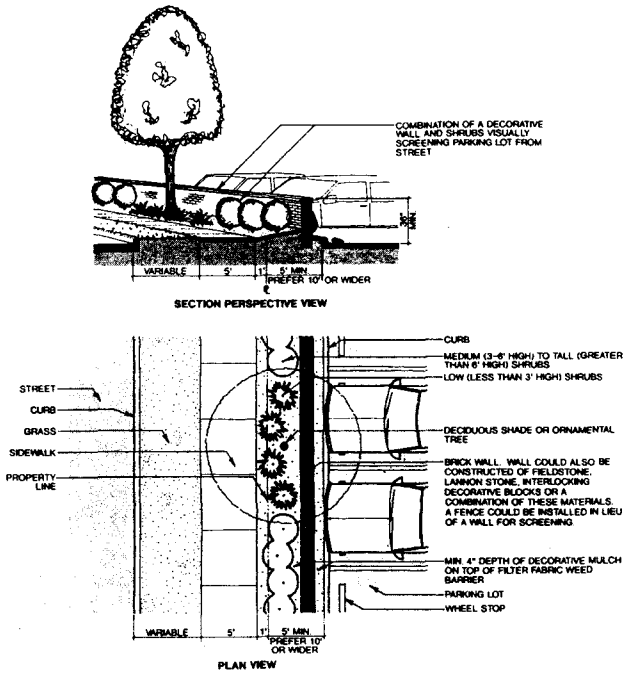
General Landscaping

General: Every effort should be made to protect and retain all existing trees, shrubbery, vines, and grasses not actually lying in public roadways, drainageways, paths, and trails. Trees should be protected and preserved during construction in accordance with sound conservation practices, including the use of wells, islands, or retaining walls whenever abutting grades are altered. Soil compaction and stockpiling of soil or construction materials in tree root zones should be avoided.

Cutting and Clearing: Tree cutting and shrubbery clearing should not exceed 30 percent of the lot or tract, if possible, and should be conducted so as to prevent erosion and sedimentation and to preserve and improve scenic qualities.

Figure 10 (continued)

C. SCREENING WITH WALL AND PLANTS



Paths: Easements for paths and trails in wooded and wetland areas should not exceed 15 feet in width unless otherwise approved by the City, and should be designed and constructed so as to result in the least removal and disruption of trees and shrubs and the minimum impairment of natural beauty.

Street Trees: Street trees meeting the American Standard for Nursery Stock (American National Standards Institute Z60.1), should be planted at appropriate intervals along public rights-of-way. Appropriate intervals should be determined by land use, width of the planting area, and location of above- and below-ground utilities. The proposed location and size of street trees should be included in the initial conceptual design and subsequent site plan for proposed development projects. As a general guide, at least one deciduous shade tree of at least eight feet in height or at least one and one-half inches in diameter at six inches above ground level should be planted for each 35 feet of frontage on public rights-of-way. Columnar varieties of shade trees may require shorter distances between plantings. The street tree planting intervals, tree size, and tree locations should at least comply with the City's standards as found in Chapter 20 of the City of West Bend Municipal Code.

Building Foundation Landscaping for Multi-Family Residential Areas: Landscaping adjacent to building foundations contributes to the overall aesthetics of the site as well as to the architectural attractiveness of a building. Planting areas comprised of a combination of decorative mulch, flowers, groundcover, shrubs, or ornamental trees should be provided adjacent to building elevations, excluding entrances, visible from streets and parking areas. Building foundation planting beds need not be continuous nor directly against the building. Planting beds could be consolidated into large groupings of beds versus a continuous planting strip and could be located at or near the dripline of building overhangs.

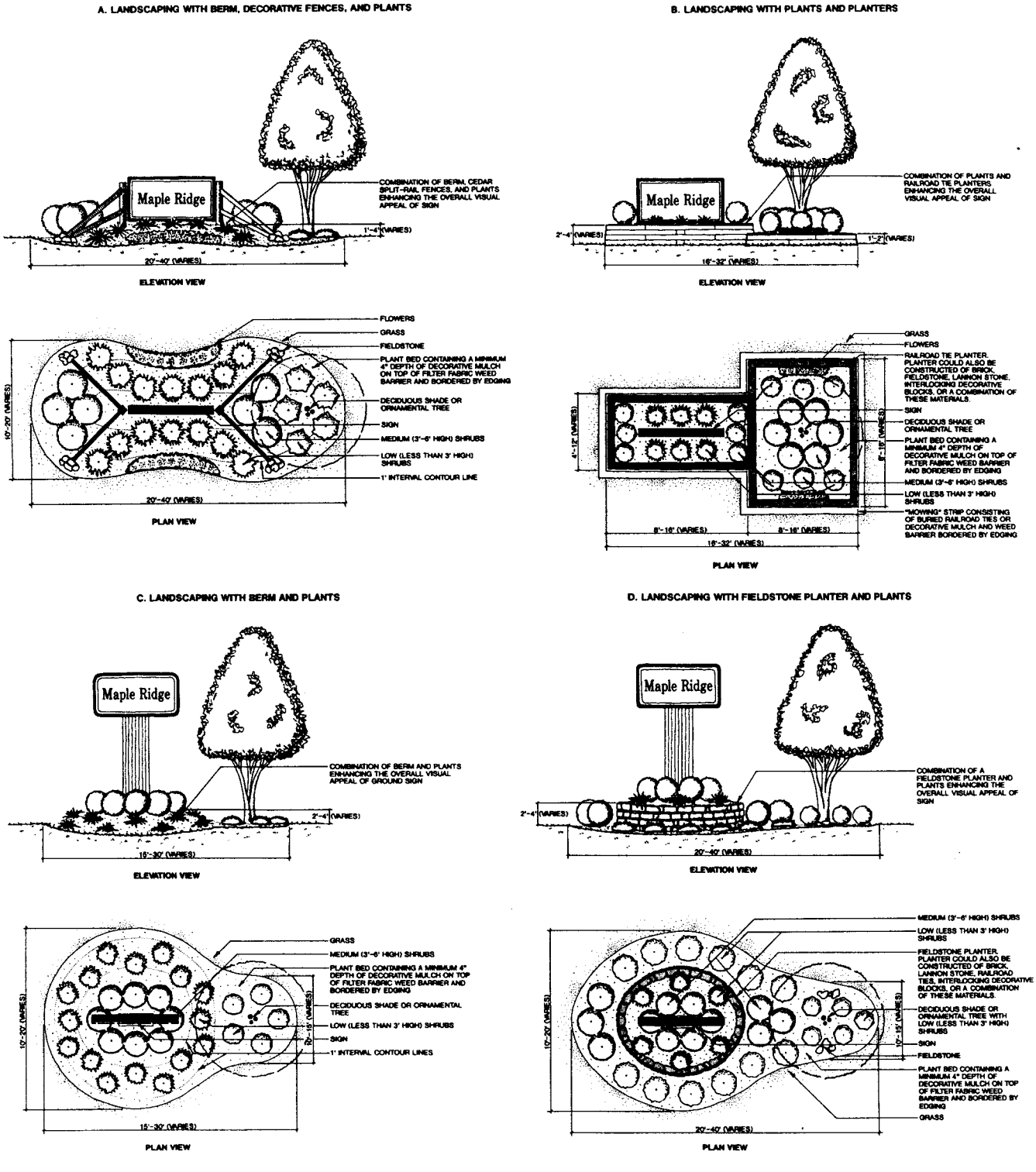
Landscaping Free-Standing Signs for Multi-Family Residential Areas: An elevated landscape bed should be placed at the base of free-standing advertising signs to improve their aesthetics. A planting area of at least 200 square feet consisting of a combination of decorative mulch, flowers, groundcover, or ornamental shrubs should be provided at the base of the sign without obstructing the sign face, as graphically illustrated in Figure 11.

Screening of Dumpsters and Mechanical Equipment in Multi-Family Residential Areas: Dumpsters and mechanical equipment should be so installed as to be unobtrusive and/or shielded from view. Dumpsters should be screened from public view and from adjacent properties on at least three sides by a solid fence or wall. The height of the fence or wall should be at least one foot above the top of the dumpster; plantings should be provided adjacent to the structure. Rooftop and at-grade mechanical equipment should also be effectively screened from public view.

Wind and Landscape Planting: With respect to wind, landscaping should be done in such a way so as to minimize winter and promote summer wind effects on structures. Winter wind protection is afforded by planting landscaping of an adequate height on the west of structures. However, if solar access would be blocked, low shrubs should be used to divert or enhance winds. An optimum distance between a winter

Figure 11

ALTERNATIVE LANDSCAPING FOR FREE-STANDING SIGNS



Source: SEWRPC.

windbreak and a structure is approximately twice the tree height. A coniferous windbreak that is two rows wide is nearly optimum for efficiency, and additional rows would not significantly increase its effectiveness as a windbreak. Figure 12 illustrates the concept.

Noise and Landscape Planting: Groups of trees, shrubs, and other landscape masses, such as earth berms, can serve as noise barriers and should be utilized where noise could create problems for neighboring land uses. Such landscaped noise barriers are most effective when the barrier is near either the noise source or the noise receiver. Under daytime conditions, dense landscape plantings can provide noise reductions of five to eight dBA[1] of traffic noise. Also, earth berms 12 feet high, when combined with dense landscape plantings, can reduce truck noise by 10 to 15 dBA. However, landscaped sound barriers can be expected to be less effective at night than during the day since, when surface air is cool the noise will be refracted over any noise barrier. Landscape planting noise barriers should be used whenever possible to assist in solving existing or potential noise problems associated with urban design.

Above-Ground Utilities and Easements

Above-Ground Utility Cables: The location or relocation of above-ground utilities underground should be considered because these wires detract from the overall appearance of an area and typically add to visual clutter.

Utility and Drainage Easements: Public utility easements of widths deemed adequate for the intended purpose, but no less than 10 feet wide, should be provided across lots or centered on side and rear lot lines where necessary or advisable for electric power and communication wires and conduits; storm and sanitary sewers; and gas, water, and other utility lines. Where a land division is traversed by a watercourse, drainageway, or street, an easement should be provided for drainage purposes.

Stormwater Management and Erosion/Sedimentation Control

Stormwater management facilities should be adequate to serve a proposed development, and may include curbs and gutters, catch basins and inlets, storm sewers, road ditches, culverts, open channels, water retention structures, and settling basins. The facilities should be of adequate size and grade to accommodate hydraulically design flows through and from a proposed development and should be so designed as to prevent and control soil erosion and sedimentation and to present no hazards to life or property.

Earthmoving activities, such as grading, topsoil removal, mineral extraction, road cutting, waterway construction or enlargement, excavation, channel clearing, ditching, drain tile laying, dredging, and lagooning, should be so conducted as to prevent erosion and sedimentation and to least disturb the natural fauna, flora, watercourse, water regimen, and topography. Construction activities should be planned so that the soil is disturbed a minimal amount of time. Cut and filled lands outside street rights-of-way could be graded to a maximum slope of 25 percent or to the angle of repose of the soil, whichever is less.

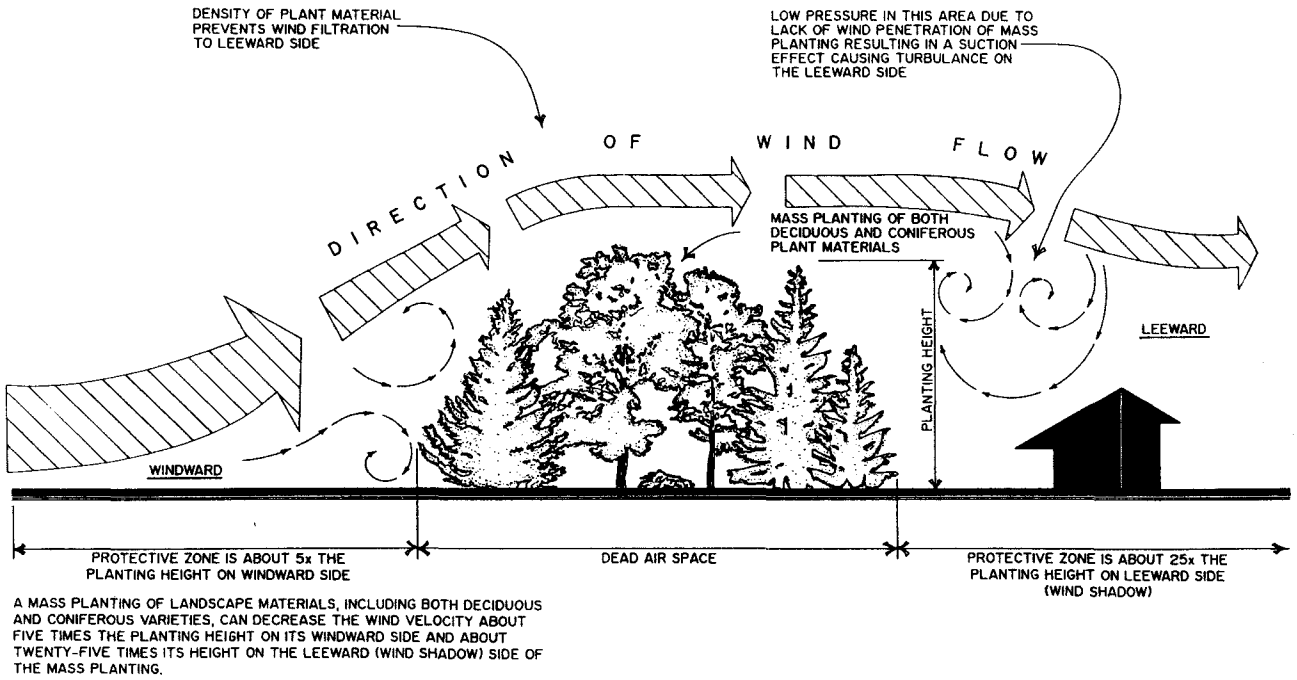
If necessary to control erosion and sedimentation, the City may require a developer to plant grasses, trees, and vines, the species and size of which are to be determined by the City. The City may also require a developer to provide or install other protection and rehabilitation measures, such as shrubs, fencing, slopes, riprap, wells, revetments, berms, jetties, clearing, dredging, snagging, drop structures, brush mats, willow poles, and grade stabilization structures.

---

[1] *The source of acoustic energy is characterized by its Sound Pressure Level (SPL), usually measured in decibels (dB), by the tonal composition of the noise, and by the variation of SPL in time. Many scales for measuring noise have been devised. Of these scales, the A-weighted measure of SPL (written as dBA) is becoming more and more common as a measure of environmental noise. For this measure, the weighting of the tonal composition of the noise is similar to that of the human ear. Berms 12 feet high, when combined with dense landscape plantings, can reduce truck noise by 10 to 15 dBA. However, landscaped sound barriers can be expected to be less effective at night than during the day since, when surface air is cool (inversions), the noise will be refracted over any noise barrier. Landscape planting noise barriers should be used whenever possible.*

Figure 12

LANDSCAPE PLANTING AND WIND PROTECTION



Source: SEWRPC.

INDUSTRIAL DEVELOPMENT URBAN DESIGN CRITERIA

Urban design criteria relating to industrial development are proposed with respect to street, block, and lot layouts and arrangements; automobile parking lots; general landscaping; aboveground utilities; easements; and stormwater management and erosion sedimentation control.

Industry-Related Streets

Reverse-Frontage Lots to Limit Arterial Highway Access: The design criteria outlined earlier for residential development should be used.

Street Cross-Sections: Street cross-section design criteria for industrial development are shown graphically in Figure 5. It is recommended that the desirable cross-section for a collector street, which shows a minimum right-of-way width of 80 feet, be used as the land access street cross-section for industrial development.

Street Grades: Unless necessitated by exceptional topography, the maximum grade of any street in an industrial park should not exceed 3 percent. In addition, the grade of any street should in no case be less than five-tenths of 1 percent. And finally, street grades should be established so as to avoid excessive grading, the promiscuous removal of ground cover and tree growth, and unnecessary leveling of the topography.

Stormwater Drainage and Street Location: Wherever practical, streets should follow lines of natural stormwater drainage.

Street Intersections, Alignment, and Half-Streets: Street intersections, alignment, and half-streets should follow the same design criteria outlined earlier for residential development.

Industry-Related Blocks

General: The widths, lengths, and shapes of blocks should be suited to the planned industrial use of the land; zoning requirements; the need for convenient access, control, and safety of street traffic; and the limitations and opportunities inherent in the topography.

Block Width: Blocks should be wide enough to provide for two tiers of industrial lots of appropriate depth. The width of lots or parcels reserved or designated for industrial use shall be

adequate to provide for off-street service and parking required by the use contemplated and the area zoning restrictions for the use.

Industrial Lots

General: The size, shape, and orientation of lots should be appropriate for the type of development and use contemplated. Lots should be designed to provide an aesthetically pleasing building site and a proper architectural setting for the industrial buildings contemplated. Side lot lines, double-frontage lots, lot access, and driveway locations should follow the same design criteria outlined earlier for residential development.

Lot Size: Area and dimensions of all industrial lots should conform (at a minimum) to the requirements of the City of West Bend Zoning Ordinance for industrial uses.

Lot Shape: The shape or configuration of an industrial lot should not be so irregular as to hamper efficient development of the site. The shape of the lot should facilitate the development required by the industry locating on it and should assist in promoting the assembly of individual lots into larger parcels of industrial property under one ownership.

Lot Depth: The depth of lots or parcels designated for industrial use should be adequate to provide for off-street service and parking required by the use contemplated. Industrial lots backing onto a land use of lesser intensity should have adequate depth to permit landscape plantings or other design elements to serve as a buffer area between the two land uses. Lot depths which permit the assembly of individual lots to create large parcels of industrial property under one ownership should be encouraged.

Lot Width: Lots in the interior of an industrial block should have the minimum average width required in the zoning districts for the City.

Corner Lots: Corner lots should have an additional width to permit adequate building and facility setbacks from side streets.

Front Yard Setbacks: No building or portion of any industrial building should be built nearer than 30 feet from the front lot line of any industrial lot. Where industrial use directly abuts residential uses, an open space at least 50 feet wide should be provided on the industrial lot between the two uses.

Side and Rear Yard Setbacks: Each building in the industrial park should have a side yard setback along each side of at least 15 feet and a rear yard setback of at least 25 feet. Parking or storing trucks, products, or equipment should be prohibited in any side or rear yard setback areas.

Onsite Parking Lots

Design criteria for this element of an industrial area should follow those already established earlier for multi-family residential developments and include the criteria listed below. Parking lots for industrial uses should also be screened from all residential areas.

Placement of Off-Street Parking Lots: Employee off-street parking should not be permitted within the front yard setback of any industrial lot. However, visitor or customer parking may be allowed within the front setback from the street right-of-way line when approved by the City Plan Commission.

Parking Spaces: One parking space of not less than 162 square feet, excluding drives and parking stall access area, should be provided on each industrial property for each 500 square feet of principal building area. Parking stalls should be added on each property as needed to accommodate all employees as building facilities expand. In addition, 2 percent of all parking stalls provided shall be properly designed for the physically handicapped.

General Landscaping, Above-Ground Utility Cables, Easements, Stormwater Management, and Erosion/Sedimentation Control

Design criteria for these elements of an industrial area should follow those already established earlier for residential development.

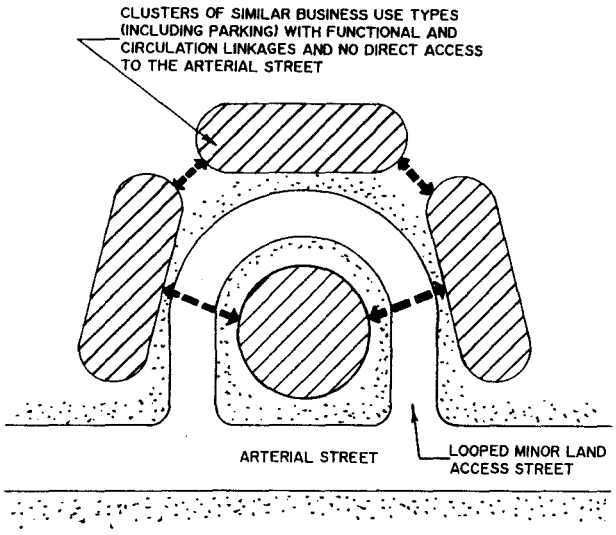
COMMERCIAL DEVELOPMENT URBAN DESIGN CRITERIA EXCLUDING THE WEST BEND CENTRAL BUSINESS DISTRICT

Vehicular Circulation

The vehicular circulation system should be developed for easy access to the commercial parking facilities from the community. Vehicular and pedestrian conflicts should be avoided where possible and, where conflicts cannot be totally avoided, conflicts should be minimized. Arterial street and highways should be designed in accordance with those arterial street cross-sections shown in Figure 5.

Figure 13

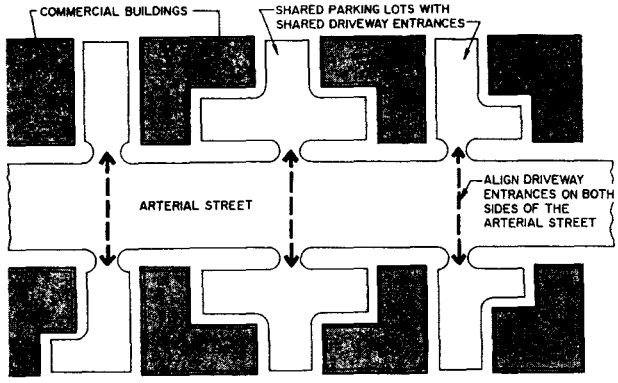
DESIRABLE LOOPING OF LAND ACCESS STREETS IN COMMERCIAL AREAS



Source: SEWRPC.

Figure 14

DESIRABLE DRIVEWAY ALIGNMENT AND SHARED USE OF DRIVEWAYS AND PARKING LOTS IN COMMERCIAL AREAS



Source: SEWRPC.

Street Cross-Sections, Grades, Intersections, Alignment, and Half-Streets: Design criteria for these elements of a commercial area should follow those outlined earlier for residential developments.

Limitation of Arterial Highway Vehicular Access

Reverse-Frontage Lots to Limit Arterial Highway Access: The design criteria outlined earlier for residential development should be used.

Arterial Highway Access Barriers: Access barriers such as curbing, fencing, landscaping, or other topographic barriers as shown in Figures 7 and 10 should be erected to prevent undesirable ingress to, or egress from, arterial streets or highways and to channelize traffic movements properly and safely. When landscaping is used as an access barrier, the width of such landscaped area should be at least 10 feet. If berms are provided as barriers, the width of the landscaped area should be adequate to accommodate the size of the berms based on their slope, height, and form. When structural barriers are used, the minimum width could be five feet with landscaping such as trees and shrubs provided between the structure and adjacent right-of-way.

Looped Land Access Streets: Looped land access streets should be used when feasible in order to assist in reducing the potential number of drive intersections along an arterial, as illustrated in Figure 13.

Alignment and Shared Use of Driveways: Land access driveways should intersect each other and streets at as nearly right angles as topography and other limiting factors of good design permit. Driveway entrances along both sides of an arterial should be aligned, as illustrated in Figure 14, to assist in reducing the number of driveways needed and to limit some of the confusion caused by unaligned driveways. Also, the use of shared driveways and parking lots in commercial areas should be promoted, as shown in Figure 14. In such cases, the driveway centerline may be the property line between two parcels of land or may be a mutually agreed-upon land access easement.

Driveway Design for Entering Vehicles: Driveway design in commercial areas should allow an entering vehicle a turning speed of 15 miles per hour in order to assist in reducing interference with through arterial street traffic. Driveway design and placement should be in harmony with internal site circulation and off-street parking design such that the driveway entrance to the site can absorb the maximum expected rate of inbound traffic during a normal weekday peak traffic period.

Table 34

HIGHWAY DESIGN SPEED AND MINIMUM REQUIRED SIGHT DISTANCE FOR DIRECT-ACCESS DRIVEWAY PLACEMENT

Highway Design Speed (mph)	Minimum Sight Distance (feet)	Desirable Sight Distance (feet)
30	200	200
35	225	250
40	275	325
45	325	400
50	400	475

Source: American Association of State and Highway Transportation Officials, 1984; Wisconsin Department of Transportation, Facilities Development Manual.

Table 35

HIGHWAY OPERATING SPEED AND MINIMUM SPACING BETWEEN DIRECT-ACCESS DRIVEWAYS

Highway Speed Limit (mph)	Minimum Spacing (feet)
25	105
30	125
35	150
40	185
45	230
50	275

Source: American Planning Association and the Wisconsin Department of Transportation.

Sight Distance and Driveway Placement: Direct-access driveway placement on abutting arterial streets and highways should be such that an exiting vehicle has a minimum unobstructed sight distance according to Table 34, based upon the operating design speed of the abutting arterial street or highway.

Driveway Spacing: Driveway spacing should be determined as a function of arterial street and highway operating speeds. The minimum spacing between access driveways along an arterial street or highway should be determined according to Table 35. These spacings are based upon average vehicle acceleration and deceleration rates and are considered necessary to maintain safe traffic operation.

Maximum Number of Driveways per Parcel: Generally, along arterial streets and highways, where abutting street frontage is less than 400 feet, a maximum of one driveway opening should be permitted to a particular site from each of any one or two abutting arterial streets and highways. One additional driveway entrance along a single continuous parcel of land with frontage in excess of 400 feet may be permitted. When a shared driveway is used, it should be considered as one single direct-access driveway.

Parking Lot Access from Arterial Streets

Parking Visibility from Arterial Streets: Commercial parking lots should be partially visible from an arterial street or highway, have clearly marked entrances and exits, and be visually distinguishable from public rights-of-way.

Off-Street Parking: All parking areas serving highway commercial development should be off the street. Parking perpendicular to arterial street rights-of-way with direct access to the right-of-way without a service drive should be prohibited.

Pedestrian Circulation

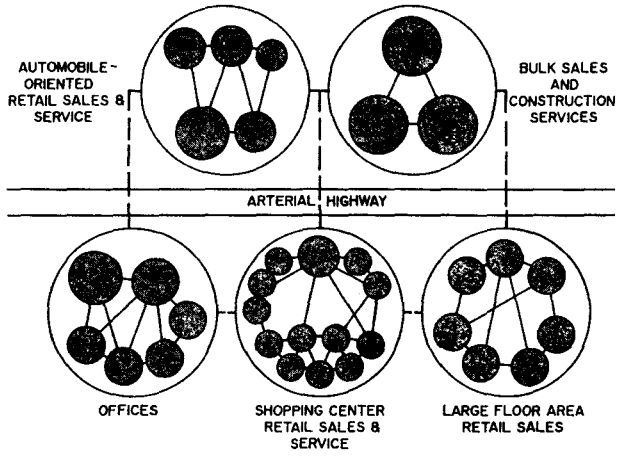
The pedestrian movement system in commercial areas should form linkages between the various commercial activities and commercial sites. The system should not conflict with vehicular circulation or, if conflicts cannot be totally avoided, the conflicts should be minimized. Spatial sequences, visual aspects, and pavement texture should also be taken into consideration in the placement of sidewalks so that the pedestrian is offered a variety of visually pleasing experiences which add to the pedestrian's overall enjoyment of the commercial area. A recommended minimum sidewalk width is five feet. Provisions for the handicapped in sidewalk construction should also be made. In highway commercial areas a pedestrian path system should be provided on both sides of the arterial where there are activities and a pedestrian crossing of the arterial should be provided at a signalized intersection.

Land Use Spatial Considerations

Commercial Business Clustering: Businesses with similar characteristics should form com-

Figure 15

CONCEPTUAL SKETCH OF CLUSTERED COMMERCIAL AREAS ALONG AN ARTERIAL HIGHWAY



Source: SEWRPC.

mercial clusters and locate within proximity of one another in order to define better the identifiable commercial areas for the user, provide functional linkages, of similar business types, reduce distances, and provide circulation linkages for both vehicular and pedestrian traffic as illustrated in Figure 15. Businesses may be so located as to form the following five general types of clusters:

1. Shopping center retail sales and service clusters are characterized by onsite parking for customer automobiles and a pedestrianized shopping environment. Uses in this category would include general merchandise stores, food stores, apparel and accessory stores, drug stores, department stores, gift shops, personal services, banks and savings and loan institutions, and restaurants (not drive-in or drive-through).

2. Office clusters include professional offices, medical offices, dental offices, clinics and reproduction services.

3. Large floor area retail sales clusters are characterized by onsite parking for customer automobiles, customer off-street loading facilities, and a limited pedestrianized shopping environment. Uses in this category would include furniture sales, appliances sales, factory outlet stores, and garden centers.

4. Automobile-oriented retail sales and services clusters are characterized by sales and service to commercial customers in the automobile. These types of commercial uses are not pedestrian-oriented onsite. Uses in this category include gasoline stations, automobile sales/service, bowling alleys, car washes, drive-in theaters, drive-in banking, drive-in/drive-through restaurants, and motels.

5. Bulk sales and construction services clusters are characterized by onsite parking for customer automobiles, onsite outdoor areas for merchandise storage and sales, customer off-street loading facilities, and open outdoor pedestrian areas for bulk sales of merchandise. Uses in this category include building supplies, equipment sales, septic system service, and liquid petroleum gas sales/storage.

Lot Sizes, Setbacks, and Driveway Locations: Commercial lot sizes and setbacks should meet at least the minimum requirements specified by the City Zoning Ordinance. Minimum lot areas in certain designated commercial areas along arterial streets and highways should be one acre with a minimum frontage of 150 feet. The location of driveways on commercial lots should be determined from the driveway design criteria outlined in this section and the driveway location design criteria established earlier in this chapter for residential development.

Land Use Buffers: Commercial land uses should be buffered from noncommercial land uses by landscaping, fences, berms, or walls.

Internal Site Circulation

Vehicular Circulation between Adjacent Properties: Provision for circulation between adjacent commercial uses should be provided through coordinated land access drives and/or jointly used parking lots.

Onsite Vehicular Circulation: The vehicular circulation system within and around separate parcels of land should be developed so as to provide easy access to parking facilities from the larger community without destroying the safety or capacity of arterials. Vehicular pedestrian

conflicts should be avoided where possible and, where conflicts cannot be totally avoided, conflicts should be minimized. Also, delivery and service circulation patterns on the site should not conflict with customer circulation.

Onsite Queued Vehicle Storage: There should be sufficient onsite space to accommodate at least three queued vehicles waiting to park or exit the parking lot without utilizing any portion of the arterial street right-of-way or in any other way interfering with arterial street traffic and safety. For drive-up services, a queuing area to accommodate a minimum of 10 vehicles should be provided onsite.

Onsite Parking Lots

Design criteria for this element of a commercial area should follow those already established earlier for multi-family residential developments and should include the criteria listed below. Parking lots for commercial uses should also be screened from all residential areas.

Parking Lot Lighting: Parking lot lighting in commercial areas should serve four purposes. First, it should provide for the safe movement of pedestrian and vehicular traffic. Second, it should aid in the provision of an environment which promotes security and crime prevention. Third, it should aid in creating an aesthetically pleasing environment at nighttime, as well as during the daylight hours. Fourth, the lighting should assist in promoting the use of the commercial facilities both day and night.

Recommended illumination for commercial parking areas should be about 1.0 footcandle.[2] All other outside side lighting should be arranged and shielded to prevent glare or reflection, nuisance, inconvenience, or hazardous interference of any kind to or with adjoining streets or residential properties.

---

[2]*Recommended standards are from the Roadway Lighting Handbook of the U. S. Department of Transportation, Federal Highway Administration, Washington, D. C., U. S. Government Printing Office, December 1978. The recommended illumination value shown is meaningful only when designed in conjunction with other elements. The most critical elements are the height of luminaire, spacing, transverse location of luminaires, luminaire selection, traffic conflict areas, border areas, transition lighting, alleys, and roadway lighting layouts.*

Onsite Service and Loading Areas

Service and loading areas should be located for easy service vehicle access. Service and loading areas should not conflict with pedestrian or general vehicular traffic in the area. Also, service and loading areas which are generally not aesthetically pleasing should be so oriented or designed as to obscure visual contact with the customers.

General Landscaping

Design criteria for this element of commercial area should follow those outlined earlier for residential developments and should include the criteria listed below.

Urban Landscape Plant Selection: Landscape plantings are an important part of an attractive commercial area. Landscape plantings have functional as well as aesthetic characteristics which greatly improve a commercial area. Plantings of trees and shrubs can provide shade and shelter, act as limited noise buffers and visual screens, assist in the channeling of pedestrian and vehicular traffic, act as wind breaks, and decrease insolation (incoming solar radiation) before it reaches the ground, thus preventing reradiation (long-wave radiation) from asphalt and concrete surfaces.

Site Furniture and Amenities: Site furniture and amenities include a myriad of man-made objects which have the functions of serving pedestrian needs and adding visual variety in a commercial area. Site furniture and amenity items include lighting luminaires and posts, plant containers, street seating, fences and gates, handrails, drinking fountains, water fountains, sculpture, clocks, play equipment, bicycle racks, garbage receptacles, fire hydrants, telephone booths, bollards, kiosks, newspaper boxes, sunshading devices, parking meters, mailboxes, police and fire callboxes, and signage. The design and placement of such items should contribute to the overall design theme of the commercial area, serving an aesthetic function as well as a utilitarian function, while adding a sense of design continuity and human scale.

Above-Ground Utility Cables, Easements, Stormwater Management and Erosion/Sedimentation Control

Design criteria for these elements of a commercial area should be in conformance with the design criteria already established earlier in this chapter for residential development.

General Commercial Area Maintenance

A complete and thorough public maintenance program for public lands, as well as individual private maintenance programs in commercial areas, should be established in order to ensure attractiveness. Improvements to buildings and their continued positive appearance is dependent upon proper maintenance attitudes and procedures. However, during the urban design process, certain future maintenance requirements should be considered, including the provision of easy access for window and building facade cleaning, painting, and repairing and selecting building materials with an insight into their durability and future maintenance requirements. Maintenance programs should be established which include the staking, watering, fertilizing, spraying, weeding, pruning, replacing and generally maintaining any landscape planting areas; cleaning up litter and emptying trash containers in a timely fashion; sweeping, cleaning, and repairing paved surfaces; and the care and maintenance of site furniture, replacing broken and/or vandalized parts, and replacing of burned-out light bulbs.

CENTRAL BUSINESS DISTRICT (CBD) URBAN DESIGN CRITERIA

Vehicular Circulation

The vehicular circulation system should be developed for easy access to the West Bend CBD parking facilities from the community. Vehicular and pedestrian conflicts should be avoided where possible and, where conflicts cannot be totally avoided, conflicts should be minimized. The vehicular circulation system should provide visually pleasing experiences to the motorist.

Parking

Parking spaces in the West Bend CBD should be provided pursuant to City Zoning Ordinance requirements. The size and design of parking areas in the CBD should be such that the character of the West Bend central business district is maintained and parking areas should be attractively landscaped. The walking distance between parking and commercial areas should be minimized.

Delivery and Service Areas

Service and loading areas in the West Bend CBD should be located for easy vehicular access. Service and loading areas should not conflict with pedestrian or vehicular traffic in the West Bend central business district. Also, service and loading areas which are generally not aesthetically pleasing should be so oriented or designed so as to obscure visual contact from customers in the area.

Pedestrian Circulation

The pedestrian circulation system in the West Bend central business district should form linkages between the various activities in the central business district area. The system should eliminate conflict with vehicular circulation or, if conflicts cannot be totally avoided, the conflicts should be minimized. Spatial sequences, movement patterns, visual aspects, and pavement texture should also be taken into consideration in the placement of new sidewalks so that the pedestrian is offered a variety of visually pleasing experiences adding to the pedestrian's overall enjoyment of the central business district area. A recommended minimum sidewalk width is five feet but can be larger depending upon the design intent. Provisions for the handicapped in sidewalk construction should also be made pursuant to Section 66.616 of the Wisconsin Statutes.

Urban Landscape Plant Selection

Landscaping plantings are an important part of an attractive CBD. Landscape plantings have functional as well as aesthetic characteristics which would improve the character of the CBD. Plantings of trees and shrubs can provide shade and shelter, act as limited noise buffers and visual screens, assist in the channeling of pedestrian and vehicular traffic, act as wind breaks, and decrease insolation before it reaches the ground, thus preventing reradiation (long-wave radiation) from asphalt and concrete surfaces, as shown in Figure 16.

Street Lighting

Generally, primary lighting luminaires in the CBD should be mounted on decorative posts at a height of 10 to 15 feet. This height allows for the lighting to relate to both human and building scale. Lighting fixtures or luminaires should be placed so that light overlaps at a height of about seven feet. Post and luminaire designed with colorful banners or hanging planters should reflect the overall character of the West Bend central business district. Recommended overall illumination for the West Bend central business district area should be about 2.0 footcandles.

Street Furniture

Street furniture includes a myriad of man-made objects which serve the functions of adding variety and serving pedestrian needs in a central business district area. Street furniture items include lighting luminaires and posts, plant containers, street seating, fences and gates, handrails, drinking fountains, water fountains, sculptures, clocks, play equipment, bicycle racks, garbage receptacles, fire hydrants, telephone booths, bollards, kiosks, newspaper boxes, sunshading devices, parking meters, mailboxes, police and fire callboxes, and signage. The design and placement of such items should contribute to the overall design theme of the West Bend central business district, serving an aesthetic function as well as a utilitarian function, while adding a sense of design continuity and human scale to the CBD area.

Above-Ground Utility Wires, Mechanical Equipment, and Dumpsters

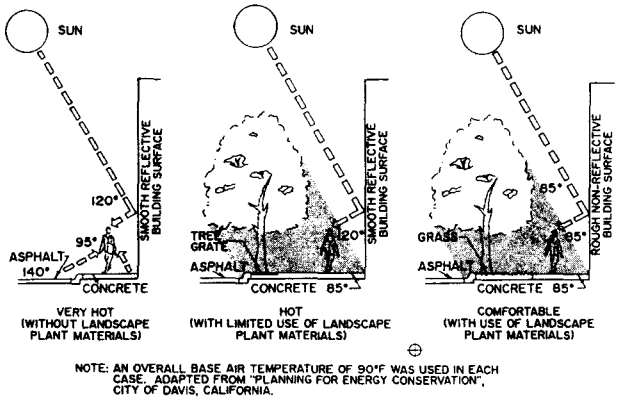
In the CBD, the relocation of above-ground utilities either underground or, where possible, to alleys or the rear of properties, should be considered since these wires detract from the overall appearance of the West Bend CBD and typically add to visual clutter. Dumpsters and mechanical equipment should also be installed so as to be unobtrusive and/or shielded from view. Dumpsters should be screened from public view and adjacent properties on at least three sides by a solid fence or wall. The height of the fence or wall should extend at least one foot above the top of the dumpster, and plantings should be provided adjacent to the structure. Rooftop and at-grade mechanical equipment should also be effectively screened from public view.

General Maintenance

A complete and thorough public maintenance program, as well as private maintenance programs in the central business district, should be established and maintained in order to ensure the attractiveness of the area. Improvements to building facades and their continued positive appearance is dependent upon proper maintenance attitudes and procedures. However, during the urban design process, certain future maintenance requirements should be considered, including the provision of easy access for window and facade cleaning, painting, and repairing and selecting building materials for their durability and future maintenance requirements. A maintenance program should be established or

Figure 16

EFFECT OF LANDSCAPE PLANTINGS ON AIR TEMPERATURE AND PEDESTRIAN COMFORT



Source: SEWRPC.

maintained which includes the watering, maintenance, and pruning of any landscaping planting areas; cleaning up litter and emptying of trash containers in a timely fashion; sweeping, cleaning, and repairing paved surfaces; and the care and maintenance of street furniture, replacing broken and/or vandalized parts, and burned-out light bulbs.

COMMERCIAL AND CENTRAL BUSINESS DISTRICT ARCHITECTURAL DESIGN

Commercial Streetscape Facades

The structural shapes of buildings, their proportions, the placement of openings such as door or windows, the placement of signs, and various other building details all contribute to the overall commercial streetscape appearance. Although the building facades of two adjacent buildings may be different, their overall appearance can be made compatible through the proper use of these visual elements. Individual building facade treatment plans should be developed based, in part, upon the design character of the surrounding commercial area and the various urban design criteria developed herein, thus assuring a degree of compatibility of architectural design with neighboring structures.

Canopies and awnings, in addition to providing shade from direct sunlight and providing protection to pedestrians from elements of the weather, can both preserve and promote the overall visual

horizontal continuity of the West Bend central business district and can assist in the development of a uniform and visually compatible signage system. Maintaining the cornice or soffit line of a building or group of buildings also assists in assuring horizontal continuity and maintaining scale.

Yards

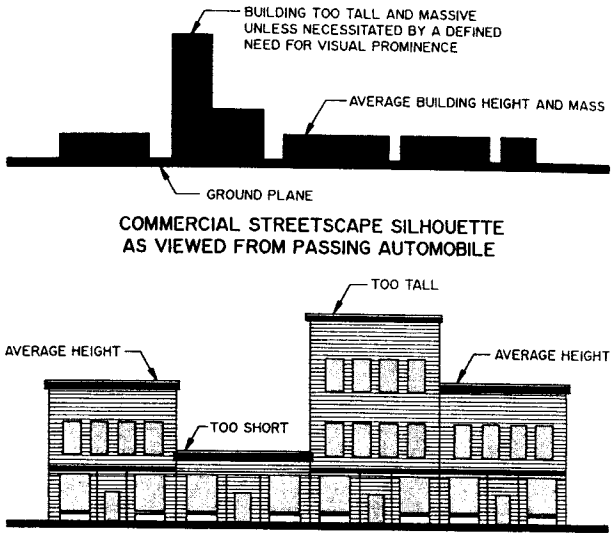
Front, rear, and side yards should be kept clean and proper garbage receptacles used. Other unsightly features should be covered from view in a creative fashion. Entrances which are used by the general public should provide a walkway which exhibits safe and attractive features including landscape plantings when practicable. Where a building site and/or yard is exposed to public view, consideration of its urban features should be given to its impact on the surrounding area. Setbacks should be determined by the City of West Bend Zoning Ordinance.

Urban Scale and Mass

The relative proportion or scale of a building compared to neighboring buildings, the effect of a building on a pedestrian or observer, or the relation of a building to the surrounding area in general, should be considered when new commercial buildings are built or when existing commercial buildings are remodeled or altered. A number of visual elements which contribute to this overall scale and mass in commercial areas include the visual rhythm and proportion of the elements of the building facades, the architectural detailing, the visual directional emphasis of the streetscape (which can either be horizontal or vertical), the symmetrical or asymmetrical character of the building facades, the mass of individual buildings, the presence or absence of landscape planting materials, the size and configuration of site open spaces, the use of building materials, the use of color, building height and width, and the presence or absence of street furniture. These elements of urban scale and mass should be considered whenever possible to create an attractive environment. Figure 17 illustrates an example of the relationship of urban scale to the commercial streetscape.

Figure 17

URBAN SCALE AND MASS OF COMMERCIAL BUILDINGS



Source: SEWRPC.

Streetscape Rooflines and Roof Shapes

The upper edges of building roofs or rooflines visually define the upper edge or height of the building and/or streetscape. The visual continuity of these roofline urban design elements should be maintained if warranted and building development or redevelopment with opposing rooflines should be discouraged. Figure 18 illustrates the relationship of rooflines and roof shapes to an overall commercial streetscape.

Materials

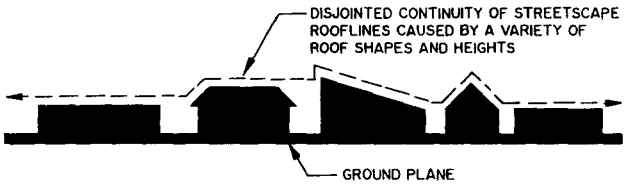
Material selection for both architectural and landscape design in commercial areas should be based upon several areas of concern including material unity, the atmosphere desired, the material composition of surrounding buildings and landscape features, the material compatibility with other materials, and climatic considerations. Since the primary exterior materials used in the West Bend CBD are primarily natural stone, brick masonry, concrete masonry, wood and, to a limited extent, concrete, deviation from these materials should be minimized. Through the use of these predominant materials, the overall building facade texture of the central business district will also be maintained. Conflicting material use and relationships such as those shown in Figure 19 should be avoided.

Colors

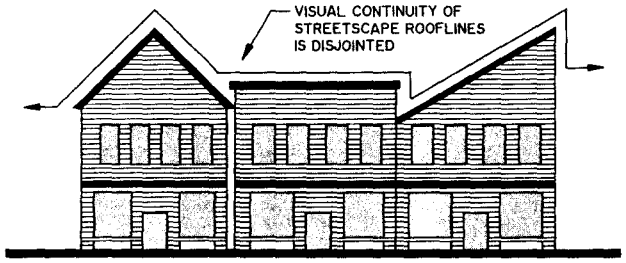
The selection of colors for privately owned commercial buildings is generally an individual decision. However, the use of colors does have

Figure 18

COMMERCIAL STREETSCAPE ROOFLINES AND SHAPES



COMMERCIAL STREETSCAPE SILHOUETTE AS VIEWED FROM PASSING AUTOMOBILE

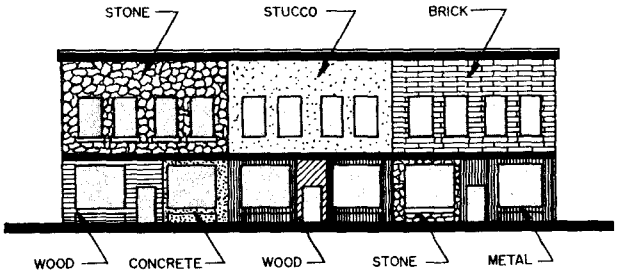


CENTRAL BUSINESS DISTRICT STREETSCAPE ELEVATION AS VIEWED BY THE PEDESTRIAN

Source: SEWRPC.

Figure 19

USE OF MATERIALS ON COMMERCIAL FACADES IN STREETSCAPE



NOTE : THE USE OF MANY CONFLICTING MATERIALS RESULTS IN VISUAL CHAOS

Source: SEWRPC.

significant effect upon the overall appearance of a commercial area. Colors should be selected based upon both the colors of the existing the surrounding man-made environment and natural environment. Colors should be selected based upon the colors of existing wood and exposed stone and masonry buildings and should blend well with these given existing colors. "Earthy" colors, which are the reds, browns, soft greens, and beiges, would be appropriate, considering the colors of many of the existing central business district buildings. Colors which clash with the overall visual character of the CBD should be avoided.

Architectural Details

Architectural details and building ornamentation (if present) often represent historic elements of architecture and are important components of the overall character of a commercial area. The distinctiveness of older commercial buildings is directly associated with their architectural details. Unsympathetic design changes on a building can destroy both the architectural character of a building and the overall commercial streetscape as well. Significant architectural details, where they exist, should not be lost in rehabilitation or "modernization" of existing buildings. Remodeling efforts should attempt to retain any rich architectural details. However, efforts to transform an existing building into an earlier period through the use of details that were not originally used on the structure do not usually retain the original architectural integrity of the building. Consequently, if there is an introduction of modern detail or a mixture of old and new parts on the building, the overall visual character of the building should not be spoiled.

Accessory Buildings and Structures

Accessory buildings and structures in commercial areas should be compatible with principal structures in terms of building facade character, scale and mass, rooflines and roof shapes, materials, colors, and architectural details, particularly if these accessory structures are visible from public areas.

Signage

In addition to conforming with the rules and regulations of the City's sign ordinance, signs should be designed so that they are in keeping with the overall character of the area and its buildings. Lettering on signs in the West Bend central business district should be functional as well as visually pleasing. Truly functional lettering is of a typeface which is properly spaced, easy to read, and makes its message clear from the distance it is intended to be read. Generally, the fewer the words on a sign, the more likely people will be able to read it with ease.

Since the facades of buildings in the West Bend central business district are predominantly flat storefronts and are oriented parallel to central business district streets, flush-mounted face signs should be used. Standard "franchise" and "brand name" signs should be avoided.

Signs should be placed in visually pleasing and logical places of the facade, which can include areas of the building facade which are void of openings, projections, and architectural details. Signage height should be consistent between stores in the same city block streetscape.

Chapter VII

YEAR 2010 COMMUNITY LAND USE AND FACILITY REQUIREMENTS

INTRODUCTION

The objectives, principles, standards, and related urban design criteria set forth in Chapter VI express the physical development goals of the City of West Bend and environs and provide the supporting rationale for those goals. The standards and urban design criteria are thus intended to be used as a basis for generating and evaluating alternative land use plans and identifying from among the alternatives considered a recommended plan, a plan which best meets the stated objectives. The standards perform a particularly important function in the plan formulation process since they are utilized to identify future land use and facility requirements. The standards formulated consist of two types: comparative and absolute. Comparative standards can be applied only through a comparison of alternative plan proposals. Absolute standards can be applied individually to each alternative plan proposal since they are expressed in terms of maximum, minimum, or desirable values.

As part of the land use planning process, the standards listed in Chapter VI were applied with the selected population and employment levels presented in Chapter II to estimate the land use requirements to be met in the plan design. In addition, certain recommendations contained in adopted regional plans were incorporated into the plan design. The urban land use and community facility requirements thus developed for the urban service area and used in the land use plan design process are described in the following paragraphs.

URBAN LAND USE REQUIREMENTS

The urban land use requirements of the future resident population and employment levels of the City of West Bend urban service area were determined by applying two basic types of standards: land use allocation standards, expressed as the number of acres of a given land use category per hundred dwelling units, per hundred employees, or per thousand resident population, and accessibility standards, expressed as maximum service area radii for certain sites, land uses, and facilities. The former standards were intended to help estimate the total number of acres of land needed to satisfy each urban land use requirement of the population and economy to the year 2010. The accessibility standards were intended to assure that the land allocations are spatially distributed in a manner convenient and efficient to the population and economic activities which they are intended to serve. The allocation and accessibility standards utilized, as set forth in Chapter VI, are thus embodied in each of the plans presented in Chapter VIII.

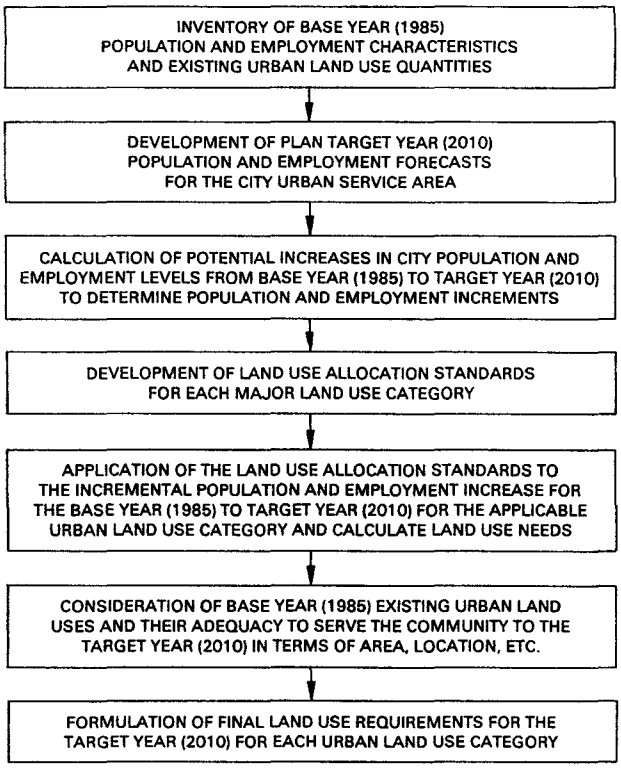
It should be recognized that in some situations, while land use allocation standards may be met, a need may still exist for additional sites or facilities, because of the need to accommodate future potential expansion on the sites and in the areas identified or because of the relative inaccessibility or distance of an existing use or facility from some of the resident population in the urban service area. The process used to determine the year 2010 urban land use requirements of the City urban service area is graphically illustrated in Figure 20.

Table 36 summarizes future urban land use requirements for the urban service area to the plan design year 2010. The table is based upon the land use standards set forth under both Land Use Allocation Objective No. 1 and also in Table 30 of Chapter VI for residential, commercial, industrial, governmental/institutional, and recreational development. It should be recognized that while forecasts of future population and employment levels must be prepared in order to apply the land use standards, these forecasts involve uncertainty and must, therefore, be used with caution and be tempered by experienced judgment and local knowledge. Forecasts cannot take into account events which, though unpredictable, may have major effects upon future conditions. The validity of the need determined through the application of the standards to forecast population and employment levels must, therefore, be periodically reexamined by the City Plan Commission.

While many of the objectives and standards applied in the plan design process relate to the resident population and work force to be served,

Figure 20

PROCESS USED FOR DETERMINING YEAR 2010 URBAN LAND USE REQUIREMENTS FOR THE CITY OF WEST BEND URBAN SERVICE AREA



Source: SEWRPC.

one of the most important of the objectives, the preservation and protection of the underlying and sustaining natural resource base, is, in effect, independent of any resident population level. Preservation of the environmental corridors within the planning area in an essentially open, natural state and preservation in agricultural use of those important agricultural lands not required to meet the urban land use needs of the resident population are both required to achieve this extremely important objective.

The land needs for each urban land use category as set forth in Table 36 were determined by applying the appropriate land use development standard to the forecast population and employment increments to the year 2010, as indicated earlier in Figure 20. Table 36 indicates that about 2,721 acres of rural and other undeveloped open lands may need to be converted in the West Bend area to urban use by the year 2010. This table is expressed in terms of the gross area needed for each given land use category. This gross area, by definition, includes supporting public street rights-of-way and related off-street parking areas.

Residential Development

Table 36 indicates that approximately 1,636 acres of additional land will be needed in the City urban service area to accommodate the housing needs of a forecast population level of about 35,000 persons, slightly higher than the intermediate forecast population level of about 32,050, by the year 2010. Table 37 indicates that an additional 5,535 dwelling units would be required to accommodate this population increase.

Table 37 provides a comparison of the City's 1985 housing mix with the City's desired housing mix for the plan design year 2010. This table indicates the proportion which must be allocated to each residential category in order to meet the City's desired housing unit mix as identified in the housing standards set forth in Chapter VI under Housing Objective No. 8. In turn, the development standards set forth in Table 36 were applied to the estimated number of dwelling units to calculate the amount of land that will be needed to accommodate each housing type by the year 2010.

As shown in Tables 36 and 37, the number of dwelling units needed was broken down into seven classifications of residential dwelling unit densities to provide a wide range of housing choice in the urban service area. The "rural estate" and "suburban" residential land uses are included in the low-density residential category since these lots may be expected to be converted into low-density "urban" single-family residential areas. Even though these tables do not plan for large lots classified as "rural estate" or "suburban" residential land uses in the City of West Bend urban service area, this does not imply that such lots will not exist in the urban service area in the year 2010. Lots of 1.5 acres or larger may exist in the urban service area as a result of farm consolidation or as a result of the creation of large lots in environmental corridors and isolated natural areas. The other five ranges of residential densities and their attendant incremental acreage and dwelling unit needs to the year 2010 are summarized in Table 37. As indicated in this table, there will be a need for an additional 167 acres, or about

Table 36

FUTURE SELECTED URBAN LAND USE REQUIREMENTS FOR THE CITY OF WEST BEND URBAN SERVICE AREA

Urban Land Use Category	1985 Gross Area[a] (acres)	Percent of Total 1985 Gross Area	1985 Estimates[b]	1985 Development Ratios	Development Standards	Planned Increment 1985-2010[c]	Required Incremental Land Use Acreages as per Development Standards	Required Incremental Land Use Acreages After Consideration of 1985 Gross Acres[d]	2010 Forecasts[b]	Total Gross Land Requirements 2010[a]	
										Acres	Percent
Residential											
Single-Family Dwellings											
Rural Estate (5.0-acre lots or greater)	1.6[e]	0.1	6 persons in 2 dwelling units	750 acres per 100 dwelling units	588 acres per 100 dwelling units	0	0.0	0.0[f]	0	0.0[g]	0.0
Suburban (1.5- to 4.9-acre lots)	4.8	0.2	10 persons in 3 dwelling units	160 acres per 100 dwelling units	204 acres per 100 dwelling units	0	0.0	0.0[f]	0	0.0[g]	0.0
Low Density (20,000- to 65,399-square-foot lots)	104.2	3.5	408 persons in 130 dwelling units	80 acres per 100 dwelling units	109 acres per 100 dwelling units	128 dwelling units	139.5	167.4	802 persons in 263 dwelling units	278.0[g]	4.9
Medium Density (7,200- to 19,999-square-foot lots)	1,410.8	48.0	14,067 persons in 4,480 dwelling units	32 acres per 100 dwelling units	32 acres per 100 dwelling units	2,479 dwelling units	793.3	952.0	21,212 persons in 6,959 dwelling units	2,362.8	41.8
Single-Family Dwelling Subtotal	1,521.4	51.8	14,491 persons in 4,615 dwelling units	33 acres per 100 dwelling units	--	2,607 dwelling units	932.8	1,119.4	22,014 persons in 7,222 dwelling units	2,640.8	46.7
Two-Family Dwellings (6.1 to 10.9 dwelling units per net residential acre)	176.7	6.0	3,894 persons in 1,240 dwelling units	14 acres per 100 dwelling units	17 acres per 100 dwelling units	598 dwelling units	101.7	122.0	5,603 persons in 1,838 dwelling units	298.7	5.3
Multi-Family Dwellings											
Medium-High Density (6.1 to 10.9 dwelling units per net residential acre)	9.6	0.3	119 persons in 70 dwelling units	14 acres per 100 dwelling units	17 acres per 100 dwelling units	1,374 dwelling units	233.6	280.3	2,267 persons in 1,444 dwelling units	289.9	5.1
High Density (11.0 to 15.0 dwelling units per net residential acre)	159.9	5.5	2,839 persons in 1,670 dwelling units	10 acres per 100 dwelling units	10 acres per 100 dwelling units	956 dwelling units	95.6	114.7	4,123 persons in 2,626 dwelling units	274.6	4.8
Multi-Family Dwelling Subtotal	169.5	5.8	2,958 persons in 1,740 dwelling units	10 acres per 100 dwelling units	--	2,330 dwelling units	329.2	395.0	6,390 persons in 4,070 dwelling units	564.5	9.9
Residential Subtotal	1,867.6	63.6	21,342 persons in 7,595 dwelling units[h]	25 acres per 100 dwelling units	--	5,535 dwelling units[i]	1,363.7	1,636.4	34,007 persons in 13,130 dwelling units[h]	3,504.0	61.9
Commercial	309.3	10.5	5,080 employees[j]	6.1 acres per 100 employees	6 acres per 100 employees	2,380 employees[j]	142.8	142.8	7,460 employees[j]	452.1	8.0
Industrial	214.7	7.3	4,115 employees	5.2 acres per 100 employees[k]	9 acres per 100 employees	3,620 employees	325.8	481.8[k]	7,735 employees	696.2	12.3
Governmental and Institutional	448.0	15.3	21,993 persons	20.4 acres per 1,000 persons	12 acres per 1,000 persons	13,007 persons	156.1	156.1	35,000 persons	604.1	10.7
Recreational[l]	97.2	3.3	21,993 persons	4.4 acres per 1,000 persons	6.4 acres per 1,000 persons	13,007 persons	83.3	304.0[m]	35,000 persons	401.2[m]	7.1
Total	2,936.8	100.0	--	--	--	--	--	2,720.8	--	5,657.6	100.0

[a] *Gross area includes associated street rights-of-way and off-street parking areas for each land use category. The 1985 gross area pertains to the urban land uses within the City corporate limits.*

[b] *Even though the estimated average household size was 2.81 persons per dwelling unit in the City of West Bend in 1985, the estimated household size that was used to estimate the total population for each type of residential classification was 3.14 person per single- and two-family dwelling unit, and 1.70 persons per multi-family dwelling units based on information provided by the City of West Bend Community Development Department. Since the 1985 average household size is forecast to decrease to 2.59 persons per occupied dwelling unit in the City urban service area by the year 2010 under the intermediate future scenario, it is assumed that the household size for each type of dwelling unit would also proportionately decrease to approximately 3.05 persons per single- and two-family dwelling unit, and approximately 1.57 persons per multi-family dwelling unit. These figures were used to estimate the forecast population per residential classification in the City urban service area.*

[c] *See Table 37 for further details on how the planned increments for the residential land use categories were derived.*

[d] *The figures in each residential land use category include 20 percent of additional acreage to allow for site suitability and market choice of housing type.*

[e] *Represents two occupied residential lots totaling 15 acres; however, only 1.6 acres of the developed residential portion of these lots are included in this category. The other 13.4 acres were nonurban land uses, such as agricultural and other open lands.*

[f] *Even though the table does not plan for large lots classified as "rural estate" or "suburban" residential lots that are 1.5 acres or greater, this does not imply that such lots will not exist in the City of West Bend urban service area in the design year 2010. These large lots may exist due to farm consolidation and the preservation of environmentally sensitive natural resources.*

[g] *The 1.6 acres of rural estate residential areas and 4.8 acres of suburban residential areas are included in the low density residential category since these areas may be converted into a low density "urban" type of residential land use character.*

[h] *The total 1985 population figure in this land use category is less than the entire total population of 21,993 persons estimated within the City of West Bend in 1985 since it does not include the estimated 3 percent of the population that lived in either dwelling units located in commercial buildings or those that lived in group-quarters. For the same reasons, the total forecast population in the residential land use category is also approximately 3 percent less than the total selected forecast population of 35,000 persons for the entire City of West Bend urban service area by the year 2010.*

[i] *Although the forecast incremental population increase is 13,007 persons between 1985 and 2010, there will be an increase of 5,535 dwelling units, accommodating approximately 14,336 persons due to the decrease in the average number of persons per dwelling unit from about 2.81 in 1985 to about 2.59 in 2010.*

[j] *The estimated total of commercial employees includes service and retail trade types of employments.*

[k] *Based on the recent trend of existing industrial uses relocating to larger parcels of land where the amount of land required per employee has increased, the industrial development standard of 9 acres per industrial employee was applied to the total forecast of 7,735 industrial employees. It is assumed that existing industrial lands will either be operated by fewer employees or be redeveloped for other type of land uses.*

[l] *This category includes only areas for intensive outdoor recreational activities.*

[m] *This number includes 278 acres of new park areas as recommended in the adopted SEWRPC Community Assistance Planning Report No. 111, A Park and Open Space Plan for the City of West Bend, plus 26 acres of additional areas to be added to existing city parks.*

Source: Wisconsin Department of Administration; Wisconsin Department of Industry, Labor and Human Relations; and SEWRPC.

Table 37

SUMMARY OF RESIDENTIAL LAND USE AND DWELLING UNIT REQUIREMENTS FOR THE CITY OF WEST BEND URBAN SERVICE AREA: 1985-2010

Category	Year 1985				Planned Increment: 1985-2010				Year 2010			
	Gross Area[a]		Estimated Dwelling Units		Incremental Land Use[a]		Incremental Dwelling Units		Total Land Requirement[a]		Forecast Dwelling Units	
	Acres	Percent of Total	Number	Percent of Total	Acres	Percent of Total	Number	Percent of Total	Acres	Percent of Total	Number	Percent of Total[b]
Single-Family Dwellings												
Rural Estate (5.0-acre lots or greater)	1.6	0.1	2	-[c]	0.0	0.0	0[d]	0.0	0.0	0.0	0[d]	0.0
Suburban (1.5- to 4.9-acre lots)	4.8	0.3	3	-[c]	0.0	0.0	0[d]	0.0	0.0	0.0	0[d]	0.0
Low Density (20,000- to 65,399-square-foot lots)	104.2	5.6	130	1.7	167.4	10.2	128[d]	2.3	278.0	8.0	263[d]	2.0
Medium Density (7,200- to 19,999-square-foot lots)	1,410.8	75.5	4,480	59.0	952.0	58.2	2,479	44.8	2,362.8	67.4	6,959	53.0
Subtotal	1,521.4	81.5	4,615	60.8	1,119.4	68.4	2,607	47.1	2,640.8	75.4	7,222	55.0
Two-Family Dwellings (6.1 to 10.9 dwelling units per net residential acre)	176.7	9.4	1,240	16.3	122.0	7.5	598	10.8	298.7	8.5	1,838	14.0
Multi-Family Dwellings												
Medium-High Density (6.1 to 10.9 dwelling units per net residential acre)	9.6	0.5	70	0.9	280.3	17.1	1,374	24.8	289.9	8.3	1,444	11.0
High Density (11.0 to 15.0 dwelling units per net residential acre)	159.9	8.6	1,670	22.0	114.7	7.0	956	17.3	274.6	7.8	2,626	20.0
Subtotal	169.5	9.1	1,740	22.9	395.0	24.1	2,330	42.1	564.5	16.1	4,070	31.0
Total	1,867.6	100.0	7,595[e]	100.0	1,636.4	100.0	5,535	100.0	3,504.0	100.0	13,130[e]	100.0

[a] Includes associated street right-of-way and off-street parking area. The 1985 gross area pertains to the residential land uses located in the City corporate limits.

[b] The percent breakdown of dwelling unit types is from the residential dwelling unit standards established in Chapter VI.

[c] Less than 0.05 percent.

[d] The two rural-estate and three suburban-residential dwelling units are included in the low-density residential category since the lots on which these units are located may be converted into a low-density "urban" type of residential land use character. Although the table does not plan for dwelling units to be located on large lots classified as "rural estate" or "suburban" residential lots that are 1.5 acres or greater, this does not imply that such lots may not exist in the City urban service area in the year 2010. Such large lots may result from farm consolidation and the preservation of significant environmentally sensitive natural resources.

[e] These figures do not include dwelling units located in commercial buildings.

Source: SEWRPC.

128 dwelling units in low-density residential development, on 20,000- to 65,339-square-foot single-family residential lots. This represents 10 percent of the total year 2010 incremental residential land use needs. Some 952 acres, or about 2,479 dwelling units in medium-density residential development, on 7,200- to 19,999-square-foot single-family residential lots will be needed, representing about 58 percent of the total year 2010 incremental residential land use needs. Some 122 acres, or about 598 two-family type dwelling units, ranging from 6.1 to 10.9 dwelling units per net residential acre, will be needed. This is about 8 percent of the total year 2010 incremental residential land use needs. An additional 280 acres, or about 1,374 multi-family dwelling units in medium-high-density residential development, or about 17 percent of the total year 2010 incremental residential land use needs, will be needed. Some 115 acres, or about 956 multi-family dwelling units in high-density residential development with 11.0 to 15.0 dwelling units per net residential acre, will be needed. This represents about 7 percent of the total year 2010 incremental residential land use needs. As reflected in Table 36, new residential growth will generate additional urban land needs in other land use categories, including commercial, industrial, governmental and institutional, and recreational uses.

Commercial Development

To meet the forecast increase in commercial retail and service employment within the West Bend urban service area of about 2,380 additional jobs by the year 2010, to a total of about 7,460 such jobs, an additional 143 acres of commercial land will be needed, as indicated in Table 36. This represents an increase of about 46 percent over the 1985 level of about 309 acres of commercial land uses. These additional commercial lands should be located within the urban service area in accordance with the objectives and standards outlined earlier in Chapter VI.

Industrial Development

Table 36 indicates that about 482 additional acres of industrial development will be needed in the City by the year 2010. This is an increase of about 224 percent over the 1985 level of 215 acres of industry-related land uses. This increase is due to the recent trend of existing industries relocating to larger lots because the amount of land required per employee is increasing and also due to the anticipated increase in industrial employment from about 4,115 jobs in 1985 to about 7,735 jobs in the year 2010, an increase of about 3,620 jobs, or about 88 percent. The application of the objectives and standards set forth in Chapter VI would provide about nine gross acres of industrial land for each 100 industrial employees. This gross area would provide adequate space not only for primary industrial buildings but also for accessory buildings and related off-street parking facilities for employees and visitors. In general, new industrial uses should be located near supporting transportation facilities, such as railways, and major arterial streets and highways, and near sewer and water supply facilities, according to the objectives and standards set forth in Chapter VI.

Governmental and Institutional Development

As indicated in Table 36, the City of West Bend may be expected to need to expand the land area currently occupied by governmental and institutional land uses by about 156 acres, an increase of about 35 percent over the 1985 level of about 448 acres. The additional required land for governmental and institutional uses may be expected to be occupied by fire stations, churches, health-care facilities, day-care facilities, and other public- and private-sector institutional uses.

Recreational Development

SEWRPC Planning Report No. 27, A Regional Park and Open Space Plan for Southeastern Wisconsin: 2000; SEWRPC Community Assistance Planning Report No. 136, A Park and Open Space Plan for Washington County; and SEWRPC Community Assistance Planning Report No. 104, A Park and Open Space Plan for The City of West Bend, all contain specific recommendations intended to address the needs of the City. These recommendations concern the preservation of primary and secondary environmental corridors and prime agricultural lands and the provision of resource-oriented and nonresource-oriented recreation sites and facilities. Based upon the analysis presented in Table 36, the urban service area will require about 304 acres of additional recreational lands for nonresource-oriented recreation, an increase of about 313 percent over the 1985 recreational land area of about 97 acres. This total amount of incremental recreational land use needs includes the additional acreages recommended for the expansion of existing parks and the development of new parks set forth in the previously mentioned adopted park and open space plan for the City of West Bend.

TRANSPORTATION SYSTEM

Transportation facilities are among the most critical elements influencing the spatial distribution of urban development within an area. The relative availability of transportation facilities will influence the path and mode as well as the frequency of personal travel. The accessibility of a site to concentrations of population and employment and to community facilities and services will influence the type and intensity of its development. This accessibility is, in turn, a function of the transportation system. Thus, transportation facilities are an important determinant of the location and form of urban development and, to a considerable extent, determine the efficiency of all other functional elements of such development.

Arterial Street and Highway System Plan

The transportation system is herein regarded only as a land use, but a very important one. The arterial street system provides the framework for land use development in the West Bend area. In this respect, the arterial street and highway system serves several important functions. It

provides for the free movement of traffic throughout the planning area and for the ready access of this traffic through connecting collector and land access streets to the various land uses within the planning area. In addition, the arterial street and highway system, together with the collector and land access streets, serves as an important part of the urban stormwater drainage system; a location for utilities serving the various land uses; and as open space, admitting light and air to building sites.

It is important to note that this presentation of the arterial street and highway system as a framework for land use plan design is not a substitute for a detailed arterial street and highway system plan for the City of West Bend and environs. The presentation of the system given here identifies the location and configuration of the arterial facilities, the number of traffic lanes required on the various segments of the system, and, through typical cross-sections, provides an indication of the right-of-way widths required between intersections. This presentation does not, however, address the treatment of the intersections and such factors as the need for dedicated left- and right-turn lanes, the need for channelization, and the need for signalization, all of particular importance in the West Bend area. Nor does this presentation consider the need for medians and such factors as the spacing of median openings, the relationship of such openings to driveway locations, and the issue of driveway locations in general. Proper consideration of these and other related matters requires the preparation of a detailed arterial street and highway system plan as a separate element of the evolving comprehensive plan for the West Bend area. The City of West Bend Transportation System Plan Advisory Committee, with the assistance of the staff of the Southeastern Wisconsin Regional Planning Commission, is currently preparing such a plan which would not only complement the land use plan provided here, but also the local transit system plan described below.

In the preparation of the land use plan, all existing transportation plans relating to the West Bend area were considered. These plans are described below.

Jurisdictional Highway System Plan: The arterial street and highway facilities required to serve the probable future traffic demands to the year 2000 within the City of West Bend planning area, as recommended in an amendment to SEWRPC Planning Report No. 23, A Jurisdictional Highway System Plan For Washington County, are shown on Map 4 in Chapter I. On this map state trunk highways are shown in red, county trunk highways in blue, and local trunk highways in green. This plan also indicates the number of traffic lanes needed for each arterial street segment in the West Bend area in order to carry the anticipated arterial traffic volumes through the design year 2000. Figure 5 in Chapter VI illustrates the types of street cross-sections which could be used to accommodate the proposed number of traffic lanes recommended on Map 4.

Mass Transit System

Another element of the comprehensive plan for the City closely related to the arterial street and highway system plan and to the land use plan is the transit system plan. To be comprehensive, transportation planning should consider all modes of travel, with particular emphasis on how those modes may affect utilization of the arterial street and highway system. If a balanced transportation system is to be designed with each mode of transportation assigned that portion of the total travel demand which it is best able to carry, then careful attention should be given to the existing and potential use of mass transit facilities.

Car-Pooling Plan: The adopted regional transportation system plan, set forth in SEWRPC Planning Report No. 25, A Regional Land Use Plan and A Regional Transportation Plan For Southeastern Wisconsin—2000, recommends that a "park and pool" lot be provided near the USH 45 and Paradise Drive interchange in the City of West Bend planning area. To date, the facility has not been developed. The promotion of car-pooling reduces the vehicular travel demand, saving motor fuel and reducing the demand for capital investment in arterial street and highway improvements.

Regional Transit System Plan: Under recommendations contained in SEWRPC Planning Report No. 33, A Primary Transit System Plan for the Milwaukee Area, transit service would be extended to those parts of the Region expected to be developed at urban densities over the plan design period. Within the West Bend area, express bus transit service would be provided

between the City of West Bend and the greater Milwaukee area. This service would be provided by buses operating in mixed traffic over freeways such as the USH 45 West Bend Freeway and over surface arterials such as Main Street and Paradise Drive. Under this planned system which, while widely implemented in the Milwaukee area, has not been as yet extended to the West Bend area, transit stations with parking facilities would be located within the West Bend planning area near the intersections of Main and Washington Streets, and at USH 45 and Paradise Drive. The latter parking facility would also function as the "park and pool" lot mentioned above.

City of West Bend Local Transit System Plan: On April 22, 1991, the City of West Bend Common Council adopted a study on the feasibility of providing local public transit service in the West Bend area. The findings and recommendations of this study are documented in SEWRPC Community Assistance Planning Report No. 189, City of West Bend Transit System Feasibility Study and Development Plan: 1992-1996. The study stemmed from concerns over the ability of the limited taxicab and specialized transportation services available within the City to serve the growing population adequately and, in particular, the growing elderly segment of the population in need of public transportation. The study identified the public transit needs of the resident population of the City, identified alternative public transit services which could be provided in response to the identified needs, and presented a recommended plan that could be used to guide the development of an appropriate level of public transit service in the West Bend area.

The results of this analysis and evaluation of alternatives indicated that institution of either fixed-route or shared-ride taxicab transit services would be feasible in the West Bend area. The ultimate transit system development plan embraced by the West Bend Mass Transportation Citizens and Technical Coordinating and Advisory Committee, created by the City to oversee the conduct of the study, sets forth specific recommendations for the establishment of demand-responsive shared-ride taxicab service in the West Bend area. After considering the major advantages and disadvantages of private and public management structures, the Advisory Committee recommended that any public transit system established be operated by a private transit operator selected on the basis of competitive bids. It also recommended that the City ultimately own the necessary transit system operating equipment. Since local officials took favorable action toward the establishment of the shared-ride taxicab system in West Bend, as recommended in the study, the transit system could be eligible for both federal and state funding under available transit assistance programs.

Railway Facilities: Within the City of West Bend planning area in 1990, railway freight service was provided by the Fox River Valley Railroad Company. This common carrier railway service is provided over the railway's main line from Milwaukee to Green Bay via Fond du Lac, the former Chicago & North Western Railway line. The Fox River Valley line passes through the City of West Bend, generally along the east side of Milwaukee River, and can serve as a focus for the location of certain land uses.

Airport System Plan: As already noted in Chapter IV, the adopted regional airport system plan, documented in SEWRPC Planning Report No. 38, A Regional Airport System Plan for Southeastern Wisconsin: 2010, May 1987, contains specific recommendations for the improvement of each of the 11 public-use airports, including the West Bend Municipal Airport, that comprise the regional airport system. This plan was adopted by the City of West Bend Common Council on October 19, 1987. Map 27 shows the recommended site improvement plan for the West Bend Municipal Airport. That plan seeks to upgrade the airport from a General Utility-Stage I facility to a General Utility-Stage II facility that would be capable of accommodating all types of business jets. As further noted in Chapter IV, the City of West Bend, owner of the airport, together with the Wisconsin Department of Transportation and the Federal Aviation Administration, has been working toward the implementation of the recommended improvements. On October 4, 1989, the Federal Aviation Administration, as recommended in the adopted regional airport system plan, designated the West Bend Municipal Airport as a reliever facility to Milwaukee County's General Mitchell International Airport. Reliever status will provide additional opportunities for financial assistance for eligible capital improvements and land acquisition as identified in the regional airport system plan for the West Bend Municipal Airport.

COMMUNITY FACILITY NEEDS

In addition to providing guidance for land use development within the City of West Bend planning area, this plan is also intended to provide guidance regarding land requirements for certain community facilities. Accordingly, estimates of land requirements for public schools, City Hall facilities, fire stations, and the public library are herein provided. Further in-depth studies of the requirements for each of these community facilities to validate and further refine the preliminary requirements herein set forth will be necessary before any expansion is considered further. An assessment of the long-term qualitative and quantitative needs of these facilities should be conducted at least once every ten years so the community can plan for the level of services it wishes to provide.

Public Schools

As shown on Map 25 in Chapter IV, the City of West Bend planning area lies within the boundaries of three school districts: the West Bend School District, the Slinger School District, and the Kewaskum School District. The district which would have the most significance in the land use planning process for the City of West Bend urban service area is the West Bend School District, because the future urban service area would most likely be located largely, if not entirely, in this district. Therefore, any educational facility expansion planned for the West Bend School District will probably occur within the urban service area of the City. The portion of the West Bend planning area located within the West Bend School District in the 1988-1989 school year was only about 53 percent of the total area of the School District, which covers about 100 square miles. Ten public schools are located within the West Bend School District: West Bend East and West High Schools, Badger Middle School, Silverbrook Middle School, Barton Elementary School, Decorah Elementary School, Fair Park Elementary School, Green Tree Elementary School, Jackson Elementary School, and McLane Elementary School. They have a total combined capacity of about 7,450 students; this figure excludes the Silver Maple Elementary School since this school has a preschool, not an elementary school, function.

To facilitate the determination of the need for additional primary and secondary educational facilities within the West Bend School District by the year 2010, Table 38 provides estimated population levels by grade and school-age group for the entire West Bend School District area as approximated by whole U. S. Public Land Survey one-quarter sections. It is difficult to forecast precisely the number of students that may be expected to be enrolled in the primary or secondary public schools because of such variables as the number of students enrolled in nonpublic schools and the stage in the life cycles and composition of families moving into and out of the District. For this reason, Table 38 presents a range of the number of students living in the school district who may be expected to be enrolled in public schools under both intermediate and optimistic futures for the West Bend School District to the year 2010. A slightly higher population estimate, and thus school-age population, was selected for the West Bend urban service area under the intermediate future scenario. For each alternative future, it was assumed that approximately 21 percent of all students living in the school district would be enrolled in nonpublic schools. This estimated percentage was recently observed by the West Bend School District and is assumed to remain unchanged over the plan design period under each alternative future.

Specifically, the total enrollment for primary and secondary public schools by the year 2010 may be expected to range from about 3,460 to 5,120 elementary school students (grades kindergarten through five); from about 1,530 to 2,240 middle school students (grades six through nine); and from about 2,730 to 3,990 high school students (grades 10 through 12). The total forecast school-age population attending primary and secondary public schools for the year 2010 may be expected to range from about 7,730 to 11,340 students, representing an increase of about 28 to 87 percent over the 1988-1989 public school enrollment in the district of 6,056 students. Depending upon the alternative futures considered in Table 38, it may be expected that school facilities may need to be expanded at all grade levels by the year 2010 within the West Bend School District.

Under the intermediate future scenario, the existing elementary schools will have to be expanded or an additional elementary school may be needed during the planning period. If the school-age group, five to 11, reaches the higher

Table 38

EXISTING 1988-1989 PUBLIC SCHOOL ENROLLMENTS AND CAPACITIES AND FORECAST 2010 PUBLIC SCHOOL ENROLLMENTS FOR THE WEST BEND SCHOOL DISTRICT

Grade and School-Age Group	Existing 1988-1989 Public School Enrollments[a]		Existing Public School Capacities[d]	Forecast 2010 Public School Enrollment Range[a,b]		Difference[c]	
	Number	Percent of Total		Number	Percent of Total	Number	Percent Difference
Grades K-5 (ages 5 to 11)	2,806[e]	46.4	3,150[e,f]	3,463-5,117	44.8-45.1	657-2,311	23.4-82.4
Grades 6-8 (ages 12 to 14)	1,156	19.1	1,800[g]	1,534-2,242	19.9-19.8	378-1,086	32.7-94.0
Grades 9-12 (ages 15 to 18)	2,092	34.5	2,500	2,731-3,985	35.3-35.1	639-1,893	30.5-90.5
Total	6,056[h]	100.0	7,450	7,728-11,344	100.0-100.0	1,672-5,288	27.6-87.3

[a]These total enrollment figures do not include the estimated 21 percent of total school-age population that were assumed to attend private schools. It is assumed that the percent of students living in the school district that would attend nonpublic schools would be approximately 28 percent for both the five through 11 and 12 through 14 school-age groups and approximately 5 percent for the 15 through 18 school-age group.

[b]The first and second numbers represent forecast enrollments based on the SEWRPC intermediate and optimistic future scenario, respectively, for the West Bend School District area with a slightly higher school-age population estimated for the City of West Bend urban service area under the intermediate scenario as a result of the City's selected population forecast of 35,000 people for this urban service area versus SEWRPC's forecast of approximately 32,000 people.

[c]These figures represent the differences between the existing 1988-1989 school enrollments and the forecast 2010 school enrollments based on the intermediate and optimistic future scenario, respectively.

[d]School room capacities exclude art rooms, music rooms, early childhood/exceptional needs (EEN) rooms, work rooms, and special subject classrooms.

[e]The existing enrollment and capacity of the Silver Maple Elementary School were not included here since this school functioned as a preschool.

[f]Includes the additional capacity that would be provided by the building expansion to the Green Tree and McLane Elementary Schools during the 1988-1989 school year.

[g]The existing capacity of the Silverbrook and Badger Middle Schools were included here even though they temporarily served fifth grade levels to alleviate potential overcrowding in the elementary schools during this school year.

[h]Total enrollment includes two tuition students for which information on the grades and the school they attended were not available.

Source: The West Bend School District and SEWRPC.

end of the forecast range under the optimistic future scenario, then three to four new elementary schools may be needed, depending upon the future capacities of existing schools if they are expanded during the planning design period. If new elementary schools are provided under either future scenario, these schools should be centrally located within delineated residential neighborhoods in the City of West Bend urban service area. The Regional Planning Commission, almost since its inception in 1960, has urged local plan commissions to consider the delineation of neighborhood units and the development of neighborhood unit plans as an important means of guiding and shaping urban land use development. It is recommended that each residential neighborhood contain a public elementary school adjacent to a neighborhood park so that the school and park together may function as a neighborhood center. The school and park should be centrally located, within walking distance of all areas of the neighborhood.

In the 1989-1990 school year, the Badger and Silverbrook Middle Schools were restructured to serve only grades six to eight, further increasing the capacity of these two schools to accommodate the future increase in the 12 to 14 school-age population under the intermediate future scenario, even though they currently have the necessary capacity to meet this future need. During the 1988-1989 school year, these middle schools temporarily served grade five to alleviate potential overcrowding in the elementary schools at that time. If this school-age cohort reaches the higher end of the forecast range, however, under the optimistic future scenario, then either the existing middle schools will need to be expanded or an additional middle school may be needed during the planning period. New middle schools should be located in proximity to the highest concentration of the applicable school-age group in an area and within the maximum one-way walking distance of 0.75 mile and a minimum busing radius of two miles.

Under the intermediate future scenario, the existing high schools will have to be expanded during the planning period to accommodate the future increase in the age group 15 to 18. If this school-age group reaches the higher end of the forecast population range in the optimistic future scenario, then either the existing high schools will need to be further expanded or a new high school may be needed during the planning period. New high schools should be so located as to include geographically the highest concentration of the applicable school-age group within the maximum one-way walking distance of one mile and a minimum busing radius of two miles.

This analysis does not address the short-term, five years, need for school facilities which is critical in school facilities planning. If such short-range planning indicates a need for additional facilities, issues that should be addressed include whether or not the needs can be met by expanding the existing facilities on existing sites, by reorganizing the number of grades and/or classrooms to be serviced by each school, or by constructing separate new facilities which may or may not lie within the West Bend planning area. These decisions may be expected to be further influenced by the present condition of school facilities, the provision of special education facilities, the quality of services desired, the minimum busing distance desired, or the maximum walking distance desired. A detailed comprehensive study should be undertaken by the school district officials to determine short- and long-term school facility needs before any additional facilities are constructed.

City Hall and Governmental Offices

As noted in Chapter IV, the West Bend Common Council determined in 1988 that the existing City Hall was inadequate to meet existing and future requirements. Therefore, a Report on General Government Space Needs, was completed in October 1990 by the Space Needs Subcommittee reactivated by the West Bend Board of Public Works to determine short-term, or five years, and long-term, or 20 years, space needs for general municipal government.

A survey of existing occupied space and of operations at City Hall, the Park and Recreation Building, and the Police and Fire Stations was completed. Consideration was also given to the need for space for the Mayor's office, Common Council chambers, a Cable Vision office, and a proposed West Bend Municipal Court. To meet long-term, year 2010, needs, the report recommended the acquisition of the West Bend Mutual Insurance building to serve as a new centralized governmental center for general administrative offices. It would house departments such as

Community Development, Engineering, Police, and Parks and Recreation, and the Mayor's office, Common Council chambers, a Cable Vision office, and a West Bend Municipal Court. Also considered were the purchase of the Larson Colony building to serve as a recreation activity center, the renovation of the existing Park and Recreation building as a teen/youth center for middle-school and early high-school youths if the Larson Colony building was acquired, the renovation of approximately 4,000 square feet of floor area of the existing Police Department space into office space; and the construction of a second fire station in the West Bend Industrial Park-South. Acting upon the recommendations of the report, the City of West Bend completed the purchase of the West Bend Mutual Insurance and Larson Colony buildings on September 13, 1991.

Fire Station

As noted in Chapter IV, the City of West Bend and parts of the surrounding civil towns are served by the West Bend Fire Department, located at 325 N. 8th Avenue, in the City. The Fire Department currently shares the facility with the City of West Bend Police Department. The Department has reciprocal service agreements with the surrounding community fire departments whereby additional men and equipment can be called if additional fire-fighting capability is needed. The City of West Bend owns a parcel of land in the southern part of the City, near the West Bend Industrial Park-South, which has been tentatively set aside for the construction of a new fire station in the near future.

To provide a better indication of whether the existing and proposed new fire stations could serve future urban areas, Map 36 shows existing 1985 urban developments inside the City of West Bend planning area and the 1.5 mile optimum service radius recommended by the Insurance Services Office (ISO), of the existing station and of the proposed fire stations. Map 36 also shows the adopted West Bend sanitary sewer service area in which future urban development may be expected to occur. This map provides a preliminary indication that additional fire stations may be needed to serve the northern, western, and eastern parts of the City, where the sanitary sewer service areas and small concentrations of existing urban developments are located beyond the optimum 1.5 mile service radii. If additional fire stations are to be located within the urban service area, such stations should be so located as to maximize the inclusion of most existing and planned urban development within the West Bend area.

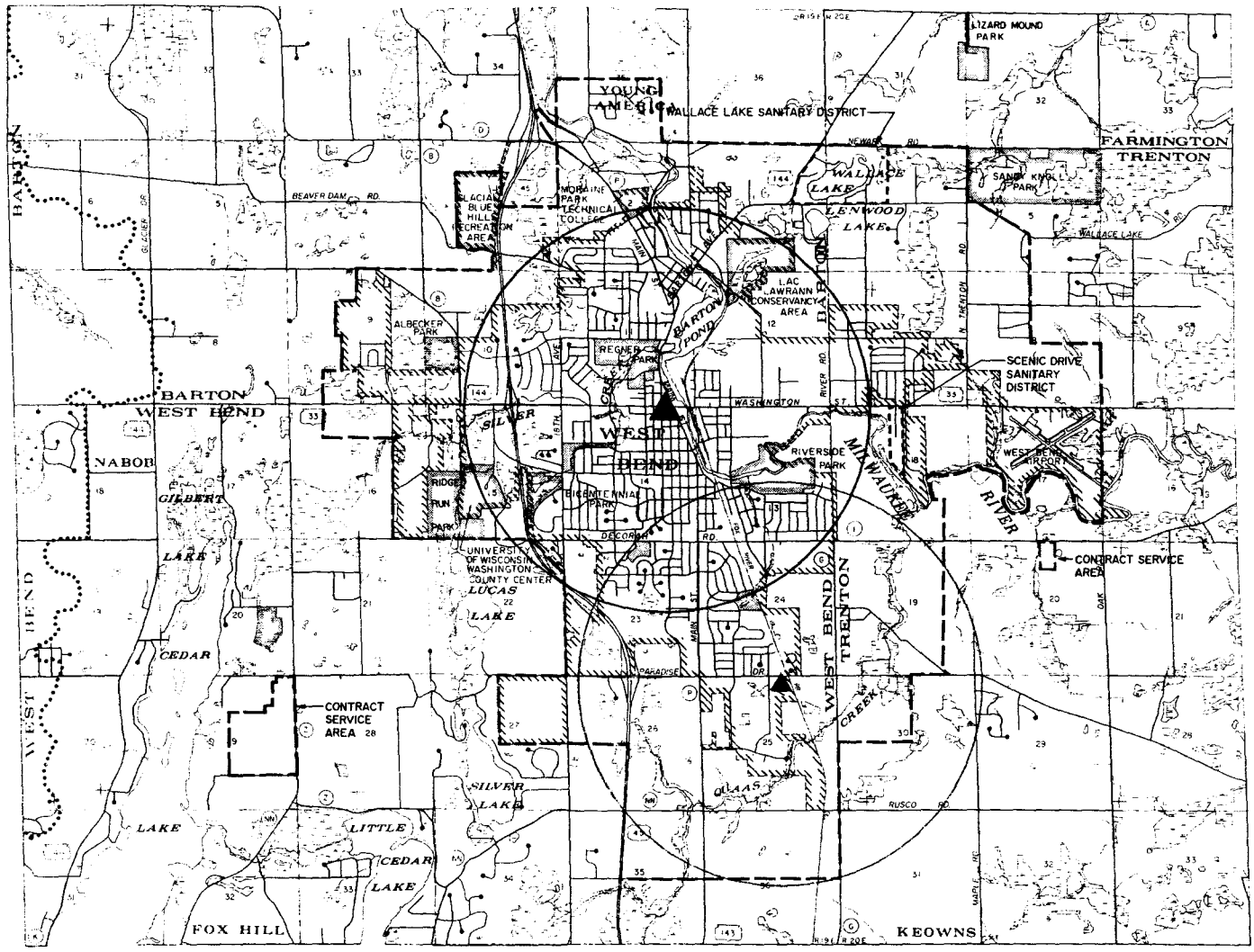
This analysis is not a substitute for a more detailed analysis that should be conducted by the West Bend Fire Department, taking into account a number of other factors that determine the adequacy of a community's future fire protection services, such as the location and capacity of fire hydrants; the required number and type of fire-fighting equipment and personnel; the provision and quality of fire communication systems; the effects of narrow or deteriorated streets, one-way streets, steep topography, or other unusual locational conditions on adequate response; and the structural characteristics, including fire alarm and sprinkler systems, of buildings. As noted in Chapter IV, the Insurance Services Office evaluates the adequacy of fire protection services provided by communities including the City of West Bend through the use of the Grading Schedule for Municipal Fire Protection. While the ISO does not determine the level of fire protection services that should be provided, the report generally contains recommendations for correcting any serious deficiencies found which, over the years, have been accepted as guides by many municipal officials in planning improvements to their fire-fighting services.

Public Library

As stated in Chapter IV, in 1989 the West Bend Community Memorial Library, located at 230 S. 6th Avenue, occupied about 31,370 square feet of floor area with a book collection of approximately 90,000 volumes. Table 39 provides a comparison of the total number of book volumes and the total population, ranging from 25,000 to 60,000 persons, served by community libraries, including the West Bend Library. Table 39 also provides data on the total number of books per capita for each of the community libraries listed. In 1989, the average number of books per capita for the community libraries listed in this table was 2.8; for the West Bend Community Memorial Library this figure was two. The number of books per capita provided by the West Bend Community Memorial Library is at the low end of the range of two to four books per capita recommended by the adopted regional

Map 36

OPTIMAL TRAVEL DISTANCE FOR FIRE-FIGHTING VEHICLES FROM THE EXISTING AND PROPOSED FIRE STATIONS IN THE CITY OF WEST BEND PLANNING AREA



LEGEND

- EXISTING URBAN DEVELOPMENT: 1985
- ADOPTED SANITARY SEWER SERVICE AREA BOUNDARY: 2000
- EXISTING FIRE STATION
- PROPOSED NEW FIRE STATION

OPTIMUM 1 1/2 MILE SERVICE RADIUS OF FIRE STATION

- EXISTING FIRE STATION
- PROPOSED FIRE STATION

Source: SEWRPC.

Table 39

COMPARISON OF TOTAL BOOK VOLUMES OF SELECTED WISCONSIN PUBLIC LIBRARIES SERVING POPULATIONS BETWEEN 25,000 AND 60,000: 1989

Location of Public Library	Library Service Population	Total Book Volumes	Total Volumes per Capita
Chippewa County			
Chippewa Falls	32,033	75,432	2.4
Dodge County			
Beaver Dam	27,299	59,323	2.2
Door County			
Sturgeon Bay	27,125	153,476	5.7
Douglas County			
Superior	41,829	128,467	3.1
Dunn County			
Menomonie	29,847	39,224	1.3
Fond du Lac County			
Fond du Lac	58,982	291,411	4.9
Jefferson County			
Watertown	28,089	74,775	2.7
La Crosse County			
La Crosse	50,105	204,721	4.1
Manitowoc County			
Manitowoc	55,330	153,616	2.8
Marinette County			
Marinette	41,298	167,646	4.1
Milwaukee County			
Glendale (North Shore)	27,625	38,280	1.4
Greenfield	32,856	52,399	1.6
Wauwatosa	50,184	140,185	2.8
Oneida County			
Rhinelander Area	25,345	62,288	2.5
Shawano County			
Shawano	37,140	104,295	2.8
Washington County			
West Bend	45,260	90,000	2.0
Waukesha County			
Brookfield	45,059	97,677	2.2
Menomonee Falls	35,721	86,929	2.4
New Berlin	42,924	86,882	2.0
Winnebago County			
Neenah	34,738	114,385	3.3
Wood County			
Marshfield	34,061	94,109	2.8
Wisconsin Rapids	33,332	92,634	2.8
Average	38,008	109,462	2.8

Source: State of Wisconsin, Department of Public Instruction, Division for Library Services, Wisconsin Library Service Record: 1989, Madison, Wisconsin, and SEWRPC.

library facilities and services plan[1] for libraries serving a population of less than one million persons. The 2.8 books per capita average for all the community libraries listed in Table 39 is generally comparable to the three book volumes per capita recommended in the Wisconsin Public Library Standards[2] for library service populations ranging from 25,000 to 49,999.

The West Bend Community Memorial Library completed its West Bend Community Memorial Library, Mission Statement: 1990 Five Year Plan Goals and Objectives in 1990, indicating that the library should help provide library and information services to meet the personal, educational, and professional needs of the public, and extend services to all residents of Washington County, in cooperation with all governmental units. This mission statement was further considered in a separate document recently compiled by Richard A. Thompson, a private library consultant and director of the Willmette Library in Willmette, Illinois, to determine estimated future needs of the library. The results of this separate study are documented in A Library Building Program for The West Bend Community Memorial Library, February 16, 1991. It recommends specific facility improvements to meet the demands of a projected service population of approximately 60,260 by the year 2010 as well as to meet other goals and objectives indicated in the mission statement mentioned above. This report indicates potentially necessary library equipment, documents, and spatial requirements which should be further investigated by a consultant prior to any facility expansion. These recommendations were based on the West Bend Board of Library Trustees' determination to establish a library that will be at the 80th percentile for a service population of 50,000 and over. Percentile is the position of the library in comparison with peer institutions serving populations of similar size. This ranking, in turn, can help the library assess priorities for development.

The consultant's report indicated that the existing library should be expanded or a new one constructed in order to meet the 80th percentile figures compiled in the report and to provide the desired quality and quantity of library and information services to all residents of Washington County. This report was commissioned to provide guidelines and to establish estimated square footages for a building program to be further continued by an architect. The report recommended that the architect should consult with Public Library Space Needs: A Planning Outline, 1988, and Wisconsin Public Library Standards, 1987, both published by the Wisconsin Department of Public Instruction. This recommendation is similar to the adopted regional library facilities and services plan recommendation that such facilities should be constructed to meet at least the minimum space requirements of the State's library building standards.

---

[1] *SEWRPC Planning Report No. 19, A Library Facilities and Services Plan for Southeastern Wisconsin, July 1974.*

[2] *Wisconsin Library Building Project Handbook, Wisconsin Department of Public Instruction, Madison, 1990.*

Chapter VIII

THE LAND USE PLAN

INTRODUCTION

A land use plan is an official statement of a municipality setting forth major objectives concerning the desirable physical development of the community. Accordingly, the City of West Bend land use plan consists of recommendations for the type, amount, and spatial location of the various land uses required to serve the needs of the residents of the City and environs to the year 2010. The plan is intended to be used as a tool to help guide the physical development of the community into a more efficient and attractive pattern, and to promote the public health, safety, morals, and general welfare of the community.

The land use plan should 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 any development proposal, whether privately or publicly advanced, to the overall physical development of the entire community. The plan contributes to responsible democratic government by helping duly elected and appointed public officials to safeguard and promote the public interest. The plan also contributes to democratic government by providing a focus for citizen participation in the planning and subsequent development process.

The plan is intended to assist in the political and technical coordination of community development. Political coordination seeks to assure, to the extent practicable, that a majority of the citizens within the community are of one accord and working toward the same goals. Technical coordination seeks to assure a logical relationship between private land use development and public works development so that the planning and scheduling of public and private improvements will be both effective and efficient and avoid conflict, duplication, and waste.

The land use plan should be long-range, providing a means of relating day-to-day development decisions to long-range development needs, in order to coordinate development through time to ensure that public decisions will lead toward stated goals. In the case of West Bend, the land use plan is designed for a planning period extending beyond the turn of the century. In this way, the plan is intended to provide for the future as well as present needs of the City and the surrounding area.

The land use plan, however, should not be considered as a rigid and unchangeable mold to which all development proposals must conform, but rather as a flexible 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 land use development objectives set forth in Chapter VI of this report are still valid, as well as to determine the extent to which the various objectives are being realized, over time, through plan implementation.

The land use plan should represent a refinement of the adopted regional land use plan so that it can meet areawide as well as local development objectives. The regional land use plan and, as a consequence, the municipal land use plan, while recognizing the effects and importance of the urban land market in shaping land use patterns, seek to influence the operation of that market in two ways in order to achieve a more healthful, attractive, and efficient settlement pattern. First, the plan recommends that development trends be altered by encouraging new intensive 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, and which can readily be served by essential municipal facilities and services, including centralized sanitary sewer and public water supply. Second, the plan recommends that development trends be altered by discouraging intensive and incompatible urban development in delineated primary environmental corridors and other environmentally significant lands.

The land use plan presented herein for the City of West Bend planning and urban service area represents only one of many possible patterns of land use development that could accommodate the future physical, social, and economic needs of the residents of the City and environs. The

selection of the final plan involved the comparative evaluation of several alternative land use patterns and supporting community facility and utility proposals against the land use development objectives, principles, standards, and urban design criteria previously described in this report, as well as significant citizen input during the planning process.

PLAN DETERMINANTS

Population Forecast

The population forecast initially selected by the City of West Bend Plan Commission for use in the plan design process envisioned that the West Bend urban service area will reach a resident population level of approximately 35,000 persons by the year 2010. This level represents an increase of about 11,200 persons, or about 47 percent, over the 1985 level. To accommodate this increase, as indicated in Tables 36 and 37, approximately 5,535 additional housing units will need to be added to the 1985 stock of approximately 7,595 housing units in the City of West Bend by the year 2010. The forecast population increase may be expected to be accompanied by a need for additional land, as indicated in Table 36, for commercial, industrial, institutional, and recreational uses, as well as residential uses, which will require the conversion of additional land in the area from rural to urban use.

Employment Forecast

The employment forecast initially selected for use in the plan design process envisioned that the West Bend urban service area would reach an employment level of approximately 18,550 jobs by the year 2010. This represents an increase of about 6,510 jobs, or about 54 percent, over the 1985 level. Of this total increment, approximately 2,380 additional jobs are expected to develop in the service and retail trade employment category and approximately 3,620 additional jobs are expected in the industrial employment category. Each of these general employment categories may be related to specific land use requirements, as indicated in Table 36, and are, therefore, useful in the allocation of land to commercial and industrial uses. Table 36 indicates that the forecast employment increase for these types of employments would require approximately 143 acres of additional commercial land uses, and approximately 482 acres of additional industrial land uses.

Objectives and Standards

Chapter VI of this report sets forth objectives and standards that guided the preparation of the land use plan. The land use allocation and accessibility standards set forth in Tables 30 and 31, respectively, were two of the more important considerations in the design of the land use plan. The land use allocation standards were used to help estimate the number of acres in each land use category which may be expected to be needed to serve the resident population and employment levels by the plan design year 2010. Accessibility standards, expressed as a service radius for facilities such as parks, schools, and shopping areas, were used to distribute needed facilities in locations that will be convenient to the population to be served. The delineation of residential neighborhoods in the urban service area and environs was an additional important aid used to determine the recommended locations for future facilities.

West Bend Urban Service Area

The existing planned sanitary sewer service area, or urban service area, for the City of West Bend was delineated and adopted by the City and the Regional Planning Commission in 1983, and is documented in SEWRPC Community Assistance Planning Report No. 35, Sanitary Sewer Service Area for the City of West Bend. This plan includes the Wallace Lake and Scenic Drive Sanitary Districts presently served, under contract, by public sanitary sewers connected to the West Bend sewage treatment plant, and represents the maximum area envisioned to be served by sanitary sewer service to the year 2000 and possibly beyond that design year. The Common Council and the Regional Planning Commission adopted five amendments to the sanitary sewer service area plan in 1985, 1987, 1988, 1991, and 1992. These amendments were adopted to resolve onsite sewage disposal problems and to provide adequate sanitary sewer services to existing and proposed urban developments in the West Bend area. The West Bend Sanitary Sewer Service Area Plan, including the three amendments adopted through 1988 is shown on Map 28. The 1991 and 1992 amendments are reflected on Map 38 on page 173. The City Plan Commission made some revisions to the urban sewer service area shown on Map 38. The proposed new West Bend urban service area, as shown on Map 38, includes the City of West Bend together with certain areas in the Towns of Barton, Trenton, and West Bend.

After examining the forecast year 2010 land requirements based upon the initially selected population and employment forecasts, and after considering the areal extent of the proposed new urban service area and the commitments made by the City to accommodate private development and public facility locations throughout that area and the need to protect and regulate fringe development, the City Plan Commission determined to prepare a recommended land use plan for the new urban service area rather than just for that area which would be required to meet the year 2010 needs initially forecast. Upon full development, with the spatial distribution of planned land uses described below, the new urban service area would accommodate a total population of about 52,000 persons and a total employment level of nearly 32,000 jobs. Thus, the recommended land use plan more closely approximates the optimistic-decentralized development scenario for the West Bend area than the intermediate-centralized development scenario initially selected as a basis for the population and employment forecasts. Full development of the area would result in the conversion of about 9.4 square miles of rural and other open lands to urban use, about 5.3 square miles more than that required to accommodate the initially selected forecast population and employment levels. This provides flexibility for the operation of the urban land market without significantly affecting the substance of the plan. Such an approach will provide flexibility to accommodate market demand in the location of new development in areas beyond the present corporate limits committed by the City to sanitary sewer service. Designation of urban land use patterns in the urban service area also provides a basis for guiding development in the fringe areas, those areas located outside of the current corporate limits but within the urban service area. It also provides the necessary background for extraterritorial zoning agreements pursuant to the provisions of Section 62.23(7a) of the Wisconsin Statutes.

The sewer service area, or urban service area, delineated on Map 38, reflects the recommendations in a recently completed sanitary sewer facility study which correlates the sewer service area boundary with drainage basins more closely than with streets and property lines.[1]

[1] *Comprehensive Sanitary Sewer Plan, City of West Bend, Wisconsin, Donohue & Associates, Inc., August 1985.*

Two recommended improvements in this report include the extension of the south branch of the existing west trunk sewer from 18th Avenue across the USH 45 bypass in a southerly direction to connect with the Paradise Drive trunk sewer, and the construction of a northeast trunk sewer along the north side of the Milwaukee River from an existing 36-inch trunk sewer extending northerly from the City sewage treatment plant along the west side of the West Bend Municipal Airport across Washington Street (STH 33) to Creek Road.

Neighborhoods

The Regional Planning Commission, almost since its inception in 1960, has urged local plan commissions to consider the preparation of detailed neighborhood unit development plans as an important means of guiding and shaping urban land use development and redevelopment in the public interest. The preparation of detailed neighborhood unit development plans and special planning district plans is based upon the concept that an urban area should be formed of, and developed in, a number of spatially organized, individually planned units rather than as a single, large, formless mass.

The area in which people seek day-to-day services such as an elementary school, neighborhood park, and neighborhood shopping facilities form the basis of neighborhood delineation. Insofar as possible, each residential neighborhood should be bounded by arterial streets; major park, parkway, or institutional lands; bodies of water; or other natural or cultural features that serve to clearly define and physically separate each neighborhood from the surrounding units. Medium- and low-density neighborhoods are generally about one square mile and four square miles, respectively, in size.

The elementary school should be centrally located adjacent to a neighborhood park so that the school and park together function as a neighborhood center. The neighborhood shopping center, or neighborhood retail and service center, should be located on the edge of the neighborhood, at the intersection of two arterial streets. To the extent possible, the internal street pattern should be designed to facilitate vehicular and pedestrian circulation within the neighborhood, but to discourage the movement of heavy volumes of traffic through the neighborhood. In some instances, however, the presence of natural features such as rivers and wetlands may

require that arterial traffic intrude within neighborhoods. Such is the case of Washington Avenue (STH 33) within the City's eastern neighborhoods. Each neighborhood should have ready access to the arterial street system and, thereby, to urban activities and services such as major employment centers, community shopping centers, major recreational facilities, and major cultural and educational centers.

As part of the West Bend land use planning effort, Map 37 identifies 23 neighborhoods and nine special planning districts in the City of West Bend and environs. The neighborhoods were delineated so that they are bounded, insofar as possible, by distinct land features such as the Milwaukee River, Silver and Lucas Lakes, the Fox River Valley Railway, and major arterials such as USH 45, Washington Street, Paradise Drive, Main Street, CTH P, Decorah Road, and Newark Drive. These neighborhoods were also delineated so that the resident population within each neighborhood can support neighborhood facilities such as schools and parks. Map 37 shows the recommended location of such neighborhood facilities as existing and proposed elementary schools, parks, and shopping centers, or retail and service centers, in relation to the neighborhoods. In certain neighborhoods, such as Fair Park, Wingate, Sand Ridge, and Riverside, an arterial street separates the neighborhoods into subneighborhoods. Although identified as part of the larger neighborhoods for facility planning purposes, these areas have developed as, and will remain, distinct and separate subneighborhoods.

It is important to note that the recommended facility locations shown on this map are not intended to imply that such facilities are needed by the year 2010. In addition, only those elementary schools and neighborhood parks located within the newly defined urban service area are shown on the land use plan presented herein. This information is provided to permit the City to reserve lands for future neighborhood schools and parks that may be needed to serve the resident population beyond the year 2010, as well as the projected resident population to the year 2010, based on ultimate neighborhood development. Even though the plan map designates a specific location for each of the proposed facilities on the basis of preliminary analysis, final selection of a site for such facilities should be based on a detailed development plan for each neighborhoods. Neighborhood planning is described in further detail in Chapter IX of this report.

THE RECOMMENDED LAND USE PLAN FOR THE CITY OF WEST BEND URBAN SERVICE AREA

As shown on Map 38, the recommended land use plan for the City of West Bend planning area indicates those areas in which urban development now exists and those areas in which such development should be permitted and encouraged. Table 40 also summarizes the existing 1985 and ultimate planned urban service area land uses. Figure 21 provides a graphic comparison between the existing 1985 land uses and the proposed land uses for the urban service area.

It is important to note that the recommended land use plan presented herein was prepared after public informational meetings were held on a preliminary land use plan. Most of the land use recommendations depicted on the preliminary plan were similar to those shown the recommended plan; however, the recommended plan incorporates proposals advanced in response to information provided at the public informational meetings and City Plan Commission meetings held on the preliminary plan. The City Plan Commission determined that these proposals should be reflected on the recommended plan.

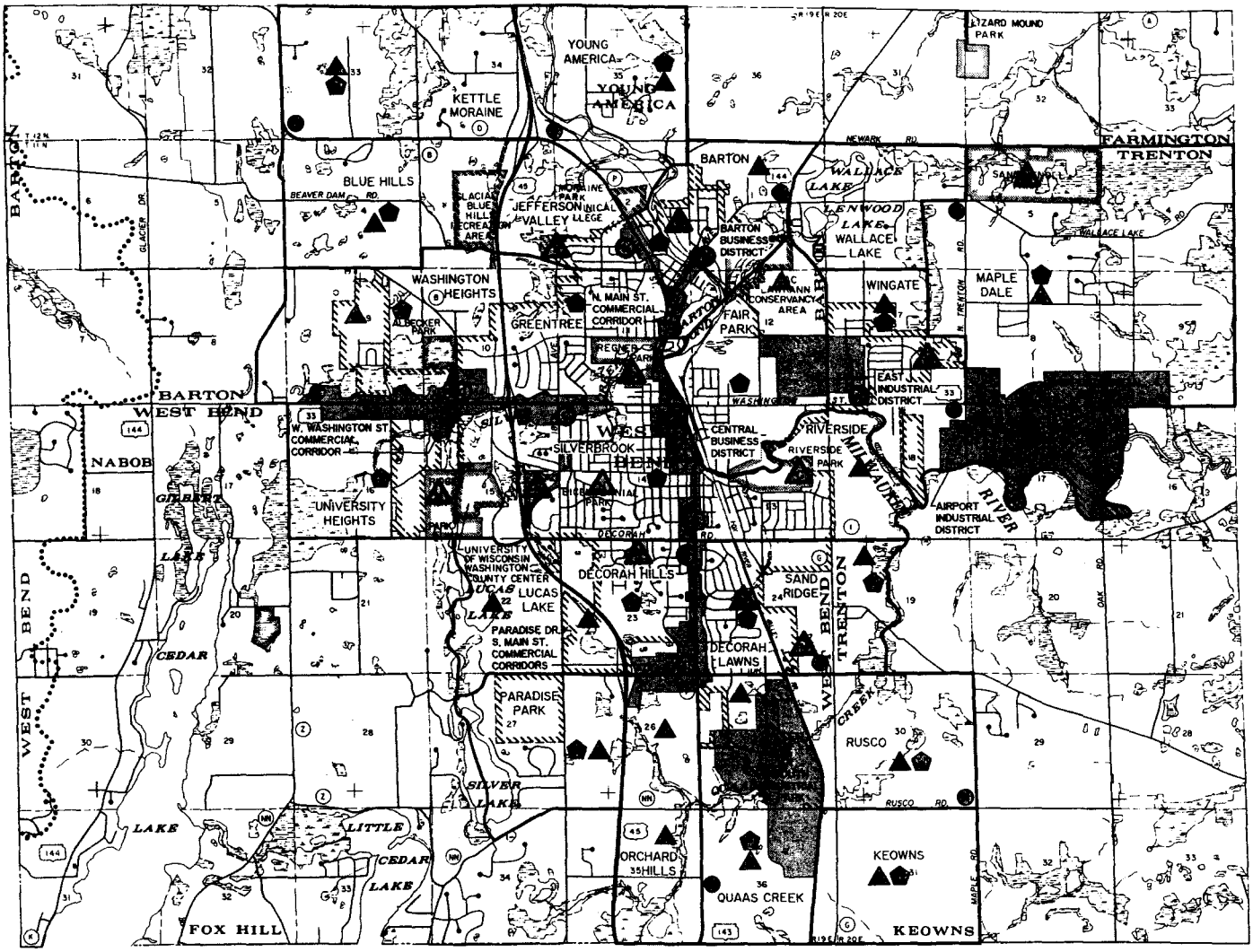
Environmental Corridors and Other Environmentally Significant Areas

In order to effectively guide land use development and redevelopment in the City of West Bend urban service area into a pattern that is efficient, stable, safe, healthful, and attractive, it is necessary to carefully relate the location of various land uses to the natural resource base of the area. Locating new urban development outside environmental corridors and other environmentally significant areas will serve to maintain a high level of environmental quality in the area and also avoid costly development problems such as flood damage, wet basements, and failing pavements.

Primary Environmental Corridors: Environmental corridors, more fully described in Chapter III of this report, are linear areas in the landscape containing concentrations of high-value elements of the natural resource base. These corridors contain almost all of the best remaining woodlands, wetlands, and wildlife habitat

Map 37

RECOMMENDED LOCATIONS OF NEIGHBORHOOD FACILITIES IN DELINEATED NEIGHBORHOODS AND SPECIAL PLANNING DISTRICTS IN THE CITY OF WEST BEND PLANNING AREA



LEGEND

- NEIGHBORHOOD BOUNDARY
- SPECIAL PLANNING DISTRICT
- EXISTING ELEMENTARY SCHOOL
- PROPOSED ELEMENTARY SCHOOL
- EXISTING PARKS
  - N NEIGHBORHOOD PARK
  - C COMMUNITY PARK
  - M MAJOR PARK
- PROPOSED PARKS
  - N NEIGHBORHOOD PARK
  - C COMMUNITY PARK
  - M MAJOR PARK
- EXISTING COMMERCIAL CENTERS
  - N NEIGHBORHOOD RETAIL AND SERVICE CENTER
  - C COMMUNITY RETAIL AND SERVICE CENTER
- PROPOSED COMMERCIAL CENTERS
  - N NEIGHBORHOOD RETAIL AND SERVICE CENTER
  - C COMMUNITY RETAIL AND SERVICE CENTER

Source: The City of West Bend Community Development Department and SEWRPC.

Table 40

SUMMARY OF EXISTING 1985 AND PLANNED ULTIMATE LAND USE IN THE CITY OF WEST BEND URBAN SERVICE AREA

Land Use Category	Existing 1985 Land Use		Recommended Total Land Use Requirements: 2010		Recommended Ultimate Land Use Plan		Difference between Recommended 2010 Land Use Requirements and Planned Ultimate Land Use	
	Total Acres[a]	Percent of Total	Total Acres[a]	Percent of Total	Total Acres[a]	Percent of Total	Acres[a]	Percent
Urban								
Residential								
Single-Family Suburban-Density (1.5- to 4.9-acre lots)	80.7	0.6	0.0	--	23.4[b]	0.2	23.4	--
Low-Density (20,000- to 65,399-square-foot lots)	381.7	2.9	278.0	2.1	419.3	3.2	141.3	50.8
Medium-Density (7,200- to 19,999-square-foot lots)	1,509.4	11.6	2,362.8	18.1	4,349.0	33.2	1,986.2	84.1
Single-Family Subtotal	1,971.8	15.1	2,640.8	20.2	4,791.7	36.6	2,150.9	81.5
Two-Family (6.1 to 10.9 dwelling units per net residential acre)	178.7	1.4	298.7	2.3	572.7	4.4	274.0	91.7
Multi-Family								
Medium-High-Density (6.1 to 10.9 dwelling units per net residential acre	9.6	0.1	289.9	2.2	323.5	2.5	33.6	11.6
High-Density (11.0 to 15.0 dwelling units per net residential acre)	159.9	1.2	274.6	2.1	377.4	2.9	102.8	37.4
Multi-Family Subtotal	169.5	1.3	564.5	4.3	700.9	5.4	136.4	24.2
Residential Subtotal	2,320.0	17.8	3,504.0	26.8	6,065.3	46.4	2,561.3	73.1
Commercial	345.5	2.6	452.1	3.5	947.7	7.3	495.6	109.6
Industrial	235.2	1.8	696.2	5.3	959.3	7.3	263.1	37.8
Transportation, Communications, and Utilities[c]	332.3	2.5	805.9	6.2	805.9	6.2	0.0	--
Governmental and Institutional	485.4	3.7	604.1	4.6	693.6[d]	5.3	89.5	14.8
Recreational	117.2	0.9	401.2[e]	3.1	384.1[e,f]	2.9	-17.1	-4.3
Urban Subtotal	3,835.6	29.3	6,463.5	49.5	9,855.9	75.4	3,392.4	52.5
Rural								
Primary Environmental Corridor	2,651.6	20.3	2,552.6	19.5	2,545.9	19.4	-6.7	-0.3
Secondary Environmental Corridor	64.0	0.5	88.1	0.7	88.1	0.7	0.0	--
Isolated Natural Areas	274.0	2.1	279.2	2.1	279.2	2.2	0.0	--
Rural-Estate, Agricultural, and Other Open Lands	6,143.3	47.0	3,690.9	28.2	305.2[g]	2.3	-3,385.7	-91.7
Extractive and Landfill	105.8	0.8	0.0	--	0.0	--	0.0	--
Rural Subtotal	9,238.7	70.7	6,610.8	50.5	3,218.4	24.6	-3,392.4	-51.3
Total	13,074.3	100.0	13,074.3	100.0	13,074.3	100.0	--	--

[a] *Includes associated street rights-of-way and off-street parking areas for each land use category.*

[b] *Existing platted lots in this category may be developed; however, it is assumed that most suburban-density residential areas in the urban service area will be converted to more intensive uses. For this reason, a net loss of 57.3 acres of suburban-density residential land is anticipated in comparison to the 1985 level.*

[c] *Includes only railroad and freeway rights-of-way, and communication, utility, and transit station properties.*

[d] *Excludes lands for future elementary schools to be located in the Washington Heights, Sand Ridge, and Quaas Creek residential neighborhoods. Final site selection for these schools should be based on a detailed plan for these three neighborhoods.*

[e] *Does not include possible increases due to development of private recreational facilities.*

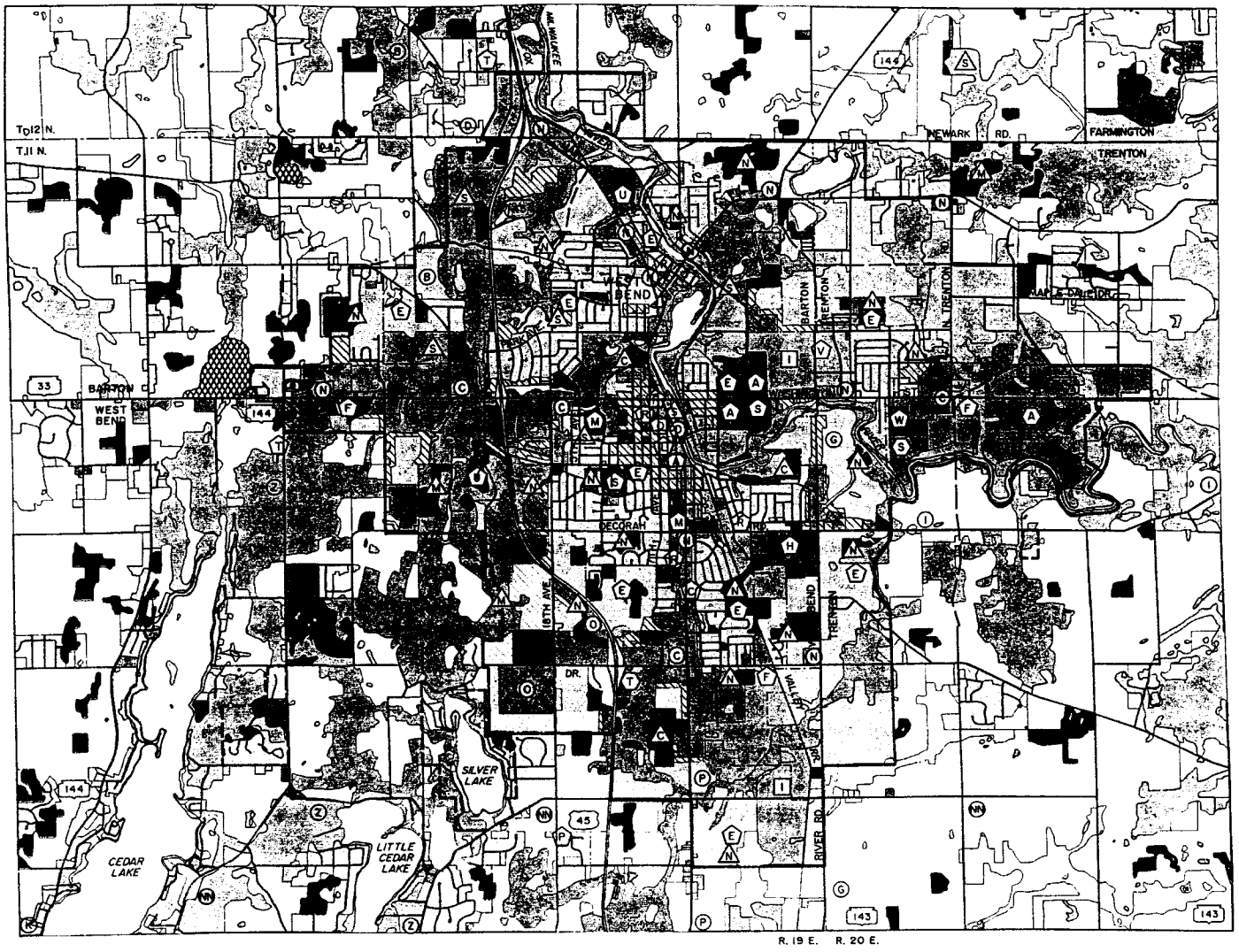
[f] *Does not include land for a future neighborhood park in the Quaas Creek neighborhood. Final site selection for this park should be based on a detailed plan for this neighborhood.*

[g] *This total represents the areas identified as "Other Open Lands to be Preserved" in the recommended land use plan.*

Source: SEWRPC.

Map 38

THE RECOMMENDED LAND USE PLAN FOR THE CITY OF WEST BEND PLANNING AREA: 2010



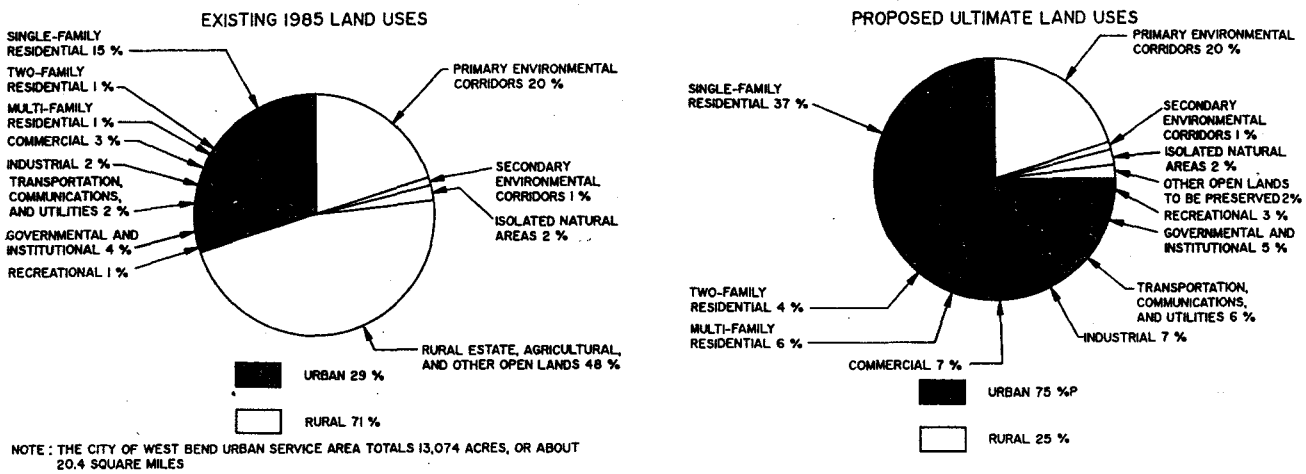
LEGEND

- URBAN SERVICE AREA BOUNDARY
- SPECIAL SANITARY SEWER SERVICE AREAS
- PROPOSED ARTERIAL STREET
- SINGLE-FAMILY SUBURBAN RESIDENTIAL (1.5 TO 4.9 ACRE LOTS)
- SINGLE-FAMILY LOW DENSITY RESIDENTIAL (20,000- TO 65,399- SQUARE-FOOT LOTS)
- SINGLE-FAMILY MEDIUM DENSITY RESIDENTIAL (7,200- TO 19,999- SQUARE-FOOT LOTS)
- TWO-FAMILY RESIDENTIAL DEVELOPMENT (6.1 TO 10.9 DWELLING UNITS PER NET RESIDENTIAL ACRE)
- MULTI-FAMILY MEDIUM-HIGH DENSITY RESIDENTIAL (6.1 TO 10.9 DWELLING UNITS PER NET RESIDENTIAL ACRE)
- MULTI-FAMILY HIGH DENSITY RESIDENTIAL (11.0 TO 15.0 DWELLING UNITS PER NET RESIDENTIAL ACRE)
- COMMERCIAL DEVELOPMENT
  - D CENTRAL BUSINESS DISTRICT
  - C COMMUNITY RETAIL AND SERVICE CENTER
  - N NEIGHBORHOOD RETAIL AND SERVICE CENTER
  - O OFFICE CENTER
- QUARRYING AND EXTRACTIVE DEVELOPMENT
- INDUSTRIAL DEVELOPMENT
  - I INDUSTRIAL PARK
- TRANSPORTATION, COMMUNICATIONS, AND UTILITIES
  - A AIRPORT
  - T TRANSIT STATION
  - S SEWAGE TREATMENT PLANT
- GOVERNMENTAL AND INSTITUTIONAL
  - C CITY HALL AND POLICE DEPARTMENT
  - A COUNTY ADMINISTRATIVE OFFICES
  - T TOWN HALL
  - L LIBRARY
  - F FIRE STATION
  - W PUBLIC WORK FACILITIES
  - V VEHICLE EMISSIONS TESTING STATION
  - O POST OFFICE
  - S HOSPITAL
  - P PUBLIC PRE-SCHOOL
  - E PUBLIC ELEMENTARY SCHOOL
  - M PUBLIC MIDDLE SCHOOL
  - H PUBLIC HIGH SCHOOL
  - R PRIVATE SCHOOL
  - U COLLEGE
- PARKS AND RECREATION
  - M MAJOR PARK
  - C COMMUNITY PARK
  - N NEIGHBORHOOD PARK
  - S SPECIAL OUTDOOR RECREATION AND OTHER OPEN SPACE SITES
- PRIMARY ENVIRONMENTAL CORRIDOR
- SECONDARY ENVIRONMENTAL CORRIDOR
- ISOLATED NATURAL AREA
- OTHER OPEN LANDS TO BE PRESERVED
- PRIME AGRICULTURAL LANDS
- RURAL ESTATE AND OTHER AGRICULTURAL AND OPEN LANDS
- WATER

Source: SEWRPC.

Figure 21

COMPARISON OF EXISTING 1985 AND PROPOSED ULTIMATE LAND USES IN THE CITY OF WEST BEND URBAN SERVICE AREA



Source: SEWRPC.

areas, as well as floodlands and areas of steep slope where intensive development would be ill-advised. The protection of the primary environmental corridors from additional intrusion by urban development is one of the objectives of the proposed land use plan.

Primary environmental corridors occupied approximately 2,652 acres, or about 20 percent, of the newly defined urban service area in 1985. Table 40 indicates that primary environmental corridors would occupy about 2,546 acres, or about 19 percent of the urban service area, under the recommended land use plan. The latter figure represents a decrease of about 4 percent from the 1985 level. This loss is due primarily to the development of small areas of the corridors. The City Plan Commission determined at its meeting on a preliminary land use plan held February 19, 1992, that the recommended land use plan should show approximately seven acres of corridor located south of Regner Park proposed for medium-density single-family residential development. The plan shows such corridor loss, accordingly. The entire parcel, referred to as the Renard property, contains wetlands, floodlands, woodlands, and steep slopes. The portion of the site with woodlands on steep slopes is currently zoned for single-family residential development and the City Plan Commission determined to honor this zoning. It is important to note that, before the development of this subject area, a sanitary sewer extension permit will be required from the Department of Natural Resources (DNR) which, in turn, the DNR will review in relation to the potential impact the disturbance of the woodlands and steep topography on the subject site may have on water quality.

Primary environmental corridors should, to the maximum extent practicable, be preserved in essentially natural, open uses for resource preservation and limited recreational purposes. Accordingly, it is recommended that sanitary sewers not be extended into such corridors for the purpose of accommodating urban development in the corridor. However, the recommended plan recognizes that there may be specific situations in which the objective of preserving corridor lands may directly conflict with legitimate community development needs, such as the needed crossing of the corridors by streets and utilities. When such conflicts occur, the benefits and disadvantages of disturbing corridor lands must be carefully considered and, if development within the corridor occurs, such development should be carefully planned and executed to minimize damage to the corridor resources.

Secondary Environmental Corridors: The secondary environmental corridors in the urban service area are generally located along a watercourse and serve as a link between segments of primary environmental corridors. Under the recommended plan, these secondary corridors would occupy about 88 acres, or about 1 percent, of the proposed urban service area. It

is recommended, to the maximum extent practicable, that secondary environmental corridors be preserved or maintained for certain uses such as parks, drainageways, or stormwater detention or retention areas.

Isolated Natural Areas: Isolated natural areas are areas with important natural resource values which are separated geographically from primary and secondary environmental corridors. Most of the isolated natural areas in the urban service area consist of wetlands or woodland tracts at least 200 feet wide and five acres in area. Isolated natural areas, under the recommended plan, would occupy approximately 279 acres, or about 2 percent of the proposed urban service area. The plan recommends that careful consideration be given to preserving such areas in open uses. In this respect, isolated natural areas also lend themselves to use for public purposes such as parks or stormwater detention or retention areas.

Other Open Lands to Be Preserved: In addition to the primary and secondary environmental corridors and isolated natural areas, other areas that are environmentally significant exist in the urban service area. Even though these areas do not presently qualify as an environmental corridor or isolated natural area, they are environmentally significant in the sense that they contain poor soils, wetland vegetations, steep slopes, floodlands, or provide buffering between incompatible land uses. These areas are located either adjacent to lands classified as an environmental corridor or are small isolated areas less than five acres in size. Such lands would occupy approximately 305 acres, or about 2 percent of the proposed urban service area, under the recommended land use plan. Similar to isolated natural areas, it is recommended that careful consideration be given to preserving such areas to the maximum extent practicable. As natural vegetations develop on these undisturbed areas during the life of the recommended plan, these vegetated areas may be converted to, and reclassified as, either environmental corridors or isolated natural areas.

Residential Land Uses

Under the recommended plan, new residential development is proposed to occur through the infilling of vacant platted residential lots and through the creation of new residential areas contiguous to, and extending outward from, existing residential development. Table 40 indicates that areas designated for residential use in the City of West Bend urban service area would total approximately 6,065 acres, or about 46 percent of the total urban service area, under the recommended land use plan. This figure represents an increase of about 160 percent over the 1985 level. The recommended land use plan for the City of West Bend urban service area identifies six categories of residential land use based upon the residential density standards advanced in Chapter VI. Housing types in three, suburban-, low-, and medium-density, of the six classifications would consist of single-family housing units. The medium-high-density classification would consist of either two-family or multi-family housing units with three or more dwelling units. The high-density residential classification would consist primarily of multi-family housing units with five or more dwelling units.

Suburban-Density Residential Development: Suburban-density residential developments would utilize lot sizes ranging from 1.5 up to 5.0 acres. The area proposed for such single-family residential development under the recommended land use plan would total about 23 acres, a decrease of about 57 acres, or about 71 percent, from the 1985 level. This decrease is attributable to the expected conversion of existing suburban-density development areas to higher-density residential development or other uses. The only area designated for such development on the plan is an existing development located southwest of the intersection of USH 45 and Paradise Drive. The recommended plan accommodates the infilling of this development; however, no new lots in this density classification are recommended because of the high cost of providing public water and sanitary sewer services to the large lots concerned.

Low-Density Residential Development: The areas proposed for low-density residential development under the recommended land use plan would total about 419 acres, an increase of about 38 acres, or about 10 percent, over the 1985 level. This classification of single-family residential development would consist of lot sizes ranging from 20,000 square feet up to 1.5 acres. New areas of this residential classification are recommended to be located primarily in the southwest portion of the urban service area, with lot sizes averaging approximately 30,000 square feet. A lot size on the lower end of the range is antici-

pated to facilitate the more economical provision of sewer and water services to such new developments.

Medium-Density Residential Development: The areas proposed for medium-density residential development would total about 4,349 acres under the recommended plan, an increase of about 2,840 acres, or about 188 percent, over the 1985 level. This classification of single-family residential development would include lot sizes ranging from 7,200 up to 20,000 square feet. These areas are proposed to be located in the City of West Bend and are proposed to be served by a full range of urban services, including public sewer and water, engineered stormwater drainage, street lighting, and sidewalks.

Two-Family Residential Development: The areas proposed for two-family residential development would total about 573 acres under the recommended plan, an increase of about 394 acres over such land uses in 1985. The City Plan Commission also determined, at its February 1992 meeting on the preliminary land use plan, that the recommended plan should provide additional lands for such development southeast of the intersection of USH 45 and Lighthouse Lane (CTH D). The two-family residential developments would have densities ranging from 6.1 to 10.9 dwelling units per net acre. These areas are proposed to be located generally in the City of West Bend, adjacent to commercial and multi-family residential developments.

Medium-High-Density, Multi-Family Residential Development: The areas proposed for medium-high-density, multi-family residential development would total about 324 acres under the recommended land use plan. This figure represents an increase of about 314 acres over the 1985 level. The medium-high-density, multi-family residential developments would have densities ranging from 6.1 to 10.9 dwelling units per net acre. The areas proposed for such developments would be served by public sanitary sewer and water supply and are proposed to be located throughout the City of West Bend near and along arterial streets and highways.

High-Density, Multi-Family Residential Development: The areas proposed for high-density, multi-family residential development under the recommended plan would total about 377 acres, an increase of about 218 acres, or about 136 percent, over the 1985 level. These multi-family residential developments would have densities ranging from 11.0 to 15.0 dwelling units per net acre. The plan recommends that the new residential development under this classification contain development densities at the lower end of the range, approximately 11.0 to 12.0 dwelling units per net acre. Such developments are proposed to be located in the City of West Bend, generally near and along arterial streets and highways. These areas are also proposed to be located in convenient proximity to neighborhood and community shopping centers.

Commercial Land Uses

The recommended land use plan depicts a variety of areas devoted to commercial land uses. Under the recommended land use plan, commercial land uses would encompass an area of about 948 acres, or about 7 percent of the urban service area. The City Plan Commission determined at its meeting on the preliminary plan held February 19, 1992, that the recommended land use plan should show the approximately two acres of existing commercial land use located northeast of the intersection of STH 144 and Wallace Lake Drive to be converted to medium-density single-family residential development.[2]

Categories of specific commercial development shown on the recommended plan include a total of 10 neighborhood retail and service centers; five community retail and service centers, including the Central Business District; and two office centers.

---

[2]*The City of West Bend Plan Commission determined, at its meeting of February 19, 1992, that the area along the south side of Paradise Drive between 18th Avenue and USH 45 (comprising about 18 acres) should be identified on the recommended land use plan as medium-density single-family residential development. However, the City Plan Commission also indicated that the Commission would reconsider this area for commercial use if the proposed commercial development is formed into a planned unit development, contains suitable parcel depth, is under joint ownership, and maintains controlled access, rather that individual lot access, which latter would increase the number of driveways along the heavily traveled Paradise Drive, thus increasing potential traffic conflicts.*

Retail and Service Centers: The recommended land use plan identifies the locations of shopping centers, both neighborhood- and community-oriented retail and service centers, that are generally characterized by the provision of onsite parking for customer automobiles. Shopping centers generally include both retail-oriented establishments, such as grocery, drug, variety, and clothing stores, and service-oriented establishments, such as banks, dry cleaners, hair salons, and restaurants.

Neighborhood shopping centers, retail and service centers, should provide the day-to-day retail and service needs of nearby residents, and should be oriented to residential areas. A grocery store or supermarket typically serves as the anchor of a neighborhood retail and service center, and services such as banking and dry cleaning are commonly provided. The service radius standard, as indicated in Table 31, recommends that all homes in medium or higher density residential areas be located within one mile of a neighborhood retail and service center. Community shopping centers can serve as the neighborhood center for residences within one mile of the community center.

Application of the service radius standard for neighborhood retail and service centers indicates the need for five additional centers within the newly defined urban service area based on the neighborhoods delineated on Map 37 and the land use patterns proposed under the recommended land use plan. The five new neighborhood shopping centers are proposed to be located near the intersections of CTH P and Lighthouse Lane (CTH D), STH 144 and Wallace Lake Road, N. Trenton Road and Wallace Lake Road, CTH Z and W. Washington Street (STH 33), and CTH G and Paradise Drive. The recommended plan designates a specific location for each of the proposed centers after a preliminary analysis; final selection of a site for neighborhood retail and service center development, however, should be based on a detailed plan for each of the neighborhoods concerned.

Community shopping centers, retail and service centers, should provide for the sale of both convenience and shopper goods and should be oriented to the community as a whole. In addition to supermarkets, community retail and service centers should generally include a junior department store or discount store. Application of the service radius standard for community-oriented retail and service centers, which recommends that such a center be located within 1.5 miles of homes in medium- or higher-density residential areas, indicates the need for one more center to serve the resident population of the City of West Bend urban service area. The new community retail and service center is proposed to be located near the intersection of N. Trenton Road and E. Washington Avenue (STH 33). Final selection of the site should be based upon a detailed neighborhood unit development plan.

Office Centers: The recommended land use plan proposes two new office centers, to be located northwest of the intersection of USH 45 and Paradise Drive and southwest of the intersection of Paradise Drive and 18th Avenue on the West Bend Mutual Insurance Company property. Both centers would have a combined area of approximately 109 acres. Both sites have characteristics suitable for development of community office centers, including adequate size; ready access to, and high visibility from, the arterial highway system; proximity to the freeway; and potentially adequate land use buffering from less intense land uses.

Central Business District and Barton Business District: Map 37 identifies the City of West Bend Central Business District and the Barton Business District as special planning districts proposed to continue to serve as major focal points for commercial activities in the greater West Bend area. These two business districts have become a primary source of identity for the City, an identity that is due, in part, to the significant historic character of their buildings. In fact, the Barton Historic District, shown on Map 24, whose location generally coincides with that of the Barton Business District, is currently being considered for inclusion in the National Register of Historic Places.

The City has been working actively for many years to maintain and improve the vitality of the West Bend Central Business District and of the Barton Business District. Amenities such as decorative lightings, benches, trees, brick pavements, and related street furniture were installed in the 1970s and 1980s. The recommended land use plan proposes that the City continue its efforts to maintain and improve the vitality of the West Bend and the Barton Business Districts in accordance with the urban design standards

set forth in Chapter VI and local plan documents identified earlier in Chapter I. The plan also recommends the promotion of a defined cultural center in the West Bend Central Business District, consisting of the West Bend Gallery of Fine Arts, the City of West Bend Community Memorial Library, and the Washington County Historical Society Museum. The museum is located in the Old Washington County Jail and Courthouse which are both listed on the National Register of Historic Places.

Riverfront Parkway: The Milwaukee River, a vital focal point of both Business Districts and of the City, should be brought to its full potential as a major environmental and aesthetic resource for the City. The provision of enhanced opportunities to experience the River in both districts is underway. Redevelopment to provide scenic views and to facilitate access to the river would enhance the attractiveness of both the West Bend Central Business District and the Barton Business District. The City should continue to pursue implementation of the master plan for the West Bend Riverfront Parkway.[3] This plan basically recommends the development of an attractive 4.5 mile pedestrian walkway along the Milwaukee River connecting sites of historic interest, of business and industry, of neighborhoods, and of park areas along the river corridor. The walkway is envisioned to begin at the old Gadow Mill in historic Barton, through the North Point Wildlife Area, past Regner Park, through the Central Business District, continuing on to and through Riverside Park, to end at the S. River Road bridge.

Industrial Land Uses

The areas proposed for industrial land uses would total about 959 acres, or about 7 percent of the urban service area, under the recommended land use plan. This represents an increase of about 724 acres over the 1985 level. During a public meeting on the preliminary land use plan in February 1992, the City Plan Commission determined that the recommended land use plan should show an additional 0.8 acre of industrial land to be located east of 2nd Avenue behind the existing homes.[4]

Most of the increase in industrial lands would take place through the infilling and expansion of the existing West Bend Industrial Parks South and East, the creation of a new industrial park west of the airport, and the development of areas that are located adjacent to existing industrial areas zoned for industrial use.

Governmental and Institutional Uses

The recommended land use plan envisions a total of about 693 acres of governmental and institutional land uses in the urban service area. This figure represents an increase of about 208 acres over the 1985 level. The City Plan Commission determined at a meeting on the preliminary plan that the recommended plan should include an additional three acres of land for such developments, to be located on the vacant portion of the American Legion Post property west of Marcia Avenue.[5]

The plan also recommends additional governmental and institutional land uses in the urban service area to allow for the future expansion and promotion of a cultural center, as noted earlier, and to include the new City Hall and attendant administrative offices, new fire stations, and future public school facilities.

Fire Protection Facilities: In 1985, there was one fire station in the City of West Bend urban service area. Map 39 shows the location of this

---

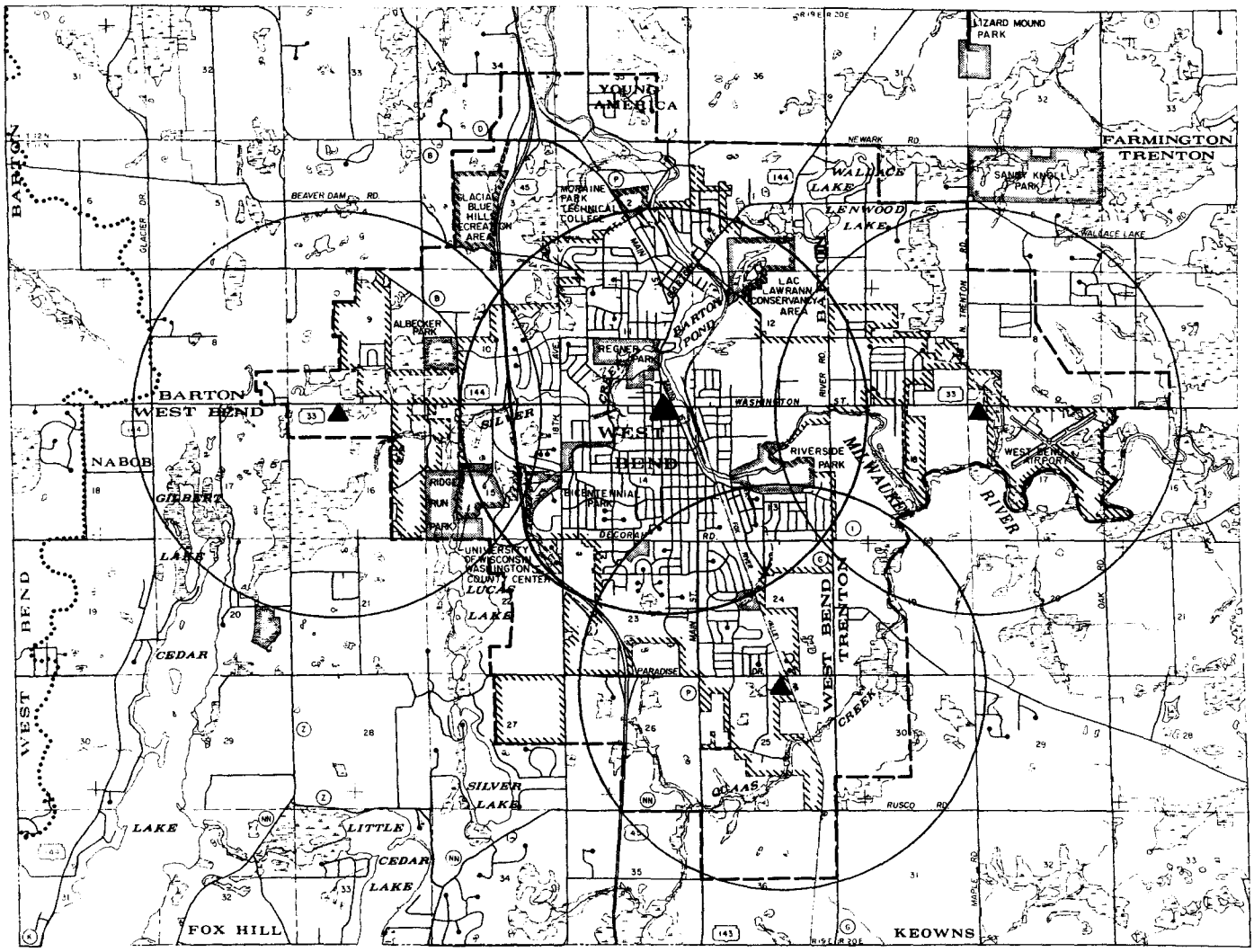
[3] *A Master Plan for the West Bend Riverfront Parkway, The City of West Bend Park, Recreation, and Forestry Department, 1985.*

[4] *The City Plan Commission also determined that the existing residential parcels fronting on South Street and Linwood Terrace, between Forest Avenue and Indiana Avenue, should be identified for industrial use on the recommended land use plan; however, the short-term zoning of this area would remain RD-2, Two-Family Residential District.*

[5] *The City Plan Commission also determined at this February 19, 1992, meeting that the parcels west of the library, bounded by Walnut Street, an alley, Poplar Street, and 7th Avenue; and the parcels west of the West Bend Gallery of Fine Arts; and the west half of the block bounded by Poplar Street, 6th Avenue, Chestnut Street, and 7th Avenue should be proposed for future governmental and institutional uses on the recommended land use plan, with the short-term zoning of this area remaining RD-2, Two-Family Residential District.*

Map 39

OPTIMAL TRAVEL DISTANCES FOR FIRE-FIGHTING VEHICLES FROM THE EXISTING AND PROPOSED FIRE STATIONS SERVING THE CITY OF WEST BEND URBAN SERVICE AREA AND ENVIRONS



LEGEND

- EXISTING AND FUTURE URBAN DEVELOPMENT
- PROPOSED URBAN SERVICE AREA BOUNDARY
- EXISTING FIRE STATION
- PROPOSED NEW FIRE STATION

OPTIMUM 1 1/2 MILE SERVICE RADIUS OF FIRE STATION

- EXISTING FIRE STATION
- PROPOSED FIRE STATION

NOTE: ONLY THOSE RESIDENTIAL AREAS THAT CONTAIN CLUSTERS OF FIVE OR MORE RESIDENTIAL LOTS WITH LOT SIZES LESS THAN FIVE ACRES IN SIZE ARE SHOWN

Source: The City of West Bend Fire and Community Development Departments; and SEWRPC.

fire station within the newly defined urban service area and its recommended 1.5-mile optimal fire protection service radius of the station. As shown on this map, and as mentioned in Chapter VII, the West Bend planning area will require additional fire-fighting facilities to provide adequate fire protection services for future urban development located beyond the present West Bend corporate limits.

Map 39 indicates that certain areas, most notably in the south, west, and east of the newly defined urban service area, lie outside of the recommended service radius of the existing fire station. The recommended land use plan therefore proposes the construction of three additional fire stations so located as to include most of the existing and planned urban development within a desirable fire protection service radius. As noted earlier in Chapter IV, the City acquired about three acres of land in 1988 for a new fire station in the vicinity of the southeast corner of the intersection of Paradise Drive and Stonebridge Road in the West Bend Industrial Park South. The other two new fire stations would serve urban development in the western and eastern portion of the urban service area. Both are proposed to be located on W. Washington Street (STH 33); one approximately 0.25 mile west of its intersection with Scenic Drive and one just east of its intersection with N. Trenton Road. As noted in Chapter VII, a more detailed analysis concerning the location of the new fire stations, taking into account a number of other factors that affect the adequacy of fire protection services, will be needed.

Educational Facilities: The potential growth in the elementary school-age population in the planning area over the next 20 years may warrant the provision of additional educational facilities in the West Bend urban service area. Five potential new elementary school sites are identified on the recommended land use plan. The selection of these sites was based on the recommended area and service radius standards set forth in Chapter VI, in addition to the goal of providing an elementary school in each neighborhood delineated under ultimate neighborhood development conditions. Only those elementary school sites shown on Map 37 and lying within the newly defined urban service area are identified on the recommended land use plan. It is likely, however, that two of these sites, in the Washington Heights and Quaas Creek neighborhoods, would be reserved for development beyond the year 2010, since these neighborhoods extend beyond the delineated urban service area.

The new school sites were slated for neighborhoods that currently do not have an elementary school. To the extent practicable, the new school sites were located adjacent to neighborhood parks, so that recreational facilities could be shared between students and neighborhood residents. New joint school and park sites are recommended in the Wingate, Sand Ridge, and Quaas Creek neighborhoods. New neighborhood parks were not recommended adjacent to the new schools in the Washington Heights neighborhood because of site suitability problems, and in the Decorah Hills neighborhood, because of the provision of existing neighborhood park facilities in Decorah Hills Park.

The need to reexamine potential changes in the school-age population and the impact of such changes on the need for, and location of, additional educational facilities should be stressed. If the resident population of the City urban service area reaches the higher end of the forecast range noted in Table 38, there may be a need not only for additional elementary schools, but also for new middle and high schools, as well as ancillary recreational facilities for these school-age students. It also should be recognized that not all the potential elementary school sites may be needed by the year 2010 if the school-age population does not reach the upper end of the forecast range. In addition, school officials may decide to enlarge existing schools rather than build one or more of the new schools. Should the need for the additional school sites shown on the recommended land use plan not develop by the year 2010, the need to reserve such lands for school sites to serve a population beyond 2010 should be considered.

Park and Recreational Land Uses

The park and recreational land uses shown on the recommended plan are based upon recommendations contained in SEWRPC Planning Report No. 27, A Regional Park and Open Space Plan for Southeastern Wisconsin: 2000; SEWRPC Community Assistance Planning Report No. 136, A Park and Open Space Plan for Washington County; and SEWRPC Community Assistance Planning Report No. 104, A Park and Open Space Plan for the City of West Bend. Detailed recommendations for park and recrea-

tional land acquisition and development within the City of West Bend are presented in the latter report and summarized on Map 5 of Chapter I of this report. Under the recommended land use plan, intensive outdoor recreational land uses would encompass a total of about 384 acres, or about 3 percent of the land use in the urban service area. Existing and proposed parks within the urban service area shown on the recommended land use plan include the development of eight new neighborhood parks, a community park, and a major park as discussed below.

Neighborhood Parks: Eight new neighborhood parks are shown on the recommended land use plan. Selection of these sites was based on the park and open space plans cited above and on the service radius standards set forth in Table 31, and on the goal of providing at least one park in each neighborhood, as illustrated on Map 37. Only those neighborhood parks shown on this map and located within the newly defined urban service area are identified in the recommended land use plan. In addition, community or regional parks containing recreational facilities similar to those provided by neighborhood parks can serve the need for a neighborhood park. Some park sites have been identified on the recommended land use plan in addition to those needed to meet the per capita standard, based on the neighborhood park service radius standard of 0.75 mile in medium-density urban areas. This was done primarily to assure safe pedestrian access to new neighborhood parks where no other park facility is provided within a safe walking distance and to avoid the need to cross heavily traveled arterial streets to reach such parks.

According to the standards set forth in Table 31, neighborhood parks should be at least 11 acres in area if associated with a school site and at least 16 acres in area if not associated with a school. These types of parks should provide facilities for outdoor recreation, such as play equipment, playfields, and tennis and basketball courts. The eight new neighborhood parks are proposed for the Barton, Washington Heights, Wingate, Riverside, Lucas Lake, Sand Ridge, and Quaas Creek (two parks) neighborhoods.

Community Parks: Community parks, which should range in size from 25 to 99 acres in area, provide community-oriented facilities such as baseball and softball diamonds, soccer fields, and swimming pools. The standards recommend that such parks be provided within two miles of the home of each resident in a medium-density residential area. Existing community parks in the West Bend urban service area include Regner and Riverside Parks. Major parks can also serve as community parks; and, in the case of West Bend, Ridge Run and Sandy Knoll County Parks, and the proposed Paradise Valley State Park near Lucas Lake, discussed below, are envisioned as serving community park needs. Based on the service area standards, it was determined that one additional community park would be needed in the southern portion of the urban service area. Accordingly, an approximately 113 acre site, including approximately 44 acres of primary environmental corridor, has been identified for a new community park on the recommended land use plan. It is to be located on the west side of CTH P, midway between Paradise Drive and Rusco Road (CTH NN).

Major Public Parks, Trails, and Special Outdoor Recreation and Other Open Space Sites: The need for major parks, parkways, and trails was not factored into the need assessment for park and recreational land in the urban service area. The Washington County and City of West Bend Park and Open Space Plans address the need for these facilities, and set forth the size and locations of major recreation facilities in the urban service area. The recommended land use land use plan reflects the recommendations made in these two park plans.

One major park, Ridge Run County Park, exists within the urban service area. Another major park, proposed to be located adjacent to Lucas Lake and named Paradise Valley State Park, is identified on the recommended land use plan. This park would be located partly inside and partly outside the urban service area. These two parks would serve a multi-county area by providing intensive outdoor recreation facilities such as a nature center, swimming beach, camping area, and areas for picnicking or other passive recreation activities. Both sites would also encompass large areas of significant natural resource base-related amenities located in primary environmental corridors.

Other significant special outdoor recreation and open space sites within the urban service area are also shown on the recommended land use plan. These existing areas include the Glacial

Blue Hills Recreation Area, encompassing significant high-value woodlands with picnicking, hiking, and other passive recreational activities; the Lac Lawrann Conservancy Area, which includes woodlands, wetlands, wildlife habitat, and other natural resources within a primary environmental corridor; the Juech Wildlife Area, which also includes wetlands and wildlife habitat areas along with a natural ice skating area; Albecker County Park, which contains a play apparatus and picnicking areas surrounded by significant wetlands located within a primary environmental corridor; Old Settler's Triangle, which is a site of less than one acre, in the Central Business District, commemorating the first European settlers in the West Bend area; and the Silverbrook Middle School property, which contains significant wetlands along a perennial stream located in a primary environmental corridor.

Primary environmental corridors in urban or urbanizing areas in public ownership are often termed "parkways". Parkways are generally located along a stream or river, ridge line, or other linear natural feature and are intended to provide aesthetic and natural resource continuity. Parkways often serve as ideal locations for trail facilities. The Washington County and City of West Bend park plans call for the acquisition of land and establishment of parkways along ridge lines and streams, including the three major identified watercourses within the planning area: the Milwaukee River, Silver Creek, and Quaas Creek. The City's park plan proposes a total of eight parkways within the urban service area: Four Lakes Parkway, Milwaukee River Parkway, Quaas Creek Parkway, Silverbrook Parkway, Silver Creek Parkway, Sunset Parkway, Glacier Parkway, and Wingate Parkway. The County and the City both have begun to acquire land for these parkways.

The West Bend park plan also recommends the development of major trails, or recreational corridors, in these parkways as illustrated on Map 5. One segment of this system of corridors with trail facilities would include the West Bend Riverfront Walkway, located within the Milwaukee River Parkway. As already noted, a master plan was prepared by the City for this riverfront walkway, which would ultimately consist of an attractive 4.5-mile pedestrian trail along the Milwaukee River connecting sites and features of historic interest, of business and industry, of residential areas, and of parks along the river corridor. Another segment of the recreation corridor system within the urban service area would include a portion of the 11 miles of Ice Age Trail located within the West Bend planning area, as shown on Map 21.

Map 21 also shows the Kettle Moraine Scenic Drive traversing the planning area. This is a pleasure-drive route connecting the Kettle Moraine State Forest—Southern Unit in Jefferson, Walworth, and Waukesha Counties with the Kettle Moraine State Forest—Northern Unit in Fond du Lac, Sheboygan, and Washington Counties. The Washington County park plan also proposes a bicycle trail along this scenic drive to the Milwaukee River whence the trail would then travel southwest along the River to Barton Avenue, continue north along Barton Avenue and STH 144 to Wallace Lake Drive, proceeding easterly along Wallace Lake Drive beyond the planning area.

THE RECOMMENDED LAND USE PLAN FOR THE CITY OF WEST BEND PLANNING AREA

A recommended land use plan for the entire City of West Bend planning area was also prepared as shown Map 38. This plan indicates both those areas in which urban development now exists and those areas in which such development should be permitted and encouraged, in accordance with the land use development objectives, principles, and standards set forth in Chapter VI. In addition, the plan calls for the preservation of the best remaining farmlands located outside of the urban service area, but within the planning area. The recommended plan was quantitatively analyzed, with the findings presented in Table 41, and compared in that table to the existing 1985 land uses in the City of West Bend planning area. Figure 22 illustrates graphically the differences between the existing 1985 and the proposed land uses in the planning area.

It is important to note that most of the land use features shown on the land use plan recommended for the planning area are similar to those shown on the preliminary plan prepared for the same area. As noted earlier, proposals were advanced in response to information provided at public meetings held on the preliminary plan. These proposals were discussed in the

Table 41

SUMMARY OF EXISTING 1985 AND PLANNED LAND USE IN THE CITY OF WEST BEND PLANNING AREA

Land Use Category	Existing 1985 Land Use		Recommended Land Use Plan			
			Planned Increment		Planned Land Use under Full Development of Urban Service Area	
	Total Acres[a]	Percent of Total	Total Acres[a]	Percent of Total	Total Acres[a]	Percent of Total
Urban						
Residential	4,120.2	10.2	4,532.8	110.0	8,653.0	21.3
Commercial	400.0	1.0	639.5	159.9	1,039.5	2.6
Industrial	266.9	0.7	776.5	290.9	1,043.4	2.6
Transportation, Communications and Utilities[b]	381.2	0.9	492.8	129.3	874.0	2.1
Governmental and Institutional[a]	498.3	1.2	267.9[c]	53.8	766.2	1.9
Recreational	413.3	1.0	415.7[d]	100.6	829.0	2.0
Subtotal	6,079.9	15.0	7,125.2	117.2	13,205.1	32.5
Rural						
Primary Environmental Corridor	10,294.0	25.4	-65.4	-0.6	10,228.6	25.2
Secondary Environmental Corridor	890.0	2.2	75.1	8.4	965.1	2.4
Isolated Natural Areas	1,134.0	2.8	-76.8	-6.8	1,057.2	2.6
Prime Agricultural Lands	10,843.2	26.7	-2,183.0	-20.1	8,660.2	21.3
Rural Estate and Other Agricultural and Open Lands	11,100.5	27.3	-4,743.7	-42.7	6,356.8	15.7
Extractive and Landfill	249.3	0.6	-131.4	-52.7	117.9[e]	0.3
Subtotal	35,511.0	85.0	-7,125.2	-20.6	27,385.8	67.5
Total	40,590.9	100.0	- -	- -	40,590.9	100.0

[a] *Includes associated street rights-of-way and off-street parking areas for each land use category.*

[b] *Includes only railroad and freeway rights-of-way, and communication, utility, and transit station properties.*

[c] *Excludes lands for future elementary schools to be located in the Washington Heights, Sand Ridge, and Quaas Creek residential neighborhoods. Final site selection for these schools should be based on a detailed plan for these three neighborhoods.*

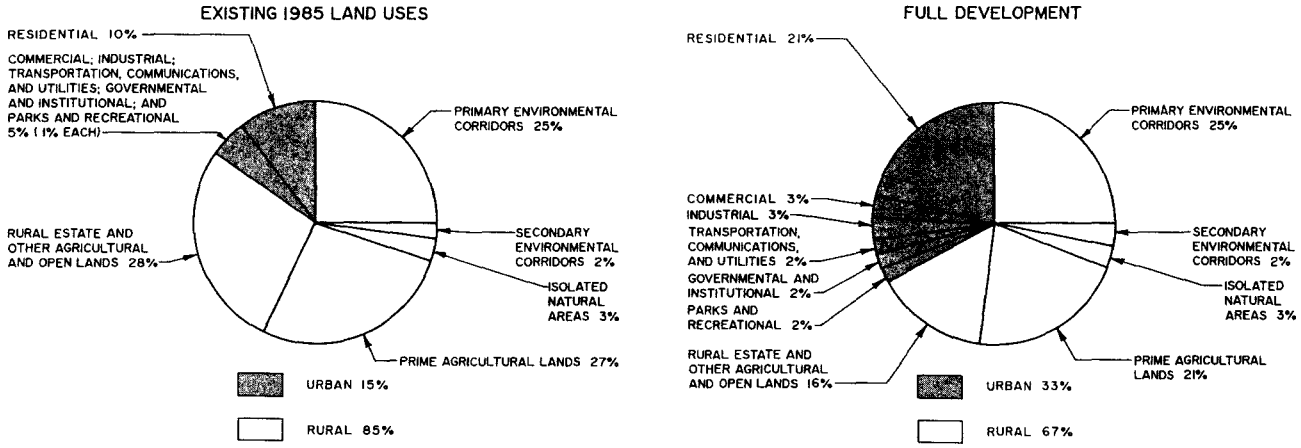
[d] *Includes only those increases attributable to recommended increases in public recreational land. Does not include possible increases due to development of private recreational facilities. Also, this increment does not include land for a future neighborhood park in the Quaas Creek neighborhood. Final site selection for this park should be based on a detailed plan for this neighborhood.*

[e] *Includes only quarrying and extractive developments.*

Source: SEWRPC.

Figure 22

COMPARISON OF EXISTING AND PROPOSED LAND USES IN THE CITY OF WEST BEND PLANNING AREA: 1985 AND 2010



NOTE : THE CITY OF WEST BEND PLANNING AREA TOTALS 40,591 ACRES, OR ABOUT 63.4 SQUARE MILES

Source: SEWRPC.

previous section, and are the only differences between the land use patterns shown on the preliminary and the recommended land use plans for the entire planning area. The land use pattern for the "rural" areas, areas located outside of the urban service area but within the planning area, in both of these plans is identical.

Environmental Corridors and Other Environmentally Significant Areas

Primary environmental corridors occupied approximately 10,294 acres, or about 25 percent, of the City of West Bend planning area in 1985. Table 41 indicates that these corridors would occupy about 10,229 acres under the recommended land use plan. This figure is about 25 percent of the total planning area; however, the recommended plan shows a loss of corridor lands in comparison to those existing in 1985 primarily because of the development of USH 45. Smaller areas of the corridors were converted to other urban developments, such as residential and commercial developments. The remaining primary environmental corridors should be preserved in essentially natural, open uses unless otherwise recommended in this report.

The secondary environmental corridors shown on the recommended land use plan occupy about 965 acres, or about 2 percent, of the entire planning area, an increase of about 75 acres, or about 8 percent, over the 1985 total. The increase is due primarily to wetland and woodland areas removed from agricultural production between 1985 and 1990. Secondary environmental corridors within the planning area are generally associated with intermittent watercourses and contain large areas of wetlands and woodlands, as shown on the recommended plan. It is recommended, to the maximum extent practicable, that secondary environmental corridors be maintained for public or private uses such as parks, drainageways, or stormwater detention or retention areas.

Isolated natural areas consist of small areas with important natural resource values separated geographically from primary and secondary environmental corridors. Under the recommended land use plan, isolated natural areas would occupy about 1,057 acres, or about 3 percent, of the total planning area, a decrease of about 77 acres, or about 7 percent, from the 1985 total. This decrease is primarily due to subdivision and development in wooded areas between 1985 and 1990. The plan recommends that careful consideration be given to preserving such areas in open uses to the maximum extent practicable. In this respect, isolated natural areas lend themselves to use for such public purposes as parks, drainageways, or stormwater detention or retention areas.

The plan also recommends that other small areas containing important natural resource values be preserved. Even though these areas do not currently qualify as environmental corridors or isolated natural areas, they are environmentally significant in the sense that they contain poor soils, wetland vegetations, steep slopes, floodlands, or provide buffering between incompatible land uses. These areas are either adjacent to lands classified as environmental corridors or are small isolated areas, less than five acres, scattered throughout the planning area. Lands in this land use category occupy approximately 592 acres, or about 2 percent of the entire planning area, under the recommended land use plan. The plan recommends that careful consideration be given to preserving such areas, similar to isolated natural areas, which are in essentially natural, open space use whenever practicable. As noted earlier, these open lands may eventually be reclassified as environmental corridors or isolated natural areas as vegetation develops on such undisturbed areas during the life of the recommended land use plan, especially those open lands located in floodlands.

Residential Land Uses

Those areas recommended for residential use, as shown on Map 38 and as set forth in Table 41, total about 8,653 acres under the recommended land use plan. This figure represents approximately 21 percent of the total planning area, an increase of about 110 percent over the 1985 level. Even though the data in Table 41 includes all residential developments, it is important to note that only those residential areas that contain clusters of five or more residential lots, with lot sizes less than five acres in size, are shown on Map 38.

The plan identifies those areas recommended for suburban residential development with lot sizes ranging from 1.5 up to 5.0 acres. Such single-family residential developments are diffused throughout the planning area, generally located where such developments were already platted before 1991. The plan also identifies those areas recommended for low-density, single-family residential development with lot sizes ranging from 20,000 square feet up to 1.5 acres. Such single-family residential developments are also diffused throughout planning area, generally located where such developments were already platted before 1991, except for several new locations within the urban service area. The suburban- and low-density residential areas outside the urban service area and the special sanitary sewer service areas consist of existing land subdivisions, including divisions created by certified survey maps, and are areas which are not proposed to be served by public sanitary sewer service during the life of the recommended land use plan. Partly because of the lack of these services, no additional urban residential developments on lots less than five acres are recommended outside of the urban service area. New urban residential developments outside of the urban service area should be encouraged to locate only on existing vacant lots, provided the soils and size of each lot proposed for development are capable of properly accommodating an onsite sewage disposal system and a private well.

The recommended land use plan also identifies those areas for more intense residential developments such as medium-density, single-family residential developments with lot sizes ranging from 7,200 up to 20,000 square feet; two-family residential developments; and multi-family resident developments. At best, any new residential developments of these types are recommended to be located primarily within the newly defined urban service areas shown on the plan, where public water, sanitary sewer, and other urban services would be provided. The medium-density, single-family residential areas shown outside the urban service area, around the lakes and in the northeastern part of the planning area, already existed or were platted before 1991.

Commercial and Industrial Land Uses

Map 38 identifies specific commercial land uses, together with other commercial areas of a more general type, that would encompass an area of approximately 1,040 acres, or about 3 percent, of the total planning area under the recommended land use plan. As noted earlier, the specific commercial uses identified in the plan includes 10 neighborhood retail and service centers; five community retail and service centers, including the Central Business District; and two office centers. As the plan shows, most of the commercial uses would be located within the urban service area, with other small commercial sites, that already exist, located outside this urban service area. No new commercial areas are recommended outside the urban service area during the life of the recommended land use plan.

Industrial uses would occupy about 1,043 acres, or about 3 percent, of the total planning area under the recommended land use plan. As shown in this plan and noted earlier, all new industrial developments are proposed to be located within the urban service area. Those uses shown outside this area existed before 1991. No new industrial areas are recommended outside the urban service area during the life of the plan.

Extractive

The recommended land use plan recognizes the existence of two gravel pits that encompass an area of approximately 118 acres, or less than 1 percent of the planning area. Both are currently active and are outside the urban service area in the Town of Barton. One is on the east side of Kettle View Drive between Lighthouse Lane (CTH D) and Beaver Dam Road, and the other is on the north side of the intersection of STH 33 and Riescl Drive.

Governmental and Institutional Land Uses

Those areas recommended for governmental and institutional uses, as shown on Map 38, would total about 766 acres under the recommended plan. This figure represents approximately 2 percent of the total planning area. These uses include the continuation of already existing governmental and institutional uses outside of the urban service area as well as new developments of this type within the urban service area as discussed earlier. The scattered governmental and institutional uses shown in the plan outside the urban service area consist primarily of churches, cemeteries, Cedar Lake Homes, Silver Maple Pre-School, and the town halls of the Towns of Barton and West Bend. No additional lands for governmental or institutional uses are identified in the recommended land use plan because of the insignificant amount of additional area that is expected to be required for such uses during the life of the plan.

Parks and Recreational Land Uses

As already noted, the park and recreational uses shown on Map 38 are based on recommendations contained in SEWRPC Planning Report No. 27, A Regional Park and Open Space Plan for Southeastern Wisconsin: 2000; SEWRPC Community Assistance Planning Report No. 136, A Park and Open Space Plan for Washington County; and SEWRPC Community Assistance Planning Report No. 104, A Park and Open Space Plan for the City of West Bend. Specific park and recreational uses, including trails, have been described in the preceding section of this report. Under the recommended land use plan, public as well as private intensive outdoor recreational uses would encompass approximately 829 acres, or about 2 percent of the total planning area. Two significant parks that were not discussed in detail in the previous section lie outside the urban service area are the Sandy Knoll and Lizard Mound County Parks. The existing Sandy Knoll Park is a 263-acre major park located adjacent to the northeast part of the City of West Bend urban service area and contains such facilities as softball fields, picnic areas with shelters, play areas, and hiking and ski-touring trails. The Washington County park plan recommends that this park be expanded by adding 360 acres, which fact is not reflected in the recommended land use plan, to include 219 acres of primary environmental corridor for resource preservation purposes, to link this park with Lizard Mound County Park to the north, and to provide additional softball diamonds, picnic areas, play areas, and trail facilities. The proposed site boundary for the park expansion should be based on a detailed site plan for this area. Lizard Mound County Park is essentially a special 32-acre park containing Indian effigy mounds among high-value upland woodlands.

Prime Agricultural Lands

Prime agricultural lands are defined as parcels 35 acres or larger that are covered by soils well suited for the production of food and fiber, and occur in aggregates of 640 acres of farmland or conservancy lands. Prime agricultural lands are proposed to encompass approximately 8,660 acres, or about 21 percent, of the total planning area under the recommended land use plan. As shown Map 38, all prime agricultural lands are located outside of the City of West Bend urban service area.

Rural-Estate and Other Agricultural and Open Lands

The areas shown in white on Map 38 in the City of West Bend planning area include nonprime agricultural lands and other open lands, excluding the 592 acres of open lands to be preserved, and would encompass approximately 5,764 acres, or about 14 percent, of the total planning area under the recommended land use plan. These areas are generally intended for agricultural use, but are covered by less productive

agricultural soils not considered prime farmland soils, or are held in parcels that are smaller than 35 acres and could thus be converted to residential development at a rural-estate density of at least five acres per dwelling unit. Rural-estate residential development can be permitted conditionally in these areas without public sanitary sewer or water supply facilities. Such large lot sizes increase the likelihood that suitable areas, with good soils and level topography, exist on the lot for proper siting of private sewage disposal systems, building pads, driveways, and other residential structures. Rural-estate development should be carefully designed to avoid steep slopes, poorly drained soils, and other physical constraints.

TRANSPORTATION SYSTEM DEVELOPMENT

Street and Highway System

An efficient arterial street and highway network provides the necessary means of access from both rural and urban areas to supporting service, employment, recreational, and cultural centers. It is essential, therefore, that land use development be designed to protect the efficiency of the arterial street and highway system and to utilize that system as fully as practicable. Transportation system plans should also work to minimize street and highway improvement costs as well as the level of disruption new transportation improvements may cause to existing development.

Map 4 in Chapter I reflects the arterial street and highway system adopted in the Washington County Jurisdictional Highway System Plan—2000, as it relates to the City of West Bend planning area. Map 38 depicts the general location of the proposed arterial streets recommended in this system plan. Suggested cross-sections for the arterial streets and highways are shown in Figure 5 of Chapter VI.

It is important to note that the presentation on Map 4 of the arterial street and highway system as a framework for land use plan design is not a substitute for a detailed arterial street and highway plan for the City of West Bend and environs. The City should pursue preparation of such a plan, taking into consideration recommended land uses and the possible need for changes in the existing arterial street and highway system plan to serve such uses. A detailed street and highway system plan should also address such factors as the need for dedicated right- and left-turn lanes, channelization, signalization, medians, and the issue of driveway locations. As a separate element of the evolving comprehensive plan, the City of West Bend Transportation System Plan Advisory Committee, with the assistance of the Regional Planning Commission, is presently preparing such a plan, which would not only complement the land use plan provided herein, but also the local transit system plan described below.

There is also a need to identify the width and location of future collector and land access streets in the City of West Bend urban service area. This should be accomplished as part of the detailed planning for each of the neighborhoods and special planning districts delineated on Map 37.

Collector streets should be arranged so as to provide for the ready collection and distribution of traffic from and to residential or other land uses and for the conveyance of this traffic to and from the arterial street and highway system. The land access street network should be designed to achieve an efficient use of land; to discourage use by through traffic; to minimize street area; to provide an attractive setting for residential development; to facilitate the provision of efficient stormwater drainage, sanitary sewerage, and public water supply facilities; and to fit the natural terrain, thereby minimizing the need for earthwork during the development process. Suggested cross-sections for collector and land access streets are also shown in Figure 5 of Chapter VI.

Mass Transit System

Another element of the comprehensive plan closely related to the street and highway system plan and to the recommended land use plan is the transit system plan. All modes of travel should be considered in transportation planning, with emphasis on how those modes may affect the utilization of the arterial street and highway system.

Car-Pooling Plan: As noted in Chapter VII, the adopted regional transportation system plan recommends that a "park and pool" lot be provided near the USH 45 and Paradise Drive interchange within the City of West Bend urban service area. By promoting car-pooling, vehicu-

lar travel demand would be reduced, thus saving motor fuel and capital investment in arterial street and highway improvements. Map 38 shows a "park and pool" lot to be provided southeast of the USH 45 and Paradise Drive interchange, where a future transit station would be located, as discussed below.

Regional Transit System Plan: Under recommendations contained in the regional transit system plan, as noted in Chapter VII, the City of West Bend urban service area would be provided with express bus transit services between the City of West Bend and the greater Milwaukee area. This regional transit system plan recommends that transit park-ride facilities be located near the intersections of Main and Washington Streets, and of USH 45 and Paradise Drive. Due to the limited availability of space to provide such a facility at the intersection of Main Street and Washington Street, the recommended land use plan only recommends such a transit station near the USH 45 and Paradise Drive interchange, the same parking facility that would also function as the "park and pool" lot.

Local Transit System Plan: The City recently completed and adopted a local transit system plan, documented in SEWRPC Community Assistance Planning Report No. 189, City of West Bend Transit System Feasibility Study and Development Plan: 1992-1996. Under that plan the City elected to establish a demand-responsive, shared-ride taxicab service to serve the resident population of the West Bend area. The plan further recommended that any public transit system established be operated by a private transit operator and that the City own the necessary transit system operating equipment. The City is presently seeking federal and state fundings under available transit assistance programs to implement this plan.

Railway: The recommended plan envisions that the existing railway through the planning area will continue to provide railway freight services during the life of the plan. The Fox River Valley Railroad Company provides common railway services over the railway line from Milwaukee to Green Bay via Fond du Lac, the former Chicago & North Western Railway line. The Fox River Valley line passes through the City of West Bend generally along the east side of Milwaukee River and would serve as a focus for the location of certain land uses.

Airport System Plan: As noted earlier, the adopted regional airport system plan contains specific recommendations for the improvement of the West Bend Municipal Airport in the City of West Bend urban service area. Map 27 shows the recommended site improvement plan for this municipally owned airport. The plan recommends that this airport be upgraded from a General Utility-Stage I facility to a General Utility-Stage II facility capable of accommodating all types of business jets. The City of West Bend, together with the Wisconsin Department of Transportation and the Federal Aviation Administration, has completed many of the recommended improvements, including the installation of a localizer; reconstruction of a runway, taxiways, and the apron; the acquisition of additional land for runway extension and clear zone protection areas; and the installation of improved runway lighting, signing, and airport electrical power supply. On October 4, 1989, the Federal Aviation Administration designated the West Bend Municipal Airport as a reliever facility to Milwaukee County's General Mitchell International Airport. This status would provide opportunities for financial assistance for eligible capital improvements and land acquisition.

The recommended land use plan presented herein shows the proposed realignment of E. Washington Street (STH 33) as recommended in the regional airport system plan and also shows the recently acquired airport land. However, the City is currently in the process of determining which additional land should be acquired and reserved as clear-zone protection areas by a clear zone or avigation easement. Once these areas have been determined, the land use plan should be amended to reflect the additional airport property.

Chapter IX

PLAN IMPLEMENTATION

INTRODUCTION

The recommended land use plan described in Chapter VIII of this report provides a design for the attainment of the community land use objectives set forth in Chapter VI. In a practical sense, however, the plan is not complete until the steps necessary to implement that plan have been specified. After formal adoption of the land use plan, realization of the plan will require faithful, long-term dedication to the underlying objectives by municipal officials concerned with its implementation. Thus, the adoption of the plan is only the beginning of a series of actions necessary to achieve the objectives expressed in this report. The plan should be used as a guide for making decisions concerning land development in the City and in the planning area. Adjustments to the plan should be made if and as required by changing conditions. Consequently, one of the important tasks of plan implementation is a periodic reevaluation and reexamination of the plan to ensure that it properly reflects current conditions. It is recommended that this reevaluation and reexamination take place about every ten years, or more frequently if warranted by changing conditions.

Attainment of the recommended land use plan for the City of West Bend planning area will require some changes in the development policies of the City. Since the maintenance of the present character of the planning area is dependent to a considerable extent upon preserving and protecting the natural resource base, the density of new development should be carefully regulated to ensure that new residential development at urban densities, that is, at densities generally greater than 0.7 dwelling unit per net residential acre or less than 1.5 acres per dwelling unit, are confined to those areas where urban services can be efficiently and economically provided.

Urban development outside the West Bend urban service area that would require the conversion of the best remaining agricultural lands to urban use or the encroachment of urban development into primary environmental corridors, secondary environmental corridors, or other environmentally significant lands; the draining and filling of wetlands; or the grading of hilly wooded sections should be avoided. These policies are central to a sound development strategy for the planning area. In fact, the effectiveness of many of the more specific recommendations of this report will be lost if these policies are ignored or greatly compromised. Development policies and practices that consider the limitations of the natural environment will, in the long term, not only preserve the overall quality of the environment in the City and planning area, but will avoid the creation of serious and costly environmental and developmental problems and will avoid the need to provide costly urban facilities and services over an ever-widening area. Residential development outside of the urban service area should be limited to the infilling of already existing platted residential lots or to rural-estate lots, or equivalent overall densities, in order to preserve the rural character and setting of the area. Such rural-estate-density lots should have a minimum area of five acres per lot or equivalent overall density. The soils maps presented in Chapter III of this report should be carefully considered by the City prior to the approval of any additional land subdivisions within its extraterritorial plat review jurisdiction.

Attainment of the recommended land use plan for the City will require not only changes in certain development policies of the City, but also the introduction of some, and modification of other, plan implementing instruments. Certain modifications should be made to the West Bend land subdivision control ordinance to bring that ordinance into conformance with several urban design standards set forth in Chapter VI of this report and also with a recent revision to Chapter 236 of the Wisconsin Statutes. The municipal zoning ordinance should be revised to better reflect current land uses and to make zoning a more effective tool for implementing the plan. More specifically, a new zoning district should be considered for inclusion in the zoning ordinance in order to protect and preserve more effectively the natural resource base in the planning area. In addition, extraterritorial zoning should be considered as a basis to guide development in the fringe areas. All rezoning applications should be

carefully reviewed regarding their relationship to the adopted land use plan.

The official map should be amended, as necessary, to reflect planned arterial streets and highways, waterways, parkways, and the location and extent of parks and playgrounds.

All sanitary sewer extensions should be carefully reviewed for compliance to the land use plan implementation.

PUBLIC INFORMATIONAL MEETINGS AND HEARINGS

Wisconsin city planning enabling legislation does not require local plan commissions to hold public hearings on proposed master plans prior to their adoption. It is nevertheless good planning practice to do so, in order to provide for, and promote, active citizen participation in the planning process. Such public hearings and related public informational meetings are desirable to acquaint residents and landowners with the details of the proposed plan and to solicit public reaction to the plan proposals. The plan should then be modified to reflect any pertinent new information and to incorporate any sound and desirable new ideas advanced at the informational meetings and hearings. Accordingly, two public informational meetings were held on a preliminary plan, on February 12 and 19, 1992. Based in part upon comments received at these public meetings, an alternative plan, the recommended plan, was developed as directed by the City Plan Commission. This plan was designed to address the concerns raised and to incorporate desirable new ideas advanced at these meetings.

PLAN ADOPTION

An important step in plan implementation is the formal adoption of the recommended land use plan by the City Plan Commission and certification of the adopted plan to the Common Council pursuant to state enabling legislation. Upon such adoption, the recommended plan becomes the official guide to the decision-making of the City's officials concerning the development and redevelopment of the City and environs. The recommended land use plan was adopted by the City Plan Commission on May 12, 1992, and subsequently endorsed by the City Common Council on June 1, 1992, as indicated in the resolutions in Appendices A and B, respectively.

ZONING

Of all the land use implementation devices presently available, perhaps the most important and most versatile is the zoning ordinance. Following adoption of the land use plan by the City Plan Commission and certification of the adopted plan to the Common Council, as provided by Section 62.23 of the Wisconsin Statutes, the City Plan Commission should initiate appropriate amendments to the West Bend zoning ordinance and zoning district map, where necessary, to bring the ordinance and map into conformance with the concepts and proposals advanced in the adopted land use plan. Pursuant to state enabling legislation, the zoning changes recommended by the City Plan Commission can be enacted by the Common Council only after a formal public hearing. Based upon the findings of an analysis of the current zoning ordinance as reported in Chapter V, the plan policies set forth in Chapter VI, and the recommended land use plan set forth in Chapter VIII, the following new zoning district and attendant regulations are recommended for consideration by the City to help implement the land use plan and related urban design standards.

C-1 Conservancy District

A Conservancy District should be considered for inclusion in the City zoning ordinance. This district is intended to be used to prevent the destruction of valuable natural resources, particularly woodlands, wildlife habitat areas, areas of steep topography, and related scenic areas. Regulation of these areas should serve to control erosion and sedimentation and to protect the natural resource base and to promote and maintain the natural beauty of the area, and the public welfare. This district should permit certain uses of the land compatible with the protection and preservation of the natural resource base, such as recreational uses and open space for adjoining higher intensity urban land uses, such as small lot subdivisions and multi-family residential developments. The district should have no minimum area requirements. The district should generally be used in those areas of the planning area identified as encompassing significant combinations of natural features and would basically be applied to the upland portions of areas identified in the

plan as primary or secondary environmental corridors, isolated natural areas, or other open lands to be preserved.

Extraterritorial Zoning

State law allows any city or village that has created a plan commission and adopted a zoning ordinance to exercise extraterritorial zoning authority in unincorporated areas contiguous to the municipality's corporate limits, provided the procedures set forth in Section 62.23(7a) of the Wisconsin Statutes are followed. The purpose of extraterritorial zoning is to ensure that lands intended for future expansion of urban development will not be prematurely developed in the absence of adequate urban services and to discourage fragmented land divisions that may make orderly development of future areas of urban expansion more difficult. The City of West Bend has the option of exercising extraterritorial zoning in unincorporated areas within three miles of its boundaries, except when the area within three miles includes area within the extraterritorial zoning jurisdiction of another city or village. The extraterritorial area need not extend to the full limits specified by Statute. When the extraterritorial jurisdiction of two cities or villages overlap, the dividing line is drawn at a point that is equidistant from the corporate boundaries of the municipalities concerned. Such a situation could arise given the proximity of the City of West Bend to the Villages of Jackson, Kewaskum, and Newburg. At this time, only the City of West Bend has taken formal steps to enact extraterritorial zoning in accordance with the Wisconsin Statutes for a portion, not the full limits, of its extraterritorial jurisdiction.

The City of West Bend Common Council adopted a resolution on February 4, 1991, expressing its intent to exercise extraterritorial zoning authority in identified portions of the Towns of Barton, Farmington, Trenton, and West Bend. To date, only two six-member joint extraterritorial zoning committees, comprised of three members each from the Towns of Trenton and Farmington and three members from the City, were established. State law requires that an extraterritorial zoning committee consisting of three city representatives, and three town representatives be established in each extraterritorial town to formulate the extraterritorial zoning ordinance for that town. State law requires that three citizen members of the Plan Commission serve as the City representatives. State law requires that three citizens of the town, who may also be town officials, be appointed to represent the town. The joint committees are charged with developing a proposed extraterritorial zoning ordinance, including district regulations, a zoning map, and provision for administration and enforcement of the ordinance. Each joint committee must hold a public hearing regarding the proposed ordinance before recommending its adoption to the Common Council. State law allows the entire City Plan Commission to participate in preparing the extraterritorial zoning maps and regulations, but only the six members from each committee may vote on matters relating to extraterritorial zoning. The City of West Bend Common Council may not approve the extraterritorial zoning ordinance or any amendments thereto unless a majority of the members on the joint committee vote in favor of the ordinance or amendment.

Upon adoption of the resolution expressing the intent of the City of West Bend to exercise its extraterritorial zoning authority, the existing zoning in the Towns may be "frozen" for a period of two years, to allow time for the extraterritorial zoning ordinance to be prepared for each of the Towns concerned. State law allows the two-year period to be extended for up to one year if the extension is recommended by the joint committee. As noted earlier, two joint extraterritorial zoning committees have been formed between the City of West Bend and the Towns of Trenton and Farmington. A joint committee with the Towns of Barton and West Bend have yet to be established. The preparation of a zoning ordinance and attendant zoning map for the areas concerned in each of the townships have yet to be prepared. The land use plan presented herein would serve as the basis for the extraterritorial zoning map.

Landscape and Architectural Plan Review and Regulations

To continue to ensure that the built environment will foster the attractiveness of the community as a place to live and work, the City's Zoning Ordinance should establish specific minimum landscape requirements and architectural review requirements consistent with the urban design standards set forth in Chapter VI. Minimum landscape requirements should be established for, but not limited to, building foundation planting, ground-level sign landscaping, parking

lot screening, solid waste collection and disposal equipment and mechanical equipment screening, interior parking lot landscaping, and perimeter and buffer yard landscaping.

The attractiveness of the architectural features in a built environment is just as important as the beauty of natural features. Architectural review guidelines should be provided in the City Zoning Ordinance to assure respect for, and reduce incompatible and adverse impacts on, the visual experience in a community, yet without stifling innovative architecture. Specifically, architectural review guidelines would promote an attractive community atmosphere, compatible development, stability of property values, and prevent impairment or depreciation of property values. A detailed analysis of the existing zoning ordinance should be conducted to determine its probable deficiencies for systematically implementing the urban design elements of the land use plan.

OFFICIAL MAPPING

Section 62.23(6) of the Wisconsin Statutes provides that the common council of any city may establish an official map for the precise identification of existing and proposed right-of-way lines and site boundaries of streets, highways, railways, waterways, parkways, and the location and extent of public transit facilities, and parks and playgrounds. The official map, which has the force of law and is deemed to be final and conclusive, is intended to be used as a precise planning tool for implementing public plans for the aforementioned features. One of the basic purposes of the official map is to prohibit the construction of buildings or structures and their associated improvements on land that has been designated for future public use. Furthermore, the official map is the only arterial street and highway system plan implementation device which operates on a communitywide basis in advance of land development, and can thereby effectively assure the integrated development of the street and highway system. The official map is a useful device for achieving public acceptance of long-range plans in that it serves legal notice of the government's intention to all parties concerned well in advance of any actual improvements.

The existing City of West Bend official map, adopted in 1940, has been periodically revised to reflect various changes that have taken place since the adoption of the map. The present revised official map, however, does not reflect the availability of cadastral mapping prepared by the Regional Planning Commission under contract to the City from 1986 through 1989. Accordingly, the official map of the City should be updated as more precise cadastral maps become available and as new lands are platted and other changes relating to streets, highways, railways, waterways, parkways, public transit facilities, parks, and playgrounds are planned. Pertinent recommendations contained in the land use plan, as well as subsequently prepared precise neighborhood unit development plans, should be incorporated in such updates as detailed development plans are prepared for delineated neighborhoods and special planning districts. Such plans should identify precise locations for, and boundaries of, these features. The preparation of precise neighborhood unit development plans is discussed later in this chapter.

SUBDIVISION PLAT REVIEW AND REGULATION

This land use plan should serve as a basis for the review by appropriate officials of the City of West Bend of land subdivision plats and certified survey maps. Urban subdivisions should not be approved in areas recommended in the plan to remain in nonurban uses unless the developer can justify changing the land use plan. Any such proposed departures from the land use plan should be carefully considered by the City Plan Commission and should be allowed by that body only when it finds that such departures are warranted in the public interest. All urban subdivisions should be required to provide for a full complement of urban services.

The City land subdivision ordinance as set forth in Chapter 18 of the Municipal Code has relatively few deficiencies. The few deficiencies that do exist can be readily corrected through the amendment of the existing ordinance by revising the urban street design requirements so that the minimum dimension between the sidewalk and right-of-way line would be one foot versus two feet, while adding this one foot width to the minimum width of the tree bank for each urban street; revising the minimum pavement width for a two-lane urban arterial street from 46 to 48 feet, and for a two-lane rural collector street from 20 to 22 feet; adding a provision that requires the

developer to install in the tree bank of an urban street one street tree for every 35 feet of public street frontage, located in accordance with the City's standards; adding a provision that requires property lines at street intersections to be rounded with a minimum radius of 15 feet or greater, or of a comparable cut-off or chord in lieu of a rounded corner when permitted by the City Plan Commission; and revising the 20-day preliminary plat review period of an objecting authority to 30 days, to be consistent with Chapter 236 of the Wisconsin Statutes.

THE CAPITAL IMPROVEMENTS PROGRAM

A capital improvements program consists basically of a list of fundable major public improvements needed in a community over the next five years, arranged in order of priority of need and adjusted to the community's ability to pay. Major public improvements include such items as streets, sanitary sewers, storm sewers, water mains, and public buildings and parks, which together form the "urban infrastructure" required to support urban land use development and redevelopment. A capital improvements program is intended to promote well-balanced community development without overemphasis on any particular phase of such development and to promote coordinated development both in time and between functional areas. With such a program, required bond issues and tax revenues can be foreseen and provisions made. Needed land for the projects can be acquired in a timely fashion and staged construction facilitated.

It is recommended that those elements of the land use plan requiring public expenditures for implementation be integrated into the City capital improvements program.

IMPACT FEE ORDINANCE

An impact fee ordinance is a legal tool which may be used by a community for financing off-site public facilities and services. The impact fees or charges as outlined in the ordinance are levied by local governments against developers for their pro-rata share of the capital funding for public facilities and services necessitated by new development. Impact fees serve to shift the burden of the cost of providing new and expanded off-site facilities from the general public to the land developers who create the need for the facilities. Impact fees can be used to assist in promoting community development by providing municipalities with the opportunity to expand the existing public facility system capacity while maintaining a level of services compatible with the objectives of the community. Local facilities and services which have been financed through impact fees include water and sewer facilities, parks, libraries, schools, roads, and police and fire protection services. Impact fees can also restrict the development of a community, particularly in a metropolitan area where other communities may not impose such fees.

The enactment of any proposed impact fee system should be carefully considered by the City. A number of issues should be addressed in the development of any legally sound impact fee system, including: relating the impact fee system to land use and transportation system plan implementation, defining and evaluating public facility service needs, identifying the geographic area for the impact fee ordinance, identifying the type of development to which impact fees are to be applied, measuring and pricing individual impacts of each development, administering impact fee revenues, and administering impact fee expenditures.

THE NEED FOR PRECISE NEIGHBORHOOD AND URBAN DEVELOPMENT PLANNING

The Regional Planning Commission, almost since its inception in 1960, has recommended that local plan commissions consider preparing detailed neighborhood unit development plans to help guide and shape land use development and redevelopment in the public interest. SEWRPC Planning Guide No. 1, Land Development Guide, published in November 1963, discussed the importance of neighborhood planning in the attainment of good residential land subdivision. The preparation of detailed neighborhood unit development plans, as well as special planning district plans, is based upon the concept that an urban area should be formed of, and developed in, a number of spatially organized, individually planned cellular units rather than as a single, large formless mass. These cellular units may be categorized by their primary or predominant land use and, as such, may be industrial, commercial, institutional, or residential. If practicable, each neighborhood or special planning district should be bounded by arterial streets; major park, parkway, or institutional lands;

bodies of water; or other natural or cultural features which serve to clearly and physically separate each neighborhood unit from the surrounding units.

Each residential neighborhood should provide housing for that population for which, by prevailing local standards, one public elementary school of reasonable size is typically required. The unit should further provide, within established overall density limitations, a range of lot sizes and housing types; a full complement of those public and semipublic facilities needed by the family within the immediate vicinity of its dwelling, such as religious facilities, neighborhood parks, and neighborhood shopping facilities; and ready access to the arterial street system and, thereby, to those urban activities and services which cannot, as a practical matter, be provided in the immediate vicinity of all residential development, namely, major employment centers, community and regional shopping centers, major recreational facilities, and major cultural and educational centers.

As noted in Chapter VIII, the internal street pattern of a residential neighborhood should be designed to facilitate vehicular and pedestrian circulation within the neighborhood, but to discourage, insofar as possible, penetration of the neighborhood by heavy volumes of fast through traffic. An elementary school should be centrally located adjacent to a neighborhood park so that the school and park together may function as a neighborhood center within walking distance of all areas of the neighborhood. In certain residential neighborhoods, it may be necessary to provide additional neighborhood parks or smaller subneighborhood parks for pedestrian safety purposes if such subneighborhoods are separated by a heavily traveled arterial street.

Ultimately, a residential neighborhood should promote convenience in living and traveling within an urban area, promote harmony and beauty in urban development, preserve invaluable natural resources to be experience by the residents, and bring the living area of the urban family into a scale which encourages the individual to take an active part in neighborhood and community affairs.

Unlike the land use plan, which is necessarily general, the plan developed for a neighborhood or special planning district is quite precise. It explicitly depicts development patterns which are practicable to meet such physical needs as traffic circulation, stormwater drainage, sanitary sewerage, water supply, and a sound arrangement of compatible land uses. Neighborhood and other urban development planning, therefore, must involve careful consideration of such factors as soil suitability, land slopes, drainage patterns, flood hazards, woodlands and wetland cover, climate variables, existing and proposed land uses in and surrounding the neighborhood or special planning district, and real property boundaries.

As shown on Map 37 of Chapter VIII, 23 residential neighborhoods and their attendant neighborhood facilities and nine special planning districts have been identified. Detailed and precise development plans should be prepared for each of the delineated neighborhoods and special planning districts. These plans should not only designate future ultimate land use patterns and specific neighborhood facility site locations, but should also define future collector and land access street locations and alignments and attendant lot and block configurations. In addition, these plans should identify areas to be protected from intensive urban development for environmental reasons, and should indicate the need to reserve major drainageways and utility easements. The preparation of detailed urban development plans for these defined areas will serve to further refine and detail the adopted land use plan.

Chapter X

SUMMARY

INTRODUCTION

Late in 1987, the City of West Bend requested the Southeastern Wisconsin Regional Planning Commission (SEWRPC) to assist the City in the preparation of a land use plan. The plan was to provide West Bend officials with a tool to help guide in the public interest land use development and redevelopment within the West Bend area. This report sets forth the findings and recommendations of the planning effort undertaken in response to that request. The plan identifies the land use development objectives of the City and the means for achieving those objectives over time.

The planning effort involved extensive inventories and analyses of the factors and conditions affecting land use development within the West Bend area, including existing and probable future resident population and employment levels, the natural resource base, existing land uses, and existing local plan implementation devices. The planning effort also involved the formulation of a set of land use development objectives and supporting standards for the West Bend area and the preparation of a land use plan which could accommodate the forecast population and employment levels while meeting the agreed-upon land use development objectives. The plan, when adopted by the City Plan Commission and endorsed the Common Council, is intended to serve as a guide to making land use development decisions in the West Bend area in a manner consistent with the promotion of the public health, safety, and general welfare. The planning effort also included recommendations for the implementation of the recommended land use plan over time. The findings and recommendations of the planning effort, as set forth in this report, are summarized below.

CHAPTER SUMMARY

Chapter I: Introduction

Chapter I defines and briefly describes the planning area, its early history, the findings and recommendations of past local and regional planning efforts as those efforts relate to the planning area, the purpose of the land use planning efforts, and the procedure used to prepare the plan. The planning area was defined as an approximately 63.4-square-mile area encompassing the City proper and those portions of the surrounding Towns of Barton, Farmington, Trenton, and West Bend lying substantially within the extraterritorial plat approval jurisdiction of the City.

Chapter II: Population and Employment Inventories, Analyses, and Forecasts

Chapter II provides information on the size, characteristics, and distribution of the resident population and employment in the planning area, and on anticipated changes in these important socioeconomic factors over time. This information is essential to the preparation of a sound community land use plan, because these factors directly influence land use requirements and needs. The primary purpose of the land use plan is to identify the best means of meeting those needs over time.

Population and Employment Forecasts: The population and employment forecasts, and ultimately related land use requirements as well, which were used in the planning for the West Bend area were based upon consideration of alternative population and employment projections developed at the regional level to the design year 2010. Two alternative population and employment projections were considered the most likely future scenarios for the planning area: an intermediate future growth scenario, centralized-development pattern and an optimistic future growth scenario, decentralized-development pattern. Under these alternatives, the population of planning area may be expected to increase from about 31,000 persons in 1985 to between 39,400 and 61,100 persons respectively by the year 2010. Employment in the planning area may be expected to increase from about 14,400 jobs in 1985 to between 20,700 and 25,900 jobs respectively by 2010. For the City of West Bend urban service area, the 20.4-square-mile area encompassing the City itself and the surrounding area envisioned to be capable of being provided with a full range of urban services, including sanitary sewer service, by the year 2010, the resident population may be expected to increase from about 23,800 persons

in 1985 to between 32,000 and 52,900 persons by the year 2010. Employment in the urban service area may be expected to increase from about 12,000 jobs in 1985 to between 18,600 and 23,200 jobs by 2010.

Future Age Distribution: Changes in the age composition of the resident population have important implications for land use and housing planning. Within the City of West Bend urban service area, for instance, the number of children in the five to 14 year age group may be expected to increase from about 4,000 in 1980 to over 4,500 by 2010 under the intermediate-growth, centralized-development scenario. This indicates a potential future need for additional elementary school and recreational facilities. Likewise, under the intermediate-growth, centralized-development scenario, the expected rise in the working-age population, 20 to 64 years of age, from about 12,300 in 1980 to about 19,100 by 2010, an approximately 55 percent increase, indicates a potential significant rise in the number of job seekers and the need for land and infrastructure suitable for commercial and industrial development within the urban service area. Finally, the demand for housing and services for the elderly within the urban service area may be expected, under the intermediate-growth, centralized-development scenario, to rise with the increase in the 65 year and older age group population, from 2,400 persons in 1980 to about 3,800 persons by 2010.

Household Size: In 1985, the average household size in the City of West Bend was 2.87 persons. Under the intermediate-growth, centralized-development scenario, this average may be expected to fall to 2.59 by 2010. This change in average household size has important implications for housing and residential land use planning since average household size is a basic factor used to convert resident population forecasts to the number of dwelling units needed.

Chapter III: Natural Resource Base Inventory and Analysis

The natural resources of the City of West Bend planning area are unique and vital to its ability to provide a pleasant and habitable environment for human life. Natural resources not only condition, but are conditioned by, urban growth and development. Any meaningful planning effort must, therefore, recognize the existence of a limited natural resource base to which urban development must be properly adjusted if serious environmental and urban development problems are to be avoided.

Chapter III describes the principal elements of the natural resource base, which require careful consideration in any sound land use planning effort in the West Bend area. These elements in the West Bend area include the physiography, topography and surface drainage patterns, and soils; surface waters and groundwater, floodlands, and wetlands; woodlands; and wildlife habitat areas. Also considered were such aspects of the area as scenic viewpoints, natural areas of scientific value, and existing public and private parks and open space sites. The protection and preservation in essentially natural open uses of high-value natural resource areas, termed "environmental corridors", is one of the basic objectives of the recommended land use plan.

Soil Suitability: Soil properties exert a strong influence on the manner in which man uses land. Soil suitability maps of the West Bend area were prepared and analyzed, identifying soil limitations for urban development with and without sanitary sewer service. In general, intensive urban development should not be permitted in areas covered by soils unsuitable for either conventional onsite sewage disposal systems (septic tank systems) or aboveground systems (mound systems) unless public sanitary sewer service is provided.

As shown on Map 8 in Chapter III, about 40 percent of the total planning area is covered by soils having a high probability of being unsuitable, as defined by state regulations, for the use of conventional onsite sewage disposal systems. About 20 percent of the total planning area is covered by soils that are suitable for the use of conventional onsite systems. The remaining area either contains surface water or is covered by soils whose suitability for the use of such systems cannot be determined without onsite investigations. Similarly, as shown on Map 9, about 27 percent of the total planning area is covered by soils unsuitable for the use of mound systems, while about 47 percent of the area is covered by soils considered to be suitable for the use of such systems. The remaining areas either contains surface water or is covered by soils whose suitability for the use of such systems cannot be determined without onsite investigation.

Prime Agricultural Land: The rapid conversion of farmland to urban use has become a matter of increasing public concern. Prime agricultural lands are an important component of the natural resource base and, as such, should be preserved and protected whenever possible. In 1981, after the enactment of the Wisconsin Farmland Preservation Act, the Washington County Board of Supervisors adopted a farmland preservation plan for Washington County. This plan was intended to serve as a guide to the preservation of both agricultural lands and environmental corridors within the County. Prime agricultural lands in the planning area, defined in the latter plan as lands covered by soils well suited for agricultural production and in parcels of 35 acres or more in area, are shown on Map 12 in Chapter III. In 1985, such prime agricultural lands within the planning area encompassed about 17 square miles, or about 26 percent of the total planning area.

Primary Environmental Corridors: The primary environmental corridors are defined by the Regional Planning Commission as linear areas in the landscape at least 400 acres in size, two miles in length, and 200 feet in width encompassing concentrations of high-value elements of the natural resource base. As already noted, the protection of these corridors is one of the important objectives of the land use plan. As shown on Map 22 in Chapter III, primary environmental corridors, in 1985, covered about 16 square miles, or about 25 percent, of the total planning area. These corridors are located primarily along the streams in the eastern part of the planning area which flow into the Milwaukee River, and around Big and Little Cedar Lakes, Green Lake, Gilbert Lake, Wallace Lake, Lucas Lake, and Silver Lake. The primary environmental corridors contain the best remaining woodlands, wetlands, and wildlife habitat areas, as well as undeveloped floodlands, groundwater recharge and discharge areas, and areas covered by organic soils. These corridors have immeasurable environmental and recreational value. Their preservation in essentially open, natural uses, including park and open space uses, limited agricultural uses, and rural-estate residential uses, will help maintain a high level of environmental quality in the area, protect its natural beauty, and provide valuable recreational opportunities. Such preservation will also help prevent serious and costly environmental and developmental problems attendant to the urban development of the corridors, such as flood damage, poor drainage, wet basements, excessive infiltration and inflow of clear water into sanitary sewers, failing foundations of roads, parking areas, walls, and buildings, and water pollution.

Secondary Environmental Corridors: Map 22 also delineates secondary environmental corridors within the planning area. Secondary environmental corridors, while not as significant as the primary environmental corridors in terms of the overall resource values concerned, should be preserved in essentially open natural uses to the extent practicable as urban development proceeds within the planning area, since the maintenance of such corridors in open use can facilitate drainage, provide wildlife travel routes through residential and agricultural areas, maintain "pockets" of natural resource features, and serve as local parks and open space areas. Such corridors are, by definition, at least 100 acres in size and one mile in length, except there are no size requirements for such secondary corridors linking to or connecting segments of primary environmental corridors. As of 1985, about 1.4 square miles, or 2 percent of the planning area, were classified as secondary environmental corridors. These corridors were located generally along intermittent streams and served as links between segments of primary environmental corridors.

Isolated Natural Areas: Isolated natural areas are also identified on Map 22. Isolated natural areas generally consists of areas containing natural resource base elements such as wetlands, woodlands, wildlife habitat areas, and surface water, but that are separated from the primary and secondary environmental corridors by intensive urban or agricultural land uses. Since isolated natural areas may provide the only available wildlife habitat in an area, provide good locations for local parks, and lend natural diversity to an area, these areas should also be protected and preserved to the extent practicable. Isolated natural areas of five acres or more in size totaled about 1.8 square miles, or about 3 percent of the total planning area in 1985.

Chapter IV: Existing Land Uses and Man-Made Features

If the land use plan is to constitute a sound and realistic guide to the making of decisions concerning the land use development and redevelopment in the City and environs, it must be based

upon careful consideration of certain pertinent man-made as well as natural features of the area. For the purposes of this land use planning effort, the pertinent man-made features were identified in Chapter IV of this report as: 1) existing land uses, 2) historic buildings and sites, 3) existing public community facilities, and 4) existing public utility systems. Each of these man-made features is described in Chapter IV as it affects the land use development in the City and environs.

Existing Land Uses: In 1985, the Regional Planning Commission conducted detailed inventories of existing land use within the planning area in order to determine the type, amount, and spatial distribution of the existing urban and rural land uses. The data gathered in this land use inventory were mapped and analyzed in order to provide a basis for both the determination of existing and probable future land use needs and for the design of appropriate patterns of future land use development in the planning area. The inventory findings are graphically shown on Map 23 in Chapter IV. The amount of land devoted to each existing land use in the City of West Bend planning area and in the City of West Bend proper are set forth in Tables 20 and 21, respectively, in Chapter IV.

As already noted, the planning area totals about 63.4 square miles. In 1985, urban land uses occupied about 11.7 square miles, or about 18 percent of the total planning area. Rural land uses, which include water, wetlands, woodlands, agricultural lands, and other open lands, occupied about 51.7 square miles, or about 82 percent of the total planning area. In 1985, the incorporated City of West Bend occupied about 9.2 square miles, or about 15 percent of the total planning area. Within the City, in 1985, urban land uses occupied about 5.3 square miles, or about 57 percent of the metropolitan area, while rural land uses occupied about 3.9 square miles, or about 43 percent of the area.

Several important elements of the character of the planning area can be noted from an examination of Table 20 and on Map 23. First, the largest single group of land uses in the City of West Bend planning area in 1985 were still agricultural related uses, representing about 50 percent of the total planning area. The next largest group of land uses were natural resource related uses consisting of water, wetlands, and woodlands, occupying almost 26 percent of the total planning area. Third, residential land uses represented about 9 percent of the total planning area. Residential uses, however, represented the largest single land use in the City of West Bend in 1985, representing about 27 percent of the City area.

Chapter V: Existing Local Plan Implementation Devices

Land use development can be guided and shaped in the public interest through sound application of public land use controls. The existing regulations examined in this respect in Chapter V included the City of West Bend zoning ordinance, land subdivision control ordinance, construction site erosion control ordinance, interim stormwater management ordinance, and the official map. Regulations of Washington County and of the Towns located within the City of West Bend planning area were also considered. The most important of the regulations considered were the comprehensive zoning and land subdivision control ordinances.

Zoning Ordinances: Zoning ordinances and related zoning district maps within the planning area in 1991 included the City of West Bend zoning ordinance and map, summarized in Table 24 and shown on Map 33; the zoning ordinances and maps of the Towns of Barton, Farmington, Trenton, and West Bend, summarized in Tables 25 to 28, respectively, and shown on Map 34; and the Washington County floodplain zoning ordinance and shoreland and wetland zoning ordinance and maps.

Land Subdivision Ordinances: Land subdivision within the planning area is regulated by a group of ordinances. The City of West Bend land subdivision control ordinance covers land within the City's corporate limits and also within the extraterritorial plat approval jurisdiction of the City, which extends up to three miles beyond the corporate limits. The four Towns within the planning area each have land subdivision control ordinances. In addition, Washington County has an ordinance regulating land subdivisions in unincorporated areas of the County. Each of these land subdivision control ordinances contains design standards and specific data to be provided on all preliminary plats, final plats, and certified survey maps.

Chapter VI: Development Objectives, Principles, Standards, and Related Urban Design Criteria

Chapter VI of this report sets forth a recommended set of land use development objectives, principles, standards, and related urban design criteria. The objectives are intended to express the long-term physical development goals of the City of West Bend. The principles are intended to assert the validity of the objectives. The supporting standards perform a particularly important function in designing a land use plan since these standards form the basis upon which estimates of community land use needs are based. The objectives, principles, and standards deal chiefly with: 1) the allocation of land to the various land use categories consonant with the social, physical, and economic needs of the residents of the planning area, 2) the spatial distribution of the various land uses and their relation to transportation, utility, and public facility systems, 3) the protection of the natural resource base, 4) the preservation of sufficient high-quality open-space lands, including prime farmlands, 5) the provision of adequate outdoor recreation sites, 6) the provision of an integrated transportation system serving existing and proposed land use patterns, 7) the provision of adequate facilities for high-quality fire protection in the City, 8) the provision of an adequate variety of housing types for varying age and income groups and different household sizes, and 9) the preservation of the historical heritage of the area.

The urban design criteria are intended to assist in formulating and evaluating detailed solutions to urban design problems with respect to residential, industrial, commercial, and central business district development. These criteria are intended to be used by planners, engineers, and surveyors in land subdivision and site planning and by cognizant public officials in evaluating development proposals and related site and building plans.

Chapter VII: Year 2010 Community Land Use and Facility Requirements

As part of the land use planning process, the standards listed in Chapter VI were applied with the selected population and employment levels presented in Chapter II to estimate the land use requirements to be met in the plan design. The urban land use and community facility requirements so developed for the urban service area and used in the land use plan design process are described in Chapter VII.

Land Use Requirements: The land use requirements of the probable future resident population and employment levels of the urban service area were determined by applying two basic types of standards: land use allocation standards and accessibility standards. The land use allocation standards were expressed as the number of acres of a given land use category required per hundred dwelling units, per hundred employees, or per thousand resident population, and were intended to help estimate the total number of acres of land needed for each major land use category to satisfy the basic land use requirements of the resident population and economy of the planning area to the year 2010 plan design period. Accessibility standards were expressed in terms of a maximum service area for certain sites, land uses, or facilities, and were intended to assure that such sites, land uses, or facilities are spatially distributed in an efficient manner convenient to use by the resident population and the economic activities which they are intended to serve. The accessibility standards, as outlined in Chapter VI, as well as the land use allocation standards, were embodied in the recommended plan presented herein.

Table 36 summarizes future urban land use requirements for the City urban service area to the plan design year 2010. An estimated 4.1 square miles of rural and other open lands in the West Bend area will need to be converted to urban use by the year 2010 to meet the forecast population and employment levels at the specified standards. Table 37 compares the 1985 housing mix within the city with the recommended housing mix for the plan design year 2010. This table also indicates the proportion of each type of residential land use category to be allocated in order to meet the recommended housing mix.

Transportation System Requirements: In preparing the plan, all existing transportation plans relating the West Bend area were considered. The arterial highway network required to serve the existing and probable future traffic demands within the City of West Bend planning area to the year 2000 is shown on Map 4 in Chapter I. Suggested cross-sections for these arterial streets and highways are shown in Figure 5 in Chap-

ter VI. Another separate element of the comprehensive plan for the planning area closely related to the arterial street and highway system plan and to the land use plan is the mass transit system plan. The existing and potential use of mass transit facilities were considered in the plan design process including parking facilities for commuter park-and-pool facilities and for express bus transit services, local shared-ride taxicab services, railway services, and airport services.

Community Facility Needs: In addition to providing general guidelines for land use development within the City of West Bend planning area, the land use plan is also intended to provide a more detailed guidance concerning land requirements for certain community facilities. Accordingly, estimates of land requirements are presented in Chapter VII for public schools, for City Hall, for fire stations, and for the public library. Further in-depth studies of the requirements for each of these community facilities will be necessary prior to any expansion activities to validate and further refine the preliminary requirements set forth in Chapter VII. Assessments of the long-term qualitative and quantitative needs for such facilities should be conducted at least once every 10 years so that the community can plan for the level of services it wishes to have provided.

Public Schools: The City of West Bend planning area lies within three school districts. The district with the greatest significance for the land use planning process, however, was the West Bend School District. The future urban service area would most likely be sited largely, if not entirely, within this District. Therefore, any educational facility expansion planned for the West Bend School District will probably occur within the urban service area of the City.

Table 38 provides a range of estimated population levels by school-age group for the West Bend School District. These data are provided to help in determining the need for additional primary and secondary educational facilities within the District. Under the intermediate-future scenario, the existing elementary schools will have to be expanded or an additional elementary school may need to be provided during the planning period. If the five to 11 year old school-age group reaches the higher end of the forecast range under the optimistic-future scenario, then three to four new elementary schools may be needed depending upon the future capacity levels of existing schools. The middle schools currently have the capacity to meet the future increase in the 12 to 14 year old school-age group under the intermediate-future scenario. If this school-age group reaches the higher end of the forecast range, however, under the optimistic-future scenario, then either the existing middle schools will have to be expanded or an additional middle school may be needed during the planning period. Under the intermediate-future scenario, the existing high schools will have to be expanded in order to accommodate the future increase in the 15 to 18 school-age group. If this school-age group reached the higher end of the forecast range, then either the existing high schools will have to be further expanded or a new high school may be needed during the planning period. A comprehensive study will need to be undertaken by the School District to determine short- and long-term school facility needs before any additional facilities are constructed.

City Hall and Governmental Offices: A study of the spatial needs of governmental offices was completed by the City of West Bend Board of Public Works in October 1990. The study determined short-term, five-year, and long-term, 20-year, space needs for general municipal governmental purposes. The report analyzed the existing occupied space and the space needs of the City Hall, Park and Recreation Building, Police and Fire stations, Mayor's office, Common Council chambers, Cable Vision office, and West Bend Municipal Court. To meet long-term, year 2010, needs, the report recommended the acquisition of the West Bend Mutual Insurance building to serve as a new centralized governmental center for general administrative offices, the purchase of the Larson Colony building to serve as a recreation center, the renovation of the existing Park and Recreation building as a teen/youth center, the renovation of the existing Police Department space into office space, and the construction of a second fire station in the West Bend Industrial Park-South. Acting upon the recommendations of the report, the City recently acquired the West Bend Mutual Insurance and the Larson Colony buildings.

Fire Stations: To provide an indication of the extent to which the existing and proposed new fire stations could serve the recommended future pattern of land use in the City, Map 36 in Chapter VII was prepared. This map shows existing 1985 urban development in the City of

West Bend planning area and the limits of a 1.5-mile optimal service radius of the existing station and the proposed new station in the West Bend Industrial Park-South. This map also shows the adopted West Bend sanitary sewer service area where future urban development may be expected to occur. The map provides a preliminary indication that additional fire stations may be needed to serve the northern, western, and eastern parts of the City, where the sanitary sewer service areas and small concentrations of existing urban developments are located beyond the optimal 1.5-mile service radii of the existing and proposed new fire stations. A more detailed study of future fire station needs should be conducted by the West Bend Fire Department, taking into account a number of other factors that determine the adequacy of future fire protection services.

Public Library: In 1989, the City of West Bend Community Memorial Library occupied about 31,370 square feet of floor area with a collection of approximately 90,000 book volumes in 1989. In 1989, the average number of books per capita for Wisconsin libraries serving population ranging from 25,000 to 60,000 persons was 2.8, as indicated in Table 39; while for the West Bend Community Memorial Library this figure was 2.0. The latter is at the low end of the range of two to four books per capita recommended by the adopted regional library facilities and services plan for libraries serving a population of less than 1,000,000 persons and is also less than the 3.0 book volumes per capita recommended in the Wisconsin Public Library Standards for library service populations ranging from 25,000 to 49,999 persons.

A library building program study was completed by the City in 1991, as discussed in Chapter VII. This study estimated future space needs of the library and recommended specific facility improvements to meet the library needs of a projected service population of approximately 60,300 persons by the year 2010, working with service objectives established by the West Bend Board of Library Trustees. The study indicated potential library equipment, document, and space requirements and recommended that the existing library be expanded, or a new one be constructed, in order to provide the desired quality and quantity of library services to all residents of Washington County. These recommendations were based on the West Bend Board of Library Trustees' determination to establish a library that will be positioned in the 80th percentile with a service population of 50,000 and over. The study stressed that, prior to any facility expansion, an in-depth library needs study should be conducted by a consultant.

Chapter VIII: The Land Use Plan

Chapter VIII presents a recommended land use plan for the City of West Bend planning area, including the City urban service area, to the year 2010. The recommended plan is shown in graphic summary form on Map 38. It sets forth specific recommendations concerning the type, amount, and geographic location of the various land uses for the planning area. The recommended land use plan represents only one of many possible patterns of land use development that could accommodate the future physical, social, and economic needs of the residents of the City of West Bend planning area to the year 2010. The selection of the plan involved the comparative evaluation of land use patterns and supporting community utility proposals against the agreed-upon land use development objectives, principles, standards, and related urban design criteria presented in Chapter VI of this report as well as against citizen reaction provided through public informational meetings and hearings held during the planning process.

The recommended land use plan, while recognizing the effects on, and importance of, the urban land market in shaping land use patterns, seeks to influence the operation of that market in two ways to achieve a more healthful, attractive, and efficient settlement pattern. First, the plan recommends that development trends be altered by encouraging intensive urban development to occur only in those areas which are covered by soils suitable for such development, which are not subject to special hazards such as flooding, and which can readily be served by essential municipal facilities and services, including centralized sanitary sewer and public water supply. Second, the plan recommends that development trends be altered by discouraging intensive and incompatible urban development in delineated primary environmental corridors and other environmentally significant lands.

The land use plan should not be considered as rigid and unchangeable, but rather as a flexible guide to help West Bend officials and concerned citizens in the review of development proposals as such proposals are advanced. As conditions

change from those used as the basis for the preparation of the plan, the plan should be revised as necessary.

The Delineation of Neighborhood Planning Units and Special Planning Districts: Map 37 in Chapter VIII identifies 23 neighborhoods and their related neighborhood facilities and nine special planning districts in the City of West Bend and environs. Detailed development and redevelopment plans should be prepared for each of the delineated neighborhoods and special planning districts as an important means of guiding and shaping urban land use development and redevelopment in the public interest. The preparation of such plans is based upon the concept that an urban area should be formed of, and developed in, a number of spatially organized, individually planned units rather than as a single, large formless mass. The area in which people seek day-to-day services, such as elementary schools, neighborhood parks, and neighborhood shopping facilities forms the basis of neighborhood delineation. Insofar as possible, each neighborhood unit should be bounded by arterial streets; major park, parkway, or institutional lands; bodies of water; or other natural or cultural features which serve to clearly and physically separate each neighborhood from the surrounding units.

Each of the detailed development plans should designate not only future ultimate land use patterns and specific neighborhood facility site location, but should also define future collector and land access street rights-of-way and alignments and lot and block configurations. In addition, these plans should also identify areas to be protected from intensive urban development for environmental reasons, and should also indicate the need to reserve major drainageways and utility easements.

The recommended facility locations shown on Map 37 are not intended to imply that such facilities are needed by the year 2010. Only those elementary schools and neighborhood parks located within the newly defined urban service area are shown on the land use plan presented herein. This information is provided to permit the City to consider reserving lands that may be needed for future neighborhood schools and parks to serve the resident population beyond the year 2010, as well as the resident population to the year 2010, under planned ultimate neighborhood development conditions. Final selection of a site for such a facility should be based on a detailed development plan recommended for preparation for each of the neighborhoods.

The Recommended Land Use Plan for the City of West Bend Urban Service Area: As shown on Map 38, the recommended land use plan for the City of West Bend urban service area indicates those areas in which urban development now exists and those areas in which such development should be permitted and encouraged. Table 40 also summarizes the existing 1985 and planned urban service area land uses.

The population and employment forecasts initially selected by the City of West Bend Plan Commission for use in the plan design process envisioned that the City of West Bend urban service area would reach a resident population level of approximately 35,000 persons and an employment level of approximately 18,550 jobs by the year 2010. Based upon this forecast population level and the forecast household size of 2.59 persons under the intermediate-growth, centralized-development scenario, approximately 13,500 housing units is needed to serve the resident population of the urban service area. In addition, based on the standards in Chapter VI that were applied to these forecasts levels, an estimated 4.1 square miles of rural and other open lands in the West Bend area would have to be converted to urban use by the year 2010 to meet the needs of these forecast population and employment levels.

After examining the forecast year 2010 land requirements, and after considering the areal extent of the presently adopted sanitary sewer service area and the commitments made by the City to accommodate growth throughout that area, the City Plan Commission determined to prepare a recommended land use plan for the entire urban service area rather than just for that area which would be required to meet the forecast year 2010 needs. That urban service area is shown on Map 38 and reflects minor modifications to the limits of the presently planned sewer service area. Thus, the recommended land use plan in effect represents full urban development of the proposed urban service area. Upon full development, and given the spatial distribution of planned land uses described below, the City of West Bend urban service area would accommodate a total resident population of approximately 52,000 persons and a total employment level of nearly 32,000 jobs.

Thus, the recommended land use plan more closely approximates the residential optimistic-growth, decentralized-development scenario for the West Bend area than the intermediate-growth, centralized-development scenario. Based upon this forecast population level and the forecast household size of 2.87 persons under the optimistic-growth, decentralized-development scenario, a total of approximately 18,100 housing units is needed to serve the resident population of the urban service area, about 4,600 more housing units than that required under the initially selected forecast population level. In addition, full development of the urban service area would result in the conversion of about 9.4 square miles of rural and other open lands to urban use, about 5.3 square miles more than that required to accommodate the initially selected forecast population and employment levels. This provides flexibility to accommodate urban land market demand in the location of new development in areas committed by the City to sanitary sewer service beyond the present corporate limits. Such an approach should not affect the substance of the plan.

Environmental Corridors and Other Environmentally Significant Lands: The plan proposes the preservation of about 2,546 acres, or about 19 percent of the proposed urban service area, as primary environmental corridors. Under the plan, all primary environmental corridors would be preserved, to the maximum extent possible, in essentially natural, open uses. Accordingly, the adopted plan further recommends that sanitary sewers not be extended into such primary environmental corridors for the purpose of accommodating urban development within the corridors. However, it is recognized in the plan that it would be necessary, in some cases, to construct sanitary sewers across and through primary environmental corridors and that certain land uses requiring sanitary sewer service could be properly located in the corridors, including park and outdoor recreation facilities and certain institutional uses. In some cases, very low-density residential development on five-acre lots, compatible with the preservation of the corridors, may also be permitted to occupy corridor lands; it may be desirable to extend sewers into the corridors to service such uses. The plan further proposes the preservation of about 88 acres, or about 1 percent of the proposed urban service area, as secondary environmental corridors for certain uses such as parks, drainageways, and stormwater detention or retention areas. The plan also recommends the preservation of about 279 acres of isolated natural areas and about 305 acres of other environmentally significant lands, each occupying about 2 percent of the total urban service area, in essentially natural, open space uses.

Residential Land Uses: Areas shown on the recommended plan for residential use approximate 6,065 acres, or about 46 percent of the urban service area. The plan identifies six distinct categories of residential land uses based upon the residential density standards advanced in Chapter VI and the land requirements set forth in Chapter VII. The six categories consist of three types of single-family residential uses: suburban-, low-, and medium-density classifications, with of lot sizes ranging from 7,200 square feet up to 5.0 acres; one type of two-family residential use, medium-high-density housing with 6.1 to 10.9 dwelling units per net acre; and two types of multi-family residential uses, medium-high-density and high-density accommodations with 6.1 to 15.0 dwelling units per net acre.

Commercial Land Uses: The plan identifies a variety of areas devoted to commercial land uses which would encompass an area of about 948 acres, or about 7 percent of the urban service area. Categories of specific commercial development shown on the plan include 10 neighborhood shopping centers, including five new centers; five community shopping centers, including one new center; and two new office centers. Neighborhood shopping centers would meet the day-to-day retail and service needs of nearby residents and would be oriented to residential areas. Community shopping centers would serve the same purpose, but would also provide a larger array of goods and services to serve broader community needs.

The plan recommends that the City continue its efforts to maintain and improve the vitality of the City of West Bend Central Business District and of the Barton Business District through redevelopment according to recommended urban design standards and local plan documents. This includes the promotion of a defined cultural center, adjacent to the central business district, consisting of the West Bend Gallery of Fine Arts, the City of West Bend Community Memorial Library, and the Washington County Historical Society Museum, located in the Old Washington

County Courthouse and Jail. The Milwaukee River, a vital focal point of both districts and of the City, is recommended to be brought to its full potential as a major environmental and aesthetic resource of the City.

Industrial Land Uses: The areas proposed for industrial land uses would total about 959 acres, or about 7 percent of the urban service area, under the recommended land use plan. Most of the recommended increase in industrial development is encompassed by the infilling and expansion of the existing West Bend Industrial Parks South and East and the creation of a new industrial park west of the West Bend Municipal Airport.

Governmental and Institutional Land Uses: Governmental and institutional land uses under the recommended plan would occupy about 693 acres, or about 5 percent of the urban service area. Additional land for such uses is anticipated to be provided primarily for the new City Hall and related administrative offices; the development of a cultural center, including the expansion of the existing library; and the development of new public schools and fire stations.

Fire Protection Facilities: Map 39 shows the location of the existing fire station and of three proposed fire stations within the newly defined urban service area as well as the recommended 1.5-mile optimal fire protection service radius from these stations. This map indicates that the south, west, and east of the newly defined urban service area, lie outside the recommended travel distance from the existing fire station. To provide adequate fire protection services for future urban development in these areas, the plan recommends that three additional fire stations, including the proposed station in the West Bend Industrial Park-South, be located in these areas to allow the inclusion of most existing and planned urban development within the desirable fire protection service radius.

Educational Facilities: Five potential new elementary school sites are identified on the recommended plan. The selection of these sites were based on the recommended area and service radius standards set forth in Chapter VI, in addition to the goal of providing an elementary school in each neighborhood based on ultimate neighborhood development. Only those elementary school sites shown on Map 37 and located within the proposed urban service area are identified on the plan. It is likely, however, that two of these sites, in the Washington Heights and Quaas Creek neighborhood, would be reserved for development beyond the year 2010 since the neighborhood boundaries concerned extend outside the delineated urban service area.

If the resident population of the City urban service area reaches the higher end of the forecast range noted in Table 38, there may be a need not only for additional elementary schools, but also new middle and high schools as well. It also should be recognized that not all of the potential elementary school sites may be needed by the year 2010 if the school-age population does not reach the upper end of the forecast range. In addition, school officials may decide to enlarge existing schools rather than build one or more of the new schools. Should the need for the additional school sites shown on the recommended land use plan not develop by the year 2010, the need to reserve such lands for school sites to serve a population beyond 2010 should be considered. As already noted, a detailed study should be undertaken by the West Bend School District to determine short- and long-term school facility needs before any additional facilities are constructed.

Park and Recreation Land Uses: The park and related open space uses under the recommended plan are based, in part, upon recommendations contained in SEWRPC Planning Report No. 27, A Regional Park and Open Space Plan for Southeastern Wisconsin: 2000; SEWRPC Community Assistance Planning Report No. 136, A Park and Open Space Plan for Washington County; and SEWRPC Community Assistance Planning Report No. 104, A Park and Open Space Plan for the City of West Bend. Detailed recommendations for park and recreation land acquisition and development within the City of West Bend are presented in the latter report and are summarized on Map 5 of Chapter I of this report.

Under the recommended land use plan, intensive outdoor recreational land use would encompass a total of about 384 acres, or about 3 percent of the proposed urban service area. Existing and proposed parks, shown in the plan, include eight new neighborhood parks, a new community park, and a new major park. Neighborhood parks are usually centrally located adjacent to elementary schools so that the park and school together function as a neighborhood center. Community and major parks would serve neighborhood park

needs and also provide a larger array of recreational facilities to serve broader community and multi-community needs. The various recreational land uses, including parkways, trails, and other special outdoor recreation and open space sites, are discussed in Chapter VIII.

The Recommended Land Use Plan for the West Bend Planning Area: The land use plan for the entire West Bend planning area is also shown on Map 38 and is quantified in Table 41. It recommends the preservation of environmental corridors and other environmentally significant areas throughout the entire planning area and the preservation of the best remaining farmlands located outside the urban service area but within the planning area. As shown on this plan, most new urban developments are proposed to be located within the urban service area, with some small concentrations of existing urban developments outside this urban service area. The plan recommends that new urban residential development, that is, development on lots smaller than five acres per dwelling unit, take place only within the urban service area or on existing vacant urban lots located outside the urban service area, provided the soils and size of these lots are capable of properly accommodating an onsite sewage disposal system and a private well. Except for these areas, any new lots created outside the urban service area should be rural-estate lots at least five acres in size and capable of properly accommodating a single-family dwelling, private well, and sewage disposal system. Other than the development of residential and recreational land uses, including the expansion of Sandy Knoll Park, the plan does not recommend that other types of new urban developments occur outside the urban service area.

Of the total 63.4-square-mile planning area, approximately 20.6 square miles, or about 32.5 percent of the total planning area, would consist of urban uses; the remaining 42.8 square miles, or about 67.5 percent of the total planning area, would consist of rural uses under the recommended land use plan. Several important elements of the character of the planning area can be noted from the examination of Table 41 and Map 38. First, the largest single land use in the West Bend planning area would continue to be agricultural-related uses, representing about 36 percent of the total planning area. Natural areas, occupying almost 32 percent of the total planning area and consisting of primary and secondary environmental corridors, isolated natural areas, and other environmentally significant land uses, identified as "Other Open Lands to be Preserved" on the land use plan, are the next largest land use. Third, residential land uses would represent about 21 percent of the total planning area. Residential uses, however, would continue to represent the largest single land use in the West Bend urban service area, representing about 21 percent of the urban service area.

Transportation System Development: In preparing the recommended land use plan, all existing transportation plans relating to the West Bend area were reviewed. The arterial street and highway facilities required to serve the probable future traffic demands within the City of West Bend planning area, as recommended in an amendment to SEWRPC Planning Report No. 23, A Jurisdictional Highway System Plan for Washington County, are shown on Map 4 in Chapter I. The plan also indicates the recommended number of traffic lanes needed for each arterial street segment in the planning area in order to carry the anticipated arterial traffic volumes through the year 2000, and also indicates the recommended jurisdictional classification of each transportation system: state, county, and local. Figure 5 in Chapter VI illustrates the types of cross-sections which could be used to accommodate the recommended number of traffic lanes shown on Map 4. It is important to note that the City is presently preparing, with the assistance of Regional Planning Commission staff, a more detailed arterial street and highway system plan which would consider needed intersection capacities and treatments, signalization, and safety features.

The plan also recommends the expansion and development of mass transit facilities. A "park-and-pool" lot is recommended southeast of the USH 45 and Paradise Drive interchange where an express bus transit facility is recommended. The transit-related parking facilities proposed in this location would serve future express bus transit service between the City of West Bend and the greater Milwaukee areas. The City is currently in the process of implementing a local transit system plan consisting of a demand-responsive, shared-ride taxicab service. This system would consist of City-owned equipment operated by a private transit operator that would

serve the resident population of the West Bend area. A City-owned transit facility that is recommended for expansion is the West Bend Municipal Airport. The plan shows the expansion of the airport property and the proposed realignment of E. Washington Street (STH 33) as recommended in the regional airport system plan.

Chapter IX: Plan Implementation

The recommended land use plan presented herein provides a design for the attainment of the community development objectives. The plan is not complete however, until the steps necessary to implement that plan have been specified. Attainment of the plan objectives will require the application and modification of certain plan implementation measures as discussed in Chapter IX.

After holding public informational meetings and hearings on the recommended land use plan, an important step in plan implementation is the formal adoption of the plan by the City Plan Commission and certification of the adopted plan to the Common Council pursuant to state enabling legislation. Upon such adoption, the plan becomes the official guide to the making of decisions by City officials concerning the development and redevelopment of the City and environs. The recommended land use plan was adopted by the City Plan Commission on May 12, 1992, and subsequently endorsed by the Common Council on June 1, 1992.

Following plan adoption, the City Plan Commission should initiate appropriate amendments to the West Bend land division and zoning ordinances and zoning district map, where necessary, to help implement the adopted land use plan and related urban design standards. Extraterritorial zoning should be implemented, under which land use plan would serve as the basis for the extraterritorial zoning map, in order to guide development in the fringe areas. In addition, existing and proposed streets, highways, railways, waterways, parkways, public transit facilities, parks, and playgrounds shown on the plan should be incorporated into the official map for the City and surrounding area. The adopted land use plan should serve as a basis for the review of land subdivision plats and certified survey maps by municipal officials. All urban subdivision should be required to provide for a full complement of urban services. Likewise, those elements of the plan requiring public expenditures for implementation could be offset by requiring impact fee in accordance with an impact fee ordinance or could be integrated into the City capital improvements program.

Within the framework of the land use plan for the City of West Bend and environs, detailed plans should be prepared for the 23 residential neighborhoods and nine special planning districts that have been identified. The preparation of detailed urban development plans for these defined areas will serve to further refine and detail the adopted land use plan.

CONCLUDING REMARKS

The recommended land use plan, together with supporting plan implementation measures, provides a means for promoting the orderly growth and development of the West Bend area and for preserving and enhancing its unique urban and rural characteristics of that area over time. Consistent application of the plan will assure that individual physical development and redevelopment proposals will be channeled toward the sound development of the total area.

APPENDICES

Appendix A

RESOLUTION OF THE WEST BEND CITY PLAN COMMISSION ADOPTING THE PROPOSED LAND USE PLAN: 2010

Resolution 92-1
West Bend City Plan Commission

A Land Use Plan for the City of West Bend: 2010, Washington County, Wisconsin

WHEREAS, the City of West Bend, pursuant to the provisions of Section 62.23 of the Wisconsin Statutes has created a City Plan Commission; and

WHEREAS, it is the duty and function of the City Plan Commission, pursuant to Section 62.23(2) of the Wisconsin Statutes, to make and adopt a master plan for the physical development of the City of West Bend; and

WHEREAS, the City of West Bend requested the Southeastern Wisconsin Regional Planning Commission (SEWRPC) to prepare a land use plan for the City; which plan includes:

1. Collection, compilation, processing and analyses of various types of demographic, economic, natural resource, historic resource, recreation and open space, land use, transportation, and other information pertaining to the City.

2. A forecast of growth and change.

3. Statements of land use objectives, principles, standards, and related urban design criteria.

4. A land use plan.

5. Recommendation of activities to implement the plan; and

WHEREAS, the aforementoned forecasts; inventories; analyses; objectives, principles, and standards; land use plan; and implementation recommendations are set forth in a published report, entitled SEWRPC Community Assistance Planning Report No. 167 A Land Use Plan for the City of West Bend: 2010, Washington County, Wisconsin; and

WHEREAS, the City of West Bend Plan Commission has held fifteen public work sessions and two public informational meetings to acquaint area residents and owners with plan recommendations:

WHEREAS, the City Plan Commission considered the plan, together with statements and requests of residents and landowners in the City, and has proceeded to incorporate, where deemed advisable, their requests into the recommended land use plan; and

WHEREAS, the City Plan Commission considers the plan to be a necessary guide to the future development of the City;

NOW THEREFORE, BE IT RESOLVED, that pursuant to Section 62.23(3)(b) of the Wisconsin Statutes, the City of West Bend Plan Commission on the 12th day of May 1992, hereby adopts the recommended land use plan for the City of West Bend Planning Area embodied in SEWRPC Community Assistance Planning Report No. 167, entitled A Land Use Plan for City of West Bend: 2010, Washington County, Wisconsin, as a guide for the future develpment of the City of West Bend and surrounding environs.

BE IT FURTHER RESOLVED that the Secretary of the City of West Bend Plan Commission transmit a cetified copy of this resolution, after recording the action on the adopted plan, to the Common Council of the City of West Bend and the Southeastern Wisconsin Regional Planning Commission.

Michael R. Miller
Chairman
City of West Bend Plan Commission

ATTESTATION:

John B. Capelle
Secretary
City of West Bend Plan Commission

Appendix B

RESOLUTION OF THE WEST BEND COMMON COUNCIL ADOPTING THE PROPOSED LAND USE PLAN: 2010

RESOLUTION NO. 3
1992-93 COUNCIL

West Bend Land Use Plan: 2010

WHEREAS, the City of West Bend, pursuant to the provisions of Section 62.23 of the Wisconsin Statutes, has created a City Plan Commission; and

WHEREAS, the City Plan Commission has prepared, with the assistance of the Southeastern Wisconsin Regional Planning Commission (SEWRPC), a master plan for the physical development of the City of West Bend and environs, said plan shown as the Recommended Land Use Plan for the City of West Bend Planning Area embodied in SEWRPC Community Assistance Planning Report No. 167, A Land Use Plan for the City of West Bend: 2010, Washington County, Wisconsin; and

WHEREAS, the City Plan commission on the 12th day of May, 1992, adopted the land use plan embodied in SEWRPC Community Assistance Planning Report No. 167 as the City's master plan; and

WHEREAS, the Common Council of the City of West Bend concurs with the City Plan Commission and the objectives and policies set forth in SEWRPC Community Assistance Planning Report No. 167;

NOW, THEREFORE, BE IT RESOLVED, that the Common Council of the City of West Bend, hereby endorses the Land Use Plan for the City of West Bend Planning area embodied in SEWRPC Community Assistance Planning Report No. 167, as a guide for the future development of the City of West Bend and surrounding environs; and

BE IT FURTHER RESOLVED that the Plan Commission shall annually report to the Common Council on all extensions, changes and additions to the master plan adopted by the Plan Commission.

Passed and approved the 1st day of June, 1992.

Introduced by Alderman Albert Tennies.

Michael R. Miller, Mayor

Attest: Barbara Barringer, City Clerk

Sand Ridge - West Sub-Neighborhood Plan

An Amendment to
A Land Use Plan For The City Of West Bend: 2010, Washington County, Wisconsin

City of West Bend
Department of Community Development

Adopted March 2nd, 1993

I. INTRODUCTION

The City of West Bend, as authorized by the City planning enabling act, §62.23 of the Wisconsin Statutes, has adopted a comprehensive land use plan to guide the physical development of the City. A precept of the adopted plan is the development of detailed neighborhood unit development plans as an important means of guiding development of City in the form of individually planned units rather than as a single homogeneous mass. One of 23 neighborhoods identified within A Land Use Plan For The City Of West Bend: 2010, Washington County, Wisconsin is the Sand Ridge Neighborhood located within the area bounded by Decorah Road on the north, Quaas Creek on the east, Paradise Drive on the south and the Fox River Valley Railroad to the west.

At the direction of the City Plan Commission, the Department of Community Development has developed the Sand Ridge - West Sub-Neighborhood Plan to depict recommended land use and a road pattern for that portion of the Sand Ridge Neighborhood located west of CTH "G". See Map 1. The sub-neighborhood plan is intended to serve as a refinement of the recommendations of the City's adopted 2010 Land Use Plan and as a revision of the road alignment depicted on the Official Map of the City of West Bend.

II. EXISTING LAND USE CHARACTERISTICS

The Sand Ridge - West Sub-Neighborhood planning area contains two distinct areas of existing urban uses separated by undeveloped farm lands, wetlands and wooded uplands. The northern developed area is comprised of existing intensive commercial, industrial, multi-family residential and institutional uses located along Decorah Road, Eastern Avenue and the northern segment of Indiana Avenue. These existing uses are consistent with the City's zoning districts for this area.

A significant portion of the adjacent undeveloped land is under single ownership and is expected to facilitate expansion of existing industrial (concrete mixing) or related uses. Significant volumes of commercial and industrial traffic are typical of the intensive commercial and industrial uses present which include bulk petroleum storage, utility maintenance facilities, concrete manufacture, and general manufacturing.

Located along Paradise Drive and the southern segment of Indiana Avenue, is the southern component of existing urban development which is comprised of medium-density single-family residential homes (Forest Highlands Subdivision). Indiana Avenue within this development provides the current sole access to the subdivision and has been developed allowing direct drive access to the fronting single-family lots.

Separating the two existing development areas are agricultural lands under tillage, wooded uplands and minimally disturbed wetlands. The wooded and wetland portions have been judged of significantly high environmental quality by the Southeastern Wisconsin Regional Planning Commission and are designated as Isolated Natural Areas on both the regional and adopted City land use plans. The wetland portion of the Isolated Natural Area is included within the Wisconsin Department of Natural Resources' Wetland Inventory and is currently protected under town conservancy zoning.

III. NATURAL RESOURCE CHARACTERISTICS

An inventory and assessment of the physical conditions within the undeveloped portion of the plan area is essential for providing the most desirable land use pattern and protecting the existing natural resource base.

The physiographic, soil suitability, water resource, woodland and wildlife habitat characteristics of the plan area were inventoried and assessed during development of the adopted City land use plan recommendations.

The undeveloped farm land and western most Isolated Natural Area are characterized as gently to moderately sloped tilled or woodlot lands and, as shown on Map 2, drain generally to the south and east.

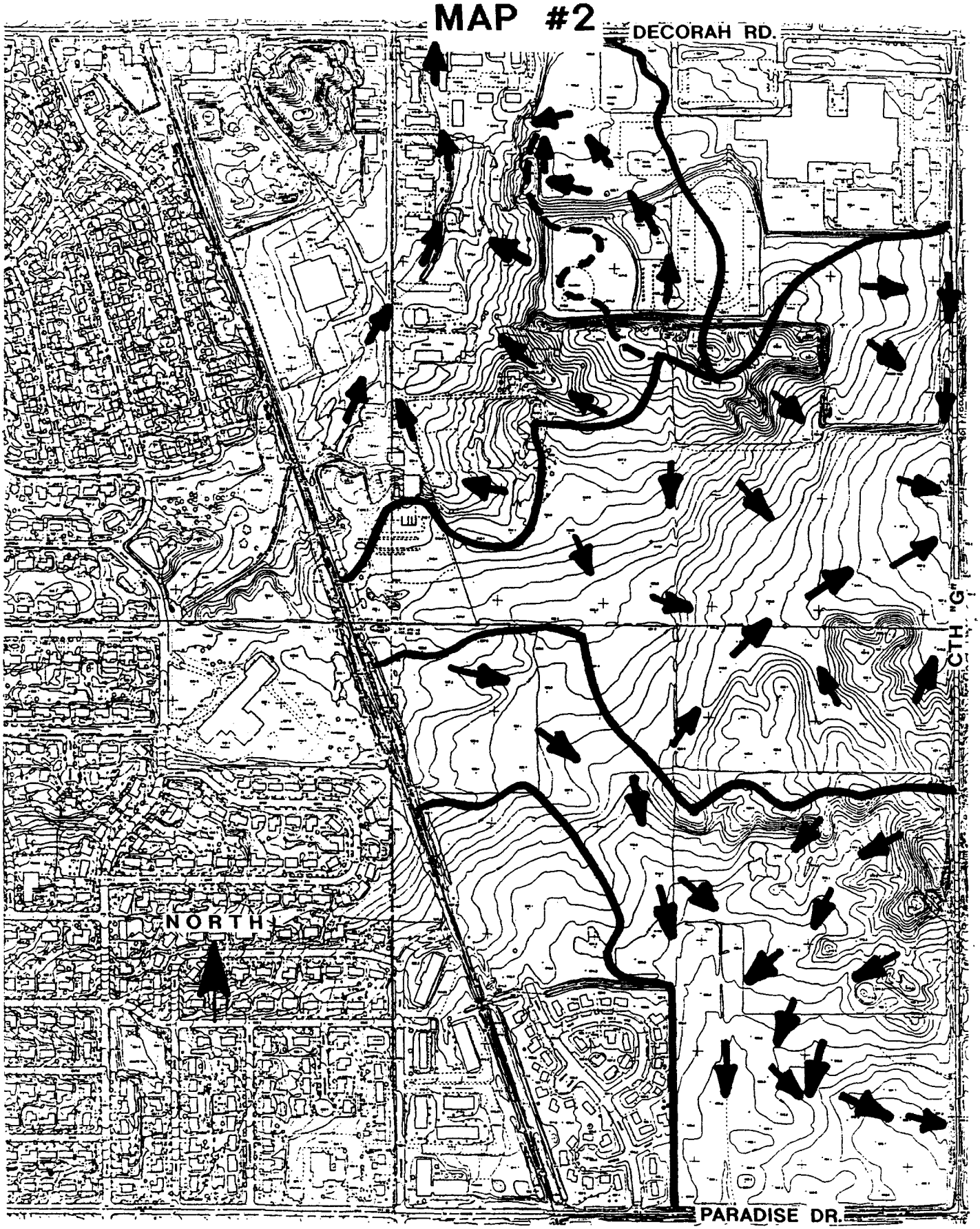
The eastern most Isolated Natural Area, identified as the Muth Woods within the City's adopted land use plan, contains wooded ridges with slopes in excess of 20%. Included within this area are associated forested wetlands identified in the Wisconsin Wetland Inventory (DNR).

Soil associations identified in the Washington County Soil Survey (see map 3) indicate severe engineering limitations for development for a significant portion of the plan area. Those low lying lands located within and south of the Muth Woods/Wetlands exhibit adverse soil and ground water conditions. Although soil conditions are considered adverse throughout the plan area, it is anticipated that development with urban services could be physically possible with careful planning and above average design and construction management.

IV. PLAN DESIGN CONSIDERATIONS

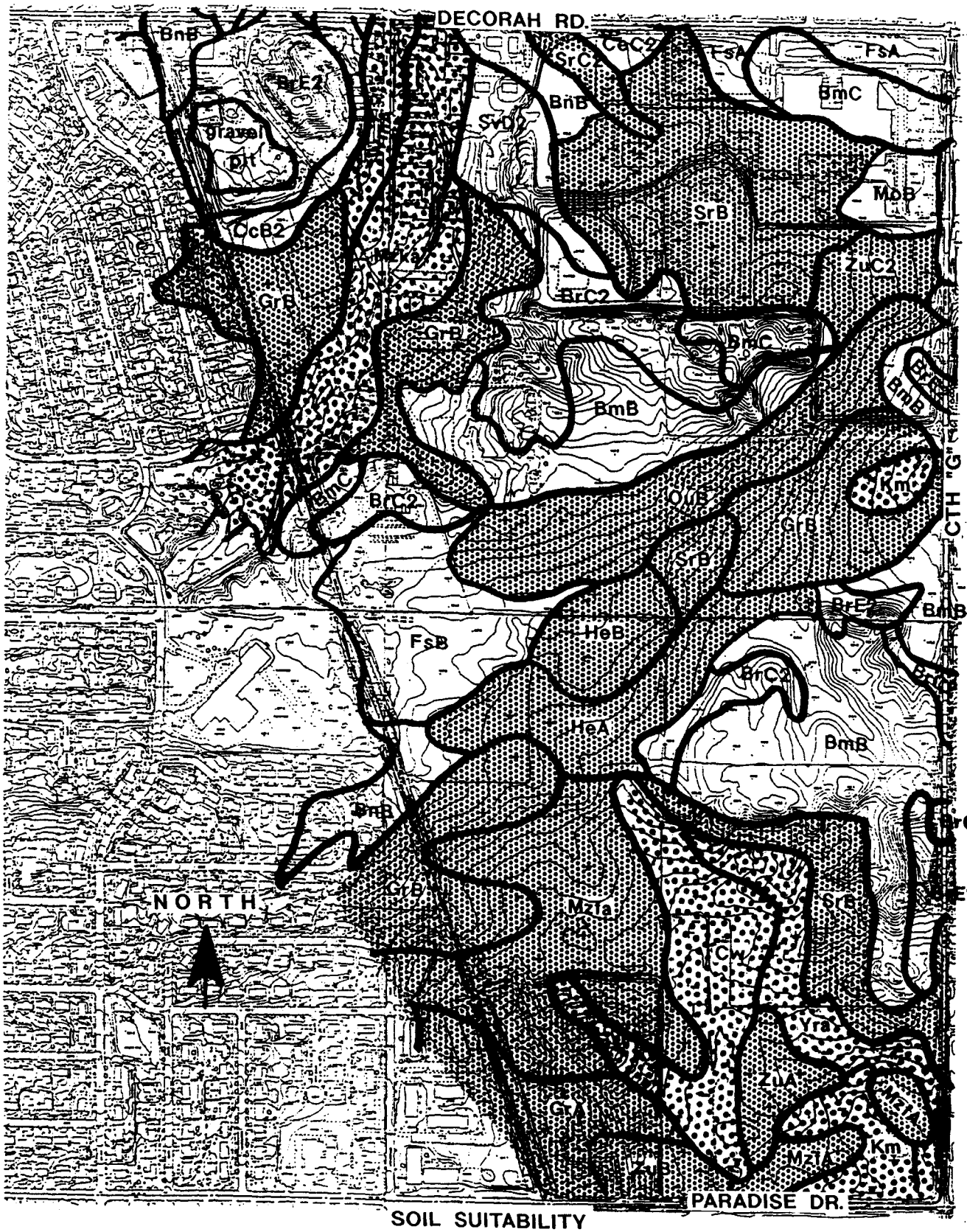
In addition to applying the development objectives, principles and standards as described in Chapter VI of the adopted City Land Use Plan, site specific design considerations and guidelines were used in developing the neighborhood plan. As requested by the City Plan Commission on November 4, 1992, the plan was developed to provide for a revised Indiana Avenue alignment which would serve as a collector street and serve to provide a connection between

MAP #2



SUB-NEIGHBORHOOD AREA DRAINAGE PATTERN

MAP #3



SOIL SUITABILITY

SOILS RESTRICTED BY MUNICIPAL CODE 18.02(6)(f)
OTHER SOILS WITH SEVERE LIMITATIONS

Source: Soil Survey Washington County, Wisconsin and Dept. of Community Development

the northern segment of Indiana Avenue and CTH "G". No direct connection of Indiana Avenue to Paradise Drive was to be included so that intrusion of industrial or thru traffic within the residential areas (presently the Forest Highlands Subdivision) is discouraged.

In accordance with the recommendations of the Plan Commission and Transportation System Advisory Committee, additional access to Paradise Drive and CTH "G" was to be provided by the interconnection of interior access streets within the existing and proposed residential areas. The number of access points to the major arterial network could thus be minimized preserving the carrying capacity of the arterials while providing multiple access points to all sections of the residential areas. Access to the major arterials were to be aligned with existing intersections such as Sand Drive where possible.

The neighborhood plan, based upon past City Council and Plan Commission actions and recommendations, preserves the option of providing additional access to the west by extension of either Vine Street or Stonebridge Road. The plan while allowing for the extension of either or both of these streets if deemed necessary is not dependant upon either for access or frontage.

V. NEIGHBORHOOD INTERIOR STREET PATTERN

Indiana Avenue and Sand Drive extended as proposed serve to provide relatively direct access to Decorah Road and CTH "G" for anticipated thru and industrial traffic. The downsized 80' right-of-way for these two streets is consistent with standards within the City Land Use Plan for the collector function of these street segments. Industrial traffic should not intrude within residential areas. This is achieved by directness of the alignment and slowing traffic to appropriate speeds by requiring a full stop at the "T" intersection of Indiana Avenue and Sand Drive.

Interior access streets within the "pods" of single family lands are interconnected to provide multiple access without promoting thru traffic. The interior streets are proposed so as to front lots to the interior of the residential areas away from industrial uses or arterial and collector streets. Although the interior access street alignments may be revised for project specific plans the interconnected pattern should be preserved. The interior street extending northward from Paradise Drive is proposed to provide a second access from the south and a needed connection to CTH "G". The location of this important interior street was chosen to avoid bisecting proposed park lands and to avoid the steepest slopes. Given the physical site limitations east of the proposed park and the significance of this access street it is included as an Official Map reservation. The proposed

street alignments are consistent with existing topography and drainage patterns. Some steep slopes cannot be avoided due to overriding spacing, land use or access needs.

Access to the proposed neighborhood commercial land in the northwest quadrant of Paradise Drive and CTH "G" can be provided from the interior access road, and if needed, directly from the arterials at distances greater than 200' from the intersection.

Weinert Road, although not part of the larger street pattern, has been addressed by the plan due to the potential development of multi-family residential lands located immediately to the west. The plan proposes termination of Weinert Road as a standard cul-de-sac extending south approximately 600' so as to provide lot frontage and multiple drive access locations to the multi-family zoned lands.

VI. LAND USE RECOMMENDATIONS

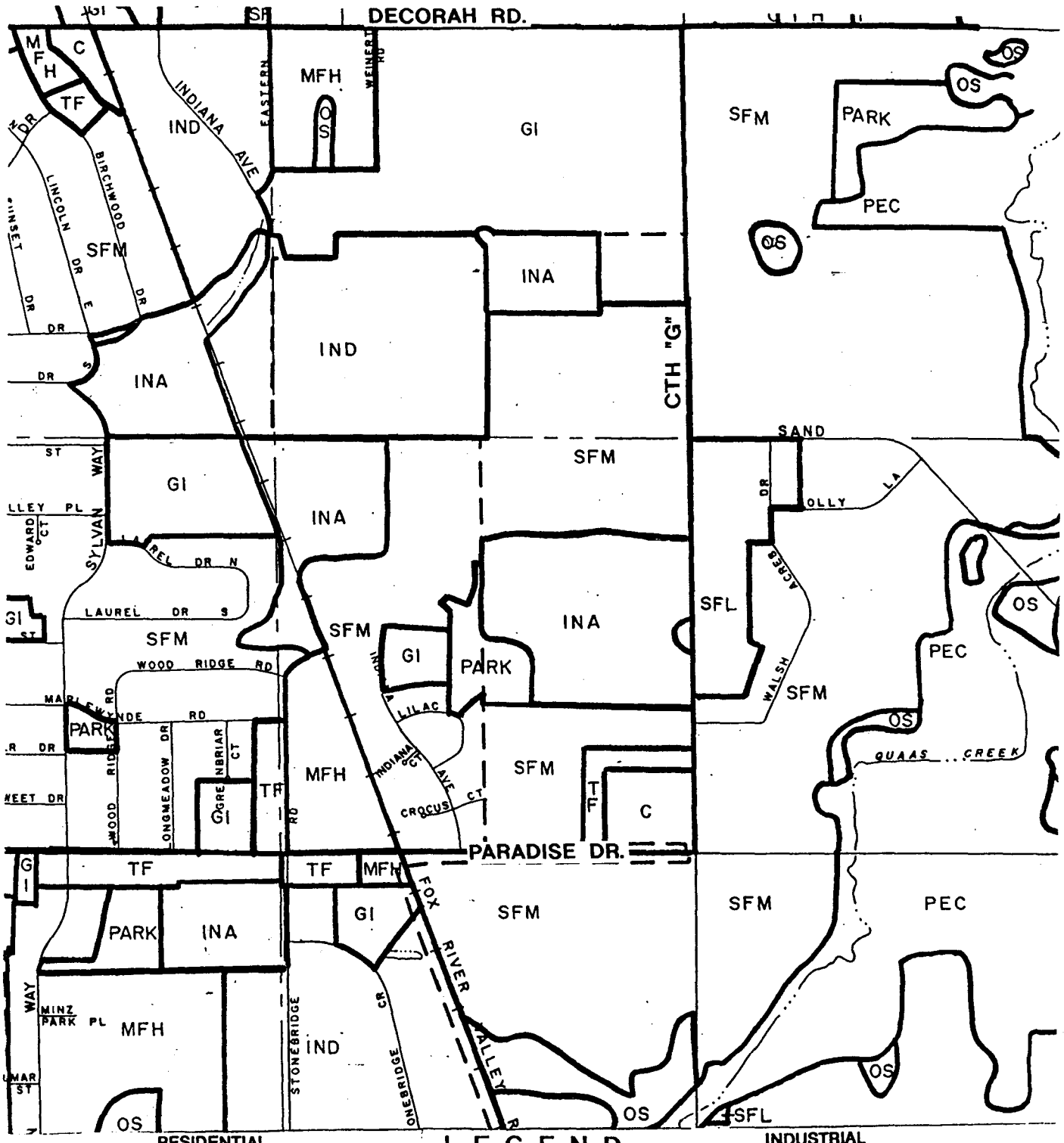
The recommended land use design depicted on Map 5 is based upon the adopted 2010 Land Use Plan recommendations and existing land use patterns. Revisions to the adopted plan recommendations include revision of the proposed park configuration, alteration of the industrial lands along Decorah Road to commercial use consistent with recent rezoning actions and removal of the institutional designation north of the Forest Highlands Subdivision. These land use changes reflect minor refinements to the adopted plan (see Map 4) based upon updated land use evaluations, recent City actions and the street alignment recommendations.

A significant difference from the adopted land use recommendations is the proposed development of the two isolated natural areas. Under current local and state regulations the non-wetland portions of these primarily wooded uplands areas are assumed developable. Given the surrounding proposed single-family residential and park usage in the adopted plan, the developable portions have been recommended for urban single-family residential use.

The plan recommends that development of these high-quality environmental lands be accomplished with minimal clearing or disruptance of the wooded and steeply sloped ridges.

The proposed park land configuration is based upon the adopted City Park and Open Space Plan and the City Land Use Plan which calls for a neighborhood park of at least 16 acres in size. The park was located so as to preserve the most valued resources of the Muth-Isolated Natural Area while preserving continuity to the existing park access and maintaining a centralized location within the residential lands. Natural features such as the top of the ridge, wetland boundaries and existing tree lines are used for

MAP #4



LEGEND

RESIDENTIAL

- SFL — Single-Family Low Density
- SFM — Single-Family Medium Density
- TF — Two-Family
- MFM — Multi-Family Medium-High Density
- MFH — Multi-Family High Density

C — COMMERCIAL

INDUSTRIAL

- IND — Industrial

GI — GOVT. & INSTITUTIONAL

ENVIRONMENTAL

- PEC — Primary Env. Corridor
- SEC — Secondary Env. Corridor
- INA — Isolated Natural Areas
- OS — Other Open Space
- PR — Parks and Recreation

N

ADOPTED 2010 LAND USE PLAN RECOMMENDATIONS

logical limits of the park. The proposed park land contains the most adverse soil conditions which are best suited to this open space use.

Approximately 6 acres of active recreational lands and 13 acres of open space park land is proposed. Minor revisions of the proposed park boundaries may be advisable dependent upon re-evaluation of the environmental quality of these southern-mesic hardwoods and wetlands.

Indiana Avenue within the proposed industrial lands located north of Sand Drive extended is aligned so as to provide potential industrial lots fronting to the street and adjoining reverse frontage single-family lots. With appropriate development requirements and landscape screening the impact of the industrial use on adjoining single-family uses may be minimized.

The proposed street layout and reverse frontage single-family lots depicted provide further separation of residential uses from adjoining arterials, collectors, industrial uses or railroad right-of-ways.

VII. PLAN ADOPTION AND IMPLEMENTATION

On March 2, 1993, the City of West Bend Plan Commission approved Resolution 93-1 adopting the Sand Ridge - West Sub-Neighborhood Plan as an amendment to A Land Use Plan For The City Of West Bend: 2010, Washington County, Wisconsin.

This plan, which is intended to serve as a guide for future development of the Sand Ridge neighborhood and surrounding environs, was adopted after discussion at two public meetings of the Plan Commission (January 12, 1993 and March 2, 1993) and after receiving a report on public comments received at a public informational meeting held on February 11, 1993.

Implementation of the recommendations of the neighborhood plan, as of those of the City wide land use plan, has begun with the adoption of the plan as a formal guide by which the City can evaluate future land division, annexation, zoning and development proposals. Additional implementation actions by the City should include amending the City's Official Map, zoning maps, and facilities master plans, where necessary, consistent with the land use and street layout recommendations of the plan. Implementation of the Official Map amendment has been initiated with the City Plan Commission on March 2, 1993, approving a recommendation to City Council that the Official Map be amended consistent with the plan.

The adopted City Land Use Plan and Sand Ridge - West Sub-Neighborhood Plan also should serve as the basis for development of Extraterritorial Zoning Agreements with the surrounding townships.

APPENDIX A
RESOLUTION OF THE WEST BEND CITY PLAN COMMISSION
ADOPTING THE PROPOSED SAND RIDGE - WEST SUB-NEIGHBORHOOD PLAN

Resolution 93-1
West Bend City Plan Commission

Amendment to A Land Use Plan for the City of West Bend: 2010, Washington County, Wisconsin (Sand Ridge - West Sub-Neighborhood Plan)

WHEREAS, the City of West Bend, pursuant to the provisions of §62.23 of the Wisconsin Statutes has created a City Plan Commission; and

WHEREAS, it is the duty and function of the City Plan Commission, pursuant to §62.23(2) of the Wisconsin Statutes, to make and adopt a master plan for the physical development of the City of West Bend; and

WHEREAS, the West Bend Plan Commission on May 12, 1992 adopted A Land Use Plan for the City of West Bend: 2010, Washington County, Wisconsin.

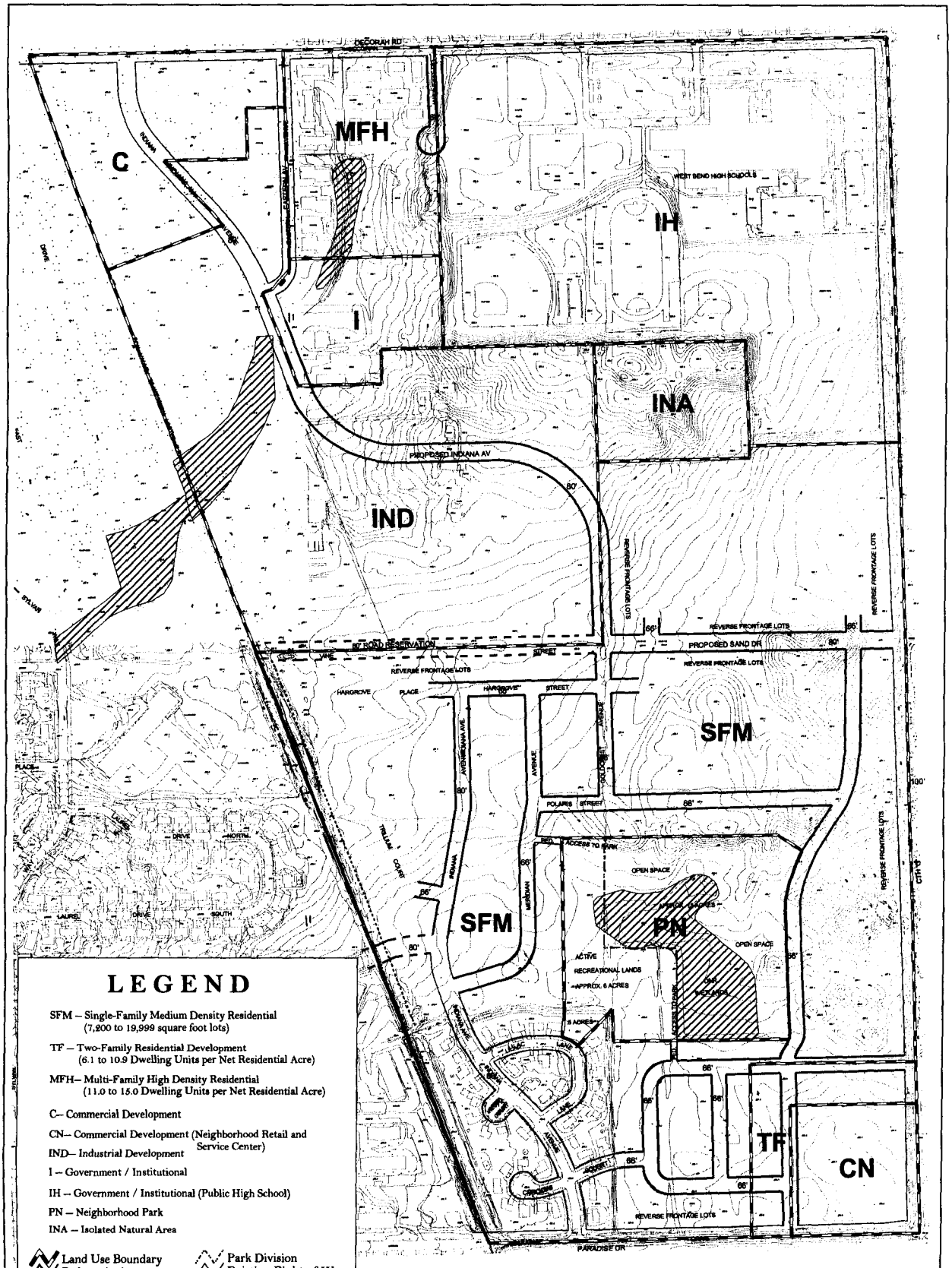
WHEREAS, the West Bend Plan Commission has undertaken a land use and transportation study of a portion of the Sand Ridge Neighborhood comprising approximately the E 1/2 of Section 24, T11N, R19E, Washington County, Wisconsin.

NOW THEREFORE, BE IT RESOLVED that pursuant to §62.23(3)(b) of the Wisconsin Statutes, the City of West Bend Plan Commission on the 2nd day of March, 1993, hereby adopts the Sand Ridge - West Sub-Neighborhood Plan, as a guide for the future development of the Sand Ridge Neighborhood and surrounding environs.

Michael R. Miller
Chairman
City of West Bend Plan Commission

ATTESTATION:

John B. Capelle
Secretary
City of West Bend Plan Commission



LEGEND

SFM – Single-Family Medium Density Residential (7,200 to 19,999 square foot lots)

TF – Two-Family Residential Development (6.1 to 10.9 Dwelling Units per Net Residential Acre)

MFH– Multi-Family High Density Residential (11.0 to 15.0 Dwelling Units per Net Residential Acre)

C– Commercial Development

CN– Commercial Development (Neighborhood Retail and Service Center)

IND– Industrial Development

I – Government / Institutional

IH – Government / Institutional (Public High School)

PN – Neighborhood Park

INA – Isolated Natural Area

Land Use Boundary
Pedestrain Access
Proposed Right-of-Way
Road Reservation
Park Division
Existing Right-of-Way
Buffer Line
DNR Wetlands

N
W E
S

Sand Ridge -- West Sub-Neighborhood Plan

Scale: 1" = 400' Date of Adoption – March 2, 1993 1988 Topographic Base

OFFICIAL
LAND USE PLAN



Planning and Design Institute, Inc. and
Town of West Bend Long Range Planning Committee

The Town of West Bend Land Use Plan-1998

"If we fail to plan, we plan to fail."

Many communities across America have risen to this challenge by taking charge of their future and their environment, by putting in place a well crafted long term land use plan. A plan to assure controlled intelligent utilization of the remaining community land available.

The Town set a goal of achieving such a plan. **That goal was achieved.** It was achieved through the intense efforts of many dedicated Town residents, who were willing to donate their precious personal time to their Town. The efficiency of this endeavor is a result of having an old existing, though unused, 15 year old plan available and utilizing experienced consultants who have already produced similar such plans in this immediate area.

The long-term land use plan is just that, a plan. It is a guideline of the land use for the Town for the next 20 years or more. **It is "a work in progress"** that will require adjustments and refinements from time to time. The plan has been carefully integrated. It is consistent and in conjunction with plans produced by Washington County and the City of West Bend. It also utilized many of the the recommendations of the County's Growth Management Task Force.

This long-term land use plan is the result of numerous meetings, sometimes several monthly, held by the long term planning committee and attended by Town residents. All of these meetings were advertised and open to the public for public input and attended by the public. A public hearing was also held on this plan.

A public survey was sent to all Town residents and property owners for additional public input, the results of which are included in this long term land use draft. We would like to thank all these dedicated people for their valuable contributions in creating this plan.

Goals and Objectives included the following issues:

- Control and direct growth and development.
- Establish cooperative planning with surrounding communities.
- Protect environmental resources and/or permit controlled residential and commercial development.
- Provide park and recreational areas.

Districts for the Land Use Plan include:

- Rural Residential - residential development which requires open space preservation to maintain the natural character of the Town.
- Neighborhood Residential - similar to existing residential development which will serve as a transition near the City of West Bend.
- Shoreline Residential, Shoreline Mixed-Use and Shoreline Conservancy - districts around the lake which preserve the existing char acter while maintaining current public access areas.
- Roadside Mixed Use - regulate the scale, type and character of commercial development.
- Environmental Conservancy - land preservation of environmental corridors and natural resources which may allow limited development.
- Government and Institutional - existing sites to be maintained.

Webster's definition of "To go to Town" is "to do (something) fast and efficiently." The Town of West Bend has indeed "Gone to Town" on it's land use plan. The plan was finished on time and on budget. Taking little over a year and costing the Town a fraction of similar efforts of other area towns. Future generations will forever benefit from this community's unselfish vision and effort in the preservation of these valuable, irreplaceable Kettle Moraine land resources.

The Townscape of this community will forever be preserved as we've enjoyed it in our lifetimes and as our future generations also have a birthright to enjoy.

TABLE OF CONTENTS

INTRODUCTION **2**

Town Land Use Planning Process 2
Intent 3
Existd Use Map 4
Planning Area and History 5
Town Character 5
Transportation Issues 6
Natural Resources 7
Slope Analysis Map 8
Environmental Corridors and Isolated Natural Resources Map 9
Wetland and Woodlands Map 11
Wildlife Habitats Map 12
Population 13
Authority 13
Definitions 13
Effective Date 14

TOWN GOALS AND OBJECTIVES **15**

PLAN DISTRICTS & DEVELOPMENT POLICIES **17**

Development Policies 18
Government and Institutional 19
Roadside Mixed-Use Development 21
Neighborhood Residential 25
Rural Residential Development 28
Shoreline Residential 31
Shoreline Mixed-use 33
Shoreline Conservancy 35
Environmental Conservancy 37

IMPLEMENTATION **39**

Plan Implementation 39
Annexation 39
Site Plan Review 39
Plan Amendments 40

APPENDIX **42**

Town Statistics 42
Town Land Use Survey Results 44

INTRODUCTION

Town Land Use Planning Process

The growth of regions has great impact on towns, villages and cities. The Town of West Bend has seen considerable growth in the past 20 years, an increase of over 50% — growth is expected to continue in the County and region.

The Town has maintained its philosophy of supporting high quality, low density residential neighborhoods while accommodating future growth. It is clear the Town is growing and a Land Use Plan is necessary to not only direct future growth but also establish standards for future development.

The Land Use Plan incorporates many of the goals from the 1982 Town Land Use Plan including:

- preserve natural amenities
- retain existing rural character
- plan for high quality, low-density residential development
- improve local ordinances and regulations to implement the ideas of the land use plan

The Plan recommends development which is compatible with the uses and goals of the community and will lead to increased value of the Town.

An important element of this land use planning process is the examination of ***past and present development patterns*** in the Town and region. Major findings are:

- The Town has experienced considerable growth in the past 25 years, an increase of 64% from 1970 to 1997.
- Typical growth in the Town of West Bend has been single family developments and redevelopment parcels along the lakes.
- Surrounding towns and the city of West Bend have also experienced considerable growth in the past 25 years, future growth is expected in all areas of Washington County.
- The vast growth of the suburban region of southeastern Wisconsin affects the natural resources, disrupts large tracts of agriculture land, and increases transportation and utility needs.
- Over 80% of people driving to work, drive alone, with most people traveling between 10 and 45 minutes. *See appendix.*
- Since 1990, 283 housing units have been built.

Public participation is critical for the successful implementation and acceptance of the plan. During the planning process the public provided input at several committee meetings and a town survey was conducted to gather input on growth, types of development, location of development and preservation of natural amenities. See the appendix for survey results.

Intent

The purpose of this Land Use Plan is to provide a performance-based land use plan which will serve as the primary public policy document for guiding future growth and development in the Town of West Bend. This land use plan is based on standards which reflect the desires of the Town residents, elected officials and proven principles in community development, environmental preservation, and residential cluster development. The plan shall be used for a wide variety of public and private sector decisions.

All factors of growth shall be explored in the plan including social, economic, and physical. The plan can not be successfully implemented when looking only at the physical attributes of growth. Healthy communities grow in all three areas and a balance should be achieved to provide a quality environment for residents.

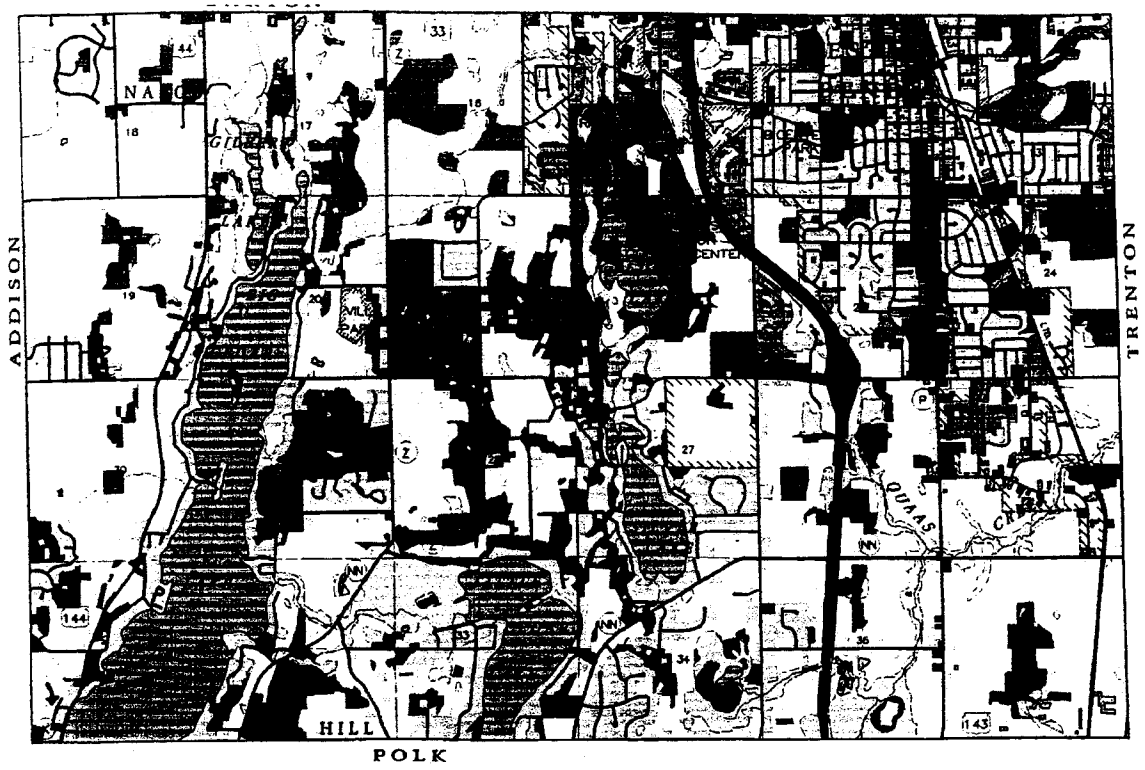
- **Social issues** include those which give the Town its character — gathering areas, civic identity, and the "small town" feeling.
- **Economic influences** include the creation of jobs, balance of Town expenses and revenue, and land value influenced by natural amenities and water quality.
- **Physical factors** include the actual development of the land — how it looks and feels, what types of development are allowed, and where the development is located.

All together these factors influence one another, the current residents, and the attractiveness for new residents.

With the guidance of this plan, the Town will be better able to make sound decisions when evaluating development proposals. The plan is intended to be a legally adopted tool for guiding future zoning, subdivision, and other regulatory decisions in the Town of West Bend. This Land Use Plan is intended to serve as an initial starting point in the Town's land use planning process. Subsequent planning efforts will be needed to enhance and build upon this document.

The plan is divided into three sections. (1) The Plan goals and objectives as determined by the community, (2) Plan districts and policies for development (performance standards), and (3) implementation procedures for the plan. The appendix includes background data and maps.

Existing Land Uses: 1995



source: SEWRPC

LAND USES IN THE TOWN OF WEST BEND: 1995

URBAN LAND USES

- SINGLE–FAMILY
- MULTI–FAMILY
- COMMERCIAL
- INDUSTRIAL
- GOVERNMENTAL AND INSTITUTIONAL
- RECREATIONAL
- STREETS AND HIGHWAYS
- PARKING
- OTHER TRANSPORTATION, COMMUNICATION AND UTILITIES

RURAL LAND USES

- SURFACE WATER
- WETLANDS
- WOODLANDS
- EXTRACTIVE
- LANDFILL
- AGRICULTURAL AND OTHER OPEN LAND

Planning Area and History

The Town of West Bend is located in Washington County, one of the fastest growing counties in Wisconsin. It is bordered by the city West Bend and towns of Barton, Addison, Polk and Trenton. All of these communities are experiencing growth and anticipate more development in the future. Therefore, it is critical the Town have a vision for how they will develop in the future.

Most of the residential development in the town has been on 1 1/2 acre lots. Smaller lots are located around the lakes to take advantage of the prime land areas. 283 houses have been built in the Town between 1990 and 1997. Most of these are located in subdivisions in the eastern half of the Town. Properties in the Town continue to increase in value

According to UW-Extension data, majority of residents drive between 10 and 45 minutes to work. Over 60% of town residents work in Washington County, 36% work outside of the County. Over 80% of the residents are driving alone to work. As more residential development occurs, roads should connect between subdivisions in order to provide alternate travel routes for those residents. This will reduce the amount of traffic forced to only use the main arterials.

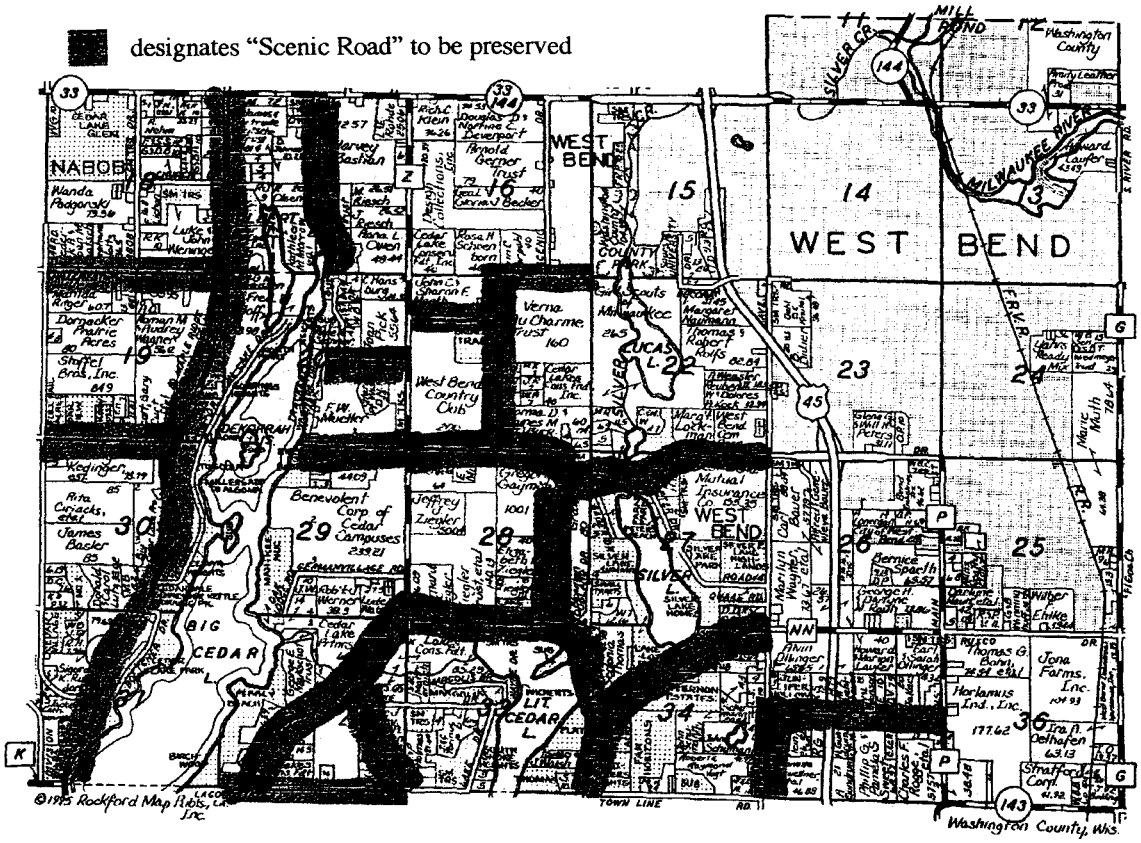
Town Character

As you drive through the Town you observe large residential subdivisions, significant natural areas and the lakes. The Town is predominately residential with the more intense commercial areas located in the City of West Bend along STH 33 and CTH P. The Town has traditionally provided up-scale housing developments for individuals and families who work in the surrounding communities. Since most of the shoreline is already developed, the new residential developments have been located off the lake with occasional redevelopment of existing parcels along the lake's shorelines.

Big Cedar and Little Cedar Lakes have a few resorts which provide public access to the lake and opportunities for non-lake residents to enjoy the water. Other commercial development is located in the City of West Bend, either along Paradise Drive or along STH 33. There is limited industrial development in the town.

The Cedar Lakes Conservation Foundation is helping to preserve the natural character in the Town. This non-profit foundation is supported by the public and has protected over 600 acres of land since 1978. Some of the protected areas include:

- Nehm and Kletti farms on the west side of Big Cedar Lake — deed restrictions protect open vistas of 110 acres.
- 89 acres of wetland are protected in the Gilbert Lake watershed.
- Cedar Creek, from Big Cedar Lake to Little Cedar Lake, is preserved as a natural unpolluted stream.
- Fox Hill Cross Country Ski Trail located on 115 acres of undeveloped woodlands, wetlands and open pasture.



Transportation Issues

As development occurs connector streets should be included which allow residents to have alternate routes and not rely only on a few main arterials. Scenic roads should be preserved in order to preserve the existing rural character of the town. ***Scenic roads*** to be protected include: Hillcrest Drive, Cedar View, STH 144 (south of STH 33) Riesch Road, Scenic Drive, Hacker Drive, Mile View Road, 18th Avenue (south of Mile View Road), Hillside Drive, Dunst Drive, Wheat Ridge Lane, Sleeping Dragon Road, Hwy NN (near Little Cedar Lake), and Paradise Drive. A setback should be determined for each of the identified 'scenic' roads. This will allow development to occur while maintaining the natural beauty of the roadside.

Standards should be established for allowing new and private roads to ensure the safety of residents and preserve a specific amount of land along the edges of the road.



Scenic View along Paradise Drive

Natural Resources

Much of the desired character in the town is due to the natural amenities existing throughout the area. The amenities range from lakes and woodlands to wetlands and farm fields. Many of these areas should be preserved to protect the beauty of the area. This is critical due to the anticipated growth and development in Washington County.

The major natural resources include: (1) soil characteristics, (2) topographic features, (3) woodland areas, (4) wildlife habitat areas, and (5) wetlands. These resources are key to the preservation of the area so they are not destroyed due to uncontrolled growth — development and transportation, therefore it is critical the Land Use Plan identify areas to be protected. The following descriptions are defined by the Southeastern Wisconsin Regional Plan Commission (SEWRPC).



Natural areas surround many of the roads in the Town.

Watersheds, Subwatersheds, and Subbasins

The Town is located in both the Milwaukee River watershed and the Rock River watershed. The subcontinental divide, as it passes through the Town, is the dividing line between the Rock River and the Milwaukee River watersheds. The watersheds are divided into subwatersheds which are divided into individual drainage areas (subbasins). These areas present limitations for development.

Lakes and Streams

Lakes and streams provide natural beauty, as well as opportunities for water-related recreational activities. Areas near the lake allow views to the water and may be sites for passive recreational activities. Water quality can degenerate as a result of uncontrolled growth in and around the watershed areas. It is important to protect these amenities and preserve them for future generations to enjoy.

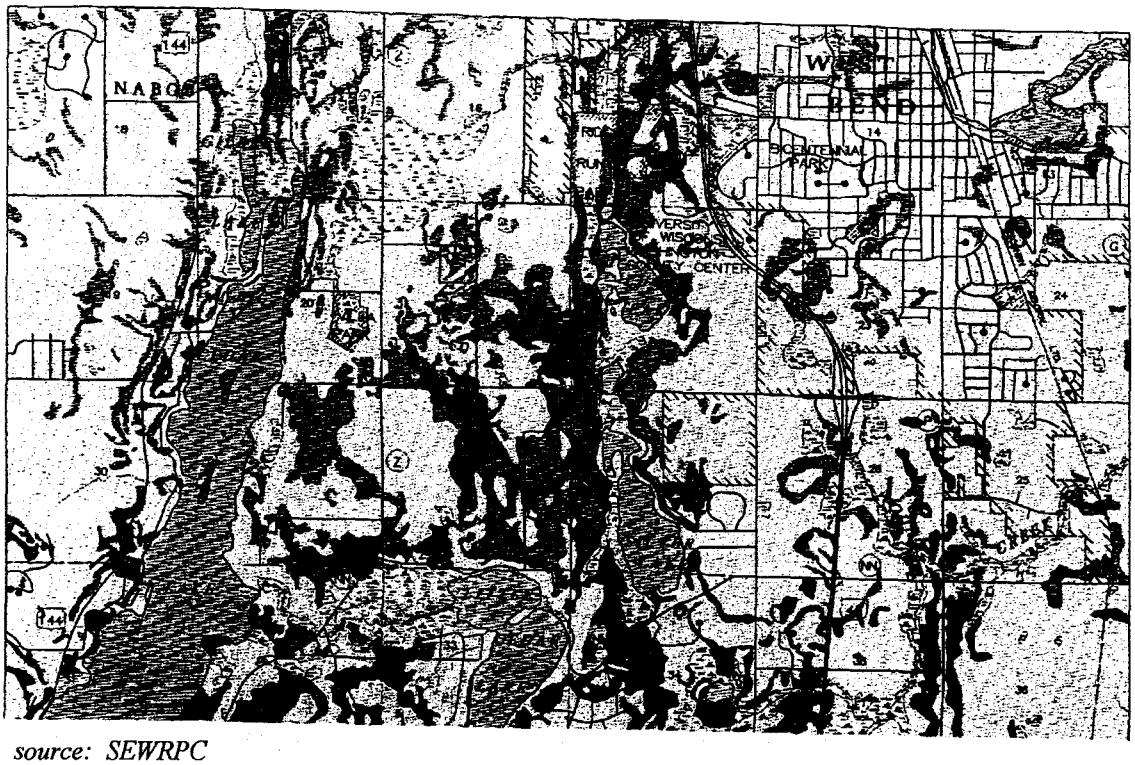


Big Cedar Lake

Soils

Soil properties determine how the land can be used. Soil characteristics include physical, chemical and biological properties, i.e.) type of soil and how much water it can support. The soils information presented is essential in determining where development may be supported and which areas should be preserved. According to SEWRPC's data, over 5,000 acres of the Town (42%) are covered by soils having severe or very severe limitations for residential development utilizing conventional soil absorption sewage disposal systems. These soils have low permeability, high water tables, a high shrink-swell ratio, may be located on steep slopes, and are subject to periodic flooding or surface ponding in low areas. Due to changing technology, soil characteristics may not be a detriment to development in the future, therefore regulations should be established by the town.

Slope Analysis: Town of West Bend



source: SEWRPC

KEY:

- 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

Primary and Secondary Environmental Corridors

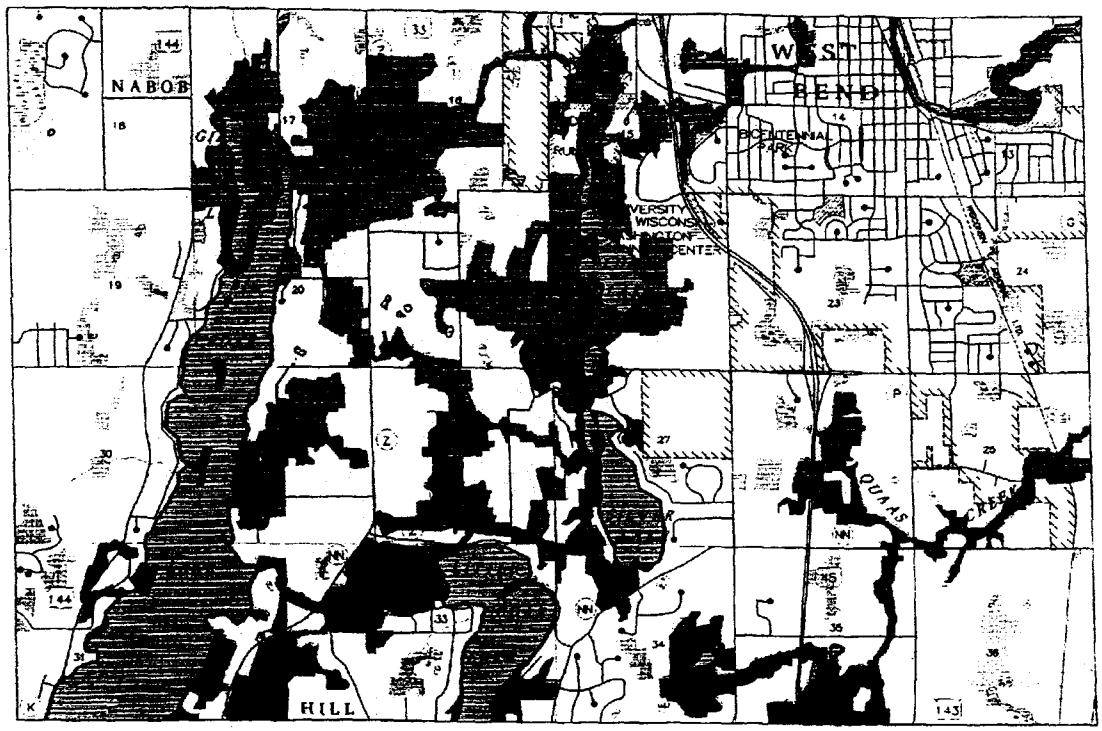
Primary environmental corridors contain almost all of the best remaining woodlands, wetlands, wildlife habitats, lakes and streams, and associated shoreland and floodland areas. They represent a composite of the best remaining elements of the natural resource base. The protection of these areas is recommended to preserve the overall environmental quality of the region and scenic value for the town.

Secondary environmental corridors contain a variety of resource elements, often remnant resources from primary environmental corridors which have been developed for intensive agricultural and urban purposes. Secondary environmental corridors facilitate surface water drainage, maintain pockets of natural resource features, and provide corridors for the movement of wildlife. They should also be preserved to protect the environmental quality of the town and region.

Isolated Natural Resources

Isolated natural resources are smaller than corridors and consist of concentrations of natural resource-base elements. They are normally separated from the environmental corridors by urban development or agricultural use, but have a significant value for wildlife, open space features and natural character.

Environmental Corridors and Isolated Natural Resources: Town of West Bend 1995



source: SEWRPC

KEY:

PRIMARY ENVIRONMENTAL CORRIDOR

SECONDARY ENVIRONMENTAL CORRIDOR

ISOLATED NATURAL RESOURCE AREA

Wetlands

Wetlands are defined as areas that are inundated or saturated by surface water or groundwater with a duration sufficient to support a prevalence of vegetation adapted for life in saturated soil conditions. Wetlands include swamps, marshes, bogs, and similar areas. Wetlands may receive surface water (direct precipitation, overland flow or lake and flood waters) or ground water (precipitation that infiltrates and moves through the ground). Surface water is usually of a short, periodic duration; groundwater is usually continuous.

Wetlands are valuable to the natural environment:

1. Wetlands enhance water quality. Aquatic plants change inorganic nutrients into organic material, storing it in their leaves or in the peat which is composed of their remains. The stems, leaves and roots of these plants also slow the flow of water through a wetland, allowing water pollutants to settle out.

2. Wetlands regulate surface water runoff, storing water during periods of flood flows and releasing such waters during periods of dryer weather. They help to stabilize streamflows and prevent flooding.

3. Wetlands provide essential breeding, nesting, resting and feeding areas and predator-escape cover for many forms of wildlife.

4. Wetlands may serve as groundwater recharge and discharge areas.

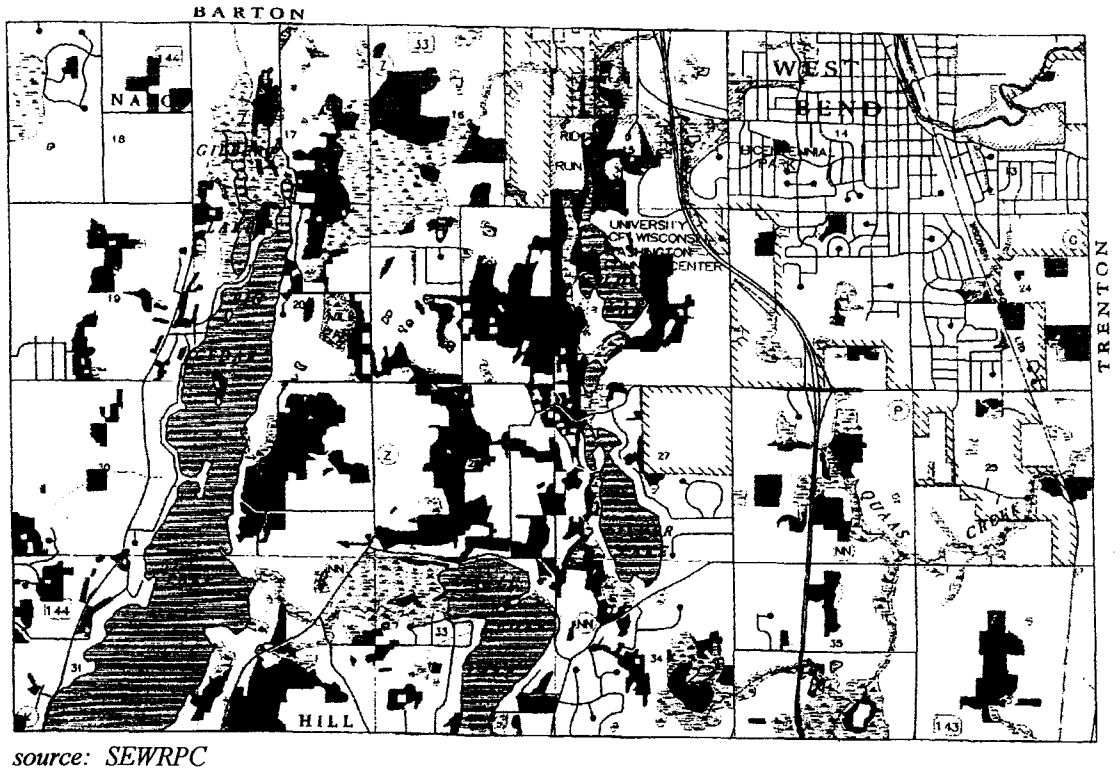
All existing wetlands in the Town should be protected.

Woodlands

Woodlands are scattered throughout the Town, with the majority of them in the central portion of the Town. They provide not only a natural beauty but also contribute to clean air and water, regulate surface water runoff, and help to maintain a diversity of plant and animal life.

Minimal development should be allowed in the woodlands, they should be used as green space for surrounding development and for trail systems which link throughout the Town and be protected via deed restrictions, land trusts or conservancy easements.

Wetland and Woodlands: Town of West Bend 1995



source: SEWRPC

KEY:

WOODLANDS

WETLANDS

Wildlife Habitat Areas

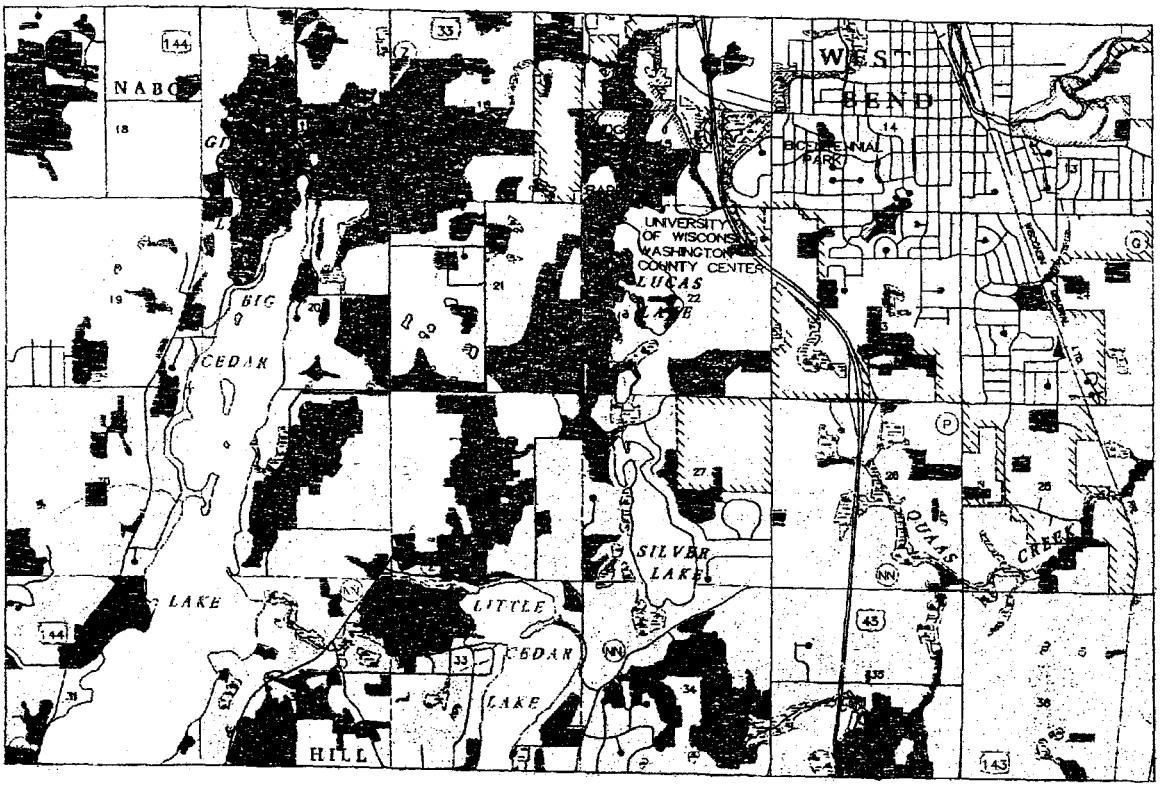
Wildlife habitats are defined as those areas which fulfill wildlife needs for food, cover, water and space. The existing wildlife habitats area classified as high value, medium value and low value. These classifications are based upon an appraisal of each area's overall value as habitat and potential for recreational use.

High-value areas have a large diversity of species and the following requirements are met: 1) vegetation provides for nesting, travel routes, concealment, and modification of weather impact, 2) area has undergone little or no disturbance and is located in proximity to other wildlife habitat areas. Medium-value areas possess all of the features of a high-value habitat area but at a lower level of quality. Low-value habitat areas area a supplement or remnant which may be disturbed but may provide the only available range in the area.

Other Important Resources

Other Natural Resources include the recreational areas in the Town which preserve the environment and allow residents to enjoy the outdoors.

Wildlife Habitats: Town of West Bend 1995



source: SEWRPC

KEY:

CLASS I, HIGH VALUE HABITAT

CLASS II, MEDIUM VALUE HABITAT

CLASS III, GOOD VALUE HABITAT

Population

The Town population has increased by 64% over the past 25 years and is anticipated to increase about 15% over the next 15 years. This growth will need to be accommodated in housing developments which preserve and protect the existing environmental character of the Town. With this additional population comes a need for local services. These services may be provide in the mixed-use development located along STH 33 or in the higher density residential developments adjacent to the City of West Bend. This will allow the remaining parts of the town to be preserved or used for residential development.

As in most areas, the household size in the town has decreased over the years. The majority of households in the town are one and two-persons. (The senior housing development may impact this number.)

Population Data:

						PROJECTIONS			
	1970	1980	change	1990	change	2000	change	2010	change
Town of Addison	2,375	2,834	19.33%	3,051	7.66%	3,508	14.98%	3,611	2.94%
Town of Barton	1,624	2,493	53.51%	2,586	3.73%	3,043	17.67%	3,196	5.03%
Town of Polk	2,846	3,486	22.49%	3,540	1.55%	4,026	13.73%	4,113	2.16%
Town of Trenton	3,178	3,914	23.16%	3,967	1.35%	4,559	14.92%	4,715	3.42%
Town West Bend	**2,779**	**3,588**	**29.11%**	**4,165**	**16.08%**	**4,928**	**18.32%**	**5,185**	**5.22%**
City of West Bend	16,555	21,484	29.77%	24,470	13.90%	29,840	21.95%	31,910	6.94%
Washington County	63,839	84,848	32.91%	95,328	12.35%	117,712	23.48%	126,455	7.43%
Wisconsin	4,417,821	4,705,642	6.51%	4,891,769	3.96%	5,287,825	8.10%	5,512,313	4.25%

source: UW-Extension, U.S. Bureau of the Census, WI Dept. of Administration

Authority

This plan is adopted under the authority granted by Section 60.10 of the Wisconsin Statutes.

Definitions

Agriculture — All uses, commonly classified as agriculture, horticulture, floriculture, or forestry.

Community — A town, municipality, or a group of adjacent towns and/or municipalities having common social, economic, or physical interests.

Conservation Easement — A type of protective covenant the boundary lines of which are graphically depicted on the face of a Certified Survey Map, Preliminary Plat, Final Plat and/or Condominium Plat used to conserve and preserve a natural resource feature that is protected under the provisions of this Plan and Town Ordinances.

Cul-de-Sac Street — A local street or way with only one entrance/exit which is designed to allow the safe and convenient reversal of the direction of traffic movement.

Density — The number of dwelling units or housing structures per unit of land.

Easement — A right given by an owner of land to another party for a specific limited use of that land or portion thereof.

Homeowners' Association — A Wisconsin non-profit membership corporation which serves as an association of homeowners within a subdivision, certified survey map (CSM), or condominium having shared common interests responsibilities with respect to the costs and upkeep of common private property of a subdivision, CSM, or condominium. Such common property includes private recreation and open space areas within the subdivision, CSM, or condominium.

Legal nonconforming lot — Any lawfully established lot or parcel of land at the time of the enactment of the Town Ordinances or any amendment applicable thereto which does not meet the requirements for minimum lot width and area for the District in which it is located.

Legal nonconforming structure — Any lawfully established building or structure at the time of the enactment of the Town Ordinances or any amendment applicable thereto that does not conform to the use regulations or dimensional regulations for the District in which it is located.

Lot — A designated parcel tract or area of land established by plat, subdivision, or as otherwise permitted by law. *See Town Zoning Ordinance for additional definitions regarding a lot.*

Natural Resources — Areas of steep slopes, woodlands and forests, lakes, ponds, streams, floodplains, floodlands, wetlands, and shoreland wetlands as defined by the Town and/or County.

Open Space — Any site, parcel, lot, area, or outlot of land which is set aside, dedicated, or reserved for public or private use of owners and occupants of land adjoining or neighboring the space.

Performance Standard — Criterion established to control and limit the impacts generated by, or inherent in, uses of land or buildings.

Scenic View — A view as defined by the Town which has historic or aesthetic value to the Town. The view shall consist of a natural resource and historic feature as deemed significant to the Town's character.
Setback — The horizontal distance between the base setback line and the nearest portion or projection of a building.

Subdivision — The division of a lot, parcel, or tract of land by the owners thereof, or their agents, for the purpose of transfer of ownership or building development where the act of division creates three (3) or more parcels or building sites. *See Town Ordinances for additional definitions regarding subdivisions.*

Effective Date

Town Goals and Objectives

The goals and objectives of the Town of West Bend are statements identifying the Town's priorities and intentions with respect to land use and development. The *goals* are statements of conditions intended to be maintained or achieved. *Objectives* are actions to be taken in order to achieve the goal. They are the basis for specific policies related to the plan districts.

1. **Limit growth and development to the identified districts and policies.**
   - Buildings should be sited to minimize impact on the Town's natural character and have a harmonious relationship with the surrounding environment.
   - Major developments, such as retail and commercial, should only be allowed in the identified districts.
   - Support private and public initiatives to protect natural features through the use of conservation strategies such as easements, covenants and deed restrictions.
   - Preserve and protect the scenic and traditional resources of the Town.

2. **Protect environmental resources.**
   - Discourage incompatible development in the shoreland, steep slopes, and woodland areas to preserve the natural character and utilize these areas as amenities for the Town.
   - Control development within floodplains and wetlands.
   - Identify and limit development to protect water quality in watersheds of lakes and streams.
   - Encourage the use of natural resources as visual and physical amenities for development.

3. **Permit limited residential development in the Town.**
   - Subdivisions should be located only in areas designated on the Land Use Plan.
   - Encourage open space development plans to be used for residential development to preserve the natural character of the Town.
   - Encourage the use of neighborhood utility services for sewage and water where access to a regional sewer service system is not possible.
   - Require site plan approval for all subdivisions and encourage development to be part of the larger context.

4. **Provide for limited commercial, retail and office development in select locations.**
   - Accommodate neighborhood-scale commercial development, which serves local residents and is consistent with the capacity of Town infrastructure.
   - Direct retail centers and other high-intensity commercial development, other than those identified in the Land Use Plan districts, to existing urban communities.
   - Require site plan approval for all commercial development.

5. **Mixed-use development shall be included within the commercial areas.**
   - Provide for mixed-use buildings which may provide housing along with the commercial activities.
   - Include public open space adjacent to the mixed-use development.
   - Require site plan approval for all mixed-use development.

6. **Maintain a safe and efficient transportation system in the Town.**
   - Establish road systems for residential development that provide alternative travel options and links into the existing road system.
   - Provide standards for new roads.
   - Provide standards for upgrading existing roads.
   - Minimize the use of cul-de-sacs except where needed to preserve the natural environment.

7. **Provide park and recreation areas throughout the Town.**
   - Preserve existing park and recreation areas.
   - Develop park spaces within close proximity to higher intensity development or along major arterials.
   - When developing park areas, create links to other natural areas in the Town.

8. **Encourage redevelopment of existing housing stock in the Lake District.**
   - Provide redevelopment policies for existing housing stock that are compatible with the use and connection to the Lake.
   - Determine a maximum lot coverage allowed in the Lake District to allow for vistas to the Lake.
   - Require site plan review and design review for all redevelopment projects.

9. **Establish cooperative planning with surrounding communities.**
   - Encourage joint planning arrangements with the City of West Bend and surrounding towns.
   - Maintain a positive working relationship with Washington County.

PLAN DISTRICTS & DEVELOPMENT POLICIES

The land use categories are created to meet the needs of the Town and are similar to the type of development which has occurred in the Town over the past 20 years. Standards are established to protect the character of the Town, while still allowing new uses and development patterns to occur. The following development issues are critical when looking at the future development of the Town.

ISSUE: Residential Development

The typical residential development in the Town has been "suburban" type lots approximately 1 to 1 1/2 acres in size and small lakefront properties. Three residential districts have been created for the Town. Neighborhood Residential — higher density district with smaller lots that provide a transition between the city and the town, Rural Residential — lower density housing to preserve the natural character, and Shoreline Residential — preservation of existing small lots along the lakefronts.

Incentives are provided which encourage clustering of residential development in order to protect the natural character and provide common open space for area residents. Single lot land divisions are not encouraged since they often disturb the natural character along the roads, however, they are allowed and should preserve the existing character, open space and scenic views, i.e.) set development back from the road.

ISSUE: Mixed-Use Development

A few areas are designated for mixed-use development which are located near or adjacent to existing commercial development and where the infrastructure and services will accommodate the traffic. The mixed-use district provides for both commercial and residential development opportunities.

ISSUE: Open Space Preservation

The Town has numerous natural features which should be preserved. Additional open space features should be incorporated with new development, both in residential and commercial areas. The undeveloped areas will maintain the natural character of the Town.

ISSUE: Agricultural Land

Existing agricultural land shall remain in production until the land owners decides to use the land for development purposes. When the land is developed it should follow the Rural Residential Development standards and have a minimum open space of 60% of total land area.

ISSUE: Environmental Resources

The Town has numerous environmental features which should be preserved. Areas for preservation are identified, including the lakes, natural features, scenic views and roads. Limited development may be allowed in selected areas as determined in the land use plan.

Development Policies

This plan proposes specific principles in the form of performance standards for each district. The standards describe the type of place desired by the Town — *how the place looks and what types of activities are recommended.* Specific permitted uses are listed in the Zoning Ordinance. The following performance standards are intended to help developers and the Town officials who will review the proposals. Specific regulations are found in the Town Zoning Ordinance.

Each district is divided into five categories defined as the following:

Visual Character — the desired visual character of the built environment.

Natural Environment and Landscape — the patterns of landscape and vegetation that support and complement the visual character, circulation, and the intended social and economic activities of the place.

Traffic and Circulation — appropriate patterns of vehicular / pedestrian movement and access (including parking) and the integration of these patterns with each other and public places.

Activities and Uses — the integrated set of social and economic activities associated with public places, including diverse land uses that emphasize traditional values of communities.

Land Management and Control — the appropriate policies and programs that maintain and manage public places for long-term success.

District:

GOVERNMENT AND INSTITUTIONAL

This district includes existing institutional sites and their surrounding land. Existing facilities and land should be maintained to accommodate expansion in the future. These areas create an identity within surrounding neighborhoods and the overall Town, and serve as a place for social events and gatherings.

Visual Character

Locate community buildings in relevant places.
Locate community buildings along parks, squares, or major streets.

Create strong facades.
Create a strong visual image with the major facade of the building facing the primary public space or street. Create secondary facades facing the other public spaces surrounding the building.

Create a distinctive building.
Create a distinctive architectural building with features that are appropriate for the site This can be done with materials, color, texture, and composition.

Give the building prominence.
Make the building more prominent than surrounding buildings, especially in relation to any residential or commercial architecture.

Create landmark features.
Create features on the building which serve as landmarks from a distance (such as a tower, monumental entry, or roof form).

Design the building to reinforce the surrounding public spaces.
Design the edges of the building to reinforce, and parallel the geometry of the surrounding public spaces.

Complement adjacent public places.
Design the landscape, paving, and site features in a way that compliments corresponding elements in adjacent public places.

Natural Environment and Landscape

Preserve natural amenities.
Preserve natural amenities where possible to preserve the natural character of the Town. Link these features together or to an overall trail system which links natural features throughout the town.

Create public spaces.
Create landscape elements that support the geometry and pattern of the building and integrate it with the surrounding public places.

Use landscape elements to form vistas.
Use landscape elements to form vistas to the natural areas around the site.

Traffic and Circulation

Allow for public access.
Allow for public access along the periphery of the site with views of significant features of the building or formal spaces within the landscape.

Encourage pedestrian and vehicular movement.
Encourage pedestrian and vehicular movement around the site and/or along edges of the building. Use fences, bollards, landscaping, or gates to limit access to the natural areas of the site and link any trails to an overall trail system when applicable.

Reduce the prominence of parking lots.
Place parking lots or entrances to parking along the sides of buildings or locate lots behind the building. Screen these areas with landscape, fences or similar elements that match the other architectural features and public space elements.

Locate service areas in the rear.
Locate service access in the rear and design it with landscape, screening, and vegetation that matches the other architectural features and public space elements surrounding the building.

Consider controlled access.
Consider controlled access to the interior of the site as a technique for protecting and enhancing the activities.

Activities and Uses

Use the site for community activities.
Encourage community interaction in the form of significant cultural, institutional, or other public activities and uses.

Encourage windows and openings.
Encourage windows and openings at the entry that allow people to see activities inside the building (day and night) as well as allowing persons inside to view exterior activities.

Provide space for related activities inside the building(s).
Provide space within the building for public activities and public use such as meeting rooms for neighborhood groups, classrooms or exhibit areas.

Provide for future expansion.
Develop plans that provide for contiguous expansion of governmental or institutional buildings so these uses will continue into the future.

Land Management and Control

Ensure effective maintenance procedures.
Ensure long-term maintenance by designating it as the responsibility of a specific agency or group.

Reduce maintenance costs.
Reduce the need for major maintenance in this area by selecting appropriate landscaping and screening elements. Select materials that can be replaced and repaired cost-effectively. Use materials that can be repaired easily in case of vandalism or graffiti.

District:

ROADSIDE MIXED-USE DEVELOPMENT

Commercial and mixed-use development should be focused in areas where the infrastructure and utilities can support the development. This includes major arterials and areas in close proximity to the city. By focusing development in these areas, the rural character of the town will be better preserved. To ensure safety, limited access points should be allowed off the roads. Internal circulation should be required for all plans.

Key areas are identified for mixed-use development. STH 33, Paradise Drive adjacent to STH 45, 18th Avenue from Paradise Drive to Hwy. NN, and CTH P south of the city limits. Limited commercial development which provides services for local residents and fits the *natural* character of the town is recommended. More intense commercial development should be located within the city limits.

Roadside Edges and Courts

Roadside edges occupy an area about 40' to 100' deep immediately adjacent to the public-right-of-way along the edge of the property. They are intended to create visually appealing landscapes that visually define the public right-of-way and create an overall unified appearance to the road.

Roadside courts are located immediately behind the "Roadside Edge" and create more visually appealing commercial areas and greater visual compatibility between commercial sites and the rural environment.

Visual Character

Establish strong visual edges along public rights-of-way.

Landscaping and fencing shall be designed to establish a clear edge along the edge of the site that is visible to motorists and others passing by or viewing the site. The only openings or breaks in this edge, or surfaces designed for parking or vehicular movement, shall be those allowed for entries, signage, or other provisions described in these standards. The ground surface shall be grass or other planting material unless otherwise noted.

Design entries as gateways.

Along major edges there shall be gateways for vehicular entrances. These entrances should be marked with decorative columns, fence lines or similar features that are visually more prominent relative to the other features surrounding the site or road. The construction materials shall be similar to those used for the building and other site amenities.

Encourage roadside signage and make sign structures attractive.

All signs along the edge of a property shall be the same design in terms of materials, graphic design, and character within each development. The sign shall be located within the "Roadside Edge," have a minimum height restriction that provide a low profile and be located near the road or at main entrances to the development. Signs should have a masonry base.

Enhance architectural character of the buildings.

Integrate design details to create a visually interesting building while maintaining an overall consistency such as building material, color, or texture. Natural materials, such as brick or stone, are recommended for buildings. All facade orientations should be treated equally in terms of architectural character and quality.

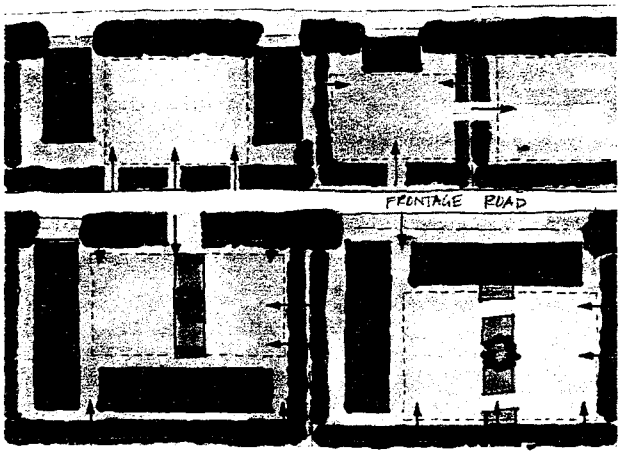
Use buildings to form public places.

Building locations should emphasize the shape of public plazas, courtyards, gateways, and significant landscape features.

Buildings should have connections to pedestrians with appropriately scaled design details, windows along the parking areas and pedestrian pathways, and special features at public entrances.

Design off-street parking lots as public places.
Parking lots should have strong edges to define them as spaces. This can be achieved with either building forms, landscaping, fencing, light fixtures, or combinations of these elements. The geometry should be orthogonal and parallel to major buildings.

Parking areas should include distinctive paving patterns and material changes as a feature to identify travel lanes, parking areas and pedestrian paths. The paving patterns and material changes should create an identity for the parking area and entrances into the space from surrounding development.



Landscape features can occur inside the courtyards, as well as forming the continuous edge and divisions between properties. Links are established between sites for vehicular and pedestrian movement.

Natural Environment and Landscape

Encourage landscape continuity (not fragmentation).
Landscape plans should use a limited number of tree and shrub species for the edge which are native, low maintenance, resistant to salt, and have a relatively fast growth rate. All trees and shrubs planted in groups of up to ten shall be of like species, or similar to the existing vegetation.

Minimize development in and around the watershed.
Minimize development and types of uses which have significant impact on waterways and wetlands. Mixed-use residential may use the preserved areas as an amenity and help to preserve the surrounding edges of the watershed.

Save existing trees.
Incorporate existing trees where possible to form clusters of older and younger trees.

Integrate road drainage with the site design.
Allow for proper road drainage, but consider options that allow for landscaping near the road edge.

Create significant landscapes.
Create significant landscapes between buildings that are meant to be occupied by people. Include seating areas to encourage the use of the space. The landscaping should be grouped together to create a significant place (e.g. groves or gardens) instead of scattered throughout the parking area.

Connect the landscape to existing landscape around the site.

Discourage artificial berms and similar topographic changes.
Berms and other topographic changes which appear clearly artificial should be discouraged, especially as visual barriers. Topographic changes should be allowed when needed to accommodate drainage, reduce erosion, or otherwise enhance or preserve the natural environment.

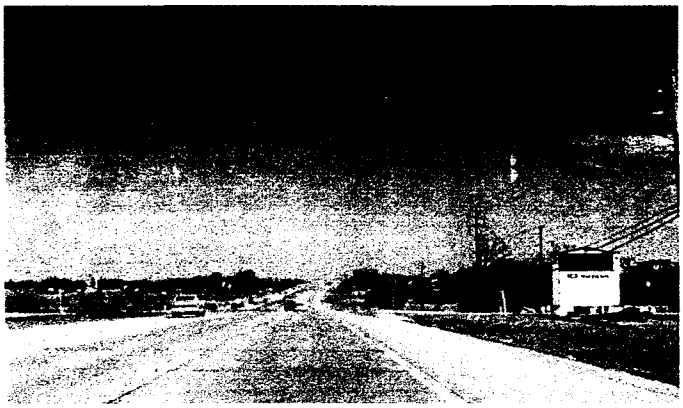
Traffic and Circulation

Make vehicular entrances appealing to motorists.
Create an easily identified entry place for motorists to pass through, which has a distinctive gate-like feature. Signs should be used to highlight the entrance and attract motorists. Such gateways and entrances shall be designed such that they allow for sufficient sight lines for traffic movement.

Include pedestrian and bike paths.
Where possible, include pathways for pedestrians and bicyclists which do not conflict with the vehicular path.

Encourage vehicular linkages between sites.
Along side yard edges, the plan shall be designed to include options for vehicular linkages between off-street parking lots that are open to the public for general business purposes. Such options shall be created when an off-street parking lot, or a driveway servicing such a lot, is located adjacent to the edge of the site. Such options shall consist of driveway alignments and parking alignments designed to facilitate vehicular movement by the general public from one off-street parking lot to another, across the edge separating the lot from the adjacent lot. This should provide for a safer entrance area onto the street.

Make service areas attractive.
Service areas can be visible but should be designed as visually attractive components of public areas or visually separated from such areas. Acceptable dividing elements for service areas can be any combinations of fences or hedges that provide visual screening at least 60" high.



Major traffic arterial without landscaping.



"Roadside Edge" — fencing and landscaping.

Activities and Uses

Encourage outdoor activities and pedestrian uses.
Integrate uses such as bikeways, outdoor eating, seating, gathering spots, and other park elements that encourage pedestrian use. Provide entrances to these areas between buildings along a pathway from the parking.

Link building interiors to the outdoors.
Promote views into the buildings to attract customers and provide a connection between the indoor and outdoor environments.

Provide for business parks.
Provide opportunities for business park developments, which have site regulations and architectural guidelines. Business parks should be located adjacent to other commercial activity and near transportation arterials.

Allow mixed-uses.
Allow a variety of uses, e.g.) offices, retail, housing, to create an active environment throughout the day.

Land Management and Control

Ensure effective maintenance procedures.
Ensure long-term maintenance by either (a) the land owners or (b) the Town with assessment to the land owners. Consider the use of landscape easements to assign and specify land ownership and control.

Reduce maintenance costs.
Reduce the need for major maintenance in this area by selecting appropriate landscaping and screening elements. Select materials that can be replaced and repaired cost-effectively. Use materials that can be repaired easily in case of vandalism or graffiti.

District:

NEIGHBORHOOD RESIDENTIAL

This district allows for higher density residential development, and should be located near the city or where the infrastructure can support the additional traffic. Development will be permitted at a density of 2.5 acres per lot, exclusive of wetlands, primary environmental corridors and SEWRPC mapped wildlife habitats. Incentives for higher density may be provided for preserving land and natural features.

Visual Character

Create a uniform street edge.
Design lots and layout buildings to form a single street edge with a uniform sight line, setbacks, and evenly spaced buildings. The buildings on each side of the street should collectively create a continuous alignment.

Provide similar setbacks.
Establish setback requirements which should not vary more than five feet between adjacent properties and properties across the street from one another. This will help to create a continuous edge along the street.

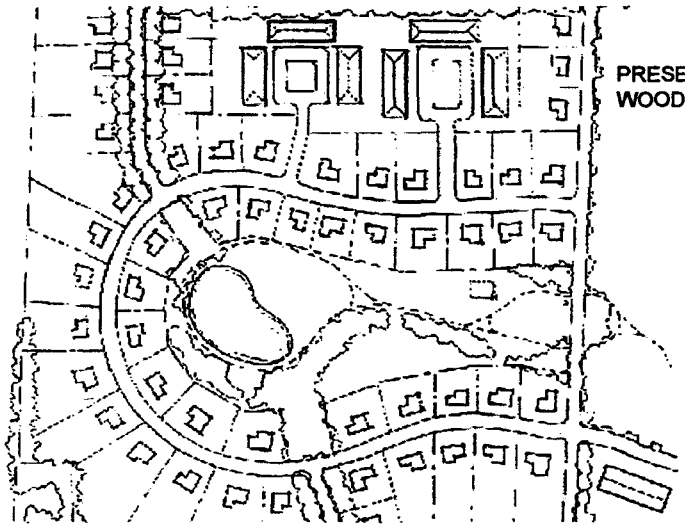
Garages shall not be the prominent feature.
Garages shall not be the prominent feature and shall have a side entry or detached garage in the rear.

Create a strong visual order.
Use rhythmic planting of shade trees and street lights to reinforce the continuous street edge.

Enforce architectural regulations.
Enforce criteria established for architectural materials, openings, roof pitches, and porches that match the character of the surrounding houses. Due to the variety of styles in the neighborhood, these criteria will vary from project to project.

Natural Environment and Landscape

Preserve the existing natural features.
Preserve and incorporate the natural features on and around the site. i.e.) existing hedge rows



Residential development with smaller lots and preserved areas including a walking trail and children's play area. The trail links into an overall trail system. More intense uses may be located along the major arterial.

Use plantings to maintain edges along roads where driveway access points occur.
Plant three to four tree species in a simple alternating rhythm along the street.

Traffic and Circulation.

Design street system for local traffic.
Design streets to slow traffic and create vistas within the development.

Allow for street parking.
Allow for parallel parking on the street.

Link streets together.
Layout streets to link with one another and link to streets in adjacent developments. Plan for future road extensions.

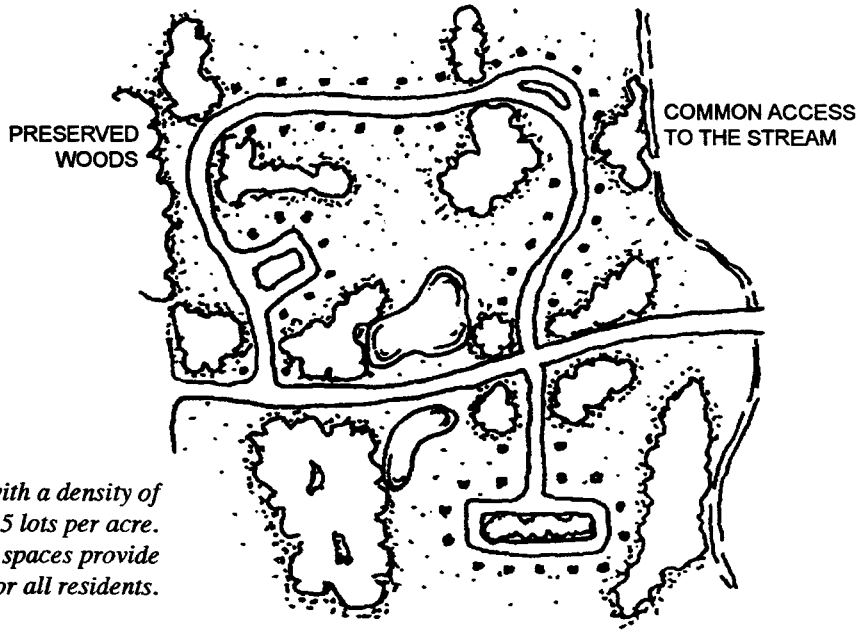
Create walking and hiking trails.
Create walking and hiking trails that are adjacent to public roads and any existing public areas along the lake. Integrate biking, walking and hiking trails with the geometry and pattern of roads.

Activities and Uses

Include shared open spaces.
Design shared open spaces and natural features which will attract home buyers who value direct connection to natural landscape elements, natural environmental features, fields and woodlands and walking and biking trails. The spaces could be used for either passive or active recreational activities.

Allow residential uses.
Allow a variety of residential uses including single family, duplexes and multi-family buildings.

Integrate community uses.
Encourage integration of community uses, especially where residential streets connect to other public spaces such as squares or plazas.



Clustering with a density of approximately 1.5 lots per acre. Preserved common spaces provide an amenity for all residents.

Land Management and Control

Use preservation techniques to protect the land.
Require deed restrictions, covenants and easements, that guarantee land control and management of natural areas. Create restrictions that are difficult to change without broad public approval (such as referenda, unanimous agreements, and so forth).

Require common property maintenance.
Require property owner associations to guarantee maintenance of common areas, including options for public intervention if homeowners fail to maintain the land.

District:
RURAL RESIDENTIAL DEVELOPMENT

Throughout the Land Use Plan there are references to preserving the natural character of the area and maintaining the quality of development. As large subdivisions are proposed it will be important to provide specific examples to developers so they can easily achieve the goals and objectives of the Land Use Plan. This district is developed to maintain the natural character of the Town with lower densities and preserved open space within the development. Development will be permitted at a density of 3.5 acres per lot, exclusive of wetlands, primary environmental corridors and SEWRPC mapped wildlife habitats. Incentives for higher density may be provided for preserving land and natural features.



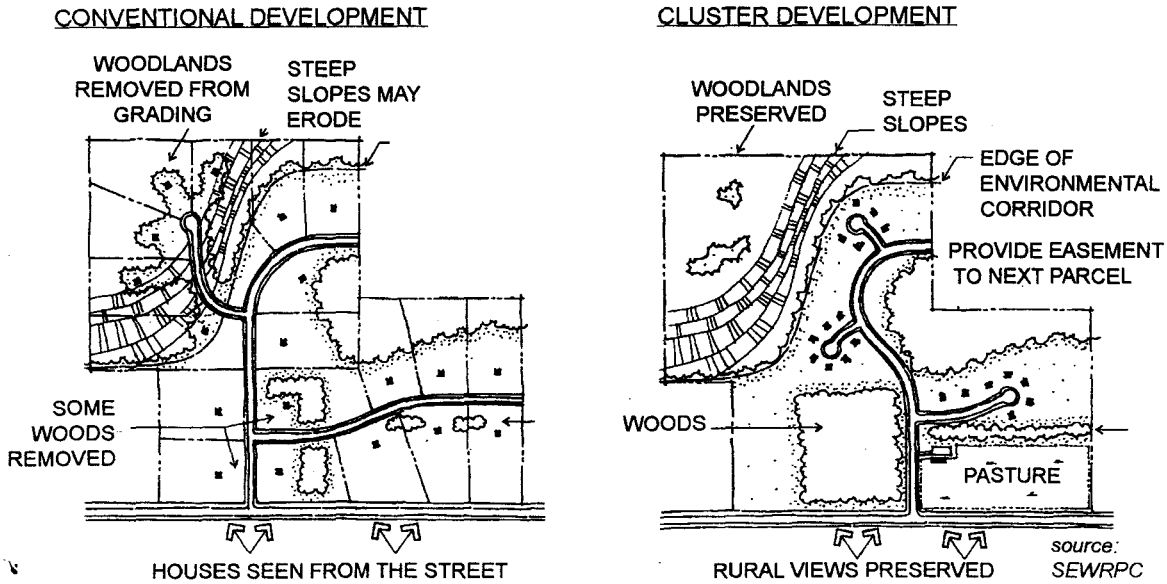
Existing farm which could be developed by preserving the farm structures and clustering the houses together in order to preserve some of the landscape.

Visual Character

Locate houses to minimize disruption to the natural character.
Locate houses such that (a) the houses are sited around open spaces that include natural environmental areas, fields, woodlands, pastures, or farmland (b) the houses are grouped together in ways that create large, clear naturally landscaped areas between groups of houses, and (c) the houses will be visually overshadowed by important natural features such as woodlands, hedgerows, hills, or other key features of the landscape.

Locate houses so as to minimize the length of time the house is visible to drivers on public roads — do this by placing houses behind landscape elements or natural features that reduce visibility of the house.

Minimize the degree to which houses are prominently featured on ridges and hilltops, especially when they are visible to other houses and the public roads.



Preserve and integrate landscape elements.
Try to make the groups of houses seem like separate developments intertwined by a continuous system of landscape elements and natural features — use landscape elements (fields, hedgerows, woodlands) as separations between groups of houses. The landscape elements can be either formal or informal.

Group houses together.
Groupings of 4 to 5 units are preferable, but larger groupings (perhaps as many as 8 units) could be satisfactory if there are larger open spaces and natural areas around them.

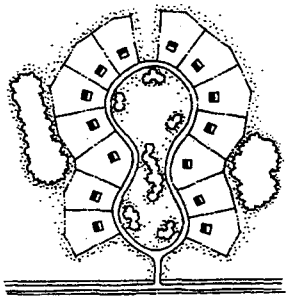
Natural Environment and Landscape

Connect the landscaping.
Extend and connect the existing natural areas and environmental corridors with new plantings and landscaping that match the existing plantings and landscape. Create continuous landscape edges along public roads and between groups of houses using mixtures of species that create a varied image as the seasons change.

Link trail systems.
Link natural features between parcels with a trail system which continues throughout the town.

Create features of cul-de-sacs.
Minimize the use of cul-de-sacs except where necessary to preserve a natural feature. Include planting in the cul-de-sac and create formal shapes to provide a front "green" for the surrounding homes.

Internal open space should be required for 8 or more homes and utilized as an amenity for surrounding homes.



source: SEWRPC

Traffic and Circulation

Road design.
Design roads (and adjacent landscapes) so as to minimize (a) the number of houses that are seen from roads and (b) the length of time houses are seen from the road. When houses are visible from roads, try to create compact groups with clear open or natural areas between the groups.

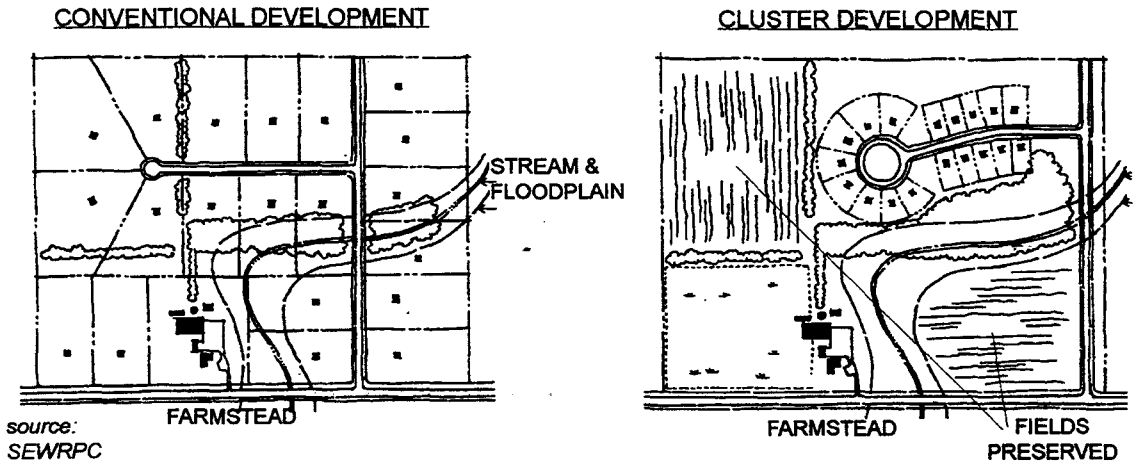
Where feasible, design roads with straight alignments that are aimed at natural vistas with no buildings in them. Use curves to slow traffic naturally, rather than to accommodate increased speed.

Include scenic drives.
Encourage the creation of scenic drives where houses are located only on one side of a road and natural landscapes are preserved on the other side. Preserve existing scenic drives in order to protect the natural character of the neighborhood.
Create walking and hiking trails.
Create walking and hiking trails that are adjacent to public roads and act as buffers to residential uses. Integrate walking and hiking trails with the geometry and pattern of roads.

Plan for future roads.
Plan for future road extensions with easements, deed restrictions, or covenants to maintain a range of future options and connections.

Activities and Uses

Include shared open spaces.
Design shared open spaces and natural features which will attract home buyers who value direct connection to rural landscape elements, natural environmental features, fields and woodlands, walking and hiking trails, horseback riding, and (where feasible) agricultural uses.



Lots should have edges on a natural feature.
Plan the lots such that as many lots as possible have at least one significant edge along a natural feature. Lots can face such features across a road, or have connections along the side or rear of the lot.

Create passive and active spaces.
Include passive and, when possible, active uses within the shared common areas. Provide uses that will attract users of different ages.

Land Management and Control

Use preservation techniques to protect the land.
Require deed restrictions, covenants and easements, that guarantee land control and management of natural areas. Create restrictions that are difficult to change without broad public approval (such as referenda, unanimous agreements, and so forth).

Incorporate the preservation techniques into the covenants of the home owner's association.

Require common property maintenance.
Require property owner associations to guarantee maintenance of common areas, including options for public intervention if homeowners fail to maintain the land.

Design to preserve open space.
Encourage the design and preservation of common areas to minimize their future utility as developable parcels.

District:

SHORELINE RESIDENTIAL

This district includes all residential property along or adjacent to the lakes. It protects the smaller lots which currently exist along the lakefront. It is suggested that these lots become conforming uses within the Town Zoning regulations.

Visual Character

Locate houses to minimize disruption to the natural environment.
Locate houses such that (a) views to the lake are preserved, (b) minimize the degree to which houses are prominently featured on hilltops.

Preserve and integrate landscape elements.
Preserve and integrate existing landscape to maintain the historic quality and natural character of the area.

Lakefront residences lot size may vary.
Existing smaller lots are permitted along the lakefront to take advantage of the value and views along the lakefront and to preserve the historic character of the lakes.

Natural Environment and Landscape

Preserve the existing views of the lake.
Preserve the existing view of the lake and natural areas surrounding the lake. (See Shoreline Conservancy district)

Traffic and Circulation

Create walking and hiking trails.
Create walking and hiking trails that are adjacent to public roads and any existing public areas along the lake. Integrate biking, walking and hiking trails with the geometry and pattern of roads.

Plan for future roads and maintain existing access.
Plan for future road extensions by maintaining any existing easements, deed restrictions or covenants which provide a range of future options.

Moderate standards for public roads.
Moderate standards for public roads to accommodate topography, vegetation, existing traffic patterns, existing driveways and the aesthetic character of the shoreline.

Activities and Uses

Restrict new development to residential.
Allow single family residential development in this district.

Allow existing commercial uses.
Allow existing businesses, such as resorts, to remain along the lake provided they follow the regulations.

Include shared open spaces.
Include shared open spaces along lakefront and natural features which will attract home buyers who value a connection to this and other natural features.

Land Management and Control

Require common property maintenance.
Require property owner associations to guaranty maintenance of common areas, including options for public intervention if homeowners fail to maintain the land.

Require guidelines for additions and maintenance to structures.
Additions and repairs to structures should be in keeping with the residential/ architectural character or existing use character.

Conform to water quality regulations.
Conform to the rules for watershed and water quality, and water control regulations.

District:

SHORELINE MIXED-USE

Preserve the existing commercial uses along the shorelines. These areas may provide active use of the waterfront, including water access. Additional mixed-use areas should not be added except for those identified on the Land Use Map in order to preserve the natural quality of the lakes.

Visual Character

Locate buildings to minimize impact to the shoreline aesthetic.
Locate buildings which do not require direct access to the water. Buildings should be located behind natural features or landscape elements so that they are not visible from the waterfront.

Buffer existing residential properties.
Create buffers using natural features or landscape elements between the mixed-use development and surrounding residential properties.

Buffer parking and storage areas.
Parking and storage of equipment, such as boat trailers, should be buffered from the lakefront using visual barriers such as buildings or natural features. The parking and storage areas should not impact the aesthetic character of the lakefront.

Create vistas to the lake.
Create vistas to the lake from buildings and open spaces. A formal opening or trail can create the vista between the buildings or open space and the lake.

Natural Environment and Landscape

Preserve the existing views of the lake.
Preserve the existing view of the lake and natural areas surrounding the lake. (See Shoreline Conservancy district)

Traffic and Circulation

Create walking and hiking trails.
Create walking and hiking trails that are adjacent to public roads and areas along the lake. Integrate walking and hiking trails with the geometry and pattern of roads.
Make service areas attractive.
Service areas can be visible but should be designed as visually attractive components of public areas or visually separated from such areas. Entrances to parking areas should be positioned between buildings or along the side of the building and edged with landscaping elements.

Activities and Uses

Encourage outdoor activities and pedestrian uses.
Integrate uses such as bikeways, outdoor eating, seating, gathering spots, and other park elements that encourage pedestrian use. Provide entrances to these areas between buildings or along a pathway from the parking.

Link building interiors to the outdoors.
Promote views into commercial buildings to attract customers and provide a connection between the indoor and outdoor environments.

Maintain public access to the lake.
Provide for active public water access activities including boating and swimming. Enhance these area to provide park space for the community.

Land Management and Control

Ensure effective maintenance procedures.
Ensure long-term maintenance by either (a) the land owners or (b) the Town with assessment to the land owners. Consider the use of landscape easements to assign and specify land ownership and control.

Reduce maintenance costs.
Reduce the need for major maintenance in this area by selecting appropriate landscaping and screening elements. Select materials that can be replaced and repaired cost-effectively. Use materials that can be repaired easily in case of vandalism or graffiti.

Conform to water quality regulations.
Conform to the rules for watershed and water quality, and water control regulations.

District:

SHORELINE CONSERVANCY

This district will protect and preserve the natural resources existing around the lakes. Identified areas may provide passive use of the waterfront, including water access for swimming or canoeing, but no motor craft access. Conservancy areas allow all residents to enjoy the natural features of the lakes.

Visual Character

Preserve significant shoreline areas containing natural features.
Buildings can achieve this through placement around a court along the water, preserving and enhancing the views of the lake.

Limit vehicular entries to the area.
Vehicular entries to the area should not divide or cut through natural areas. Streets should meet the shoreline conservancy area along the edge of a natural area.

Vistas should be created along roadways.
Roads should follow along the edge of the natural area visually linking drivers to natural landscape and / or shoreline.

Natural Environment and Landscape

Preserve the existing landscape.
Minimize the use of docks and other structures along the lakefront which will detract from the natural beauty of the existing landscape.

Protect existing wildlife.
Protect animals and plantings native to the preserve.

Traffic and Circulation

Create and connect trail systems throughout the area.
Create and connect trails into the area that correspond directly to the activities and patterns of movement in and around the site. Accommodate movement for bicyclists, walkers, joggers, and other pedestrian activities.

Activities and Uses

Allow informal, passive recreational activities.
Allow for informal passive recreational activities such as biking, walking, jogging, swimming and canoeing.

Protect the environment.
Activities should not harm natural inhabitants such as animals, fish, birds and plantings.

Consider controlling access to preservation area.
Consider controlling access to conservancy areas if it is essential to protecting and supporting the natural character.

Land Management and Control

Assign maintenance and management of the preserves.
Assign maintenance and management of the preserves to public agencies or, in special cases, to large neighborhood or homeowners associations that have the organizational capacity to sustain maintenance and management services.

Coordinate maintenance of the conservancy areas.
Encourage the various agencies responsible for maintenance and management to coordinate their efforts.

Conform to water quality regulations.
Conform to the rules for watershed and water quality, and water control regulations.

District:

ENVIRONMENTAL CONSERVANCY

Natural features of environmental corridors and conservancy lands contribute to the overall beauty of the town. Development should not be allowed in these areas, but utilized as amenities for the existing residents and future residents. Environmental conservancy areas include primary and secondary environmental corridors, lakes, streams, wetlands, some woodlands, wildlife habitats, isolated natural resource areas, poorly drained soils and slopes over 20%. Development within these areas may lead to environmental and development problems.

Views which should be protected include: existing public views into the lakes (specifically the view from STH 144 overlooking Big Cedar and the view from Hwy. NN looking south to Little Cedar Lake) and Paradise Drive to Silver Lake.



View from Hwy. NN along Little Cedar Lake.

Visual Character

Protect all identified environmental corridors and conservancy areas.
Development should not occur in any of the identified areas, and surrounding development should not negatively affect the visual connection to the natural feature. Surrounding development should not affect the growth of the landscape in the environmental corridor or increase the erosion of surrounding soils.

Preserve and integrate landscape elements.
Link proposed landscape to the environmental features to enhance its value and provide a connection between the built and natural environments.

Natural Environment and Landscape

Connect the landscaping.
Extend and connect the existing natural areas and environmental corridors with new plantings and landscaping that match the existing plantings and landscape. Create continuous landscape edges along public roads and between surrounding development using mixtures of species that create a varied image as the seasons change and maintains the rural character.

Use similar plant species.
Utilize the character of the existing environmental corridor as a basis for selecting new plantings.

Traffic and Circulation

Include scenic drives.
Encourage the creation of scenic drives where houses are located only on one side of a road and the corridor or conservancy are preserved on the other side. Preserve existing scenic drives in order to protect the natural character of the neighborhood.

Create walking and hiking trails.
Create walking and hiking trails that are adjacent to public roads and act as buffers to development. Integrate walking and hiking trails with the geometry and pattern of roads.

Activities and Uses

Provide paths through the corridors.
Allow access to and through the corridors and conservancy areas but minimize the impact by having only a few, simple paths.

Utilize the natural features as an amenity for development.
Plan the surrounding development such that the feature is seen by many residents. Do not block the view of the corridor or conservancy from public roads.

Allow only passive activities.
Allow only passive activities such as trails and paths made of natural materials.

Connect areas together.
Connect areas together to provide a greater impact and create a more significant green space.

Allow limited public uses.
Allow limited public use and private uses which expand the opportunities of the general public to experience the natural environment.

Land Management and Control

Use preservation techniques to protect the land.
Require deed restrictions, covenants, and easements, that guarantee land control and management of natural areas. Create restrictions that are difficult to change without broad public approval (such as referenda, unanimous agreements, and so forth).

Design to preserve open space.
Encourage the design and preservation of common areas to minimize their future utility as developable parcels.

Conform to water quality regulations.
Conform to the rules for watershed and water quality, and water control regulations.

IMPLEMENTATION

Plan Implementation

The steps of implementation include plan adoption and revision of the Town Zoning Ordinance. After formal adoption of the plan, implementation will require faithful, long-term dedication to the underlying objectives by the citizenry and appointed and elected officials of the Town of West Bend.

Plan Adoption

The first step towards implementation is the formal adoption of the plan by Town Board, pursuant to State planning enabling legislation. Upon its adoption, the plan becomes an official guide to be used by Town officials in making land use decisions. Although adoption of the plan by the Town Board is not legally required, it is recommended, since it signifies support of the plan recommendations on the part of the governing body.

Town Zoning Ordinance

The Land Use Plan provides guidance for making zoning decisions in the Town of West Bend. The standards and development goals established in this Plan will direct the revision of the Town Zoning Ordinance and its contents. Specific regulations and policies will be outlined in the zoning and will serve as the regulatory document for the Town.

Critical recommendations in the Land Use Plan shall have specific regulations, such as residential cluster development, maximum cul-de-sac lengths, permitted commercial uses, etc.

Regulating Plan

A regulation plan may be developed for the Mixed-Use District. This plan provides a "build to" line and outlines a permitted building zone. The necessity of the plan is that each property in the district is evaluated as to the appropriate location of development in regards to the topography, environmental features, adjacent land uses and transportation. The development of this plan will ensure a sound long-term development pattern in the Town.

Annexation

Since annexation is a real threat to the future of the Town, discussions have been initiated with the City. A potential Boundary Agreement is being explored which will allow the Town to set a limit on future annexation and continue a positive working relationship with the City. At the adoption of the Land Use Plan, the Town should move towards establishing the Boundary Agreement.

Site Plan Review

Preserving the Town's character and natural resources is a priority of the Town residents and elected officials. The negative impacts of development can be minimized by utilizing a Site Plan Review process in which the Town evaluates land development proposals according to the established district standards and permitted uses. In addition to the site review, it is recommended a Neighborhood Plan be required for development areas to illustrate how the development will impact future growth and transportation. The Neighborhood Plan may be done by the existing land owner or by the town. The Plan Commission should determine who does the plan and the boundaries.

Site Plan Review should be required for all subdivisions of two or more parcels, all new commercial development, all new industrial development, and all mixed-use developments. This requirement should be included in the Land Division Ordinance with specifics for submittal and review. The performance standards for each district should be included with the review in order to provide a development in accordance with the Town Goals and Objectives.

Items recommended for the Site Plan Review may include:

1) Site location and surrounding property information.
   - property size
   - permitted density
   - proposed density
   - history of property uses and previous changes e.g.) zoning
   - map depicting site within the Town
   - photographs of existing conditions
2) Narrative description of development proposal.
   - proposed use
   - proposed density
   - preservation of existing natural features on the site
   - circulation within the site
3) Concept sketch of proposed plan. (Neighborhood Plan)
   - Site plan with for a residential or mixed-use area:
     - all proposed property lines
     - suggested building locations
     - proposed streets/roads
     - proposed natural features and landscaping

   Plan is used by the town to provide a concept for development and may be used as a model for other areas in the town with similar circumstances. The plan may be one parcel or a larger area of the town.
4) Preliminary Developer's Agreement
5) Preliminary covenants

Plan Amendments

The Land Use Plan should be reviewed periodically, every five years, to ensure that the planning districts, maps, policies and implementation measures reflect current conditions, and that the plan is achieving its intended goals. If a change is required to reflect the desire of the Town, a plan amendment may be needed. An amendment should only be made if 2/3 of the Town Board agree to the change. The following information is an outline of the steps the Town should take when considering an amendment or revision to the Town of West Bend Land Use Plan.

Text Amendments

Amending text in this land use plan may consist of:

1. Adding or changing a planning district to provide for a category of development that is not incorporated into the current set of planning districts.
2. Changing a required development policy or adding a new development policy.
3. Revising the plan to allow more intense development in a planning district than is currently allowed.
4. Modifying the goals and objectives of the plan in response to changing conditions and new information.

Map Amendments

The plan map may be amended to add, delete or modify planning districts, or to designate new areas for particular types of development. The Town should use the plan goals and objectives as a basis for amending the planning districts. All surrounding property owners should be notified of any proposed changes.

Amendment Procedures

The purpose of the plan is to bring and provide consistent land use decisions. This means consistency from one decision to the next and from one Town Board to the next. Therefore, amendments should be carefully considered and go through a public hearing process. The following procedures are recommended:

1. Proposed amendments shall be considered on an annual basis at a special meeting of the Town Board and Town Plan Commission.

2. The Town Plan Commission and Board shall use the following criteria when considering a plan amendment:

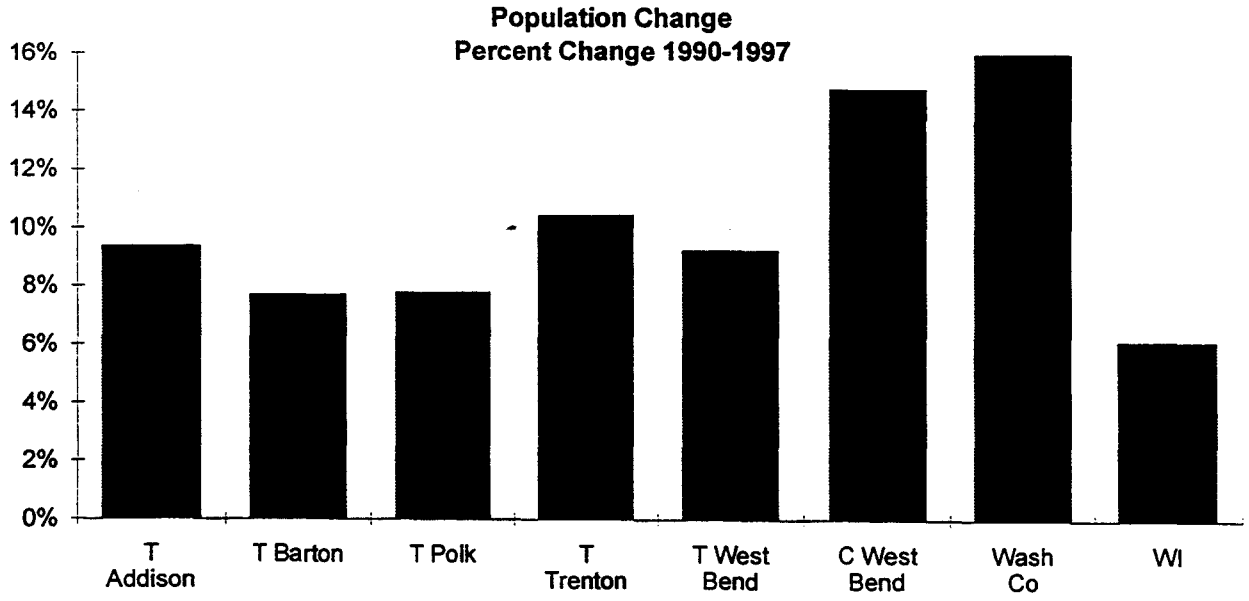
    - Is the proposed amendment consistent with the goals of the plan?
    - Is the proposed amendment consistent with the plan policies?
    - Does the proposed amendment benefit the Town as a whole?
    - Will the proposed amendment lead to any detrimental environmental effects?
    - Is the proposed amendment compatible with surrounding land uses?
    - Will the proposed amendment lead to development that will require additional public services and costs?
    - Will the proposed amendment limit future land use options and opportunities?

3. 2/3 of the Plan Commission and 2/3 of the Town Board should agree with the change before progressing.

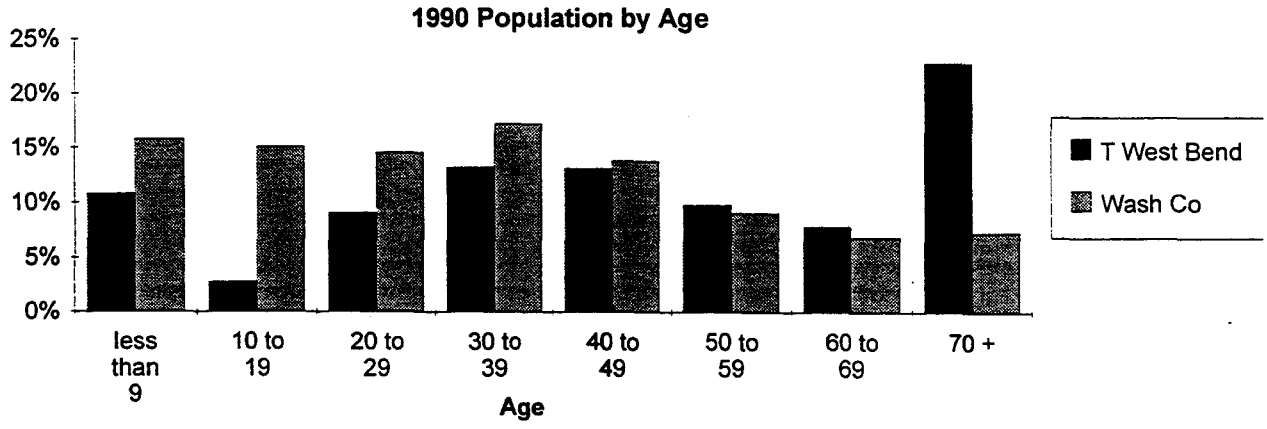
4. Present the recommended amendment at a Public Hearing for citizens comment.

5. Vote by Town Board.

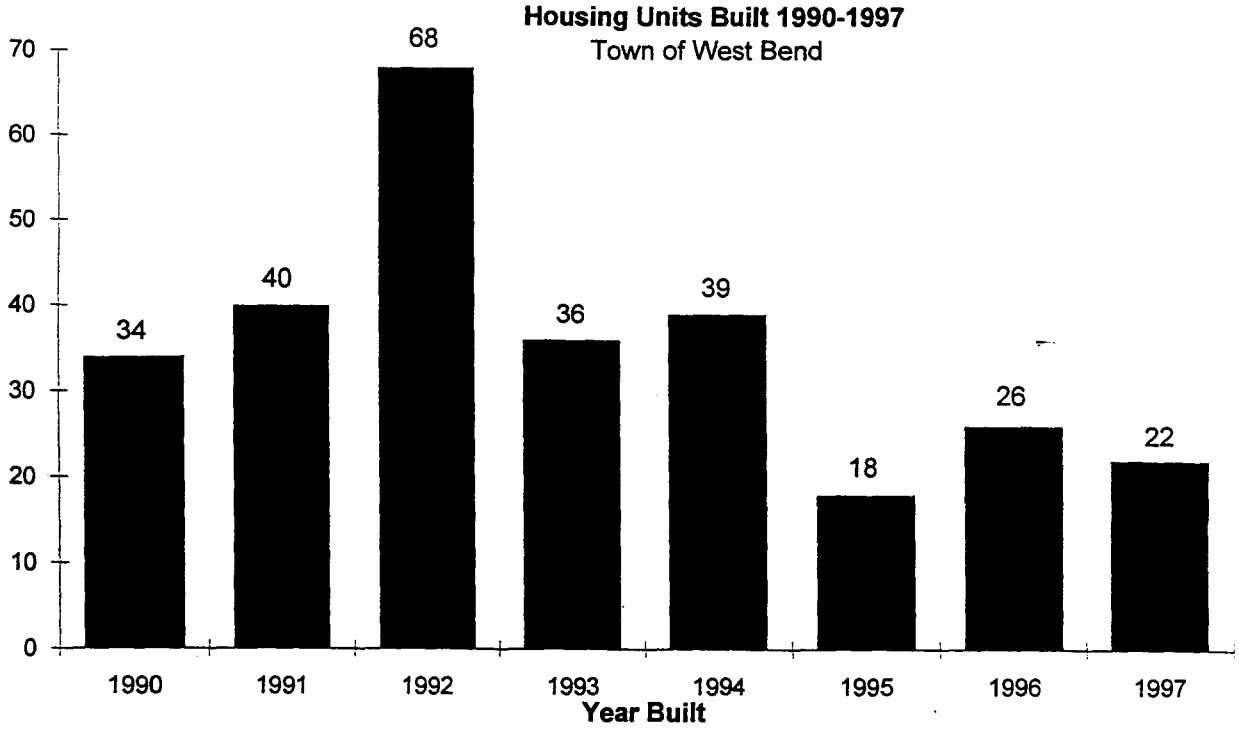
APPENDIX



source: UW-Extension — US Bureau of the Census, WI Dept of Admin



source: UW-Extension



source: UW-Extension

RESULTS
Land Use Survey

The Town sent out 1,700 surveys, the following represents a total of 478 respondents.

Background Information

How many years have you lived in the Town?

18%	under 5
21%	5 to 10
12%	11 to 20
32%	over 20
11%	own land but don't live in the Town

Please check those items which describe your ownership of land and/or businesses.

2%	own commercial or industrial property in the Town
9%	own agricultural property in the Town
4%	own and operate a business
25%	own residential property (other than personal residence)

House location:

31%	subdivisioin
38%	lake
6%	farmstead
18%	other

Lot description:

14%	access on pritvate road
64%	access on public road
12%	other structures on same lot

What do you think about these HOUSING issues?

Future growth in the overall amount of new housing:

19%	generally in favor of more housing in the Town
45%	generally opposed to more housing in the Town
35%	no opinion — depends on circumstances

If two proposals for housing are identical, other than the LOCATION of the new housing, which policies are OK?

Most new housing should be located in areas with existing infrastructure (roads, utilities).

78%	OK
7%	not OK
9%	no opinion

Most new housing should be located in, or adjacent to, the City of West Bend.

47%	OK
22%	not OK
21%	no opinion

Most new housing should be located in open areas.

14%	OK
56%	not OK
19%	no opinion

If alternative housing plans are the same regarding location and number of units, what type of BUILDINGS are OK?

single-family detached

77%	OK
2%	not OK
4%	no opinion
19%	depends on location/quality

duplexes

11%	OK
52%	not OK
2%	no opinion
26%	depends on location/quality

townhouses

9%	OK
53%	not OK
3%	no opinion
27%	depends on location/quality

condominiums

9%	OK
51%	not OK
2%	no opinion
29%	depends on location/quality

apartments

2%	OK
73%	not OK
2%	no opinion
14%	depends on location/quality

mixed types

4%	OK
62%	not OK
4%	no opinion
21%	depends on location/quality

If proposals for housing have the same housing type, size and number of houses, what do you think about:

Spread out (further apart) with more roads/utilities — large lots and no land conservation.

23%	OK
57%	not OK
:%	no opinion

Close together (clustered together on smaller lots) with fewer roads and utilities — larger open areas of land are permanently preserved.

67%	OK
18%	not OK
9%	no opinion

What do you think about these LAND USE and DEVELOPMENT issues?

Future growth in the amount of open space and natural environmental areas in your community:

88%	generally in favor of more open space and natural environmental areas
7%	generally opposed to more open space and natural environmental areas
4%	no opinion — depends on circumstances

Preservation of agricultural land:

47%	generally in favor of preserving agricultural land (mostly adjacent to Town of Addison)
6%	generally opposed to preserving agricultural land (mostly adjacent to Town of Addison)
38%	generally in favor of partial preservation of agricultural land combined with clustering residential houses on the remainder of the land
8%	no opinion

Future development in undeveloped areas (COMMERCIAL), which is contiguous to similar development.

small retail development

30%	OK
34%	not OK
1%	no opinion
33%	depends on location/quality

large retail development

7%	OK
65%	not OK
1%	no opinion
24%	depends on location/quality

small office development

2:%	OK
35%	not OK
1%	no opinion
32%	depends on location/quality

large office development

7%	OK
65%	not OK
1%	no opinion
23%	depends on location/quality

home businesses

45%	OK
22%	not OK
5%	no opinion
26%	depends on location/quality

industrial development

8%	OK
62%	not OK
1%	no opinion
26%	depends on location/quality

How important are these factors in increasing your acceptance of small commercial (office, retail) buildings near your home?

Effective landscape buffers and controls for noise:

80%	very important
12%	important
3%	not important
2%	no opinion

Type of commercial development, i.e.) offices, retail, clinic:

68%	very important
19%	important
6%	not important
3%	no opinion

Effective controls for traffic congestion and safety:

7:%	very important
15%	important
1%	not important
1%	no opinion

Potential impact on your property values:

83%	very important
10%	important
3%	not important
2%	no opinion

Location near existing infrastructure and commercial development, i.e.) Highway 33:

62%	very important
26%	important
6%	not important
4%	no opinion

How important are the following types of open space and natural environmental areas?

Passive, natural parks, trails, bikeways and walkways:

59%	very important
26%	important
11%	not important
2%	no opinion

Sports facilities and playing fields for organized sports (soccer, baseball, etc.):

16%	very important
34%	important
42%	not important
6%	no opinion

Overall landscape, views, and visual character of the Town:

73%	very important
21%	important
3%	not important
2%	no opinion

Protection of wetlands, woodlands, waterways and key environmental/natural features:

77%	very important
16%	important
4%	not important
2%	no opinion

What do you think about these PUBLIC POLICY issues?

Regulating plans for NEW DEVELOPMENT:

New development should be regulated to protect countryside views and to preserve rural character when desired by residents.

89%	agree
6%	disagree
4%	no opinion

The site design of new development should be regulated to fit the landscape, neighborhood quality, and architectural character of the community.

89%	agree
6%	disagree
3%	no opinion

Signage for advertising should be regulated in the Town.

94%	agree
2%	disagree
3%	no opinion

New development should be regulated to control surface water and non-point pollutants.

93%	agree
2%	disagree
4%	no opinion

Establish standards for new public and private roads that preserve visual character.

89%	agree
5%	disagree
5%	no opinion

Regulate development to preserve the views along the edge of scenic roads.

85%	agree
9%	disagree
4%	no opinion

Develop new standards to allow some private roads to become public roads if the visual and natural character of the roads can be preserved while improving safety and maintenance.

65%	agree
24%	disagree
9%	no opinion

Use of PUBLIC REVENUES for land control:

It is OK to use local tax revenues to buy land for open space or environmental protection and farmland preservation.

58%	agree
31%	disagree
9%	no opinion

It is OK to use local tax revenues to purchase and create special legal restrictions to control which land is developed and which land remains undeveloped.

55%	agree
30%	disagree
12%	no opinion

It is OK to lower taxes on land which will be preserved for non-development purposes, such as open space or environmental preservation, even if it means raising taxes on other land.

54%	agree
34%	disagree
10%	no opinion

It is OK to use local tax revenues to pay for pedestrian/bike paths.

55%	agree
35%	disagree
8%	no opinion

It is OK to use local tax revenues to pay for a trail system which is linked throughout the Town.

49%	agree
36%	disagree
11%	no opinion

What is an acceptable development DENSITY for the Town?
(houses per acre)

Most current undeveloped land in the town of West Bend is zoned for 1.5 acres minimum lot, creating an overall density of approximately one house per two acres.

Leave the rule as is.

56%	OK
27%	not OK
11%	no opinion

Lower the overall density to the same as other rural areas.

31%	OK
42%	not OK
18%	no opinion

Allow for clustering of houses so some land is conserved, houses are built on smaller lots, but the overall "net" density is lower.

56%	OK
24%	not OK
11%	no opinion

Use policies for higher density near the City limits or along Highway 33, but use policies for lower density in other areas of the town.

55%	OK
27%	not OK
12%	no opinion

Same density should be used throughout the town.

30%	OK
43%	not OK
20%	no opinion

Create 'scenic' corridors where there is no development or very limited development.

74%	OK
13%	not OK
9%	no opinion

Land Use Plan approved July 8, 1998 by Town Board after a public hearing.

Gunter Woog
Town Board Chairman

Dr. Paul Rice
Town Board Supervisor

John Hafeman
Town Board Supervisor

Town of West Bend Long Term Land Use Planning Committee

Jeff Kenkel
Chairman - Planning Commission Chairman & Rural Resident

Dr. Paul Rice
Town Board Supervisor

Tim Nixon
Secretary - Plan Commissioner & Rural Resident

Kerry Shoemaker
President of Little Cedar Lake Inland Lake Protection and Rehabilitation District

Scott Anderson
President of Silver Lake Property Owners Association

Tod Maclay
President of Big Cedar Lake Property Owners Association

Dr. Lawrence Witzling
Ph.D. in city and regional planning, Town Planning Consultant - Planning and Design Institute

Carolyn Esswein
Member of the American Inst. of Certified Planners. Masters Degree in architecture and urban planning.

Town Planning Consultant
Planning & Design Institute

Mary Smith
Zoning Administrator

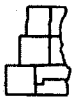


TOWN HALL/COMMUNITY CENTER • 6355 Hwy. Z, P.O. Box 284 • West Bend, WI 53095
***Phone:* (414) 338-3417 • *Fax:* (414) 338-0427**
***Web Site:* www.town.west-bend.wi.us • *E-Mail:* townhall@town.west-bend.wi.us**
PUBLIC WORKS DEPARTMENT & RECYCLING CENTER • *Phone:* (414) 338-1795

SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION

916 N. EAST AVENUE • P.O. BOX 1607 • WAUKESHA, WISCONSIN 53187-1607 • **TELEPHONE (262) 547-6721**
FAX (262) 547-1103

Serving the Counties of: KENOSHA
MILWAUKEE
OZAUKEE
RACINE
WALWORTH
WASHINGTON
WAUKESHA



July 3, 2001

H. Stanley Riffle
Attorney at Law
Arenz, Molter, Macy & Riffle, S.C.
P. O. Box 1348
Waukesha, WI 53187-1348

Dear Mr. Riffle:

Pursuant to your letter request of May 21, 2001, the Southeastern Wisconsin Regional Planning Commission has reviewed the cooperative boundary plan prepared by the Town of West Bend and the City of West Bend dated May 10, 2001. The Commission has made the following findings relative to the plan as required by the provisions of Section 66.0307 of the Wisconsin Statutes:

1. Upon its approval and implementation by all parties concerned, the plan and the boundary agreements set forth therein should serve to facilitate implementation of the master plan for the Southeastern Wisconsin Region adopted by the Commission under Section 66.945(9) of the Wisconsin Statutes.

2. Implementation of the boundary plan should serve to enhance the delivery of essential municipal services to the boundary adjustment area identified in the plan and provide for a more logical boundary between the communities involved.

We trust that the foregoing findings are responsive to your request and will be helpful to the City of West Bend and the Town of West Bend. It is the Commission's hope that the boundary plan will be approved by all parties concerned.

Sincerely,

Philip C. Evenson

Philip C. Evenson
Executive Director

PCE/DAS/wbw

cc: Michael Miller, Mayor, City of West Bend
Robert Seebach, Chairperson, Town of West Bend
Paul Miller, Director, Washington County Department of Land Use and Park Department

RECEIVED
JUL - 5 2001
ARENZ, MOLTER, MACY & RIFFLE, S.C.

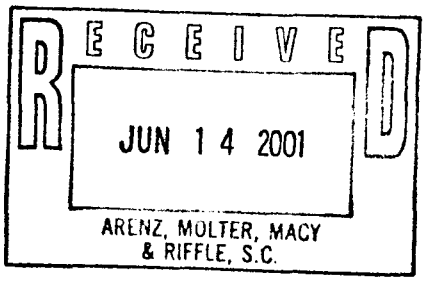
#44958 v1 - Boundary Plan C/T West Bend

Washington County

Planning and Parks Department

Public Agency Center, Suite 2300
333 East Washington Street
West Bend, WI 53095-2585

Phone: (262) 335-4445
Metro: (414) 342-2929, Ext. 4445
FAX: (262) 335-6868



June 13, 2001

Arenz, Molter, Macy & Riffle, S.C.
720 N. East Avenue
P.O.Box 1348
Waukesha, Wisconsin 53187

Re: Town of West Bend/City of West Bend Boundary Agreement

Dear H.Stanley Riffle,

The Washington County Planning and Parks Department staff has reviewed the Town of West Bend/City of West Bend Boundary Agreement. Our review of the document includes comments and questions regarding specific issues of the agreement and also suggested grammar changes. Comments and questions are organized by page of the Draft IVCooperative Boundary Plan dated May 10, 2001.

Page 3:
- Will there be a joint review board established like the Town and City of Hartford utilize?
- It would be beneficial to include the language "boundary adjustment area (BAA)"

Page 6:
- Here and throughout document, all on-site sewage treatment and disposal descriptions should be replaced with current terminology of POWTS - private on-site wastewater treatment systems.

Page 7:
- How was a major surface waterbody defined? Less than 50 acres?

Page 10:
- Add County requirements also mandate removal of any cesspool or privy and the POWTS after.....
- Delete County and replace with NR812 codes require that all private wells.....

Page 12:
- The Washington County Taxi Service listed should read the Washington County Commuter Express.

Page 13:
- 1st line on page - suggest "it's" to replace "our"
- In 3rd paragraph, describe the city having 4 rescue services and in 5th paragraph describe city having 3 ambulances, this does not appear to be consistent.

Page 14:
- In 2nd paragraph, suggest two County maintained parks rather than park
- Ridge Run County Park has 140 acres
- In 3rd paragraph, suggest "swimming facility" to replace "swimming facilities"

Page 15:
- In 2nd paragraph, 3rd sentence, suggest adding "The majority of" in front of "These properties . .."
- In 2nd paragraph, suggest adding, "Several restaurants are located near the named lakes." after 3rd sentence.

Page 16:
- In 5th line, suggest replacing "basketball goals" with "basketball courts"

Page 17:
- In 1st paragraph, describe preservation of primary environmental corridors, natural resource areas, etc. What about preservation/policy of secondary environmental corridors?

Page 19:
- Prime Agricultural Land - whose definition of Prime Agricultural Land was used in establishing the criteria?

Page 20:
- In third paragraph, suggest starting sentence with "Since" instead of "Because".

Page 24:
- Housing Analysis section - population growth percentiles for City from 1980-1990 at 14% we calculated 11% and Town from 1970-1980 at 19% we calculated it to be 29%

Page 26:
- Washington County Median Value should be 83,200 not 83.200
- In last line, suggest adding City of West Bend before Median Household Income to clarify it is not county or town that is being described.

Page 28:
- Shorelands provisions. Somewhere in this or a subsequent section, the County wetland and floodplain ordinance should be included.

Page 30:
- In (b), regarding conditional or special use permit, what about permits issued for these at the County level?
- In 2nd paragraph in section 3. Area A, suggest "be" to replace "is"

Page 31:
- In 1st line, suggest "an" to replace "in"

Page 35:

- In lines 6 &7, "the these" and "the that such" is confusing, need clarification.

Page 36:

- In last paragraph, suggest having SEWRPC and Washington County allowed to review plan amendments and provide comments as requested for this original document.

Thank you for the opportunity to review and provide comments concerning this draft proposal.

If you have any questions regarding our comments, please contact me at (262) 335-4445.

Sincerely,

Herbert F. Wolf /jmt

Herbert F. Wolf
Assistant Administrator

Cc: John Capelle, Director Department of Community Development, City of West Bend
Mayor Michael Miller, City of West Bend
Chairman Robert Seebach, Town of West Bend
Paul E. Mueller, Administrator, Planning and Parks Department
Debora Sielski, Assistant Administrator for Planning, Planning and Parks Department

PUBLIC HEARING

WEST BEND, WISCONSIN

- -

IN RE THE MATTER OF:

WEST BEND COOPERATIVE BOUNDARY PLAN

ORIGINAL

- -

The above public hearing was taken at 400 University Drive in the City of West Bend, Wisconsin, on the 16th day of May, 2001 commencing at 7:00 o'clock in the evening, before BETH ZIMMERMANN, Registered Professional Reporter and Notary Public in and for the State of Wisconsin.

MEMBERS PRESENT:

Mayor Michael Miller, John Capelle, John Dedrick, Larry Witzling, Mark Smith and Stan Riffle, Town Attorney.

STAN RIFFLE: My name is Stan Riffle. I represent the Town of West Bend with regard to this cooperative boundary plan process. I was brought in to represent the town approximately one year ago. The purpose of this meeting tonight is to fulfill a statutory obligation involved with the cooperative boundary process, but more importantly to continue the process of hearing from the folks that are affected by this potential cooperative boundary plan.

Now, the way that we are going to proceed tonight is first we're going to ask for Mr. Dedrick and Mayor Miller to make some comments on behalf of the city and town respectively and to welcome you. After that, I will try to explain a little bit of the history that isn't covered by these gentlemen and to go through the highlights of the cooperative boundary plan.

Now, many of you were here in January when we had an informal hearing. This is "the formal hearing" that's part of the process, but both the city and the town felt it was important in January to get out to the public, to listen to the public, to try to incorporate before tonight

what the comments we heard into the negotiations, and I will be happy when these gentlemen are done speaking with you to report to you that I think almost completely we have heard your comments and have taken into account those comments in terms of crafting an agreement that will -- may not make you happy, but ultimately will satisfy you that it's fair and treats those concerns that you raise.

A couple of things about this process. As it is a statutory process, we will have to make a record of this hearing tonight that will be ultimately, if the city and the town go further and forward this matter to the State of Wisconsin Department of Administration for review, there will be a record of this hearing sent along. For that purpose, we have a court reporter here that will take down everything that is said at this proceeding.

If you do care to speak at this proceeding, we will obviously have a full and fair opportunity for everyone to speak. But in order for us to deal with that in an administrative way, if you would be so kind as to sign one of the signup sheets that is in the back, we will

have them brought up here, and I think the mayor will be calling your name after we get into the public comment portion. All of the comments are important. It's important for you to speak. If you don't care to speak verbally tonight, there is an area on the comment sheet to give us written comments. All of it will be taken into account.

Like the situation we had in January, it may have the byproduct of resulting in an amendment to this cooperative boundary plan down the line, so it's important for you to speak so both the city and the town can hear your concerns. And so if at any point in time there are any questions, we can try to deal with those as well.

So with that, I don't know whether the Mayor or Rocky intends to speak first, so I'll leave it up to you gentlemen.

JOHN DEDRICK: My name is John Dedrick. This whole process has been one of the most complicated I've ever been involved in. It makes my business life seem rather simple. I've lived in the Town of West Bend since 1987, and I moved here to this area in 1948. I feel very, very paternalistic about the West Bend area. And

having driven through the Waukesha County area and seen what haphazard development can do to what was once a beautiful area, I felt that I had to get involved in the process. I couldn't sit back and complain and/or do nothing, and so I accepted Gunter Woog's invitation to join in the boundary committee. When Gunter lost his position on the committee, Bob Seebach asked me to stay on the committee, and I've done so.

I think I represent the overwhelming majority of the Town of West Bend residents when I say that we want to maintain to the best of our ability the Town of West Bend character that we've all come to love and admire. You should all know that in the absence of an agreement, a city holds all of the cards, all of the trump cards in any kind of a dispute with a township. In the absence of an agreement, we are at their mercy.

I don't believe that townships were created to eventually be eaten alive by a city. Fortunately for us in the Town of West Bend, we found a city administration that is willing to sit down at the table and negotiate an agreement that I believe will be fair for the overwhelming

majority of the residents of the City of West Bend and the residents in the Town of West Bend. Thank you.

MAYOR MILLER: Good evening. Thank you, Rocky. My name is Mike Miller. I'm the mayor of the City of West Bend, and I'd like to welcome everybody here tonight to this public hearing. As Rocky mentioned, this was not an easy task for us either at the town level or at the city level to try to put this agreement together because the agreement is going to be in effect for 25 years, which is a long time.

We do know that the comments that were made at our meeting in January, we've taken a lot of those comments into consideration, and we made adjustments to our maps as to people who would have to come in the city immediately or people who would have ten years to come into the city.

As a matter of fact, just this evening we were looking at the map and there was some area that we thought that was in G-2 that was shown on the map as G-1, and these people now will be moved to G-2 to give them more time before they have to come into the City of West Bend. It will be nice to have one of the towns be friendly with

the City of West Bend. Currently -- or in the past all three towns that bordered the City of West Bend disliked the City of West Bend. If you'd talk to their city officials, we're robbers, we're thieves, we're stealing their land, we're stealing their people.

And a perfect example is we had an annexation in the Town of Trenton two years ago. We got sued by the Town of Trenton saying that it's not a legal annexation. It held up the annexation for a year or two. We tried to put a sanitary sewer across the road in the Town of Barton. The Town of Barton said you can't put your sewer line across our road. And by them taking us to court and winning at the first level of court, they're stopping a subdivision from being developed in the City of West Bend.

Had we had a boundary agreement with either of those two towns, I don't see this type of thing happening. And that's one of the things we're trying to solve with this boundary agreement with the Town of West Bend is to give us a good working relationship with one of our towns, use that relationship to move to the Town of Trenton, start another relationship with yet

another boundary agreement signed with them and then go to the Town of Barton, and hopefully we'll have a good working relationship with all of our neighbors. It will be very nice to go to a meeting with all of my neighboring community town chairmen and be able to smile and say, "Hi, I'm happy to see you tonight." Now you get the smile, you get the handshake, and then you say, boy, I'm glad that's over. So I think boundary agreements like this are essential.

The State of Wisconsin and our legislatures are coming up with laws that are going to require boundary agreements. Smart Growth which was just passed in the last budget has a section on boundary agreements. Washington County just passed a storm water ordinance that gives special attention to areas that do have a boundary agreement compared to areas that don't have boundary agreements.

So you're going to hear boundary agreements more at the state level and at the local level, and it would be much easier for us to do an agreement that we can agree upon that's not forced on us than to have the State of Wisconsin come down and say, fellas, ladies, next month

you're going to have a boundary agreement. We don't care what it looks like, we don't care who wins or who loses, put it together or otherwise you're going to be out of shared revenue. And believe me, I think that's going to happen.

So I'm very pleased that we're this far along in our agreement negotiations, and it was a real pleasure working with the Town of West Bend on this agreement because we would have give and takes. We in the city gave up things and the town gave up things, and I think that's the only way you can have an agreement. You can't have one side doing all of the taking and the other side being the giver of everything, so I think we reached a really good compromise tonight, and I'm looking forward to having Stan explain it to you. Thank you.

MR. RIFFLE: Okay. We'll start with a little history. I don't know that all of you were here at the January meeting, so I'll give some qualifications to my ability to give you the history because, again, I've only been involved in this process for about a year. But my general understanding of the situation is that there were more or less some tensions between the city and

the town. That tension prompted the city and the town to start looking at whether or not there were some common goals that could be achieved through a border agreement process, and so that was undertaken.

One of the things that was first attempted at about the time that I was brought on board was an attempt to get a sense of what the folks that were most particularly affected by this process, what their feelings were, and those were the individuals that were going to be disenfranchised. They're going to be taken from the town and put into the city against their will.

And so there was a survey that was sent out. That survey had 16 individuals returning a survey that said they were strongly opposed and two individuals that said they were opposed. Of those we were able to determine where I believe fourteen of them resided. Those were all charted out on a map that we talked about during the January meeting.

One of the reasons that we had that January meeting was to find out -- Well, first of all, when you have a meeting like that and you send a

letter to everybody that said that they were strongly opposed, you know you're going to get some feedback, and we got some feedback. And from the town's perspective we wanted that feedback to give us a leg up in terms of talking with the city because from the very beginning I thought the only way this thing is going to work, based on my experience, and I've been involved in lots of these, was that you got to give something to those folks that are really being impacted here in terms of going from one to the other.

And so the city listened, the town listened, and there will be some accommodations that I'll talk about.

After that public hearing, there were further discussions, further negotiations, and we finally got ourselves to a point where we have what is I think a total report or a near final draft of this cooperative boundary plan. And I say a near final draft because there are still revisions that could be made. And that's the purpose of tonight's meeting - to hear from you folks to find out whether or not we really should take a look at any additional revisions. But there has been a sincere and serious attempt to

try to listen to the folks and try to accommodate those concerns.

Now, the main components of the boundary agreement are first of all the solidified borders. As you heard from the Mayor, this boundary agreement would have certain areas of the town off limits for 25 years, and that's a qualified off limits. Ma'am, let me get through all of this and then we'll have a public comment period. Everything is being taken down by a court reporter, so we have to handle this in a very specific way.

UNIDENTIFIED PERSON: Just wondering while you're talking whether there is a copy of this near final draft available here. Did I miss it?

MR. RIFFLE: Ma'am, there has been a draft available for everyone in both the city and the town, but I will try to go through the whole thing, give all of the salient points, and then folks have after tonight a 20 day comment period that they can read it at their leisure and provide public comment during that period of time.

UNIDENTIFIED PERSON: So the answer is

no, there is not one here tonight available for the public?

MAYOR MILLER: You can have mine.

MR. RIFFLE: Here you are. We should probably get your name.

CAROL BEVERLY: Carol Beverly, no extra E's anywhere.

MR. RIFFLE: And your address?

CAROL BEVERLY: 504 South Sixth Avenue, West Bend. I'm here to represent a client actually.

MR. RIFFLE: Okay. The main components: Again, the solidification of the town borders in a qualified manner. That means that if the city and the town agree to at any time modify those borders during the 25 year period, it would take a simple majority of both to do that. So political issues being what they are, you know, five years from now, the borders could change, so there is a process to do that.

It's primarily a planning document. It's primarily an attempt on behalf of the city and the town to take a look at their own planning issues and to try to address those planning issues in a way that allows for reasonable growth

for the city and accommodates the concerns of the town, which is primarily to provide a buffer in line with, I think it's fair to say, their slow growth policy, and so those features are involved.

The areas that are going into the city, there is a very specific land use plan setting out the types of development, the preservation of the green spaces, the density of the development within the different types of development is very specific. It also locks the city into utilizing their own design standards that they have in place right now, and so it accomplishes the vision of the city as it exists right now so that it's locked into place for that 25 year period.

It provides for that territory to easily go, no fighting. It would go when it is supposed to go under the terms of this agreement. There are three different ways that it's treated, this growth area. There is the G-1 area, the G-2 area and the other areas. G-1 areas go immediately upon the approval of the agreement by the Department of Administration. For the most part, those areas are areas that are going to go. They are areas that are ripe for development, they are

there for development, they're on the doorstep for development and they're going to go. And without this agreement, they may very well drag in people that don't want to go.

So it was an attempt to recognize the reality of the situation that they're going to, the G-1 go to a G-2 area was a compromise. Those are the areas that are primarily presently developed with single-family residential for the most part. And in listening to the concerns of the folks, the town was armed with a little ammunition to go to the city and say, look, we've got to do something for these folks.

So what was done was we cut a deal. The folks in those G-2 areas have ten years -- actually more, but by the time this thing gets approved, if it is approved, it will be about ten years. December 31, 2011, those areas will be automatically taken from the town and put into the city unless the folks want to go earlier. The folks can go at any point in time that they want to go. If they've got a failing septic system and sewer is available, they can go.

After they are in the city, they will have five years before they have to connect to any

sewer services from the time that those services are available. So assuming that those sewer lines are in front of the house before December 31, 2011 and the folks opt to wait the full time in G-2, they will have until December 31, 2016 to hook up to sewer and water.

From that point if they want to not pay for those services in a lump sum, the connect fees and the like, they will have ten years at the same interest rate that's applicable to similarly situated people in the city to pay for it.

So let's face it, we're talking 2026 here before the impact is complete. That's the best we could do with the city. I think it's a darn good thing for the city to do, and I think it's a good thing in terms of an accommodation to the folks that are involved. I applaud the city for recognizing that this is an impact and it's important.

We are able to accommodate to our knowledge everybody but I think three individuals that expressed they were strongly opposed. And as I said in the January meeting, it's unfortunate. There is going to be some people that are affected, but we have a whole town, from my

perspective, to deal with. We have a whole city from the city's perspective to deal with, and from the town's perspective, sometimes -- I said then you have to cut off the thumb to save the hand. Now I say sometimes you have to cut off the tip of the hand to save the hand, and so, you know, it's a reasonable accommodation, I think. And some folks unfortunately are going to have to go for the good of the whole. That's just as blunt as I can put it. So we've dealt with G-2.

The other growth areas in areas A, C and D again go when the folks want to go. There will be no opposition to their going. They have the choice to go, they have a choice to develop in line with this joint plan. And it's a plan again that recognizes that the city had certain concerns, they wanted certain buffers.

The town had even more concerns with regard to buffers, and so it accommodates all of that. It protects the environmental aspects of those lands, and from my perspective, it's an excellent plan.

Another feature is there will be some shared cost associated with the improvement of 18th

Avenue. The town will pay a portion of those costs. The cooperative boundary plan provides they'll pay 50 percent of the road costs only, and so that will be in the mix. There will be an improvement that will be of benefit to town people and improvements that will be a benefit to the city folks.

I mean it is a regional thing. There is a provision that the folks living in the Silver Lake subdivision will be able to avail themselves, get sewer service without having to annex. They will not be permitted any further land divisions in that regard. But as I understand it, the subdivision is fairly well built out at this juncture in any event.

The city is concerned about not setting a precedent in terms of providing new sewer service to developing areas, and so they wanted to preserve that. But it will be an environmental benefit obviously to the lake.

The statutory process that we're involved in, we have -- the initiating aspect is long gone. At the beginning the city -- the town adopts a resolution saying they want to look into this process, and that's circulated in a very

global fashion. Then there is a 120 day waiting period while this stuff is put together until you have the first opportunity to have the formal public hearing, and that's where we're at tonight, the formal public hearing.

After tonight, the city and town are obligated to send a copy of the draft boundary plan to the Southeastern Wisconsin Regional Plan Commission and to Washington County to seek comment. In addition, the town is to -- town and city are to receive public comment for a period of up to 20 days.

After that, there is a 60-day waiting period, after which time it can be forwarded on to the Department of Administration, State of Wisconsin.

The Department has about four pages of very tiny text that's in the statute that serves as their -- how they review this. They will look at all of that, and they'll look at the plan that hopefully has answered all of the questions that are raised in the statute and they will say yes, no or maybe so.

They will say yes if they feel it meets all statutory criteria, they will say no if it

doesn't. They'll say maybe so if it meets the statutory criteria, but only if you do X, Y and Z. And after that, it comes back to the communities and gets put into place. So that's the statutory process that we're in.

What are the alternatives? Well, I've been involved in lots of things that are known as border wars, and evidently the city has been involved in I think some minor skirmishes. They aren't full-blown border wars where I come from, because if you are unable to get together, there may be -- if the public sentiment is such that the town wants to protect its borders -- and remember, it's no secret that the towns are the lowest rung on the municipal food chain -- they've got to fight like street dogs, and the way that you do that is you object at every turn. You file incorporation petitions to try to lock in boundaries.

You fight every annexation that comes down the line, and all that territory that is the town's -- I'm sorry -- the city's growth area, that will go without any problem. Instead of it going in 25 years, it will take a heck of a lot longer for that to go ultimately. So from the

city's perspective, I think that they have to be mindful of that. From the town's perspective and the city's perspective you have to be mindful of the fact that there is a potential of hundreds of thousands of dollars to be spent needlessly in litigation when you can get together as neighbors and work these issues out. That is a terrible thing that is avoided by this cooperative boundary plan.

Now, there are some issues associated with folks that are locked out given no opportunity for 25 years under this agreement unless the town and the city agree otherwise to go to the city. This agreement recognizes rights of those individuals and does not deprive them of a single right that they have right now.

Every area that is in the transition area, the areas that are close to the city that are locked out are, as I understand it -- obviously they presently have a zoning classification. That zoning classification is I think in line with the town's long range land use plan, and what this agreement does is it preserves those rights. It does not take those rights away. There are densities associated with the -- I

think it's fair to say they're all residential. All of the zoning classifications are residential. Those folks will have the full opportunity to develop their lands in line with those densities under this agreement. And there are some provisions in here as to how those are developed.

I mean, I think there will be a give and take between the town and the property owner to try to do some things like cluster the development, protect the environment and do some things that are perhaps a little bit out of the ordinary in terms of previous developments within the town to maximize certain environmental aspects associated with most of those properties to serve as this buffer area.

But it was the city's concern that those developments don't look like a city, and this has accommodated those concerns. It was the town's concern to protect the rights of those property owners and not take anything away from them, and this agreement does that.

And so, with that, I think I've covered the major points. Did I miss anything? Okay. What we're going to do is -- Are there any more signup

slips back there at all? Then we have all of the signup slips up here, and as your name is called, please step up here, state your name and your address, and provide any comment that you care to give in this public hearing. It will all be taken down by the court reporter, so try to speak up for everybody else to hear.

If you have questions, we will attempt to answer them to the best of our ability. We have the planners, the town's planners from PDI here to talk about specific applications. We'll do the best we can to answer any question that you have.

And again, if you don't care to talk tonight, please feel free to give us a written comment. It will absolutely be reviewed, digested, taken into account. It becomes part of the permanent record of this particular proceeding. Okay. Mayor?

MAYOR MILLER: Thanks, Stan. I was very fortunate tonight in that whoever started this numbered the sign-in sheets. A lot of times you go to a public hearing and even if you're the first one there, you may not get called until the very end, so whoever numbered these, thank you

very much. And the first person that filled out a form was Philip Eckert.

PHILIP ECKERT: My name is Phil Eckert. I'm an attorney in West Bend, and I represent Fleet Farm which has an option on some land. The land of which they have an option on is directly affected by the provisions of the proposed boundary agreement.

I'm a former resident of the Town of West Bend having lived in the Town of West Bend for over 25 years, and I've practiced law in the City of West Bend for 32 years, so I feel I know the Town of West Bend, the City of West Bend and the problems that have occurred over the years.

My comments -- I don't know exactly how to address these comments. My comments are more directed to the supervisors of the town, and particularly the aldermen of the City of West Bend who must approve this agreement, and I believe that probably all of the comments that are made by myself and anybody else here tonight will be forwarded on for review by the elected officials who have to vote for or against this boundary agreement. And with that understanding, I have a couple of comments with respect to the

agreement as drafted.

A couple of general comments. First of all, there is no law on the books of this -- or statutes of the State of Wisconsin that require any community to enter into a boundary agreement. There is no pending legislation that I am aware of before the legislature of the State of Wisconsin that requires any community to enter into a boundary agreement. There is a Smart Growth Law that was passed by the legislature some years ago which requires planning, it does not require boundary agreements.

So the city and the town are not being forced into this agreement by any present legislation on the books in the State of Wisconsin.

One particular problem I see with the agreement as drafted, it deals with the payment by the town for certain improvements to roads on -- or to the road on 18th Avenue. The amount of the town's commitment is not filled in, but it's drafted that the town's commitment is not to exceed a blank amount. My understanding of municipal law, and I have practiced municipal law for 32 years, is that if this agreement would be

adopted, at the time of the adoption the town must have in unrestricted funds the amount of money they pledge to pay to the city for improvements on 18th Avenue. Under the law as it exists in the State of Wisconsin, the town cannot commit by this agreement or force a future town board at some point to borrow funds to fund this agreement. It must have the moneys available at the time it enters into the agreement. I don't know whether the town has made provisions for that as part of this agreement.

Second, the agreement provides that in order to change the boundaries or to change the use within the boundaries, that the -- either the city or the town -- or the city and the town, excuse me, must go through the same procedure we're going through here tonight.

This procedure started in 1988 and it's still not done. And even if the procedure is invoked and it goes along, the town can block it because it has the right not to agree to any change in the plan as it exists, so the plan -- the town can freeze this plan for 25 years, and there is no way that the city can modify that plan without the town's cooperation.

I see nothing in the agreement that indicates that there is any information made available to the public as to what the economic effects of this agreement might be on the city, how it might affect their tax base presently or in the foreseeable future if development and limitations were not placed upon the land that is being placed upon it by the development agreement.

I am unaware of any presentation being made as to what the benefits to the city are in this plan other than getting some contribution for 18th Avenue and allowing the city to be a good neighbor. It appears to me that the plan as drafted allows the city to be a good neighbor on the back of the property owners affected by this agreement, and I think the agreement is unworkable.

I don't see how in good planning at this point the city can look into the future 25 years and say regardless of what happens in 25 years, we have more knowledge and we are smarter than the elected officials who follow us and we can tell right now what is good for 25 years and we will take that decision away from the elected

officials who follow us. Thank you.

MAYOR MILLER: Thank you for your comments. William Alderson.

WILLIAM ALDERSON: Thank you, Mayor. I'm also an attorney. We practice in West Bend. Our office represents Tom and Bob Rolfs, who are the owners of approximately 85 acres of vacant land on the west side of south 18th Street, presently in the Town of West Bend.

I'm also a resident of the City of West Bend, and after having a chance to review at least partially the agreement trying to figure out the pros and the cons as to why it's a good idea and as to why it's not a good idea, the agreement basically forces some people to annex to the city immediately whether they want to or not.

It also on the other hand denies people and the city the right to annex regardless of their wishes or if it makes sense to the orderly growth of the city. As Mr. Eckert has indicated, this is a 25 year agreement. It lasts until 2026, and we're talking a quarter of a century. I dare say there are not very many people in this room who will be around in 2026 when this thing finally

dies and expires. And with due respect to Attorney Riffle, I have the same reading of the plan as does Attorney Eckert, and that is it takes a substantially more involved procedure to change the agreement than what he said, an agreement by both of the towns.

Your own plan in Section 50 provides that an amendment to the plan that proposes to alter the municipal boundaries from those designated herein -- you're talking boundaries. If you're talking annexation, you are talking revision of boundaries. The planning period shall follow all of the procedures required to adopt this original plan.

So it's not a question of going to the city and the council approves it going to the town and the town approves it and all of a sudden you got a done deal. You're involved with the same process for every type of an amendment to this plan that was involved in putting this plan together in the beginning.

Now, obviously we're not talking about another three years because it's taken time to put this plan together, and obviously a lot of meetings and different political environments

have taken place; but from the public hearing and the rest of the time requirements, I would say that easily you're looking at a year before you can change this plan by an amendment if you have to go through the same procedure.

My wife and I have been in the City of West Bend since 1965, which is 36 years. When we first came here, there were about 6,000 people as I recall on the population side. I think in the last census we were at 30,000 probably, maybe a little higher than that. We're one of the fastest growing counties in the state and one of the fastest growing cities along with Jackson and Germantown in the southeastern part of the state and in the county.

I guess my question and concern is with respect to the plan, who could have foreseen 25 years ago, 1975, what the needs and concerns of the city would be today in the year 2001. And the majority of the growth that we've had in the last 25 years has probably been within the last ten to fifteen years. Yet by agreeing to the plan, the city is setting the boundaries in effect for the next 25 years on the south and on the west because that's where the Town of West

Bend is.

And with all due respect to the people who have been on these committees, and I know that they've done a lot of work with trying to getting this thing accomplished, I dare say that we're having trouble trying to adjust and predict what's going to happen in the next five years as opposed to the next 25 years.

The agreement if it's adopted is going to bind not only the people in the Town of West Bend, but in the city; so you're binding the future mayors, you're binding the future planners, you're binding the future council people for the next 25 years to what you're talking about agreeing to at this point.

Really, to put this in perspective, how would the current mayor and planner and members of the council feel if they were stuck with a plan that had been approved -- a 25 year plan that may have been approved by the council five, ten or fifteen years ago? I don't think that there is any member on the council currently who was on the council ten years ago. I may be wrong, but I think that that's a correct statement. The mayor may have been here ten

years. I know John Capelle has been here for a long time as the city planner, but to bind the future activities of these people for the next 25 years regardless of what the actual needs of the city may be 25 years down the road or five or ten years down the road in my opinion at this point is not productive planning.

The process that you have here -- If you're in business, you may liken it to planning a budget for your business in the future. I don't know that there is any businesses that can accurately predict or plan for budgeting more than five years out, much less 25 years. There is a lot of unknowns that are going to happen within the next 25 years. I wish that I had a crystal ball, but I really don't.

But if we take this to the next level -- Let's assume that this boundary agreement, this plan is a good idea. Well, if it's a good idea between the city and the Town of West Bend, doesn't it make sense that it's a good idea between the city and the Town of Barton and the city and the Town of Trenton on the east? So what you've done now is if, in fact, all three of those boundary agreements come into being, you've

effectively placed a concrete wall around the city for the next 25 years with respect to where the city can and where the city can't develop. As I say, I don't believe that that's a real proper or real sound planning prospect at this point in time.

But with respect to the reason that I'm here tonight on behalf of the Rolfs, they've owned this parcel, this 85 acre parcel for almost 50 years. And according to the latest draft of the proposed boundary agreement -- which incidentally was made available last Friday and we picked a copy up at City Hall as did other people, and this is the fourth draft, so it's not something that has circulated among the public for the last several months.

The Rolfs' property is in a classification which would be forced to remain in the town for the next 25 years. They would have no right to come into the city unless we use this amendment procedure, and the chances of that amendment procedure taking place with all of the political factions involved in my opinion are slim to none.

But in any event, it probably, from our standpoint, makes more sense to have the Rolfs'

parcel in the city than in the town. We have retained our own planner who has met with the city officials with respect to what uses we could make of the parcel if, in fact, we were allowed to annex it to the city as opposed to if it had to remain in the town. And our planner has indicated that we could have approximately 20, perhaps 30 residential building sites if we were able to put it in the town. If we were able to put it -- annex it to the city, there are a number of different uses that could be made of the property, the most prevalent of which would be residential. But obviously if it were in the city, our density requirements are substantially less than they are in the town.

18th Street has been set somewhat in stone I believe by the town as a natural boundary. I would beg to differ with that because with respect to the lake areas that we're trying to protect, Lucas Lake runs up a substantial distance north and south in the section of the Town of West Bend in the area on the west of 18th Street. There is a substantial environmental corridor that has been mapped out by the DNR and the Southeast Wisconsin Planning Commission that

extends a substantial distance to the east of Lucas Lake -- the entire distance of Lucas Lake. So whether we're able to develop in the town or in the city, there is only a certain portion of the total land that is developable as such.

I believe probably the westerly 30 acres would not be able to be developed because of the environmental corridor. From a planning standpoint, what benefits or what is in effect presently that would make development in the city better than development in the town. The City of West Bend is going to be right across the street from us -- right across the street, right across 18th Street.

Currently there are city sanitary sewer running in front of our parcel in the town, and -- Yeah, there is.

MR. RIFFLE: No.

WILLIAM ALDERSON: In any event, we have water hookup at the intersection of Volk Drive and 18th Street, which is right across the street from our parcel. The blue line, which is the sanitary sewer service line, which means that area which the city can service if property is annexed, was extended a few years ago to about

the middle of our property, so this property is able to be serviced by sewer and water by the city if we're able to be annexed. If we are not in the city, we're going to need to punch wells into the aquifer for as many houses as we have, 20 to 30.

In addition, we're going to be forced to install 20 to 30 additional septic systems because not being an existing subdivision, the city is unable to service us unless we are annexed to the city. So even if we develop in the town and put in wells and septic systems, if those septic systems fail, we have no right to come to the city and say please furnish us with sewer even though we're in the town because we're not in existence today as is the subdivision south of 18th Street.

Last but not least is the fact that there will be a substantial diminution of value with respect to the parcel of land that the Rolfs own if it is able to be annexed to the city as opposed to being forced in the town. The comment made by the attorney was that, well, we're cutting the tip of the thumb off and the rest of the hand remains.

Well, I think it depends on your definition of the tip. We have initial estimates indicating that the difference in value between development in the city and development in the town is approximately half a million dollars. It could be higher. If in fact that's the case, that's a pretty substantial thumb tip. And certainly when we're talking those types of dollars and when we're talking those types of diminution in value, if, in fact, the plan remains as it is, it becomes obvious that the Rolfs will need to do whatever they believe is necessary in order to protect their interest. Thank you.

MAYOR MILLER: Thank you, Mr. Alderson. Lenn Rohde.

LENN ROHDE: Good evening. My name is Lenn Rohde. We're the owners of the property on the southwest corner of Highway 33 and Z in the Town of West Bend. We have owned this property for approximately 33 years, and its use has been for agriculture and a nursery operation. Because of a reassessment last year, my taxes increased approximately 1800 percent for our piece of property. Since the property is for sale at that location -- It's assessed as commercial property

now. We have a buyer for this commercial property, but the city won't annex because of the proposed boundary agreement at this time.

Recently an appraisal was done on the property to include the Jan Jordan property, which totals approximately 24 acres. The Nicholson Group, a Milwaukee based real estate and business validation firm, provided the appraisal. They are very well known. This appraisal of our combined properties was done to compare the value of the property if developed in the Town of West Bend with septic systems and also if annexed to the City of West Bend with city sewer and water.

If annexed, the appraised value of our property with city sewer and water would be $1,035,000 for that piece of property. If not annexed, if it had to stay in the city -- in the Town of West Bend and operate under septic tanks, the appraised value is $434,000, a difference of $601,000. This makes a big impact and a major concern on our properties for development, and also for other properties affected by the proposed boundary agreement.

On January 19th of this year, I acquired a

copy of the comprehensive boundary plan draft number two dated 12/18/00. After considerable review of this proposed agreement, I counted over 120 missing paragraphs, sentences and words that could have major interpretation difficulties of the proposed agreement. Because of these voids, how is any reader supposed to make a knowledgeable and informed opinion if it's the right thing to do or not.

Last Friday I contacted the Town of West Bend and asked if there was an updated edition of this proposed agreement. The secretary told me she just received a copy that Friday afternoon and that there was a copy available there to examine. They didn't have any extra copies.

How is a concerned party of the proposed boundary agreement to know that an updated version was available, track it down, make copies of it, review it and make an informed review by this meeting tonight? That's not very much time. This was poor public relations again on the boundary committee's part, and to many people it's interpreted as secret.

West Bend is a wonderful city and it will grow. The Town of West Bend has concerns about

preserving its natural beauty. There are many man-made and natural barriers already in place between the city and the town, such as wetlands, lakes, streams, golf courses, etcetera, to form natural barriers between the development and the preservation people. Innovative thinking, planning and zoning in lieu of any long-term constraining controversial borderline agreement would be more constructive and workable for both municipalities and citizens.

Since the early '90s, there have only been a few boundary agreements in place in the State of Wisconsin. And the proposals of this type that are being presented now, if they worked well, we would have hundreds of them around the state by now. And I would challenge the boundary committee to review alternative innovative plans and ideas with less constraints than the proposed boundary agreement now. Let's all end the political charades on this issue and get down to business. Thank you very much.

MAYOR MILLER: Thank you, Mr. Rohde. The next person is David Bohn.

DAVID BOHN: Hi, I'm Dave Bohn, 211 Erin Court, West Bend, Wisconsin. I think we're

rushing into something here that there is really no need to rush into now. There is no statutes on the books -- or Mr. Eckert said there is nothing pending, and this 25 year deal is getting way out there. It's not going to affect me too much after 25 years because I won't really care at that time, I'm sure of that. But it's putting a burden on all the future alderpeople, planning commission and everybody.

Somebody is making a decision for them, and I don't know that you could really in good conscience even do this to the future elected officials. I mean, it just doesn't seem right. If I were to be elected five years from now, I certainly would feel I was really in a bad way because of this agreement. There is nothing that says it couldn't be for five years. I don't know why the 25 years. It just doesn't make any sense. If after five years it works, well, we'll add another five years on, I think, but not 25 all at once. It just don't make sense.

And another thing, I don't know -- This is a public hearing tonight. If the landowners were supposed to be notified, I received no notification from the city or from the town that

this was a public hearing tonight. The only reason I knew it was because it was in last night's paper. But I certainly think this calls for a lot more thinking than has gone into this. Maybe a lot of thinking went into it, but I have to question what kind of thinking it was.

To me, the Town of West Bend is going to be running the City of West Bend is what the bottom line is, if you think of that, especially on land planning, because any annexation will come -- it has to come before the Plan Commission. It has to go before the council. If this isn't what they think is right, they can turn it down. I mean, it's as simple as that. It's dead. Then if they turn it down, it's the end of it.

So why let the Town of West Bend do these things for you when they may be certainly a big benefit to the city. And I'm certainly opposed to this agreement as it stands now. Thank you.

MAYOR MILLER: Thank you, Mr. Bohn. The next person is Victor Schulz from M & I Trust Company.

VICTOR SCHULZ: Hi, my name is Vic Schulz. I'm in-house legal counsel for the Marshall & Ilsley Trust Company, and the reason

I'm here today is because we are the trustee of the Margaret Lockman marital trust. Mrs. Lockman is an 87 year old lady who's in a nursing home with Alzheimer's and holds a parcel of property 37.6 acres along Paradise Drive that's in area B of the boundary plan. Her family has had this property in her family for over 40 years. We're concerned about this boundary plan and the process because we just found out about the boundary plan and its impact on her property.

Until a week ago we thought this process or this plan was just an annexation plan that didn't really affect Mrs. Lockman's property. Her land was in the Town of West Bend and would remain in the Town of West Bend. We've now found out that this boundary plan will affect the future use of her property for the next 25 years. Her property borders on city property and now cannot be annexed by the city for any reason.

Her property was zoned rural residential and is now considered environmental conservancy. We think that this plan may drastically affect the property value that she has. We just received an appraisal that indicates that this may affect her property value by more than $500,000. That's a

very significant issue for an 87 year old lady. As a trustee, we have a responsibility to maintain and improve the value of trust property. This plan will not do that for Mrs. Lockman. Quite the contrary, this will significantly diminish the value of her property.

We're bothered by the fact that they have had no input in this process until this point in time. We've had no opportunity to request whether or not this property could be considered G-2 property or whether it has to be environmental conservancy property.

Accordingly, on behalf of Mrs. Lockman and her heirs and her trust, we strongly object to passage of the boundary plan at this time. The current plan will force us to seek whatever means available to us to oppose the plan and allow Mrs. Lockman and her heirs to maximize the value of her property. Thank you.

MAYOR MILLER: Thank you, Mr. Schulz. The next person is David Baldus.

DAVID BALDUS: My name is Dave Baldus, I live at 4841 Mueller Lane, West Bend. I'm for the boundary agreement. I'm not an attorney, although I know both of the attorneys and

particularly Phil. Some of the discussions have been talking about the fastest growing county, fastest growing cities and the like. As we know reading the West Bend News, some of the things that are touted about Washington County and our communities and the Town of West Bend is that it has rural character. Without such a boundary agreement, these types of characters that are so valued tend to be lost.

Talking about 25 years being a long time. Well, it's really not a very long time if you think about Waukesha County. These areas that have been damaged by poor planning and no agreements are not going to be damaged for just 25 years, they're damaged forever. There is no coming back to create a rural area or a vista like we see out our windows here. Once it's screwed up, it's screwed up forever.

The elected officials. Some of the talk was that that's obviously the people that we need to address tonight. I see some of the people are for it. It seems like the Town of West Bend are for the boundary agreement. According to the paper, some of the people in the City of West Bend are still open about it. I do see a

conflict of interest though with Tom O'Meara being an alderman. He's got quite a hold against the boundary agreement, and Mr. Eckert here happens to be his brother-in-law, so I do see a conflict of interest there, and I would assume that the ethical thing for Mr. O'Meara would be of course to withdraw from any other comments or voting. Other than that, I have nothing to say but to say thank you for the hard work that you've done and I hope that you prevail. Thank you.

MAYOR MILLER: Thank you, Mr. Baldus. The next person is George Minz.

GEORGE MINZ: I'm George Minz. I live at 2485 Balls Lake Road. I'm here to represent our companies, Minz Supply, Minz Rentals and Minz Realty Company. We all are in the G-1 district, and I also had a call from Bob Fish late today, and he's in Michigan, he couldn't be here tonight, and he asked me to voice his opinion, also.

On behalf of Mr. Fish and the Minzes, we want to register an objection to the forced annexation of our properties which are in G-1. They're on each side of Highway P between

Paradise and Rusco. For the past 20 years we've worked with the city on a plan and layout here of the property that we annexed on several occasions. We feel it's in everyone's interest when a process such as this is followed. We realize our property will eventually be in the city, but would like to have our input also be considered in the process rather than the forced annexation that is currently outlined. In effect this makes you a pawn in the process. Thank you.

MAYOR MILLER: Thank you, Mr. Minz. The next person is Daniel Bluemel.

DANIEL BLUEMEL: I moved here, and then I really told myself I never wanted to live in the city, and that's the reason because I moved here from Milwaukee, and I just see things building up around me. And we were originally -- I live on Rusco Drive, and we were originally told that we were automatically just going to be thrown in the city. I found it very disheartening.

And apparently talking to the gentlemen, you have talked it over and agreed to put us into the ten-year plan. Now, my questions are I live on Rusco Drive, and there is --

MAYOR MILLER: Could you speak louder? Some of the people in the back can't hear you. Or if you want to face them, too, we could probably hear you all right.

DANIEL BLUEMEL: I didn't know that I was that interesting. I live on Rusco Drive, and originally we were told that that's it, you're in the city. Well, a bunch of us got together -- we live on Rusco, and apparently the people -- the attorney, the city and everybody had changed their mind and put us on the ten-year plan. But now I'm worried because I see there is water down on the end of Rusco Drive towards G. Is that water going to be run from Rusco down to P? Hello --

MAYOR MILLER: I'm trying to find out. I'm not the city engineer, so -- That's why I figured Mr. Capelle would know.

JOHN CAPELLE: It's not planned in the immediate future.

DANIEL BLUEMEL: Now my question is if the water does go down the road, does that affect my ten-year plan or am I still locked out of the city until 2011? Or if the water comes in, all of a sudden am I whoops?

JOHN CAPELLE: My understanding is that if the water went in, for instance, next year, that it wouldn't have a bearing on the ten-year period. It would just sit there for eight, nine years or whatever it is.

DANIEL BLUEMEL: And then I'd have five years after 2011 to decide if I wanted it?

MR. RIFFLE: That's right.

JOHN CAPELLE: And then ten years after that to pay for it.

DANIEL BLUEMEL: I'll be dead, and you can go see my kids. And lots of luck, because they throw money away. All right. Well, then I would like to say that I am happy with what was taken care of for me and for the people on Rusco Drive. Not that I'm happy that some day I will be living in the city. I don't even know-- If it does happen, I just might move anyhow, but who knows. But I appreciate that they did take the time to come up with that because normally I don't trust people.

And actually, you and I have talked before about the Rolling Hills Subdivision, and I believe -- we won't be having this conversation because I think you asked me to move back to

Milwaukee that time, so I didn't give up. And like I say, I appreciate -- I really don't want to live in the city, but I don't have enough money like you said last time, too, that I can't fight it. Maybe other people can.

But the other problem I have is now I read the paper where the aldermen from the city have a problem with this.

MAYOR MILLER: It was discussed at the meeting. We have not taken a vote on it. We'll probably take a vote on it in a month or so.

DANIEL BLUEMEL: So this could change again, too?

MAYOR MILLER: Yes.

DANIEL BLUEMEL: So everything I'm looking at, that could all change back to the way it was originally or worse yet.

MAYOR MILLER: I don't think it will change back to affect you in a worse way than it has now. I don't see anything.

DANIEL BLUEMEL: So you agree that this is affecting me in a worse way. I like that.

MAYOR MILLER: I'm using your terminology. I don't see it having any other effect on you.

DANIEL BLUEMEL: All right. Thanks. Then I don't have a problem with it. And I do appreciate your changing it and all of the people who did it for the town. Thank you.

MAYOR MILLER: Thank you, Mr. Bluemel. Now, the next speaker is Joyce Schroeder.

JOYCE SCHROEDER: Okay. I'm Joyce Schroeder. I live at 6725 North Trenton Road, which is in the Town of Trenton.

MAYOR MILLER: Excuse me, Peter. If you want to do an interview, you're disrupting the meeting. Could you go out there? I'm sorry.

JOYCE SCHROEDER: I live within the Town of Trenton. So some people might wonder why I came to this meeting and how I learned about this boundary agreement. My reason is that when my husband and I bought our property in 1990, we bought property that was too close to the city limits for comfort and we really didn't realize it at first. We had done our homework about how to buy a home, how to get a loan, but we didn't have any idea there was any such thing as annexation. Unlike some of the people who are speaking tonight are really happy about annexation.

But that's my main topic is annexation just doesn't seem right to me. And some people say, well, we were naive when we bought our property. We could just move out and find another place. But I also want to say that no realtor gave us any kind of information about how we would be affected by this. We were told that, you know, that land around us would be developed within the township, and we had no reason not to believe that.

So far we're in the Town of Trenton. I think that I've heard that the Town of Trenton is working on a boundary agreement. Maybe I should be grateful about boundary agreements. The one man who talked about a concrete wall around the city, that kind of idea appealed to me as long as I'm on the township side of the concrete wall.

You know, I've talked to the city council in West Bend more than once about what I think about annexation. It might be legal, but it's not fair. And what occurred to me tonight when I'm thinking about this is it's an oppressive kind of relationship that a city can take land from a township. It's just unequal. Seems like slavery -- or not slavery, it's something like

indentured servitude, and I will continue to talk about opposing annexation until somebody else gets rational and takes it off the laws, I guess.

Then there is this new thing called Smart Growth. And it all sounds good. It's wonderful that counties and townships and cities are getting together to talk about who should grow where and where the boundaries should be. But, you know, it's always decided by somebody. Somebody -- some group of people gets to decide that. Other groups of people get to comment on it but don't necessarily get to directly affect that.

So anyway, I'm just here to speak about hoping that the City of West Bend could some day take a vision that, oh, we're not going to annex anybody anymore. Then, you know, people wouldn't have to worry about their property values being one way or another. There is just permanent boundaries and you know where you lay.

Development could come along, the city could say, well, somebody wants to develop residential or somebody wants to develop commercial or industrial -- you, this township, do you want to take this on? And if there are concerns about

sanitation or whatever, you know, everybody could live by the same standards. I just am hoping to introduce this idea as a woman who doesn't think in a linear fashion, but thinks in branches that there are different ways for us all to live together. Thank you for listening.

MAYOR MILLER: Thank you for your comments. The next speakers are Jeff and Charlotte Neuman. I know you have a question written, but would you like to address us, please?

JEFF NEUMAN: Sure. I'm Jeff Neuman, that's my wife Charlotte. We were part of the January opposition on the Rusco committee that Mr. Bluemel was talking about, and we were strongly opposed to being annexed to the city. First of all, we'd like to thank the town and Stan for going to bat for us. And although we're not totally happy about being annexed, we're happy with the terms that you've come up with, so thank you for that.

The question that I had is once we are annexed because we've been moved to the G-2 section, I was wondering about our wells -- we do have wells on our property -- if they'll still be

able to be used for watering our lawns and gardens and that type of thing.

MR. RIFFLE: Yes, there is provisions in the agreement that would allow use as long as they're properly disconnected from public water supply to continue to use them for that purpose.

JEFF NEUMAN: Thank you.

MAYOR MILLER: Thank you. And the final speaker or person I have is Jan Jordan.

JAN JORDAN: Hi again. I'm Jan Jordan. I own the property that's part of the Fleet Farm controversy. Even though I'm not here because of selling it to Fleet Farm. I'm here basically -- I just don't understand where any of you people could put yourselves in my shoes and any of these other people and say you're not taking a lot away from us.

Like Mr. Rohde said, we did have an appraisal. If you people don't think $500,000 between two families or $100,000 or $50,000 makes a difference, then maybe I should offer some of my property to each and every one of you and say here, now if this boundary agreement makes no difference, then you own my property.

I worked very hard from 1988 -- we paid a

high price for that property. We paid $200,000 for it just about. We made a lot of improvements. Okay. We paid a higher price for that because it's on land -- it's on Highway 33. It's not ten miles off of 33, it's not behind Cedar Lake, it's not in some cow field, it's on Highway 33.

Now, if city is right across the street from us and city is two miles down the road, why do you think that we spent all this money to buy that piece of property? Because we were hoping that -- just like you and your insurance company and you and the things that you do and the attorneys, you all look back when you're younger and say what can I do to make my family a little more prosperous to help them out for the rest of their lives. And some of you apparently made a lot better decisions than I did.

And I just don't think it's fair that you can take all this away from my mom and dad and my son and my brothers and my sisters and the Rohde's and their families. So okay, five years, something like that -- I suppose that's agreeable. But 25 years, my mom and dad are going to be dead. The Rohde's are going to be

dead. These poor people that they represent are dead. I mean, why did we work so damn hard at trying to make a living and buying that property and working seven days a week to just give it up and say, okay, I paid $200,000, let me get $200,000 for it. That's why we invest in the stock market.

No, we do that to make money. We do it to help our families. We do it to help -- I just don't understand where our property is located and 18th Avenue -- And I totally agree with the attorneys. If you're going to do it for the Town of West Bend, then let's get the Town of Trenton right here with the same thing. If it's so good for everybody, let's get the Town of Trenton, the Town of Barton, the Town of West Bend. Let's do it all at the same time. Why just single us out.

Just because it's the nice, wonderful Cedar Lake area, and I know it's wonderful and I know it's a beautiful area, but we're not talking about ten miles off of the main drag. We are talking about on Highway 33. Why didn't you people come and say five years ago or whenever they annexed across the street by Jim Clark and those people that -- why don't you annex now

because we're thinking about this boundary agreement.

I mean, it's hindsight, but I just don't see where you people can take all of this away from us, and I don't think that's real fair. And I think if you were married to me or you were married to me or if you were my brother and this was part of your land, I think that you would see that this is really hurting a lot of people that worked very hard. And I just don't think it's fair. Then do it for everyone. Thank you.

MAYOR MILLER: Thank you for your comments. I don't have any other sheets up here. Is there anybody else who would like to speak?

CAROL BEVERLY: I signed some sheet. I don't know which one I signed. My name is Carol Beverly. I live in the City of West Bend, 504 South Sixth Avenue. I'm here, however, representing Mike Johann who owns part of Johann Sand & Gravel. He recently purchased it from his mother's estate, so he owns the 42 acres that is south of Decorah and west of 18th. Part of that land -- I think there is maybe 20 acres or 10 acres or something north of Decorah, he owns the part south of it.

I'm here in opposition to the plan because that particular land is listed as environmental conservancy, and I'm wondering why, particularly because a good part of it and I think the majority of it is within the blue line, which was hard fought by the city not too many years ago. I remember exchanging a lot of rather heated letters with Mayor Miller about the blue line, and, you know, there it was. I mean, this was the city's best projection at that point in time as to where development was going to be going, and now all of a sudden they give the entire 42 acres is in environmental conservancy.

I'm thinking that given the location of that land, I believe the residential land north of Decorah is slated to come in within ten years. The property just east of that which is along 18th I haven't checked because I haven't had all of these plans, but I'm assuming that it either comes in instantaneously -- some of it is already in. Even if it's not slated to come in until ten years, there is certainly septic problems with some of those people along 18th Avenue, so basically the east boundary of this land is going to be contiguous with the City of West Bend, and

the north boundary of this land is going to be contiguous with the City of West Bend.

I noted with interest Attorney Riffle's statement that basically nothing is being taken away, but this land -- and I notice that draft four particularly notes in here as to this -- the Johann quarry, that it has approximately a five year life remaining. Well, that's fine. But it's locked in for 25 years in the Town of West Bend.

Right now I believe the state is in the process of determining what sites like this -- what reclamation that owners of properties like this have to go through, and my client is potentially going to be whipsawed with some fairly expensive reclamation procedures which I think are going to be designed to allow development of the land, but on the other hand being told he can't develop it for 25 years, you know.

So I defer to Attorney Eckert and to Attorney Alderson as to their general comments. They would seem to make an awful lot of sense to me as to some really significant issues on a more general standpoint as to why the boundary

agreement is at least questionable. But certainly I'm authorized by my client, Mike Johann, to say that he's opposed to passage of this. So thank you.

MAYOR MILLER: Thank you, Ms. Beverly.

DANIEL BLUEMEL: Just one quick thing.

MR. RIFFLE: It's up to you.

MAYOR MILLER: Okay.

DANIEL BLUEMEL: I already spoke. Let's say I live on Rusco and every house but mine decides to go into the city before the ten years. I trust everybody as long as they're in front of me, you know. But are they going to -- am I going to end up being thrown in the city or I'm still out?

MR. RIFFLE: You're out until you want to go in.

DANIEL BLUEMEL: Thank you.

MAYOR MILLER: Yes, sir.

ARLEN STELMACHER: Arlen Stelmacher from 5010 Highway 144 in the Town of West Bend. The only question I got is if you make a lot of revisions to this draft now, will there be another public hearing or are they just going to vote on what you people say you're going to do?

MR. RIFFLE: That's entirely up to the city, common council and the Town Board.

ARLEN STELMACHER: Thank you.

MAYOR MILLER: Any other questions? If not, I'd like to thank you all for attending tonight and for being so polite to allow people to speak. I really appreciate the politeness of everybody here, so thank you and good evening.

(Hearing concluded at 8:30 p.m.)

STATE OF WISCONSIN)

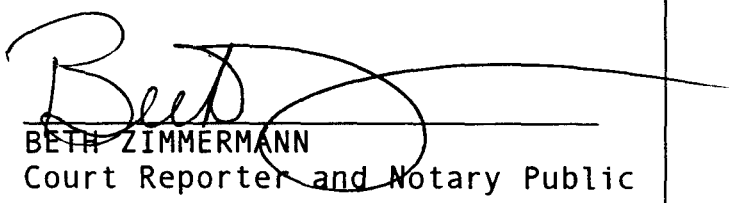
) SS:

COUNTY OF WAUKESHA)

I, Beth Zimmermann, a Wisconsin Notary Public, certify that I stenographically reported and reduced to typewriting the above hearing.

I certify that I am neither related to nor an employee of any party or attorney to this action, and I certify that I have no financial interest in the matter.

Dated June 1, 2001.



BETH ZIMMERMANN
Court Reporter and Notary Public

My Commission Expires 3/24/02.

NOTICE OF JOINT PUBLIC HEARING REGARDING BOUNDARY CHANGE PURSUANT TO COOPERATIVE PLAN BETWEEN THE TOWN OF WEST BEND AND THE CITY OF WEST BEND

PLEASE TAKE NOTICE that a public hearing shall be held on May 16, 2001, at 7:00 p.m. at the University of Wisconsin- Washington County, Cafeteria, located at 400 University Drive, West Bend, WI 53095, regarding the proposed Cooperative Plan developed between the Town of West Bend and the City of West Bend under the provisions of Section 66.023, Wisconsin Statutes (now Section 66.0307, Stats.) Any person may comment on the Cooperative Plan during the hearing and may submit written comments before, at, or within 20 days following the hearing. All comments shall be considered by both the Town and City of West Bend.

This notice is provided as required under Section 66.0307 (4) (b), Wis. Stats.

Dated this 17th day of April, 2001

Signed: Mary Smith
Mary Smith, Town of West Bend Deputy Clerk

Signed: Barbara A. Barringer
Barbara Barringer, City of West Bend Clerk

Publish West Bend Daily News:
April 25, May 2, & May 9, 2001

A quorum of members of the West Bend Town Board, West Bend Town Plan Commission, West Bend Town Committees & City of West Bend Council may be present at this meeting. Pursuant to State ex rel. Badke v. Greendale Village Board, 173 Wis. 2d 553, 494 N.W. 2d 408 (1993) such attendance may be considered a meeting of these governmental bodies. This notice is given so that any such quorum may attend the above meeting without violating the open meetings laws. No action will be taken by any such quorum at the above meeting.

RECEIVED
APR 23 2001
ARLINGTON, MOLITER, GRADY & PIFFER, S.C.

TOWN OF WEST BEND/CITY OF WEST BEND
COOPERATIVE BOUNDARY AGREEMENT
PUBLIC HEARING
MAY 16, 2001

SIGN IN AS A RECORD OF YOUR ATTENDANCE:

	Name	Address	Municipality
1.	Arland Stellmacher	5010 Hwy 144	Town of West Bend
2.	Doug Baer	1134 Greentree Rd	City
3.	Glenn Goodearle	508 L Lac La.	City West Bend.
4.	Peter E. Ritger	5943 Hwy 33	Allenton, WI
5.	William Alderson	95 Laurel Dr	West Bend
6.	Tom Tolles	Dn. WTS	
7.	Lenn & Betty Rohde	N8098 Duck Creek Ave	Neshkoro,
8.	Zech Brosch	806 Memorial Dr	Kewaskum
9.	Dan Sargeant	101 S. 6th Ave	West Bend
10.	Mary Eckert	1722 N Prospect Ave	Milwaukee
11.	[illegible]	2121 E. Wash	WB
12.	Dennis W Nelson	1400 Hanss St - WB.	WB.
13.	Fran Wajer	6068 S. 18th	WB
14.	Audrey Bohn	211 Erin Ct	W. B.
15.	David Bohn	211 Erin Ct	WB.
16.	Rob Rafft	817 Cleshire Dr.	W. B.
17.	Robert Krueger	6081 S. 18 Ave	WB
18.	Russell McGarvey	5629 Kenneth Dr	WB
19.	Harvey Bergen	3607 Hwy 33W	W B.
20.	Patrick Kalmes	1937 Greentree #201	City
21.	Lori Spaeth	M+I Trust	W.B.
22.	Tom Kettler	M+I Trust	Mi/W
23.	Pam Bewson		Mi/W
24.	Victor Schultz		Mi/W
25.	Eugene Herberger	1309 Wolf Dr.	West Bend

TOWN OF WEST BEND/CITY OF WEST BEND
COOPERATIVE BOUNDARY AGREEMENT
PUBLIC HEARING
MAY 16, 2001

SIGN IN AS A RECORD OF YOUR ATTENDANCE:

	Name	Address	Municipality
1.	George Mintz	2485 Wallace Lake Rd	Town of Trenton
2.	David Balden	4841 Mueller Ln	TOWN OF POLK
3.	Mark B Roegner	5726 Debbie Ln	Town of W.B.
4.	Jerry Jahnke	525 JUNIPER CT	C. WB.
5.	Ruth Klein	4303 Paradise Dr	Town W.B
6.	Lewis Teichtman	307 6th Ave	WB
7.	Pat Strachota	639 Ridge Rd	W.B
8.	John R Behrens	3482 Hwy NN	WB
9.	Edward Hickey	5306 S. 18th Ave	W.B
10.	Keith Rolling	2415 Buckingham Pl	Brookfield
11.	Richard Mehring	1372 Bobolink	W.B.
12.	Carol J Beverly	504 S. 6th Ave	W.B.
13.		(✓ for Michael Johnson)	
14.	Donna Schneider	5736 Cheryl Ln.	Town W.B
15.	Russ Abel	3084 Newark DR W.B.	Town of Barton
16.	Dennis Block	2561 Decorah Rd	Town of WB
17.	Pat Horlamus	2627 Hy NN	WB - Town
18.	Gary Coyne	3309 Silverlake Rd	WB - Town
19.	Bill Haben	2697 Hwy NN	WB Town.
20.	Paul Schaefer	2685 Newark	Town Barton
21.	Joe Zaremba	3894 Paradise Dr	Town W.B.
22.	Anne Zaremba	3894 Paradise Dr.	Town W.B.
23.	Tom O'Meara, III	126 E. Washington St	W.B.
24.	Joy Schroeder	6725 N. Trenton Rd.	WB Town of Trenton
25.	Jeff & Charlotte Neumann	2814 Rusco Dr.	WB Town

TOWN OF WEST BEND/CITY OF WEST BEND
COOPERATIVE BOUNDARY AGREEMENT
PUBLIC HEARING
MAY 16, 2001

SIGN IN AS A RECORD OF YOUR ATTENDANCE:

	Name	Address	Municipality
1.	Denise Rate	7635 Beaver Dam Ln	T. of Addison
2.		PO Box 611 WB	T of Richfield
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
14.			
15.			
16.			
17.			
18.			
19.			
20.			
21.			
22.			
23.			
24.			
25.			

TOWN OF WEST BEND/CITY OF WEST BEND

COOPERATIVE BOUNDARY AGREEMENT

PUBLIC HEARING

MAY 16, 2001

Public Hearing Comment Sheet

X I WOULD LIKE TO MAKE A PUBLIC COMMENT

___ I PREFER TO MAKE MY COMMENTS BELOW

This form should be completed and submitted prior to the start of the meeting if you wish to make an oral statement. If you would like to submit written comments on the Agreement, please return this form to the City or Town Clerk prior to exiting the building. Thank you.

NAME: Jan Jordan
PLEASE PRINT

STREET: 4117 Hwy 33W

CITY: West Bend STATE: WI ZIP CODE: 53095

X Town Resident ___ City Resident ___ Other

Comments:

Please use other side if needed

TOWN OF WEST BEND/CITY OF WEST BEND

COOPERATIVE BOUNDARY AGREEMENT

PUBLIC HEARING

MAY 16, 2001

Public Hearing Comment Sheet

X I WOULD LIKE TO MAKE A PUBLIC COMMENT

___ I PREFER TO MAKE MY COMMENTS BELOW

This form should be completed and submitted prior to the start of the meeting if you wish to make an oral statement. If you would like to submit written comments on the Agreement, please return this form to the City or Town Clerk prior to exiting the building. Thank you.

NAME: JEFF & CHARLOTTE NEUMANN
PLEASE PRINT

STREET: 2814 Rusco Dr.

CITY: West Bend STATE: WI ZIP CODE: 53095

X Town Resident ___ City Resident ___ Other

Comments:

Regarding the Residents who were moved to G2 status - Once we eventually get connected to Sewer & H2O, will we be able to keep our well for Gardening + Lawn Care?

Please use other side if needed

TOWN OF WEST BEND/CITY OF WEST BEND

COOPERATIVE BOUNDARY AGREEMENT

PUBLIC HEARING

MAY 16, 2001

Public Hearing Comment Sheet

✓ I WOULD LIKE TO MAKE A PUBLIC COMMENT

___ I PREFER TO MAKE MY COMMENTS BELOW

This form should be completed and submitted prior to the start of the meeting if you wish to make an oral statement. If you would like to submit written comments on the Agreement, please return this form to the City or Town Clerk prior to exiting the building. Thank you.

NAME: Joy Schroeder
PLEASE PRINT

STREET: 6725 N. Trenton Road

CITY: West Bend STATE: WI ZIP CODE: 53090

___ Town Resident ___ City Resident ✓ Other

Comments:

Please use other side if needed

TOWN OF WEST BEND/CITY OF WEST BEND

COOPERATIVE BOUNDARY AGREEMENT

PUBLIC HEARING

MAY 16, 2001

Public Hearing Comment Sheet

X I WOULD LIKE TO MAKE A PUBLIC COMMENT

___ I PREFER TO MAKE MY COMMENTS BELOW

This form should be completed and submitted prior to the start of the meeting if you wish to make an oral statement. If you would like to submit written comments on the Agreement, please return this form to the City or Town Clerk prior to exiting the building. Thank you.

NAME: DANIEL BUEMEL
PLEASE PRINT

STREET: 2850 CUSCO DR.

CITY: WB STATE: WI ZIP CODE: 53095

X Town Resident ___ City Resident ___ Other

Comments:

Please use other side if needed

TOWN OF WEST BEND/CITY OF WEST BEND

COOPERATIVE BOUNDARY AGREEMENT

PUBLIC HEARING

MAY 16, 2001

Public Hearing Comment Sheet

X I WOULD LIKE TO MAKE A PUBLIC COMMENT

___ I PREFER TO MAKE MY COMMENTS BELOW

This form should be completed and submitted prior to the start of the meeting if you wish to make an oral statement. If you would like to submit written comments on the Agreement, please return this form to the City or Town Clerk prior to exiting the building. Thank you.

NAME: George Mrs
PLEASE PRINT

STREET: 2485 Wallace Lake Rd

CITY: West Bend STATE: Wis ZIP CODE: 53090

___ Town Resident ___ City Resident ✓ Other

Comments: Trenton

TOWN OF WEST BEND/CITY OF WEST BEND

COOPERATIVE BOUNDARY AGREEMENT

PUBLIC HEARING

MAY 16, 2001

Public Hearing Comment Sheet

X I WOULD LIKE TO MAKE A PUBLIC COMMENT

___ I PREFER TO MAKE MY COMMENTS BELOW

This form should be completed and submitted prior to the start of the meeting if you wish to make an oral statement. If you would like to submit written comments on the Agreement, please return this form to the City or Town Clerk prior to exiting the building. Thank you.

NAME: DAVID BALDUS
PLEASE PRINT

STREET: 4841 Mueller W.

CITY: WEST BEND STATE: WI ZIP CODE: 53095

___ Town Resident ___ City Resident X Other

Comments:

TOWN OF WEST BEND/CITY OF WEST BEND

COOPERATIVE BOUNDARY AGREEMENT

PUBLIC HEARING

MAY 16, 2001

Public Hearing Comment Sheet

X I WOULD LIKE TO MAKE A PUBLIC COMMENT

___ I PREFER TO MAKE MY COMMENTS BELOW

This form should be completed and submitted prior to the start of the meeting if you wish to make an oral statement. If you would like to submit written comments on the Agreement, please return this form to the City or Town Clerk prior to exiting the building. Thank you.

NAME: VICTOR SCHULZ - M&I TRUST CO
PLEASE PRINT

STREET: 321 N. MAIN

CITY: W.B. STATE: ____ ZIP CODE: ____

____ Town Resident ____ City Resident X Other

Comments:

ON BEHALF of MARGARET LOCKMAN MARITAL TR.

TOWN OF WEST BEND/CITY OF WEST BEND

COOPERATIVE BOUNDARY AGREEMENT

PUBLIC HEARING

MAY 16, 2001

Public Hearing Comment Sheet

X I WOULD LIKE TO MAKE A PUBLIC COMMENT

___ I PREFER TO MAKE MY COMMENTS BELOW

This form should be completed and submitted prior to the start of the meeting if you wish to make an oral statement. If you would like to submit written comments on the Agreement, please return this form to the City or Town Clerk prior to exiting the building. Thank you.

NAME: David Bohn
PLEASE PRINT

STREET: 211 Ersh CT

CITY: West Bend STATE: W. ZIP CODE: 53095

___ Town Resident X City Resident ___ Other

Comments:

Please use other side if needed

TOWN OF WEST BEND/CITY OF WEST BEND

COOPERATIVE BOUNDARY AGREEMENT

PUBLIC HEARING

MAY 16, 2001

Public Hearing Comment Sheet

✓ I WOULD LIKE TO MAKE A PUBLIC COMMENT

___ I PREFER TO MAKE MY COMMENTS BELOW

This form should be completed and submitted prior to the start of the meeting if you wish to make an oral statement. If you would like to submit written comments on the Agreement, please return this form to the City or Town Clerk prior to exiting the building. Thank you.

NAME: Lenn N Rohde
PLEASE PRINT

STREET: N 8098 Dock Creek Rd.

CITY: Neshkoro STATE: WI ZIP CODE: 54960

___ Town Resident ___ City Resident Land owner Other

Comments:

Please use other side if needed

TOWN OF WEST BEND/CITY OF WEST BEND

COOPERATIVE BOUNDARY AGREEMENT

PUBLIC HEARING

MAY 16, 2001

Public Hearing Comment Sheet

X I WOULD LIKE TO MAKE A PUBLIC COMMENT

___ I PREFER TO MAKE MY COMMENTS BELOW

This form should be completed and submitted prior to the start of the meeting if you wish to make an oral statement. If you would like to submit written comments on the Agreement, please return this form to the City or Town Clerk prior to exiting the building. Thank you.

NAME: WILLIAM ALDERSON
PLEASE PRINT

STREET: 95 LAUREL DR

CITY: WEST BEND STATE: WI ZIP CODE: 53095

___ Town Resident ___X___ City Resident ___X___ Other

Comments:

TOWN OF WEST BEND/CITY OF WEST BEND

COOPERATIVE BOUNDARY AGREEMENT

PUBLIC HEARING

MAY 16, 2001

Public Hearing Comment Sheet

X I WOULD LIKE TO MAKE A PUBLIC COMMENT

___ I PREFER TO MAKE MY COMMENTS BELOW

This form should be completed and submitted prior to the start of the meeting if you wish to make an oral statement. If you would like to submit written comments on the Agreement, please return this form to the City or Town Clerk prior to exiting the building. Thank you.

NAME: PHILLIP ECKERT
PLEASE PRINT

STREET: 622 Elm ST

CITY: WEST BEND STATE: WI ZIP CODE: 53095

___ Town Resident ___ City Resident X Other

Comments:

Please use other side if needed

TOWN OF WEST BEND/CITY OF WEST BEND

COOPERATIVE BOUNDARY AGREEMENT

PUBLIC HEARING

MAY 16, 2001

Public Hearing Comment Sheet

___ I WOULD LIKE TO MAKE A PUBLIC COMMENT

X I PREFER TO MAKE MY COMMENTS BELOW

This form should be completed and submitted prior to the start of the meeting if you wish to make an oral statement. If you would like to submit written comments on the Agreement, please return this form to the City or Town Clerk prior to exiting the building. Thank you.

NAME: Anne B. Zaremba
PLEASE PRINT

STREET: 3894 Paradise Dr.

CITY: West Bend STATE: WI ZIP CODE: 53095

X Town Resident ___ City Resident ___ Other

Comments:

Urban sprawl & traffic are already seriously deteriorating the integrity of designated Scenic Roads. Multiple heavy truck & semi-trailers are using these roads illegally now & it will just get much worse if nothing is done.

Thank You.

Please use other side if needed

TOWN OF WEST BEND/CITY OF WEST BEND

COOPERATIVE BOUNDARY AGREEMENT

PUBLIC HEARING

MAY 16, 2001

Public Hearing Comment Sheet

___ I WOULD LIKE TO MAKE A PUBLIC COMMENT

X I PREFER TO MAKE MY COMMENTS BELOW

This form should be completed and submitted prior to the start of the meeting if you wish to make an oral statement. If you would like to submit written comments on the Agreement, please return this form to the City or Town Clerk prior to exiting the building. Thank you.

NAME: JOE ZARENBA
PLEASE PRINT

STREET: 3894 PARADISE DR.

CITY: WEST BEND STATE: WI ZIP CODE: 53095

X Town Resident ___ City Resident ___ Other

Comments:

THIS AGREEMENT IS GOOD FOR TOWN CITY AND COUNTY. SPRAWL IS GOOD FOR NO ONE, AND WE AS NEIGHBORS & FRIENDS WANT TO MAINTAIN THE BEAUTY AND ENVIRONMENTAL INTEGRITY OF WHERE WE LIVE!

THANK YOU FOR YOUR HARD WORK!

Please use other side if needed

TOWN OF WEST BEND/CITY OF WEST BEND

COOPERATIVE BOUNDARY AGREEMENT

PUBLIC HEARING

MAY 16, 2001

Public Hearing Comment Sheet

___ I WOULD LIKE TO MAKE A PUBLIC COMMENT

X I PREFER TO MAKE MY COMMENTS BELOW

This form should be completed and submitted prior to the start of the meeting if you wish to make an oral statement. If you would like to submit written comments on the Agreement, please return this form to the City or Town Clerk prior to exiting the building. Thank you.

NAME: PAT STRACHOTA
PLEASE PRINT

STREET: 639 RIDGE Rd

CITY: WEST BEND STATE: WI ZIP CODE: 53095

___ Town Resident ___X___ City Resident ___ Other

Comments:

I support the concept of boundry agreements and applaud the City of West Bend and Town of West Bend in developing this cooperative agreement. In the spirit of the new smart growth legislation I hope the city will continue to enter into these agreements with the other surrounding towns.

Please use other side if needed

TOWN OF WEST BEND/CITY OF WEST BEND

COOPERATIVE BOUNDARY AGREEMENT

PUBLIC HEARING

MAY 16, 2001

Public Hearing Comment Sheet

___ I WOULD LIKE TO MAKE A PUBLIC COMMENT

___ I PREFER TO MAKE MY COMMENTS BELOW

This form should be completed and submitted prior to the start of the meeting if you wish to make an oral statement. If you would like to submit written comments on the Agreement, please return this form to the City or Town Clerk prior to exiting the building. Thank you.

NAME: RICH KLEIN
PLEASE PRINT

STREET: 4303 PARADISE DR.

CITY: WEST BEND STATE: WI ZIP CODE: 53095

X Town Resident ___ City Resident ___ Other

Comments:

SEE ATTACHED MEMO 5/16/01 (6 COPIES)
I WILL MAIL COPIES TO VOTING TOWN AND CITY OFFICIALS

Please use other side if needed

To: City of West Bend
Town of West Bend
Boundary Committee

Fr: Richard C. Klein
4303 Paradise Drive
West Bend, Wi 53095

Re: Proposed Boundary Agreement (BA)

I own some 36 acres in Area A of your draft map. It is city zoned: mostly multi-family medium high density with smaller areas commercial and other open space. It is town zoned:
B-l commercial to a depth of 640' from highway 33 and the balance R1-R.

Your BA seeks to re-classify some 47% of my 36 acres to Environmental Easement (EC) which essentially allows no development if and when the property is annexed to the city. Your environmental zoning includes the west 500' of my property boardering cty highway Z for 1,320 feet. This area is presently in productive farmland and also contains a hill with a high risk 60 degree slope in part. It also is the former commercial cite of Marv Wolf Nursery with highway Z road entry, building with power, parking and nursery stock. You do not need a 500' buffer (and potential mischief area) to shield the slow-moving highway Z traffic from the corner stop sign.

The city and Washington county continue to pay millions and millions of dollars to acquire environmental related property. If the city and town want to discriminate and constructively confiscate by the act of down-zoning, then the city and town should also pay for what they take.

When the Wisconsin Department of Transportation (DOT) re-built highway 33 as a four lane road, their people were very carefull to tell me that State law entitles me to have at least one entry from the highwy to my land. Accordingly, I visited with Department of Community Development planner Mark Piotrowitz on 2/12/96 who provided Driveway and Parking Development Summary From City of West Bend Zoning Code, together with advice for entry, location and cited the necessity for that entry based on the 2010 zoning. The DOT installed the road entry as we advised and also a boulevard break and backup for left turn purposes. Now your BA proposes to take away what the State hath lawfully given.

On two other occasions I visited with Mr. Piotrowitz and another gentleman (seperately) about the 2010 zoning designatiion and annexation possibilities. I was informed that if "Johnsonville" could be annexed to the city, the planner would feel comfortable recommending my annexation with the usual preliminaries in place.

On March 9, 1993, I met with city engineer Tom Koch regarding the installation of casements or conduits from the noth side of highway 33 south to my property before the re-building of highway 33.... all in anticipation of my eventual annexation to the city. This was done. The casements for city sewer and water are in. The city has billed me some $40,000 for that service payable on annexation.

Is all of this down-zoning as set forth in the BA really in the public interest? Is public interest unfair? I think not.

Wednesday, May 16, 2001

To: City of West Bend
Town of West Bend
Boundary Committee

Fr: Richard C. Klein
4303 Paradise Drive
West Bend, Wi 53095

Re: Proposed Boundary Agreement (BA)

I own some 36 acres in Area A of your draft map. It is city zoned: mostly multi-family medium high density with smaller areas commercial and other open space. It is town zoned:
B-l commercial to a depth of 640' from highway 33 and the balance R1-R.

Your BA seeks to re-classify some 47% of my 36 acres to Environmental Easement (EC) which essentially allows no development if and when the property is annexed to the city. Your environmental zoning includes the west 500' of my property boardering cty highway Z for 1,320 feet. This area is presently in productive farmland and also contains a hill with a high risk 60 degree slope in part. It also is the former commercial cite of Marv Wolf Nursery with highway Z road entry, building with power, parking and nursery stock. You do not need a 500' buffer (and potential mischief area) to shield the slow-moving highway Z traffic from the corner stop sign.

The city and Washington county continue to pay millions and millions of dollars to acquire environmental related property. If the city and town want to discriminate and constructively confiscate by the act of down-zoning, then the city and town should also pay for what they take.

When the Wisconsin Department of Transportation (DOT) re-built highway 33 as a four lane road, their people were very carefull to tell me that State law entitles me to have at least one entry from the highwy to my land. Accordingly, I visited with Department of Community Development planner Mark Piotrowitz on 2/12/96 who provided Driveway and Parking Development Summary From City of West Bend Zoning Code, together with advice for entry, location and cited the necessity for that entry based on the 2010 zoning. The DOT installed the road entry as we advised and also a boulevard break and backup for left turn purposes. Now your BA proposes to take away what the State hath lawfully given.

On two other occasions I visited with Mr. Piotrowitz and another gentleman (seperately) about the 2010 zoning designatiion and annexation possibilities. I was informed that if "Johnsonville" could be annexed to the city, the planner would feel comfortable recommending my annexation with the usual preliminaries in place.

On March 9, 1993, I met with city engineer Tom Koch regarding the installation of casements or conduits from the noth side of highway 33 south to my property before the re-building of highway 33.... all in anticipation of my eventual annexation to the city. This was done. The casements for city sewer and water are in. The city has billed me some $40,000 for that service payable on annexation.

Is all of this down-zoning as set forth in the BA really in the public interest? Is public interest unfair? I think not.

Wednesday, May 16, 2001

To: City of West Bend
Town of West Bend
Boundary Committee

Fr: Richard C. Klein
4303 Paradise Drive
West Bend, Wi 53095

Re: Proposed Boundary Agreement (BA)

I own some 36 acres in Area A of your draft map. It is city zoned: mostly multi-family medium high density with smaller areas commercial and other open space. It is town zoned:
B-l commercial to a depth of 640' from highway 33 and the balance R1-R.

Your BA seeks to re-classify some 47% of my 36 acres to Environmental Easement (EC) which essentially allows no development if and when the property is annexed to the city. Your environmental zoning includes the west 500' of my property boardering cty highway Z for 1,320 feet. This area is presently in productive farmland and also contains a hill with a high risk 60 degree slope in part. It also is the former commercial cite of Marv Wolf Nursery with highway Z road entry, building with power, parking and nursery stock. You do not need a 500' buffer (and potential mischief area) to shield the slow-moving highway Z traffic from the corner stop sign.

The city and Washington county continue to pay millions and millions of dollars to acquire environmental related property. If the city and town want to discriminate and constructively confiscate by the act of down-zoning, then the city and town should also pay for what they take.

When the Wisconsin Department of Transportation (DOT) re-built highway 33 as a four lane road, their people were very carefull to tell me that State law entitles me to have at least one entry from the highwy to my land. Accordingly, I visited with Department of Community Development planner Mark Piotrowitz on 2/12/96 who provided Driveway and Parking Development Summary From City of West Bend Zoning Code, together with advice for entry, location and cited the necessity for that entry based on the 2010 zoning. The DOT installed the road entry as we advised and also a boulevard break and backup for left turn purposes. Now your BA proposes to take away what the State hath lawfully given.

On two other occasions I visited with Mr. Piotrowitz and another gentleman (seperately) about the 2010 zoning designatiion and annexation possibilities. I was informed that if "Johnsonville" could be annexed to the city, the planner would feel comfortable recommending my annexation with the usual preliminaries in place.

On March 9, 1993, I met with city engineer Tom Koch regarding the installation of casements or conduits from the noth side of highway 33 south to my property before the re-building of highway 33.... all in anticipation of my eventual annexation to the city. This was done. The casements for city sewer and water are in. The city has billed me some $40,000 for that service payable on annexation.

Is all of this down-zoning as set forth in the BA really in the public interest? Is public interest unfair? I think not.

Wednesday, May 16, 2001

To: City of West Bend
Town of West Bend
Boundary Committee

Fr: Richard C. Klein
4303 Paradise Drive
West Bend, Wi 53095

Re: Proposed Boundary Agreement (BA)

I own some 36 acres in Area A of your draft map. It is city zoned: mostly multi-family medium high density with smaller areas commercial and other open space. It is town zoned:
B-l commercial to a depth of 640' from highway 33 and the balance R1-R.

Your BA seeks to re-classify some 47% of my 36 acres to Environmental Easement (EC) which essentially allows no development if and when the property is annexed to the city. Your environmental zoning includes the west 500' of my property boardering cty highway Z for 1,320 feet. This area is presently in productive farmland and also contains a hill with a high risk 60 degree slope in part. It also is the former commercial cite of Marv Wolf Nursery with highway Z road entry, building with power, parking and nursery stock. You do not need a 500' buffer (and potential mischief area) to shield the slow-moving highway Z traffic from the corner stop sign.

The city and Washington county continue to pay millions and millions of dollars to acquire environmental related property. If the city and town want to discriminate and constructively confiscate by the act of down-zoning, then the city and town should also pay for what they take.

When the Wisconsin Department of Transportation (DOT) re-built highway 33 as a four lane road, their people were very carefull to tell me that State law entitles me to have at least one entry from the highwy to my land. Accordingly, I visited with Department of Community Development planner Mark Piotrowitz on 2/12/96 who provided Driveway and Parking Development Summary From City of West Bend Zoning Code, together with advice for entry, location and cited the necessity for that entry based on the 2010 zoning. The DOT installed the road entry as we advised and also a boulevard break and backup for left turn purposes. Now your BA proposes to take away what the State hath lawfully given.

On two other occasions I visited with Mr. Piotrowitz and another gentleman (seperately) about the 2010 zoning designatiion and annexation possibilities. I was informed that if "Johnsonville" could be annexed to the city, the planner would feel comfortable recommending my annexation with the usual preliminaries in place.

On March 9, 1993, I met with city engineer Tom Koch regarding the installation of casements or conduits from the noth side of highway 33 south to my property before the re-building of highway 33.... all in anticipation of my eventual annexation to the city. This was done. The casements for city sewer and water are in. The city has billed me some $40,000 for that service payable on annexation.

Is all of this down-zoning as set forth in the BA really in the public interest? Is public interest unfair? I think not.

Wednesday, May 16, 2001

RCK

To: City of West Bend
Town of West Bend
Boundary Committee

Fr: Richard C. Klein
4303 Paradise Drive
West Bend, Wi 53095

Re: Proposed Boundary Agreement (BA)

I own some 36 acres in Area A of your draft map. It is city zoned: mostly multi-family medium high density with smaller areas commercial and other open space. It is town zoned:
B-l commercial to a depth of 640' from highway 33 and the balance R1-R.

Your BA seeks to re-classify some 47% of my 36 acres to Environmental Easement (EC) which essentially allows no development if and when the property is annexed to the city. Your environmental zoning includes the west 500' of my property boardering cty highway Z for 1,320 feet. This area is presently in productive farmland and also contains a hill with a high risk 60 degree slope in part. It also is the former commercial cite of Marv Wolf Nursery with highway Z road entry, building with power, parking and nursery stock. You do not need a 500' buffer (and potential mischief area) to shield the slow-moving highway Z traffic from the corner stop sign.

The city and Washington county continue to pay millions and millions of dollars to acquire environmental related property. If the city and town want to discriminate and constructively confiscate by the act of down-zoning, then the city and town should also pay for what they take.

When the Wisconsin Department of Transportation (DOT) re-built highway 33 as a four lane road, their people were very carefull to tell me that State law entitles me to have at least one entry from the highwy to my land. Accordingly, I visited with Department of Community Development planner Mark Piotrowitz on 2/12/96 who provided Driveway and Parking Development Summary From City of West Bend Zoning Code, together with advice for entry, location and cited the necessity for that entry based on the 2010 zoning. The DOT installed the road entry as we advised and also a boulevard break and backup for left turn purposes. Now your BA proposes to take away what the State hath lawfully given.

On two other occasions I visited with Mr. Piotrowitz and another gentleman (seperately) about the 2010 zoning designatiion and annexation possibilities. I was informed that if "Johnsonville" could be annexed to the city, the planner would feel comfortable recommending my annexation with the usual preliminaries in place.

On March 9, 1993, I met with city engineer Tom Koch regarding the installation of casements or conduits from the noth side of highway 33 south to my property before the re-building of highway 33.... all in anticipation of my eventual annexation to the city. This was done. The casements for city sewer and water are in. The city has billed me some $40,000 for that service payable on annexation.

Is all of this down-zoning as set forth in the BA really in the public interest? Is public interest unfair? I think not.

Wednesday, May 16, 2001

Dick

The TOWN of WEST BEND
Est. 1846
Lake Country Sanctuary

June 6, 2001

Stan Riffle
Arenz, Molter, Macy & Riffle, S.C.
720 N. East Avenue
P.O. Box 1348
Waukesha, WI 53187-1348

Dear Mr. Riffle,

Enclosed are copies of the correspondence received here at the Town regarding the proposed Boundary Agreement after the Public Hearing for your files.

Respectfully,

Mary Smith
Boundary Committee Secretary
Deputy Clerk

enc

cc: Geoff Maclay
Larry Witzling

RECEIVED
JUN - 7 2001
ARENZ, MOLTER, MACY
& RIFFLE, S.C.

TOWN HALL/COMMUNITY CENTER • 6355 Hwy. Z, [redacted] • West Bend, WI 53095 • *Phone:* (262) 338-3417 • *Fax:* (262) 338-0427
PUBLIC WORKS DEPARTMENT & RECYCLING CENTER • *Phone:* (262) 338-1795

PRINTED ON RECYCLED PAPER

SCHLOEMER, ALDERSON, SPELLA, MUEHLBAUER & ENEA, S.C.

Attorneys At Law

Wm. F. Alderson
Court Commissioner
James A. Spella
James K. Muehlbauer

C.J. Schloemer 1908 - 1992
A.H. Seefeldt 1941 - 1993

101 South Sixth Avenue
P.O. Box 176
West Bend, Wisconsin 53095-0176

Telephone (262) 334-3471
Facsimile (262) 334-9193

Daniel L. Sargeant
Charles H. Williams
Jack A. Enea

Jerry A. Edgar - of Counsel
www.schloemerlaw.com

May 31, 2001

RECEIVED 6.1.01

BOUNDARY COMMITTEE OF TOWN OF WEST BEND
TOWN HALL
6355 COUNTY TRUNK Z
WEST BEND, WI 53095

COPY

BOUNDARY COMMITTEE OF CITY OF WEST BEND
CITY HALL
1115 SOUTH MAIN STREET
WEST BEND, WI 53095

RE: Proposed Cooperative Boundary Plan Between the City and Town of West Bend
Our File L-35219

Dear Members of the Boundary Committees:

Our office represents Thomas J. Rolfs and Robert T. Rolfs who own approximately 82 acres along the west side of 18th Avenue just south of Decorah Road in the Town of West Bend. Their property is currently designated for Area B under the proposed boundary plan. Please consider this letter as a supplement to the comments we made on behalf of our clients at the May 16 public hearing.

The Rolfs have owned the property for almost fifty years. It is currently zoned R-1R by the Town. The westerly third of the property is designated primary environmental corridor by SEWRPC. The eastern portion of the property is included within the City's sanitary sewer service area (the "blue line"). City sanitary sewer presently extends across almost the entire street frontage of the property, and municipal water is available from a main serving City residents on Vogt Drive, directly across 18th Avenue from the property.

We oppose inclusion of the Rolfs property in Area B under the boundary plan. As depicted in the current draft of the plan, the lands in Area B will be designated as Conservancy Easement and rezoning or land divisions will not be permitted, subject to some restrictions in section 4.0 of the proposed plan. This designation of the Rolfs' property is unduly restrictive and it arbitrarily flies

in the face of good, logical planning along 18th Avenue. It will result in a substantial loss of value, perhaps $500,000 or more.

Historically the lands on the west side of 18th Avenue north of Paradise Drive have been intended for development within the City, as shown by various City documents over the years. This intention was most recently expressed when the City extended the blue line west of 18th Avenue in 1998. The City adopted SEWRPC Community Assistance Planning Report No. 35 (2nd Edition), *Sanitary Sewer Service Area for the City of West Bend, Washington County, Wisconsin,* as its guide for providing sanitary sewer service within the City. In its report, SEWRPC recommended extending the sewer service area boundary from 18th Avenue west into the Rolfs' property and other adjacent properties, and such recommendation was implemented by the City.

In commenting on the proposed expansion of the City's sewer service area in 1998, the Town expressed concerns over the diminishment of Town territory and the potential adverse impacts on environmentally sensitive areas, particularly the Lucas Lake area, which is west of the Rolfs' property. The Town qualified its concerns, however, by indicating that if its environmental concerns were properly addressed it would not oppose the proposed expansion. On the specific point of development in the Lucas Lake area, SEWRPC concluded that "the western limits of any proposed development to be sewered lies on nonenvironmental corridor lands which do not drain to Lucas Lake. Hence, there should be no significant adverse impact on Lucas Lake attendant to potential future urban development on such lands." SEWRPC Community Assistance Planning Report No. 35 (2nd Edition), page 18. Based on this statement, then, the Town's environmental concerns have been met.

It appears that the primary rationale in the boundary plan for the Rolfs' property and the other lands along 18th Avenue to be included in Area B is to provide some sort of buffer zone between the City and the Town. Given the fact that City development already is on the east side of 18th Avenue, and the current location of the City's sewer service area boundary which takes into account the primary environmental corridor on the west side of the property, it makes absolutely no planning sense to arbitrarily exclude the Rolfs' property and adjacent properties from the opportunity for City development. Such a decision can only be political and does not rest on sound planning principles.

There is a natural and much more logical buffer zone in this area, and that is the primary environmental corridor on the western side of the Rolfs' property. Development will not occur in that area, whether the property remains in the Town or is annexed to the City. The Town's objective for a buffer zone can be easily met in this manner, without imposing substantial damages on the affected property owners.

The proposed planning period for the boundary plan is 25 years. That is too long a period to lock up particular lands, since it can't possibly foresee or address the future growth and development needs of the community. Although boundary plans may be amended, the amendment process is as

cumbersome and lengthy as adopting an original plan, if the proposed change involves the boundary itself or the planning period. *See* §66.0307(8), Stats. It is more than a little ironic that less than three years after the City expanded its sanitary sewer service area to include a portion of the Rolfs' property, the proposed boundary plan completely disregards the rationale for such expansion and instead dictates a different set of rules which will last for 25 years. This is patently unfair to our clients and to those properties similarly situated.

Our clients want to preserve their right to annex the property to the City. To prohibit them from doing so, despite adjacent City development and the immediate proximity of municipal sewer and water service, is an arbitrary result fabricated for political purposes and ignores good community planning. The plan as presently written asks our clients to suffer an extreme financial burden, and there is simply no compelling reason to support that request. The plan should be rejected.

Yours very truly,



W. F. Alderson

WFA/DLS/kl

CC: Common Council
Town Board
Thomas J. Rolfs
Robert T. Rolfs

DOHERTY LAW OFFICES, S.C.
Attorneys at Law
1725 East Washington Street
P.O. Box 518
West Bend, Wisconsin 53095

Joesph G. Doherty
Carol J. Beverly
David A. Nelson

Telephone: (262) 334-3449
Milw. Metro: (262) 375-3115
Facsimile: (262) 334-4881
EMAIL: doherty@execpc.com

May 25, 2001

Boundary Committee of Town of West Bend
c/o Town Hall
6355 Cty. Trunk Z
West Bend, WI 53095

Boundary Committee of City of West Bend
c/o City Hall
1115 S. Main Street
West Bend, WI 53095

RE: Public Hearing, May 16, 2001

Gentlemen:

Thank you for giving me an opportunity to speak at the recent public hearing on May 16th at 7:00 pm. This letter is a followup on those comments. By the way, I thought it highly unfortunate that copies of Draft IV were not available the night of the hearing for the general public. I cannot comprehend how you can have a legitimate opportunity for public comment without copies of the very document which is the subject of the hearing being available.

We represent Michael Johann whose close corporation recently purchased from the Estate of his mother, Margaret Naumann, that part of the Johann sand and gravel pit (about 35 acres) located south of Decorah Road and West of 18th Avenue in the northeast Quarter of Section 22 of the Town of West Bend. This property is directly north of 82 acres owned by Thomas and Robert Rolfs.

Section 4.9 A 4 of Draft IV actually speaks of the Johan [sic] quarry and notes that it has an approximate remaining life of five years. As the Boundary Agreement's maps show, the majority of Mr. Johann's property is within the City of West Bend's newly-expanded "blue line." If sewer and water are not currently to the lot line, they are not far away.

Despite the city's vigorous efforts of 18 months ago or so in championing the

sweeping, successful blue line expansion effort based on 2020 planning which classified the majority of Mr. Johann's land within the blue line, the Cooperation Boundary Plan now designates all of his land as EC, Environmental Conservancy, and essentially says it cannot be annexed to the City for the duration of the plan, namely 25 years.

It was stated by Attorney Riffel at and after the public hearing that property owners like Mr. Johann are not prejudiced because they can maintain their current zoning and develop in the town. He suggests that the costs of roadwork for developments which annex into the city are prohibitive so Mr. Johann should just stay where he is and be happy.

However, Mr. Johann is facing a classic whipsaw particular to his property. Washington County, upon prodding by the state, is right now in the process of adapting an ordinance for non-metallic mining reclamation which will affect Mr. Johann directly. Essentially, after the five year or so useful life of the quarry expires, Mr. Johann will be hit with what will presumably be substantial costs the details of which depend on the legislative process currently pending for reclamation of the very land at issue.

However, Mr. Johann will be substantially prevented from recouping his costs and benefitting from ownership of this land because he will be locked out of annexing it to the city.

The area in which Mr. Johann's land is located is close to, if not contiguous to Highway 45. This is not prime building area for single-family lots. On the other side of 45 not far from Mr. Johann's property, in recognition of this market fact, a number of multi-family and condominium lots developed behind the row of single-family homes on 18th Avenue. Indeed, along the stretch of Highway 45 inside the city of West Bend, South of Decorah Road, the preferred type of residential development based on actual experience has been multifamily and condominium.

Zoning in the Town of West Bend is directly skewed away from multifamily zoning and of course the absence of sewer and water for development in the town would make such development virtually impossible.

Thus, although Mr. Johann's property 1 ½ - 2 years ago (and currently) was largely considered to be within the area pegged for future development by the city's best efforts at planning by including it within the blue line, he is now being told at the very time that the county is gearing up to hit him with extensive reclamation costs that he cannot develop his

land in the city for its most logical use. Perhaps there is a logic in this system somewhere but it looks to the casual observer like a massive flip-flop all the more difficult to swallow because it coincides with a time when Mr. Johann is having substantial future costs legislated against him by the county's new reclamation ordinance.

Based on all of the above, Mr. Johann is hereby strongly opposed to Draft IV of the Cooperative Boundary Plan between the City of West Bend and the Town of West Bend, Washington County, Wisconsin.

Very truly yours,
DOHERTY LAW OFFICES, S.C.

Carol J. Beverly

CJB:jl
cc: Mr. Michael Johann

Greetings:

I attended the joint Boundary Agreement hearings last night.

Nothing came out of the meeting for me to change the content of this May 16, 2001 memo, multiple copies of which were handed to the city clerk on exit, according to the hearing rules.

I am very disappointed with this Boundary Agreement after 28 years of protective ownership.

Copies of this communication are being sent to all voting members of the Town and City of West Bend.

Thursday, May 17, 2001



To: City of West Bend
Town of West Bend
Boundary Committee

Fr: Richard C. Klein
4303 Paradise Drive
West Bend, Wi 53095

Re: Proposed Boundary Agreement (BA)

I own some 36 acres in Area A of your draft map. It is city zoned: mostly multi-family medium high density with smaller areas commercial and other open space. It is town zoned:
B-1 commercial to a depth of 640' from highway 33 and the balance R1-R.

Your BA seeks to re-classify some 47% of my 36 acres to Environmental Easement (EC) which essentially allows no development if and when the property is annexed to the city. Your environmental zoning includes the west 500' of my property boardering cty highway Z for 1,320 feet. This area is presently in productive farmland and also contains a hill with a high risk 60 degree slope in part. It also is the former commercial cite of Marv Wolf Nursery with highway Z road entry, building with power, parking and nursery stock. You do not need a 500' buffer (and potential mischief area) to shield the slow-moving highway Z traffic from the corner stop sign.

The city and Washington county continue to pay millions and millions of dollars to acquire environmental related property. If the city and town want to discriminate and constructively confiscate by the act of down-zoning, then the city and town should also pay for what they take.

When the Wisconsin Department of Transportation (DOT) re-built highway 33 as a four lane road, their people were very carefull to tell me that State law entitles me to have at least one entry from the highwy to my land. Accordingly, I visited with Department of Community Development planner Mark Piotrowitz on 2/12/96 who provided Driveway and Parking Development Summary From City of West Bend Zoning Code, together with advice for entry, location and cited the necessity for that entry based on the 2010 zoning. The DOT installed the road entry as we advised and also a boulevard break and backup for left turn purposes. Now your BA proposes to take away what the State hath lawfully given.

On two other occasions I visited with Mr. Piotrowitz and another gentleman (seperately) about the 2010 zoning designatiion and annexation possibilities. I was informed that if "Johnsonville" could be annexed to the city, the planner would feel comfortable recommending my annexation with the usual preliminaries in place.

On March 9, 1993, I met with city engineer Tom Koch regarding the installation of casements or conduits from the noth side of highway 33 south to my property before the re-building of highway 33.... all in anticipation of my eventual annexation to the city. This was done. The casements for city sewer and water are in. The city has billed me some $40,000 for that service payable on annexation.

Is all of this down-zoning as set forth in the BA really in the public interest? Is public interest unfair? I think not.

Wednesday, May 16, 2001

RCK

SCHLOEMER, ALDERSON, SPELLA, MUEHLBAUER & ENEA, S.C.

Attorneys At Law

Wm. F. Alderson
Court Commissioner
James A. Spella
James K. Muehlbauer

C.J. Schloemer 1908 - 1992
A.H. Seefeldt 1941 - 1993

101 South Sixth Avenue
P.O. Box 176
West Bend, Wisconsin 53095-0176

Telephone (262) 334-3471
Facsimile (262) 334-9193

Daniel L. Sargeant
Charles H. Williams
Jack A. Enea

Jerry A. Edgar - of Counsel
www.schloemerlaw.com

May 31, 2001

RECEIVED 6.1.01

COPY

BOUNDARY COMMITTEE OF TOWN OF WEST BEND
TOWN HALL
6355 COUNTY TRUNK Z
WEST BEND, WI 53095

COPY

BOUNDARY COMMITTEE OF CITY OF WEST BEND
CITY HALL
1115 SOUTH MAIN STREET
WEST BEND, WI 53095

RE: Proposed Cooperative Boundary Plan Between the City and Town of West Bend
Our File L-35219

Dear Members of the Boundary Committees:

Our office represents Thomas J. Rolfs and Robert T. Rolfs who own approximately 82 acres along the west side of 18th Avenue just south of Decorah Road in the Town of West Bend. Their property is currently designated for Area B under the proposed boundary plan. Please consider this letter as a supplement to the comments we made on behalf of our clients at the May 16 public hearing.

The Rolfs have owned the property for almost fifty years. It is currently zoned R-1R by the Town. The westerly third of the property is designated primary environmental corridor by SEWRPC. The eastern portion of the property is included within the City's sanitary sewer service area (the "blue line"). City sanitary sewer presently extends across almost the entire street frontage of the property, and municipal water is available from a main serving City residents on Vogt Drive, directly across 18th Avenue from the property.

We oppose inclusion of the Rolfs property in Area B under the boundary plan. As depicted in the current draft of the plan, the lands in Area B will be designated as Conservancy Easement and rezoning or land divisions will not be permitted, subject to some restrictions in section 4.0 of the proposed plan. This designation of the Rolfs' property is unduly restrictive and it arbitrarily flies

TOWN OF WEST BEND BOARD OF SUPERVISORS
RESOLUTION #2001-10

SUBMISSION OF THE COOPERATIVE BOUNDARY PLAN
TO THE DEPARTMENT OF ADMINISTRATION

WHEREAS, the Town of West Bend and City of West Bend, by their governing bodies, authorized the preparation of a Cooperative Boundary Plan for the two municipalities; and,

WHEREAS, the provisions of §66.0307, Stats., provide that the Department of Administration, Division of Municipal Boundary Review, must review the Cooperative Boundary Plan; and,

WHEREAS, the Cooperative Boundary Plan Committee, made up of members of both the Common Council, the Town Board of Supervisors, their attorneys and planning personnel, have prepared a Cooperative Boundary Plan for submission to the Department of Administration for its review in furtherance of the Town and City's request.

NOW THEREFORE, the Town Board of West Bend approves the Cooperative Boundary Plan and authorizes the delivery of the Cooperative Boundary Plan to the Director of the Municipal Boundary Review of the State of Wisconsin's Department of Administration.

BY THE TOWN OF WEST BEND
BOARD OF SUPERVISORS

Robert Seebach
Robert Seebach, Town Chairperson

Dated this 10th day of October, 2001.

Attest:

Mary Smith
Mary Smith, Deputy Town Clerk

RESOLUTION NO. 55
2001-2002 COMMON COUNCIL

Adopting a Cooperative Boundary Plan
with the Town of West Bend

Recitals:

The Town of West Bend and City of West Bend, by their governing bodies, authorized the preparation of a Cooperative Boundary Plan for the two municipalities.

The provisions of §66.0307, Stats., provide that the Department of Administration, Division of Municipal Boundary Review, must review the Cooperative Boundary Plan and any supporting materials and information.

The Cooperative Boundary Plan Committee, made up of members of both the Common Council, the Town Board of Supervisors, their attorneys and planning personnel have prepared a submission to the Department of Administration for its review in furtherance of the Town and City's Cooperative Boundary Plan request.

Resolution:

Therefore, the City of West Bend Common Council has adopted the Cooperative Boundary Plan between the City of West Bend and the Town of West Bend dated October 4, 2001 with one amendment which is the removal of the entire second paragraph under Subsection 3 - Area A on page 27; and the City of West Bend Common Council authorizes the delivery of said Plan to the Director of the Municipal Boundary Review of the State of Wisconsin's Department of Administration.

Passed and approved the 8th day of October, 2001.

Introduced by Ald. Jed Dolnick.

Michael R. Miller, Mayor

Attest: Barbara A. Barringer, City Clerk